

Proposed Development Strategy for Lantau

I am writing to express my views about the development of Lantau.

Being the largest island in Hong Kong (147 sq.km), Lantau consists of a large piece of green area, the ecological treasures and visual value that it holds are very unique. This island is now under a rapid growth on the economy, to cope up with the economic evolvement, development is needed.

Nothing is perfect, both benefits and damages will be brought by any kinds of development, it is absolutely important whether we could strike the balance between, and make sure the planning must be practical and functional. Hence the true needs of the stakeholders and the proper use of funding should also be taken into account.

My opinions will be divided into 4 major parts.

1. Spatial planning and land use

In the proposal, it states that the expansion of AsiaWorld-Expo, North Commercial district (NCD) on the airport island, topside development at the Hong Kong Boundary Crossing Facilities (HKBCF) Island of HZMB, Tung Chung New Town extension and Siu Ho Wan Development are the key projects in the development work.

I truly support these projects. For economic views, in the expansion of AsiaWorld-Expo, topside development at HZMB and North Commercial district, employment rate should be higher as the banquets, showcases and the commercial region in the mentioned area require massive input of labour force. The new town development may enhance the accessibility of the remote area in Lantau, job seekers are likely to have a stronger desire on finding a job, so both parties could gain the mutual benefits. Also, the new town extension such as road widening and installation of "barrier-free facilities" may provide lots of job vacancies, social status of local residents are likely to be enhanced.

The only issue under extreme dispute is the Three Runway system (3RS). Studies reveal that the tremendous pressure on the runway system is brought by the mismatch between the departure gate design and the usage of runway. The improvement on gateway is likely the

method to fix the issue rather than building another runway. Tones of pollutions can also be prevented. Also, the problem of overhead military region will definitely reduce the frequency of the plane departures.

2. Conservation

Environmental conservation is very important to keep the natural life away from pollutions. No matter what kind of development, suitable constructional decisions imply the level of conservation, e.g. with proper method applies on the reclamation, *Sousa chinensis* can survive in Hong Kong water zone. Well handling of wastes can provide a shelter for the animals near mangroves or agricultural region.

3. Traffic System

To ease the overuse of railway system, road corridor and water transport are likely to be at highest development priority on traffic aspect. Ensure there will be enough local parking spaces to cope up with the traffic burden.

Hence, in my opinion, linkage between Lantau and the Hong Kong Island should be improved due to the great difference in population density between two districts.

4. Housing

Population may increase due to the appreciation on the improvement, or attracted by the low density of living. As Lantau is capable for the sharing of populations, public housing can be developed.

Good fences make good neighbors. Under the development, separation between the residential area and commercial (recreational) land use is very important. Especially under such Hong Kong–Mainland conflict, I strongly sustain the separation. I strong recommend suppose to use the case of Sentosa in the Singapore for further reference.

Please take good consideration of my advices. Thank you.

Mr. Siu Wui Hang James