

# RECREATION & TOURISM

## DEVELOPMENT STRATEGY FOR LANTAU - FEASIBILITY STUDY

### EXECUTIVE SUMMARY

OCT 2018



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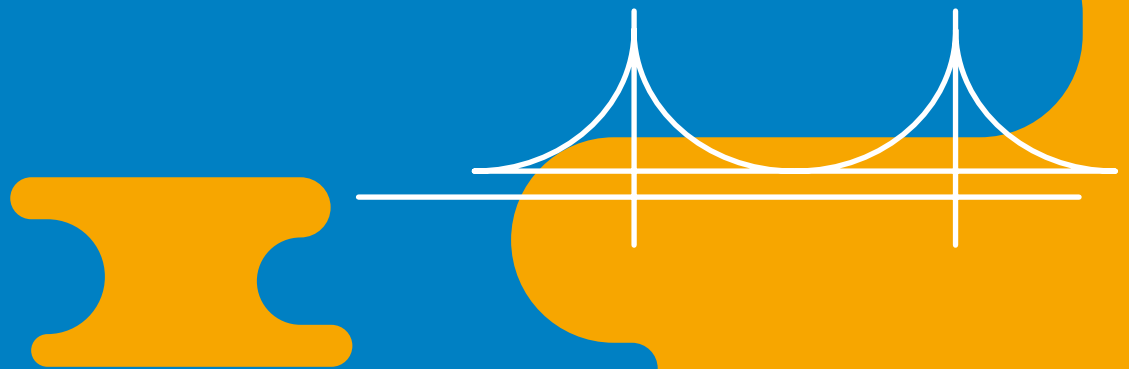
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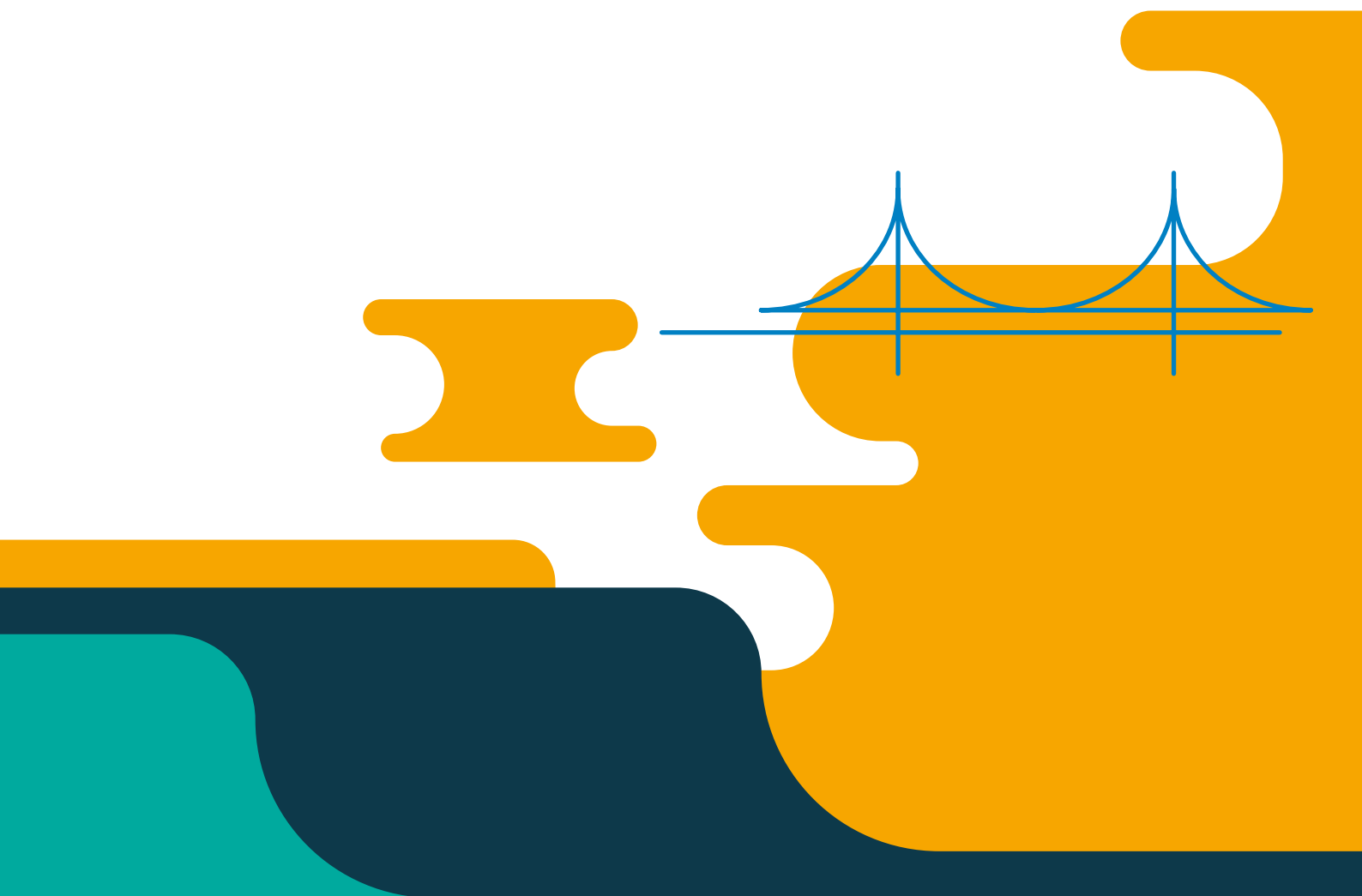


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# 1 Introduction

## 1.1 Background

- 1.1.1 On 31 March 2015, the Development Bureau of the Government of the Hong Kong Special Administrative Region appointed the Ove Arup and Partners Hong Kong Limited under Agreement No. CE 82/2014 (CE) to provide consultancy services in respect of Recreation and Tourism Development Strategy for Lantau – Feasibility Study.

## 1.2 Scope of the Study

- 1.2.1 The Study carried out the market, planning and preliminary feasibility studies with a view to formulate a recreation and tourism development strategy for Lantau, while identifying a list of proposals/views on recreation and/or tourism development in Lantau.
- 1.2.2 The Study scope comprised of the following:
- Formulation of a recreation and tourism development strategy for Lantau;
  - Undertaking a screening of the relevant proposals for recreation/tourism development in Lantau to form a list of suitable proposals;
  - Carrying out a preliminary feasibility study (including financial viability) and broad technical assessment for a list of suitable proposals including the enabling infrastructures required;
  - Carrying out a strategic traffic and transport assessment for the recreation and tourism development strategy in Lantau; and
  - Carrying out a stakeholder consultation and engagement for the recreation and tourism development strategy and the recommended proposals.

## 1.3 Study Area

- 1.3.1 The Study Area (Figure 1) covers the majority of Lantau Island, notably with the exclusion of areas that are covered by other concurrent studies. Areas of Lantau outside of the Study Area include Tung Chung New Town and possible Extension, Hong Kong International Airport, Topside Development of the Hong Kong Boundary Crossing Facilities (HKBCF) Island, Siu Ho Wan, Sunny Bay, Hong Kong Disneyland Resort, Discovery Bay, Mui Wo, Cheung Sha, and Tai O.

## 1.4 Study Process

- 1.4.1 The Study commenced with a review on the market trend of recreation and tourism development in the territory. The findings from the review were analysed and adopted to identify new and innovative attractions for recreation or tourism, which were subsequently packaged and integrated to various areas across Lantau under the Preliminary Recreation and Tourism Strategy (Preliminary Strategy).

- 1.4.2 The Preliminary Strategy was launched as part of the First-term Work Report “Space for All” of the Land Development and Advisory Council (LanDAC). A public engagement exercise was carried out between 31 January 2016 for three months until 30 April 2016 to gauge the public views on the proposals under “Space for All”, including the recreation and tourism proposals under the Preliminary Strategy, with a view to developing Lantau into a smart and low carbon community for living, work, business, leisure and study while balancing and enhancing development and conservation.
- 1.4.3 The views received helped to further review the recreation and tourism attractions identified in the Preliminary Strategy. Along with the results from the general receiving capacity assessment, strategic traffic and transport assessment, and broad technical assessments of shortlisted proposals, the overall findings from the public engagement exercise and technical assessments were subsequently taken into account in the formulation of the Recommended Recreation and Tourism Development Strategy, which sets out the planning framework of the recreation and tourism development strategy for Lantau.

