

**For discussion on
26 October 2004**

**Legislative Council
Panel on Planning, Lands and Works**

Concept Plan for Lantau

Purpose

This paper seeks Members' views and comments on the Concept Plan for Lantau (the Concept Plan) before we proceed to consult the public. A copy of the Concept Plan is at **Annex** for Members' easy reference.

Background

2. Pursuant to the 2004 Policy Address, the Lantau Development Task Force, chaired by the Financial Secretary, was set up in February 2004 to provide a high-level policy steer on the economic and infrastructure development in Lantau. The key tasks of the Task Force are -

- (a) to provide a planning framework to ensure a balanced and co-ordinated approach for the planned developments in Lantau ; and
- (b) to ensure the timely provision of necessary land and infrastructure for, and delivery of, the planned projects.

3. As a start, the Task Force has drawn up a Concept Plan for Lantau.

Concept Plan for Lantau

4. The overall planning concept for Lantau is set against our vision to promote sustainable development by balancing development and conservation needs. The Concept Plan proposes major economic infrastructure and urban development in North and North East Lantau to optimize the planned transport links and infrastructure, while protecting the other parts of Lantau, which comprise primarily high quality landscape and ecologically sensitive natural environment, for conservation and sustainable recreational and visitor uses.

5. The Task Force has initially identified a few key development themes for community discussion. They are as follows -

(a) Economic Infrastructure and Tourism

To enhance Hong Kong's economic competitiveness, economic infrastructure and major tourism proposals have been identified. They include the Lantau Logistics Park, a cross boundary transport hub, the Sunny Bay Tourism Node, a possible theme park or major recreational uses at Tung Chung East, a golf course cum resort at North East Lantau, and resort facilities at South Lantau.

(b) Theme Attractions based on Heritage, Local Character and Natural Landscape

These proposals are intended to harness the recreation potential and local attraction of rural Lantau while helping to improve the local economy. They include the setting up of a museum of Lantau and an eco-tour centre, giving Mui Wo a facelift, preserving the Tai O fishing village, and providing a cycle track network, watersports centres and boardwalks at South Lantau.

(c) Maximizing the Recreation Potential of Country Parks

Additional facilities to promote sustainable educational and recreational activities, including a comprehensive network of eco-trails and heritage trails and sites for modern camping, are considered suitable in selected areas in or around the country parks.

(d) Meeting Conservation Needs

To achieve balanced planning where development proposals are integrated with conservation needs, the implementation of the proposed Lantau North (Extension) Country Park and Marine Park in South West Lantau, as well as other nature conservation proposals are recommended in the Concept Plan.

6. A presentation will be made by the Director of Planning on the contents of the Concept Plan.

Sustainability Considerations

7. A preliminary sustainability assessment of the Concept Plan and the development themes shows that the proposals should contribute positively to the economic development of Hong Kong, creating more employment, investment and local business opportunities, and providing more outlets for leisure and recreation. With due emphasis given to the protection of natural habitats, the rich bio-diversity in Hong Kong will be sustained.

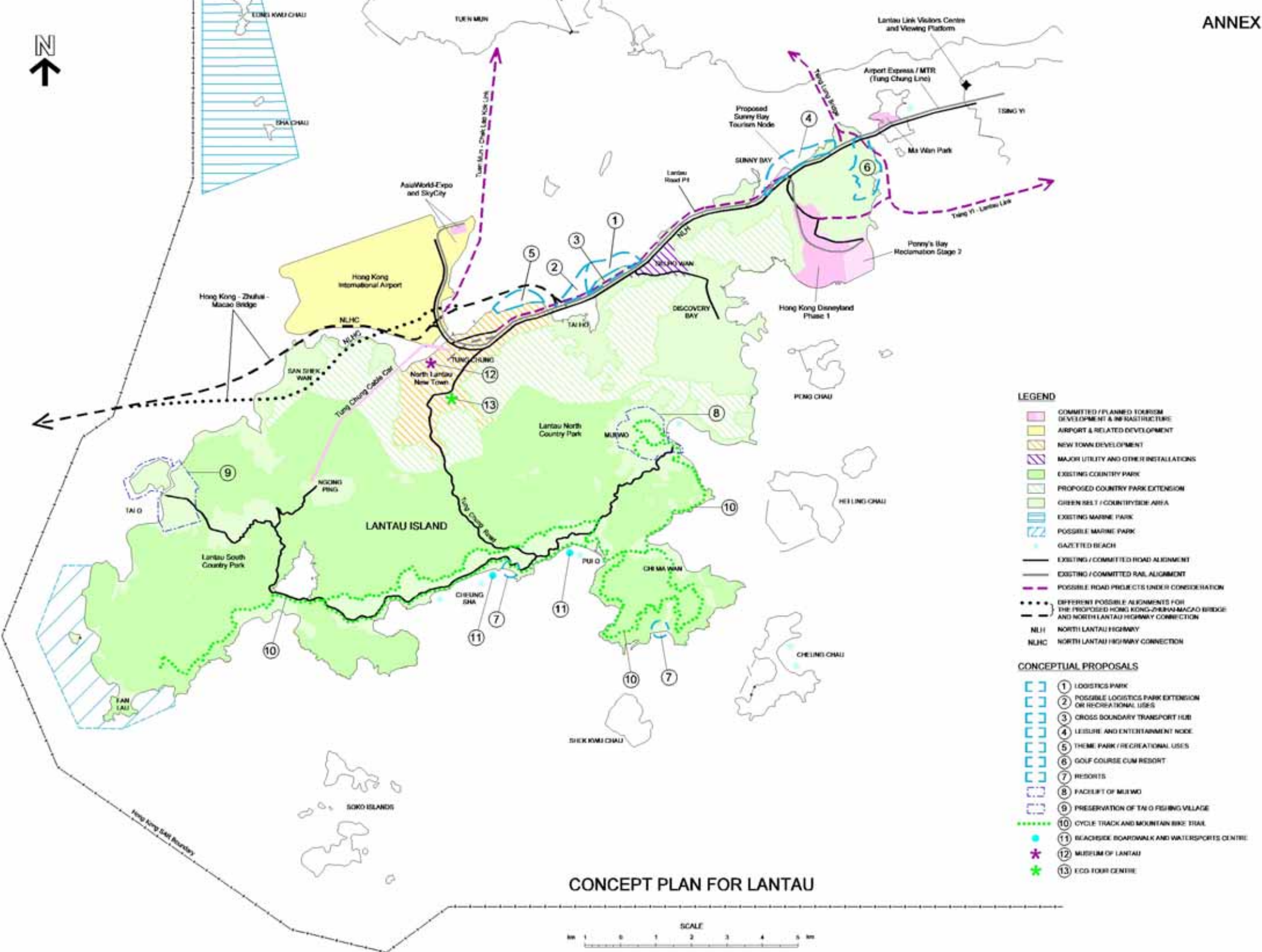
8. We should, however, not lose sight of potential sustainability issues like the environmental impacts, the capacity of transport infrastructure, possible development pressure on South Lantau, social impacts on the local community as well as the cumulative impact arising from the other development projects under planning in Lantau. Further sustainability assessments will be conducted as and when the

Government firms up the Concept Plan and undertakes further feasibility studies on the development projects selected for implementation.

Way Forward

9. We welcome Members' comments on the Concept Plan. We intend to launch a formal public consultation later this year with a view to mapping out the future of Lantau jointly with the community.

Housing, Planning and Lands Bureau
Planning Department
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CONCEPT PLAN FOR LANTAU