## 2 Market Trend of Recreation and Tourism Development

### 2.1 Overview

- 2.1.1 A market trend analysis was carried out to establish the themes and markets that should be explored to ensure a diverse visitor profile that generates high value-added and resilient tourism in Lantau. It also identified what attractions are needed to cater to those markets. Key findings of the market trend analysis have been summarised below.

### 2.2 Market Trend

- 2.2.1 Through research and analysis of global tourism resources, experiences of overseas and local visitors in Hong Kong, and benchmarking recreation and tourism attractions of nearby areas like Pearl River and other areas in the Asia-Pacific region, the Study has mapped out the tourism development trend and identified potential recreation and tourism attractions suitable for Lantau. The major tourism resources of the global tourism industry are culture, wellness, culinary, ecology/sustainable, sports, adventure travel etc. According to the World Tourism Organization (UNWTO)'s forecast in 2011, the Asia-Pacific Region will be the main source of visitor growth<sup>1</sup>.
- 2.2.2 In the Asia-Pacific Region, particularly Mainland China and India, tourism trends are more focused on diversified, experiential cultural products, along with recreational and outdoor activities. Based on the established market trends in the Asia-Pacific region, the following trending themes and products of recreation and tourism have been identified:
- **Hard Adventure Theme:** Targeted for youngsters and those people who are looking for more excitement. Hard or extreme outdoor adventures are gradually becoming more popular.
  - **Rural and Eco Theme:** Actively participating in a rural lifestyle which can be a variant of eco-tourism. This segment has been rapidly growing in the past decade, leading to rural and eco-tourism becoming not just a good business prospect, but a genuine vacation trend. Lantau has various distinguished rural settings that would be suitable for developments along this theme.
  - **Culture and Experiential Theme:** Cultural tourism, educational travel, heritage tourism and nature tourism are forms of experiential tourism. Introducing attractions along this theme would allow visitors to experience, interact and learn, as Lantau is rich in history and has a variety of historical and cultural resources preserved over the years.
  - **Indulge and Splurge Theme:** Shopping, marinas with associated commercial development, etc. Together, these tourism attractions could enhance or transform parts of Lantau as destinations for indulge and splurge experiences, particularly for visitors on relatively shorter stays.

<sup>1</sup> Retrieved from: UNWTO (2011) Tourism in the Region of Asia and the Pacific: Current Situation and Perspectives. UN World Tourism Organization, Madrid.  
[[http://cf.cdn.unwto.org/sites/all/files/pdf/regionalreports\\_asiapacific\\_situationperspectives\\_eng.pdf](http://cf.cdn.unwto.org/sites/all/files/pdf/regionalreports_asiapacific_situationperspectives_eng.pdf)]



- **Excitement Theme:** Groups of activities in which visitors would expect “unusual” or “different” experiences during their journey or weekend getaway. Theme parks or light adventure activities can provide these types of unique experiences to diversify the tourism provision of Lantau.
- **MICE:** Meetings, Incentives, Conventions and Exhibitions tourism. However, successful destinations have diversified features/offerings. MICE only represents one sector of the tourism industry, which is associated with activities of meetings, incentives, conventions and exhibitions. This is more dependent on the choice of the MICE event organisers on the event location, which is not tourism related. For example, MICE event organisers may tend to choose Shenzhen instead of Hong Kong for hosting their MICE events given various factors, such as cost.
- **Medical, Relaxation and Wellness Theme:** Medical tourism is a subset of relaxation and wellness tourism. Compared to other East Asian cities however, medical costs in Hong Kong are relatively higher. It was found in interviews that visitors prefer to visit the existing and famous medical facilities in the main urban areas of Hong Kong. In the light of the competition and locational preferences, it may not be suitable to plan for a concentration of medical tourism facilities on Lantau.

## 2.3 Recreation and Tourism Trend in Hong Kong

- 2.3.1 Having reviewed the statistics and past records of visitor trends such as “A Statistical Review of Hong Kong Tourism 2016” by the Hong Kong Tourism Board (HKTB), the visitors’ growth from mature markets (e.g. Europe, the Americas, Taiwan etc.) has experienced relatively lesser growth in recent years, while a higher growth rate was observed from markets such as North Asia (e.g. Japan and South Korea), South and Southeast Asia (e.g. Malaysia, Indonesia, Thailand, etc.). Furthermore, more than 75% of visitors are from the Mainland China.
- 2.3.2 The majority of current overseas visitors to Hong Kong concentrate their visits on shopping in the urban areas. However, there has been an increasing interest from overseas visitors for culture, heritage and hiking.
- 2.3.3 As to local visitors, there is growing interest in outdoor activities, while the increasing proportion of the aging population indicates the potential for behavioural change. To a greater extent, people are increasingly engaging in adventure-based vacations. There are three major elements to adventure-based travel, including: - experiences with elements of physical activities; experiences that connect visitors with nature; and experiences that encourages visitors to interact with culture. In the past five years, Hong Kong citizens have followed similar worldwide trends, with a growing demand for health-conscious leisure and activities.

- 2.3.4 Having considered the findings on market trends and the recreation and tourism trend of Hong Kong, it is suggested that new and innovative attractions along the themes of (1) Hard Adventure, (2) Rural and Eco, (3) Culture and Experiential, (4) Indulge and Splurge, (5) Excitement, as well as (6) Relaxation and Wellness would be explored to cater for the recreation and tourism needs of both overseas and local visitors to Lantau.

## 2.4 Regional Benchmarking

- 2.4.1 Different case studies for popular recreation and tourism destination in East Asia and South-east Asia such as Jeju of Korea, Okinawa of Japan, Nantou of Taiwan, Singapore, Pearl River Delta Region, and renowned resorts in Southeast Asian countries have also been reviewed to help determine the types of attractions (including innovative attractions) that could be potentially realised in Lantau. These attractions are summarised in Section 3.

## 3 Identification of Attractions

### 3.1 Attractions

- 3.1.1 Based on the discussion mentioned in Section 2, where the themes of Hard Adventure, Rural and Eco, Culture and Experiential, Indulge and Splurge, Excitement, as well as Relaxation and Wellness are suitable to be developed, it has been identified that the following attractions could be explored to further enhance the recreation and tourism development of Lantau.

Attractions	Details of the Attraction
EXPLORATION AND DISCOVERY	
Eco-education and resources centre	The centre could be located beside streams/estuaries and wetland with an aim to offering nature-based activities and walks as well as sharing the knowledge of local species, and habitat. The potential locations should have unique ecosystem such as area near Tai Ho Stream, Pui O and Tai O. However, the ecologically sensitive areas of Tai Ho Wan should be avoided.
Eco-tour centre	Botanic gardens could be the base (and provide training) for eco-tours and educational services that feature the flora and fauna of Lantau.
Zoo or aviary	A small zoo featuring local animals and birds could be considered. For aviary, there are numerous road-accessible ravines in Lantau that could be developed into a highly naturalistic aviary. The valleys south of Tung Chung or around Tai Ho Wan could be particularly suitable.
Exploration campsite/outward bound	There is a strong demand for camping grounds in various form in recent years. Themed camping grounds or accommodation could be explored. These facilities could attract corporate team-building groups or serve as outward bound adventure.
Eco-tourism hiking trails	Guided eco-walks could range from identifying edible and medicinal plants to seasonal animal spotting walks. Ecological or history focused tours could be planned for the Tung Chung area with the wealth of natural assets in Tung Chung Valley.

Tung Chung Tai O trail upgrade	The Tung O Ancient trail between Tai O and Tung Chung features a number of attractions, ranging from unique rock formations to verdant farming villages and quiet coves to ancient temples. In order to create an accessible loop from Tung Chung, there could be the construction of a separate multi-user path, which could utilise the Tung O Ancient Trail as the basis to do improvement or widening works. By creating a path between two well-established visitors' nodes, significant synergies could be created for the string of attractions along the path.
ADRENALINE AND EXCITEMENT	
Rock climbing	Hong Kong has a fast-growing reputation as an exotic rock climbing destination as it features many thrilling and unique rock climbing topographies. Further study should be explored when opportunity arises.
Mountain biking	With versatile and good options of trails to ride long distances, Lantau is a wonderful place for mountain biking. As the existing trails provide some amazing views of the island, and a chance to discover various historic, rural, and natural parts of Lantau, extending the island's mountain bike network would enhance these experiences and open up more interesting parts of the island for adventure seekers to explore.
Paragliding tour	South Lantau is one of the few areas known for paragliding in Hong Kong, and offers the thrilling potential for paragliding tours. It is a unique opportunity to see extraordinary views of the sea and mountains.
MARINE FUN	
Water sports centre network	To leverage the current water sports activities in Pui O, Tong Fuk, etc., a network of water sports centres could be considered.
Marina development	The development of marinas could attract sailing and power yachting visitors. In terms of creating a network for powerboat cruising within the GPRD, suitable locations for a marina could be Sunny Bay. The location is conveniently located and is served by railway.

HISTORY AND HERITAGE	
Yam O Wan lumber storage waterfront park	The natural lumber on stilts in the bay could be utilised as a design theme for a waterfront area in Yam O Wan. The proposed waterfront park could promote lumber storage culture and enhance appreciation of this aspect of Lantau (and Hong Kong industrial) history.
Natural lumber preservation museum	Yam O was famous for lumber storage. A museum with lumber preservation as the theme would not only introduce the history of lumber storage in Yam O, but also potentially as a museum of wood-based Chinese crafts. This type of museum could offer creative studio spaces to enhance attraction and offer development space for cultural and creative industries.
Silvermine cave museum and experience tour	A museum could be considered to feature a Silvermine discovery journey, a display on the subject of the mining transport system, mining equipment from the past and related relics, and exhibitions on the role of silver in global or Chinese history.
Lantau history museum	A lively museum could be created to share the narrative of the 10,000 years of history in Lantau. The first potential location could be expanding the current museum at Tung Chung Fort and Tung Chung Battery. The second could be to use the wealth of historic sites around Fan Lau as a base, potentially building a replica or fully restoring the fort at Fan Lau.
TRADITIONS, LIFE AND CULTURE	
Fishing history trail	The existing trails between Tai O and Yi O connects scenic spots in the vicinity. A guided tour and storytelling could be considered. Also, the art of stone or fish rubbing could be arranged for educational purposes as well as a souvenir for visitors to take home.
Historic Tung Chung walk	This walk or cycling tour could start from a visitor focal point such as the Ngong Ping 360 terminal at Tung Chung station. The walk could introduce Ma Wan Chung Village, Tung Chung Battery and the temples/monasteries in Shek Mun Kap.

Tung O guided tour	Tung Chung Valley, rich in natural and historical resources, could be a potential location to provide different themed and guided tour at Tung O, e.g. herbal identification tour. The exploration session could be held by walking tour or cycling tour.
Local story tour	The proposed local story tour could provide the opportunity for tourists to experience the local culture. Local elderly people or the host of guesthouse could guide tours to each building with historic value, and tell the tale or historic story for each local attraction. Segway rides or rental could be provided for the story tour in flat areas such as in Mui Wo.
Local music festivals	A concept of “Summer Pop Music Festival” in Cheung Sha could be proposed to increase the recreation activity and fun in summer, similar to the popular festival that has been successfully run at Mui Wo from 2006-2013.
Cantonese opera workshop	The Wah Kwong Temple located in Wang Hang Village at Tai O has a long history of Cantonese opera and is known as the god of opera. The enhancement of the culture experience is necessary and unique. A short term festival or long term regular series of events could be arranged.
SPIRITUAL LIFE	
Temple tour	The cluster of temples and monasteries could form the basis of an architecture and culture-focused walking tour.
Zen School/meditation and accommodation	A number of monasteries has already offered regular meditation sessions at present. Further meditation programme and Zen classes could be explored for visitors pursuing wellness holidays.
Wushu retreat	A Shaolin Wushu school has been established in Tai O. However, lessons are currently offered on an irregular basis and, a wushu retreat could possibly be proposed to enhance the attractiveness and draw of these activities.
Tai chi centre	A tai chi centre could be developed to offer tailor-made and upscale related activities. This centre could be located virtually anywhere in Lantau.

Beach or mountain retreat/yoga session	Beach retreat/yoga sessions could be proposed to attract wellness tourism to enjoy the beach beauty. This activity could be within a private small group training session held in early mornings and evenings in order to take advantage of the mild temperatures and peaceful atmosphere.
SLOW LIFE EXPERIENCE	
Escape to village life	Mui Wo and its surrounding villages (and similarly Pui O) are already noted for having a relaxed feel, with their laidback outdoor cafes/bars and local organic farms. These types of experience can be enhanced in the area.
Silvermine cherry blossom festival	There were suggestions to plant trees that could provide seasonal attractions, such as cherry trees in Mui Wo. A cherry blossom festival could thus be held in February to serve as a supplementary activity for Silvermine Waterfall with the scarcity of water in winter.
Hip or quaint weekend getaways	The villages in Lantau have the potential to develop as hip or quaint weekend getaway locations, leveraging their reputation for alternative and artistic lifestyles. The local artist communities could be leveraged to enliven the surroundings with their creations, extending to local music events.
Eco-retreat	The tranquil setting of eco-retreats can provide a unique overnight stay for visitors that is not commonly found in the territory. Eco-retreats can promote a sustainable and off the grid holiday experience for a true escape from urban life. Eco-retreats could be potentially developed around the existing village areas in Tai/Siu Ho Wan due to the exquisite and tranquil natural environment. However, the ecologically sensitive areas of Tai Ho Wan should be avoided.
Organic resort & spa	Organic resort and spas could be considered to offer tourists a chance to escape from the busy life, recharge in nature and enjoy the serenity surrounded by beach or mountain. Organic farms on Lantau could possibly serve as the facility and could offer distinctive venues for weddings, special events or agricultural experiences.

Floating hotel & spa	Potential luxury over-water bungalows could be located in a secluded and tranquil areas in Lantau. The intention is to attract high-end tourism to enjoy the privacy, comfort on over-water villas.
Harvest walk, Minsu and farm-to-table eateries	A potential harvest walk could emphasize agriculture enjoyment and Minsu (民宿) guest house or B&B hostel (farm stay) development.
Adding basic accommodation in rural areas	Selected areas could be upgraded with cabins or even hostel structures that could serve as the base for activities. The campsite at Lo Kei Wan, for example, is relatively easy to access, being a short walk from the South Lantau Road. In addition to the largely beachfront type campsite, creating new campsites for pitching of tents and non-permanent facilities at elevation could enhance the recreation appeal of Lantau.
Stargazing sites	Lantau is an ideal spot for stargazing given its relative remoteness. Both luxury hotels and campsites could offer stargazing programs: sessions led by experts from the Science Centre could enhance the experience, as could the provision of innovative new structures, such as the “bubble huts” that give an unstructured view of the sky.
Waterfront camping	Waterfront camping could be proposed to enlarge camp sites. A caravan site in Cheung Sha and Pui O area could be developed as a leisure area for waterfront camping in order to meet the accommodation needs from increased tourists.
OTHER ATTRACTIONS	
Potential third cable car	Currently, Ngong Ping 360 is the only cable car in Lantau. The feasibility of the second cable car from Ngong Ping to Tai O is being examined under a separate study. The construction of a potential third cable car, ideally connecting between recreation and tourism areas, and from hard to access scenic areas such as Sunset Peak down to a transportation hub in North Lantau, such as Siu Ho Wan or Tung Chung East, could be potentially a long term option. A cable car could address some of the need to move visitors between North and South Lantau without adding further roads to the island.



Funicular to Sunset Peak	Besides a cable car, other forms of connectors i.e. chairlift or funicular to Sunset Peak, could serve as transportation as well as a tourism attraction. A connector to the shoulder of Sunset Peak could serve as an alternative transport mode for those visitors interested in the view of the Tian Tan Buddha Statue.
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## 3.2 Innovative Attractions

- 3.2.1 It has been observed that visitors prefer eye-catching, and so-called cool places because of trending posts in social media. For new recreation and tourism developments, the design of buildings and landscape could focus more on eye-catching designs to create new focal points. In addition to the attractions highlighted above, innovative attractions and innovative ways to deliver some of the attractions have also been explored.

Innovative Attractions	Details of the Innovative Attraction
EXPLORATION AND DISCOVERY	
Botanical gardens	An attractive botanical garden could be both a tourism attraction and a community benefit. A potential botanical garden could be proposed as a pleasure garden, and could also be used to feature and conserve the plants and trees of Lantau and Hong Kong. It could also serve to support the farming communities of the island and for educational purposes. A botanical garden in Lantau is being studied on a preliminary basis under a separate study for the Siu Ho Wan area and associated near-shore reclamation.
Cattle conservation centre	The feral buffaloes of Lantau are one of the island's most distinctive features. A conservation centre could be proposed in areas such as Pui O or Mui Wo (although the cattle could be moved to anywhere with appropriate wetland meadows). Tours could be organised to educate visitors about the different micro-habitats and eco-systems that depend on the buffalo, including their role in attracting birds and butterflies to the rural parts of Lantau.

ADRENALINE AND EXCITEMENT	
Outdoor adventure park	Although large-scale theme park development will be better suited to areas such as Sunny Bay, many locations in Lantau could lend themselves to outdoor adventure parks. These parks could provide various exciting mountain-centred outdoor activities. The activities include zip lines, rope walks, tree mazes, large hillside slides, and war games/paintball courses (these can take advantage of abandoned villages as well). The rural outskirts of Mui Wo/Silvermine Bay could be particularly suitable for this type of activity.
Skywalk	A skywalk could be potentially developed to leverage and display the geology characters or crags in Lantau while providing adrenaline offerings.
Thematic leisure and entertainment area	Sunny Bay reclamation area is located near the Sunny Bay MTR Station. This area could be suitable to develop thematic leisure and entertainment, with the potential offerings to possibly include role-playing and occupation education park, adventure park for youth, 4D/5D Theatre and iFly to take advantage of the existing critical mass and create synergy with Hong Kong Disneyland Resort and attract family, children and young tourism.
Role-playing and occupation education park	Attractions that fit in the “Discovery” theme, and can offer a rainy season alternative for family visitors. Role-playing theme parks could be situated within retail facilities in any of the North Lantau development nodes.
Adventure park for the youth	An adventure park for the youth could be potentially located in Sunny Bay to feature family fun and to provide a visiting option under all weather conditions. Activities could include laser tag, and survival/escape games for youth seeking physical excitement for a weekend getaway.

Extreme sports centre	An indoor extreme sports recreation facility could be potentially located in North Lantau to provide all-weather active lifestyle/sports facilities. Activities for the extreme sports could be a rock climbing wall, indoor sky diving facility, indoor wave pool for surfing, and race car simulators. North Lantau with locational convenience could provide interest classes or basic training and access to a wider user base, whereas South Lantau could provide intermediate class and for long-term training for professionals as the training may need more space and more equipment.
MARINE FUN	
Aqua park	Besides water sports, some new-age water enjoyment facilities, such as wibit sports which feature multiple floating facilities with different water activities that connect together to form an aqua park, could be provided to attract younger individuals and families. Potential locations that are suitable for an aqua park include Mui Wo, Pui O and Chi Ma Wan.
TRADITIONS, LIFE AND CULTURE	
Open air repertory theatre	A repertory theatre could take advantage of long-history of Cantonese Opera, Kung Fu, or Jin Yong Novel and take place in an open-air setting. The venue could be located on the hill location with panoramic views, stilt houses, sunset, salt pan, and four hills guarding Tai O. The event could be held before sunset. Open air theatre cases also promote cultural education and community employment and enjoyment of the landscape.
Floating stage venues	A more distinctive spin on the pop concerts could be suggested for Cheung Sha and Mui Wo by creating a floating stage venue to be moored offshore, so that concertgoers could sit on the beach. A visual arts variation on this could be a series of floating art installations that change every month.

Herbal identification tours	Any traditional villages with Fung Shui woods could be used as a base for hands-on lessons in identifying medicinal herbs in their natural context. This offering could be enhanced with the revival of Agriculture Zen ( ) and the creation of a Chinese herbal healing garden, preferably located close to the cluster of temples at Luk Wu or Keung Shan.
SLOW LIFE EXPERIENCE	
Culinary heritage centre	Lantau has numerous ways to meet the interest of the global trend in farm-to-table eating. A culinary heritage cooking school could be the base for different tourism products designed to feature different aspects of the culinary heritages in Lantau.
Moonlight beach banquet	Unlike having a meal in indoor shopping mall restaurant, moonlight beach banquet could be proposed to provide a different atmosphere of outdoor dinner in Lantau. The banquet could be held in the evening, the visitors could enjoy the tasty food with live band, campfire, beautiful moonlight, peaceful sound of the waves.
Sunset cruise	Tourists could take sunset cruises to a fantastic location, watch the sun slowly disappear beyond the horizon, enjoy the sun paint to the sky from brilliant blues to deep yellows, oranges, and relax with drinking champagne and soda with friends in the cruise.
SPIRITUAL LIFE	
Restoration of Ng Yuen as a public garden or holistic retreat	One of the most intriguing features of Lantau is the seemingly abandoned traditional Chinese gardens at Lung Tsai, within two kilometres from the temple cluster at Keung Shan and Luk Wu. Given that the garden lies not only in a Country Park, but within the Man Cheung Po SSSI, a public-private approach with a suitable non-governmental organisation may be most appropriate. Overnight accommodation could potentially be constructed in Ng Yuen to reveal this rich history and may also involve modification works to the existing footpath leading to Ng Yuen from its adjacent areas in country parks. However, this may have some impacts on the Country Park.

Common residential retreat facilities for the religious cluster	If the SSSI designation prevents the construction of overnight accommodation in Ng Yuen, an alternative proposal could be to build a 50-100 room common retreat for the use of all the temples and monasteries in the Luk Wu/Keung Shan religious cluster.
OTHER DEVELOPMENTS/THEMES	
Wedding centre	In order to enhance the utilisation rate of the proposed spa and resort in Cheung Sha, a wedding centre could be set up in the resort providing wedding venue for Hong Kong residents/tourists.
Pavilion wedding	Taking advantages of natural attractions, such as tranquil Lung Tsai Ng Yuen, new wedding venues could be proposed. This could be in the form of chapel facing the sea.
Mountain wedding	Mountain wedding could provide couples with an opportunity to celebrate their wedding ceremony in the natural environment of Lantau's slopes, and enjoy the mountain beauty offered by the island.

## 4 Preliminary Recreation and Tourism Development Strategy

### 4.1 Overview

- 4.1.1 Based on the market trends examined and possible new innovative developments identified in the previous sections, the Preliminary Recreation and Tourism Development Strategy (Preliminary Strategy) was initially proposed by the Study Team which was later endorsed by LanDAC for public engagement. The Preliminary Strategy was formulated with a vision, mission, guiding principles, planning framework, recreation and tourism areas and major places of interest as well as experiencing connectors. These were presented in Deliverable 12. The Preliminary Strategy forms the basis for the subsequent assessments and public engagement exercise. There are some changes to the planning framework, recreation and tourism areas, and individual proposals upon formulation of the Recommended Recreation and Tourism Development Strategy for Lantau (Recommended Strategy), which is further detailed in Section 9.
- 4.1.2 In general, major attractions, infrastructure provision, and existing population in Lantau are currently concentrated in North Lantau. Compared to the well-developed and the much more accessible area of North Lantau, the predominant part of South Lantau however will be for conservation purposes, along with sustainable leisure and recreation uses due to the wealth of natural assets, scenic views, and suitability for leisure and eco-tourism.

### 4.2 Vision, Mission and Guiding Principles

- 4.2.1 Under the Preliminary Strategy, a set of vision, mission and guiding principles is formed, which is the same for the Recommended Strategy formulated afterwards (Refer to Section 9).

### 4.3 Vision

- 4.3.1 The overall vision for the recreation and tourism development strategy for Lantau is to enhance the image of Lantau and shape the island into a kaleidoscopic recreational and tourism destination, with a view to enhancing conservation and fostering better utilisation of resources to develop diversified multi-modal recreation and tourism facilities.

### 4.4 Mission

- 4.4.1 The mission is as follows:
- **A**chieving sustainable tourism development taking account of its natural resources/assets, social acceptability and economic benefits;
  - **B**uilding a green-tourism brand for Lantau and making Lantau a recreation and tourist hub;
  - **C**reating attractions that bring unique feeling and contrasting experience to visitors;
  - **D**riving repeated visitation and increasing visitors per capita expenditure;

- **E**xtending visitors' length of stay;
- **F**ering diversified and charming attractions.

## 4.5 Guiding Principles

4.5.1 The principles below have guided the formulation of the broad planning framework and the recreation and tourism development strategy. These include:

- Promote Smart - Green - Resilient recreation and tourism development;
- Balance conservation needs and respect natural resources;
- Create a constellation of diverse attractions by adding new elements and enhancing existing offerings;
- Integrate and cluster new and existing recreational facilities and tourist attractions to achieve synergy effect;
- Offer opportunities for more people to enjoy the Country Parks and other natural tourism resources;
- Capitalise local history and cultural heritage and develop them as unique tourism experience while appreciating the needs of local community;
- Create critical mass and broaden the market appeal; and
- Improve accessibility and strengthen the linkages between tourist destinations.

## 4.6 Planning Framework

### 4.6.1 Theme

4.6.1.1 The market trend analysis identified six themes which are Hard Adventure, Rural and Eco, Culture and Experiential, Indulge and Splurge, Excitement, as well as Relaxation and Wellness. Under the Preliminary Strategy, the themes of Hard Adventure and Excitement have been combined, and some themes have also been repackaged and renamed. The five themes formulated under the Preliminary Strategy are as follows:-

North Lantau	Recreation and Outdoor Activities Theme: Theme Parks/ Escapist Activity e.g. War Game, Bubble Soccer, Outdoor/ Extreme Sports (connect with nature) e.g. rock climbing, BMX bike
	Splurge and Indulge Theme: Shopping & Dining
South Lantau	Ecology Theme: Education/Experience/Farm Stay etc.
	Culture and Heritage Theme: Built & Social History, e.g. Story Tours
	Relaxation Theme: Beach, Spa, and Retreat

#### 4.6.2 Recreation and Tourism Areas

4.6.2.1 Recreation and tourism areas are zones where attractions are clustered and concentrated. They play a dual role as both centres of activity and distribution points for recreation and tourism attractions. Places of interest can be understood as smaller, secondary clusters with a lower concentration of attractions that serve either as one of a sequence of destinations along a scenic tour, or as locations that can cumulatively reinforce the staying-power of a single node by increasing the appeal of its surrounding landscape.

4.6.2.2 Altogether, 14 recreation and tourism areas and places of interest are proposed under the five themes:-

Recreation and Tourism Areas	Sunny Bay, Aerotropolis, Tai/Siu Ho Wan, Sunset Peak, Mui Wo, Pui O/Chi Ma Wan, Tung Chung, Zen Conservation Zone, Tai O, Cheung Sha and Soko Islands
Places of Interest	Fan Lau, Shui Hau, and Yi O

4.6.2.3 In considering the list of attractions and innovative attractions identified in Section 3 above, 61 attractions have been proposed and distributed within the 14 recreation and tourism areas and places of interest under the Preliminary Strategy. The scale, visitor capacity, employment, phasing (short, medium, long) etc. have been determined with reference to benchmarked case studies mentioned in Section 2.4.

#### 4.6.3 Connectors

4.6.3.1 Connectors offer choices and different experiences for users travelling between different attractions/recreation and tourism areas and places of interest. Their existence is expected to enhance the attractiveness and accessibility of the attractions by contributing a unique experience to the journey to and from the attractions. Enhanced accessibility and diversity of travel options will increase the attractiveness of tour packages, allowing tourists to arrange personal travel plans with a more flexible schedule.

4.6.3.2 Proposed connectors for this Study include the following:

- Cycle Track: North Lantau Shoreline, South Lantau;
- Mountain Bike Trail : Pui O / Chi Ma Wan;
- Hop-on Hop-off Shuttle.

4.6.3.3 These connectors are further elaborated in Section 9.6.



## 4.7 Public Engagement

- 4.7.1 The Preliminary Strategy was agreed by LanDAC, with a view that short, medium and long-term plans for implementation would be further developed, and suitable attractions would be selected for preliminary feasibility study, financial viability and broad technical assessments. LanDAC published its First-term Work Report “Space for All”, which incorporated the Preliminary Strategy and a public engagement exercise was subsequently launched to gauge the public views on the First-term Work Report. For details of the public engagement exercise, please refer to Section 8.

## 5 General Receiving Capacity Assessment

### 5.1 Purpose

- 5.1.1 Based on the 61 attractions under the 14 recreation and tourism areas and places of interest identified under Section 4.6.2, technical assessments were carried out to demonstrate the feasibility of the proposed attractions. To address possible issues for short, medium and long term periods, the general tourist receiving capacity in the recreation and tourist areas has been examined. The purpose in estimating the receiving capacity is to determine the maximum number of people/visitors that the attraction can accommodate in a sustainable manner.

### 5.2 Methodology

- 5.2.1 Based on the scale, visitor capacity, employment, phasing, etc. determined for the 61 attractions, the respective land requirement, traffic and transport, environmental and ecology, sewerage and water supply as well as social impact were broadly assessed.

### 5.3 Overall Findings

- 5.3.1 The findings suggest that Lantau would generally be able to receive the visitors arising from the various attractions/proposals proposed in the Study with suitable mitigation measures.

Social Impact	It is possible that new development could have an impact on the quality of life of existing residents in Lantau. While local businesses may be boosted with increased visitors, there are also drawbacks with increased visitors such as creating nuisance to the locals and their surroundings during their visits such as higher levels of waste produced, noise issues, etc. The extent of social impact is also dependent on the location of the tourist attraction in relation to the residential community. Ultimately, these social factors may limit the scale and types of attractions carried forward, as attractions should aim to minimise intrusion into existing lifestyles to maintain social harmony and to preserve traditional ways of life.
Land Requirement	Based on similar scale of attractions to those benchmarked and successfully operating elsewhere, in general, land availability does not pose a major constraint.
Traffic and Transport	Under the assumption of full implementation of all attractions, the transport network would generally be able to handle the induced demand.

Environmental and Ecology	The general principle of avoidance of any infringement on environmentally and ecologically sensitive areas has been applied at the early planning stage. However for some of the attractions, encroachment to the valuable natural and heritage assets of the area, i.e. funicular at Sunset Peak would be inevitable, thus minimisation-mitigation principles would be necessary, if carried forward.
Sewerage and Water Supply	Provisions of new sewerage and water supply infrastructure would be required, but they were not expected to be significant in scale and the feasibility was subject to further study on individual sites.

- 5.3.2 The broad-brush receiving capacity determined under this report does not entail that the proposed 61 attractions within the 14 recreation and tourism areas and places of interest would be a go-ahead and ready for development, as it only provides a broad overview and preliminary understanding on the issues. In taking forward any of the attractions in the future, further technical assessments, including traffic and transport and environmental impact, as well as social impact should be conducted.

## 6 Strategic Traffic and Transport Assessment

### 6.1 Purpose

- 6.1.1 The Strategic Traffic and Transport Assessment (STTA) represents a strategic assessment of implications on transport service and infrastructure on Lantau, assuming implementation of all 61 attractions of the 14 recreation and tourism areas and places of interest under the Preliminary Strategy. Separate traffic and transport assessments are required if there are any changes to the Preliminary Strategy in the future or when implementing individual attractions.

### 6.2 Methodology

- 6.2.1 This study needs to assess the short, medium and long term traffic flow conditions on strategic roads and local roads close to the 61 attractions. Years 2021, 2026/2031 and 2036 were adopted as the reference years for assessing the short, medium and long term traffic conditions in the STTA. The future railway and ferry demand were also examined.

### 6.3 Overall Findings

#### 6.3.1 Road Network and Improvements

- 6.3.1.1 The 61 attractions would have a manageable traffic impact on the main corridors and the local road networks from short (2021), medium (2026/2031) to long term (2036).
- 6.3.1.2 Additional bend improvements have been identified along key South Lantau Roads to accommodate higher volumes of tourists and coaches and improve driving conditions around curves.

#### 6.3.2 Parking and Loading Facilities at Site

- 6.3.2.1 The majority of the planned parking and loading facilities for the attractions in North Lantau will be concentrated in the proposed recreation and tourism areas such as Sunny Bay and Aerotropolis. Comparatively, provision of parking and loading facilities in South Lantau requirements would be less. It is assumed that these facilities would be provided within each attraction.

#### 6.3.3 Public Transport Network and Service

- 6.3.3.1 Suitable public transport services are proposed to cater for the attractions. In 2021, the initial franchised bus service frequency would be minimal, with up to 3 hourly trips required in North Lantau, 1 hourly trip for South Lantau West, and up to 6 hourly trips in South Lantau East. For 2026/2031, the franchised bus service frequency would jump considerably up to 190 hourly trips in the PM Peak hour in North Lantau. Growth in trips would be more modest in South Lantau West and South Lantau East with up to 5 hourly trips and 10 hourly trips respectively. For 2036, the franchised bus requirements would

remain fairly stable, with 195 hourly trips required in North Lantau, 5 hourly trips in South Lantau West and 11 hourly trips in South Lantau East. Given the bus demand findings, additional bus trips or routes are required, subject to further discussions with relevant Government departments, as well as bus and minibus operators.

- 6.3.3.2 Subject to further study and review on the existing franchised bus network and services on Lantau Island, a new hop-on and hop-off circular shuttle service could also be examined for sightseeing tours/tourist travelling around Lantau, which would also help to lower tourist demands on public transport services. An environmentally friendly hop-on and hop-off circuit would be attractive to tourists as a means of seeing multiple attractions in one day on a single ticket.
- 6.3.3.3 Assuming the same taxi occupancy of 1.9 passengers per taxi, North Lantau would generate slightly over 300 taxi trips per hour (in either direction) during the Weekend Peak on the roadways in North Lantau by 2036. The South Lantau volumes would be much more modest, with about 6 taxi trips per hour generated in the South Lantau West area and about 40 taxi trips per hour generated in the South Lantau East area (in either direction).
- 6.3.3.4 There would be an increase in railway demand in the future from the possible attractions. Additional railway passenger demand arising from the proposed recreation and tourism attractions would mainly be concentrated during the PM peak and inter-peak on weekdays and peak hour on weekends. It was assessed that the maximum carrying capacity of the Tung Chung Line (with modification of existing infrastructure) based on 4 persons (standing) per square metre should be able to accommodate the additional railway passenger demand induced by the possible attractions. That said, further traffic assessment should be conducted when taking forward any of the possible attractions/proposals.
- 6.3.3.5 For the additional demand on the ferry system, year 2036 will generate the highest demand with around 460 additional passengers per hour for ferry between Mui Wo and Central. This translates into demand for about 1 equivalent additional ferry trip per hour (based on an average vessel capacity of 476). Further traffic study would be required if taking forward individual attractions.

## 7 Shortlisted Proposals and the associated Broad Technical Assessments

### 7.1 Purpose of Shortlisting Proposals

7.1.1 Shortlisted proposals were identified among the 61 attractions based on their distinctive nature and how representative they are (i.e. appeal/attractiveness to market and users, whether they meet planning objectives of enhancing the branding of Lantau as a recreation/tourism destination, and whether they could have clustering/synergistic development with other attractions). The purpose of identifying shortlisted proposals is only to point out the possible issues through examining their technical feasibility in greater detail, and to explore possible issues that could arise from these types of uses as a reference. There is no implication on their implementation, which has to be examined separately.

7.1.2 Based on the criteria and evaluation mentioned above, five proposals were shortlisted.

#	Proposal	Recreation and Tourism Area	Description of Location
1	Funicular and Viewing Deck	Sunset Peak	Lower Terminus: South of Tai Ho Wan and east of Tai Ho Stream
2	Eco Retreat, Eco-tour Centre and Guided Wetland Tour	Tai Ho Wan	Along the east bank of Tai Ho Wan
3	Water Sports Centre	Pui O	South of South Lantau Road, at the end of Chi Ma Wan Road
4	Outdoor Adventure Park	Mui Wo	Near Silvermine Bay Treatment Works, Ngan Wan Estate and Fu Kong Shan
5	Animal Farm	Shui Hau	Near South Lantau Road, approximately 750m east of the Shui Hau Sitting Area.

7.1.3 Figure 2 illustrates the locations of the five shortlisted proposals.

## 7.2 Methodology of the Broad Technical Assessments

- 7.2.1 The 5 shortlisted proposals were examined on their potential impacts based on the aspects of traffic and transport, financial, environmental (incl. visual and landscape), drainage, sewage, and water supply to ascertain the broad feasibility of the proposals. This study is based on a qualitative and broadbrush approach. If the proposals are taken forward, further quantitative and detailed assessments would be required in the future to confirm the detailed feasibility.

## 7.3 Overall Findings

### 7.3.1 Funicular and Viewing Deck at Sunset Peak

#### **Broad Traffic and Transport Assessment**

- 7.3.1.1 The proposed funicular and viewing deck could potentially be located on the east side of Tai Ho Wan and is situated closer to the North Lantau Highway, and critical junctions for this proposal are considered to have ample capacity in the implementation year of 2036. To provide direct vehicular access, a new access road of approximately 2 km would be required to connect to Cheung Tung Road.

#### **Broad Financial Analysis**

- 7.3.1.2 With high infrastructure costs and limited admissions charges with reference to similar facilities in Hong Kong, while already assuming zero land cost, no internal rate of return (IRR) can be calculated over an assessment period of 50 years due to negative values. As such, it was broadly assessed that the funicular and viewing deck may not be financially viable.

#### **Preliminary Study of Key Environmental Implications (incl. Visual and Landscape)**

- 7.3.1.3 The proposed alignment of the funicular track and the footprint of the terminals/viewing deck could inevitably encroach upon Tai Ho Stream SSSI and other natural habitats such as woodland, shrubland, grassland and natural watercourses within both the Lantau North Country Park and Lantau North (Extension) Country Park. Major site formation works required could result in construction site runoff, which may lead to high impacts on ecologically important Tai Ho Wan and the Priority Site for Enhanced Conservation in Tai Ho. In view of the anticipated impact to these ecologically sensitive areas, the funicular, associated road and lower terminus in Tai Ho Wan and viewing deck at Sunset Peak may not be pursued at this stage, along with other reasons including financial viability.

- 7.3.1.4 Slight adverse visual and landscape impact is anticipated in the construction stage. With the implementation of mitigation measures, the landscape and visual impacts which caused by the development could be avoided/alleviated.

#### **Broad Drainage, Sewage and Water Supply Impact Assessments**

- 7.3.1.5 The proposal will require its own drainage network to convey the surface runoff from the development site. Promotion of water-friendly culture in these new development areas should be strongly considered.
- 7.3.1.6 Sewage generated will require new local sewage treatment facilities.
- 7.3.1.7 The fresh water supply may possibly be obtained by extending fresh water supply network at Lantau Island, subject to further study on individual sites.

#### **7.3.2 Eco Retreat, Eco-tour Centre and Guided Wetland Tour at Tai Ho Wan**

##### **Broad Traffic and Transport Assessment**

- 7.3.2.1 This proposal could be located on the east side of Tai Ho Wan and is situated closer to the North Lantau Highway, and critical junctions for this proposal is considered to have ample capacity in the 2036 case (representing the most conservative case). To provide direct vehicular access, a new access road of approximately 1 km would be required to connect to Cheung Tung Road.

##### **Broad Financial Analysis**

- 7.3.2.2 Even while assuming the eco-retreats could command the price of high tariff hotels given its uniqueness while assuming zero land costs, the IRR calculated over an assessment period of 50 years is still about 50% less than the expected financial return for similar infrastructure projects. As such, it was broadly assessed that the eco-retreat may not be financially attractive.

##### **Preliminary Study of Key Environmental Implications (incl. Visual and Landscape)**

- 7.3.2.3 The proposed footprint of the eco-centre and the new access road could inevitably encroach upon important natural habitats such as woodland, shrubland, grassland and natural watercourse within the Priority Sites for Enhanced Conservation in Tai Ho Wan and lead to high ecological impacts. In view of the anticipated impact to these ecologically sensitive areas, and as the eco-retreat would not be financially attractive, the eco-retreat may not be pursued at this stage, while the eco-tour centre should be relocated to a suitable location away from Tai Ho Wan, possibly Siu Ho Wan.



- 7.3.2.4 Slight adverse visual and landscape impact is anticipated in the construction stage. With the implementation of mitigation measures, the landscape and visual impacts which caused by the development could be avoided/alleviated.

#### **Broad Drainage, Sewage and Water Supply Impact Assessments**

- 7.3.2.5 The proposal will require its own drainage network to convey the surface runoff from the development site. Promotion of water-friendly culture in these new development areas should be strongly considered.
- 7.3.2.6 It may be feasible to discharge sewage generated to the existing Siu Ho Wan Sewage Treatment Works (STW), subject to further study.
- 7.3.2.7 The fresh water supply may possibly be obtained by extending fresh water supply network at Lantau Island, subject to further study on individual sites.

### **7.3.3 Water Sports Centre at Pui O**

#### **Broad Traffic and Transport Assessment**

- 7.3.3.1 At present, Pui O Beach and the current water sports facilities are accessible from South Lantau Road via Chi Ma Wan Road and a rural access road. However, the additional traffic generated by the proposal would result in Chi Ma Wan Road operating at or close to capacity (this assumes franchised buses and coaches operate directly to the Water Sports Centre). Furthermore, franchised buses and coaches would operate on a single track road – which could lead to unsafe situations where vehicles must pass one another. Under this scenario, it is recommended to widen the Chi Ma Wan Road, and also the access road with a roundabout at the end.

#### **Broad Financial Analysis**

- 7.3.3.2 Most of the water sports centres in Hong Kong are currently run by the Hong Kong Government for recreational purpose as well as providing other supporting services to the beach (i.e. lifeguard and rescue services). While these services themselves are not commercial activities, they charge a relatively low fee to users. Water sports centres provide training courses, but the fees charged likely do not fully cover the operating cost due to insufficient usage (particularly weekdays). Therefore, standalone operation of the water sports centre is likely not financially viable for the Government or private institutions. The financial viability could potentially be improved by packaging with other potential proposals in Pui O that are more commercial in nature.

### **Preliminary Study of Key Environmental Implications (incl. Visual and Landscape)**

- 7.3.3.3 The site could be located with the Coastal Protection Area where sandy beach and Pui O marsh are found. Proposed road improvement works may lead to minor loss of some abandoned agricultural land and marsh along the existing Chi Ma Wan Road and access road leading to the beach. Due to the ecological importance of the marsh, it is considered that the road widening may result in high environmental impact. Further consideration of this option would require revisiting of the necessity of the associated road widening works, or shortening of the widened road so that none of the road works would encroach onto the marshland.
- 7.3.3.4 Slight adverse visual and landscape impact is anticipated in the construction stage. With the implementation of mitigation measures, the landscape and visual impacts which caused by the development could be avoided/alleviated.

### **Broad Drainage, Sewage and Water Supply Impact Assessments**

- 7.3.3.5 The proposal will require its own drainage network to convey the surface runoff from the development site. Promotion of water-friendly culture in these new development areas should be strongly considered.
- 7.3.3.6 Sewage generated will require new local sewage treatment facilities.
- 7.3.3.7 The fresh water supply may possibly be obtained by extending fresh water supply network at Lantau Island, subject to further study on individual sites.

### **7.3.4 Outdoor Adventure Park at Mui Wo**

#### **Broad Traffic and Transport Assessment**

- 7.3.4.1 The proposal could be located to the west of Mui Wo City Centre and Ferry Pier, approximately 1 km away. The proposal could be bounded on the east by Luk Tei Tong Tsuen and on the south by South Lantau Road. A new access road could be provided from South Lantau Road into the site. Visitors could take the ferry and then use public transport or taxi to the outdoor adventure park. Provision of bus stops along South Lantau Road at the mouth of the access road is necessary if the proposal needed be taken forward.

#### **Broad Financial Analysis**

- 7.3.4.2 While there would be sizeable capital costs and a need to be competitively priced given its unique attractiveness in the Hong Kong market, the estimated flow of daily visitors allows the IRR calculated over an assessment period of 50 years comparable to similar infrastructure projects.

### **Preliminary Study of Key Environmental Implications (incl. Visual and Landscape)**

- 7.3.4.3 Some natural habitats such as secondary woodland, grassland, shrubland and natural watercourses are found within the site. Beside, a fung shui wood is located close to the development boundary behind Luk Tei Tong village. Although no large-scale site formation works would be required, other site clearance and construction works may still lead to the loss of important natural habitats such as woodland (e.g. foraging habitat for bats) and marsh and riparian habitat for amphibian and butterfly. Direct loss of the natural habitats should be avoided/ minimized as far as possible during detailed design. With proper mitigation measures, no insurmountable impact has been identified. Exact impacts can only be assessed when detailed assessments, including quantitative ones, would be conducted upon carrying forward this proposal.
- 7.3.4.4 Slight adverse visual and landscape impact is anticipated in the construction stage. With the implementation of mitigation measures, the landscape and visual impacts which caused by the development could be avoided/alleviated.

### **Broad Drainage, Sewage and Water Supply Impact Assessments**

- 7.3.4.5 The proposal will require its own drainage network to convey the surface runoff from the development site. Promotion of water-friendly culture in these new development areas should be strongly considered.
- 7.3.4.6 It may be feasible to discharge sewage generated to the existing Mui Wo STW, subject to further study.
- 7.3.4.7 The fresh water supply may possibly be obtained by extending fresh water supply network at Lantau Island, subject to further study on individual sites.
- 7.3.5 [Animal Farm at Shui Hau](#)

### **Broad Traffic and Transport Assessment**

- 7.3.5.1 This proposal could be located along South Lantau Road, approximately 750m east of the Shui Hau Sitting Area. Currently, there are no roads abutting this site and a new access road could be required. There is currently a franchised bus stop below the potential site on the north side of South Lantau Road. While this stop could be used, it would be preferable to have another bus stop within the proposal itself – although this would depend on the grade of the access road as this area is relatively steep.

### **Broad Financial Analysis**

- 7.3.5.2 The Animal Farm could potentially have high capital costs depending on the species and rarity of animals brought in to the animal farm. Potential operating costs could also be similarly high as well. With the relatively lower admission fees that could be potentially charged due to the nature of the facility and in order to be competitive, no IRR can be calculated over an assessment period of 50 years, even when only considering the capital cost of a facility for common animals (i.e. deer). As such, it was broadly assessed that the animal farm may not be financially viable.

### **Preliminary Study of Key Environmental Implications (incl. Visual and Landscape)**

- 7.3.5.3 Some natural habitats such as secondary woodland, grassland and shrubland are found along the hillside uplands within the site. No large-scale site formation works would be required but other site clearance and small scale infrastructural and ancillary works may still lead to the loss of important natural habitat such as woodland. Direct loss of the natural habitats should be avoided/minimized as far as possible during the detailed design. The overall environmental acceptability could only be confirmed when operational details of the animal farm are identified, because this study is based on a qualitative and broadbrush approach. If this option is taken forward, quantitative and detailed assessments would be required in the future to confirm the environmental acceptability. Taking into account the financial viability as well, the animal farm at Shui Hau will also not be further pursued at this stage. This attraction could potentially be further explored if the opportunity arises and operational details are identified.
- 7.3.5.4 Slight adverse visual and landscape impact is anticipated in the construction stage. With the implementation of mitigation measures, the landscape and visual impacts which caused by the development could be avoided/alleviated.

### **Broad Drainage, Sewage and Water Supply Impact Assessments**

- 7.3.5.5 The proposal will require its own drainage network to convey the surface runoff from the development site. Promotion of water-friendly culture in these new development areas should be strongly considered.
- 7.3.5.6 Sewage generated will require new local sewage treatment facilities. Animal sewage needs to be properly managed to comply with the Code of Practice - Livestock Waste Management from EPD.
- 7.3.5.7 The fresh water supply may possibly be obtained by extending fresh water supply network at Lantau Island, subject to further study on individual sites.

## 7.4 Conclusion

- 7.4.1 The broad assessments reveal that the proposed five shortlisted proposals are technically feasible in terms of the aspects of traffic and transport, financial, environmental, drainage, sewerage and water supply. However, large-scale developments such as the proposed funicular and viewing deck, eco-retreat and animal farm may not be financially attractive given the huge infrastructure and capital cost. The sensitive ecology of the potential sites is also a concern. Ultimately, the feasibility of these proposals are highly location dependent, and should they be located in areas that are less ecologically sensitive, the feasibility may possibly be different.

## 8 Lantau Development Public Engagement Exercise

### 8.1 Public Engagement Exercise

- 8.1.1 A public engagement (PE) exercise was launched on 31 January 2016 for three months until 30 April 2016 to gauge the public views on the Lantau development proposals under LandAC's First-term Work Report "Space for All", which included the 5 themes, 14 recreation and tourism areas and places of interest, and the 61 attractions under the Preliminary Strategy, as mentioned in Section 4.

### 8.2 Major Comments from Public Engagement Exercise

- 8.2.1 Comments received in relation to 5 themes presented under the Preliminary Strategy (incl. Recreation and Outdoor Activities, Splurge and Indulge, Ecology, Culture and Heritage, and Relaxation) along with the attractions within the recreation and tourism areas and places of interest are highlighted in the following:-
- Recreation and Outdoor Activities: Generally, the recreational facilities will provide beneficial opportunities for Hong Kong people whose living conditions are crowded and have insufficient recreational facilities for use during their holiday. However, there should be an assessment of the overall capability of Lantau to receive additional visitors without adverse impacts on the existing uniqueness and environment. There were also comments proposing to build a cycle track around Lantau and explore the possibility of expanding the cycle track network, with early implementation of mountain bike trails in South Lantau. Some comments suggested providing facilities for international recreation/sports events. There were also comments expressing concerns on the potential environmental impacts of the attraction/development proposals in Shui Hau.
  - Splurge and Indulge: Generally supported. However, some respondents considered the proposals not attractive. It was considered that the respondents might not be familiar with the examples quoted in the public engagement digest for splurge and indulge facilities in the Aerotropolis (such as marina and international ice rink) while other facilities quoted in the opinion survey, such as shopping, dining and hotel facilities, were already presented in other areas and not specific to the splurge and indulge theme.
  - Ecology: While the comments received were generally supportive of the development proposals at Tai Ho Wan/Siu Ho Wan and Yi O, the public generally did not support the proposed improvement of access to Sunset Peak (such as construction of a funicular) and the provision of a viewing deck due to potentially adverse environmental impacts. While there was consensus on conserving the natural environment at Sunset Peak for people to enjoy hiking and stargazing, there were divergent views on providing additional facilities to enhance access and support visitors. Some comments suggested minimal interventions due to concerns that new facilities might affect the existing fauna and flora, visual outlook and natural landscape. On the other hand, some comments suggested providing additional basic facilities such as toilet, signposts, etc. or setting up simple camp sites at suitable locations.

- Culture and Heritage: A considerable amount of comments objected to the idea of extending the cable car from Ngong Ping to Tai O. Some proposed an alternative coastal road from Tai O to Tung Chung instead. There was also a considerable amount of comments concerning the capacity of Tai O to receive additional visitors arising from further tourism development. There were also comments proposing to remove the Zen Conservation Zone idea from the development plan, due to concerns that these proposals would attract visitors to the area, which was detrimental to the tranquillity there.
- Relaxation: Some of the received comments expressed concerns that the provision of spa and resort facilities at Soko Islands would induce impacts on the proposed marine park.

8.2.2 Besides the public concerns that fall under the specific recreation and tourism aspects noted above, comments were also received on the importance of conservation and not overwhelming the receiving capacity of Lantau, along with the strong support for enhancing and constructing new cycle tracks and mountain bike trails. These public comments and aspirations coupled with relevant technical assessments form the basis for finalizing the Recreation and Tourism Development Strategy, which will be elaborated in Section 9 as follows.

## 9 Recreation and Tourism Development Strategy

### 9.1 Vision, Mission and Guiding Principles of the Recreation and Tourism Development Strategy

- 9.1.1 The vision, mission and guiding principles of the Recommended Recreation and Tourism Development Strategy (Recommended Strategy) are basically the same as those under the Preliminary Strategy mentioned in Section 4.

### 9.2 Planning Framework

#### 9.2.1 Overview

- 9.2.1.1 Based on the Preliminary Strategy and taking account the latest progress of other studies on Lantau undertaken concurrently; the technical assessments such as general tourist receiving capacity analysis, strategic traffic and transport assessment, as well as the preliminary and broad technical and financial assessments for the 5 shortlisted proposals; views of LanDAC, concerned bureaux, departments and stakeholders; and the comments received during the public engagement exercise, the Recommended Strategy and associated recreation and tourism areas and attractions have been finalised (Figure 3 refers).

#### 9.2.2 North and South Lantau

- 9.2.2.1 North Lantau is relatively well-connected by transportation. The North Lantau Highway (NLH) that runs from the east to the west provides the major external road link. The Tung Chung Line also provides rail access across North Lantau, and should also be sufficient to serve the future developments along the northern shore. Besides traffic and transport merits, there is already a wide range of existing infrastructures established around the major development areas such as sewage treatment facilities, water supply networks, waste transfer/treatment facilities, etc. As such, major attractions with a larger number of visitors should be focused on North Lantau due to the locational advantages near major areas for living, employment and travel, and as accessibility to and within North Lantau is well developed. Planned infrastructures are also concentrated on North Lantau.
- 9.2.2.2 The predominant part of Lantau, particularly South Lantau, will be for conservation purposes, along with sustainable leisure and recreation uses. This is due to road-based traffic and accessibility constraints, along with the sensitive ecology and the need to sustain/enhance the biodiversity and natural landscape, etc. Besides ecological conservation, conservation of cultural heritage is also planned in South Lantau. Sustainable leisure and recreation uses and non-mass tourism proposals could also be considered, subject to further studies.



9.2.2.3 The underlying principles of this Study is in line with the general direction of “Development in the North, Conservation for the South” as set out in the Sustainable Lantau Blueprint promulgated in June 2017.

### 9.2.3 Themes and Recreation and Tourism Areas

9.2.3.1 In the light of the public concerns in particular those over environmental conservation and/or its relative low financial viability, and the findings of the technical assessments conducted along with comments from Government bureaux/departments, some attractions and recreation and tourism areas and places of interest suggested in the Preliminary Strategy were not included in the Recommended Strategy. These include viewing and stargazing facilities at Sunset Peak, animal farm at Shui Hau, extension of the cable car from Ngong Ping to Tai O, active contemplative practice at Tai O, open-air repertory theatre, spa and resort facilities, creative ecotourism hotspot at Siu Ho Wan as well as the Zen Conservation Zone. Also, small-scale attractions, particularly suggested in Fan Lau, Shui Hau and Yi O will not be included.

9.2.3.2 To correspond to these amendments to the attractions, the major themes and recreation and tourism areas have also been revised/repackaged under the Recommended Strategy. For example, attractions related to ‘themed parks’ have been extracted from the Recreation and Outdoor Activities Theme under the Preliminary Strategy and now falls under the Leisure, Entertainment, and Tourism Theme of the Recommended Strategy. The themes carried forward include:-

North Lantau	Leisure, Entertainment and Tourism Theme
	Ecology Theme
South Lantau	Ecology, Culture and Heritage Theme
	Recreation and Outdoor Activities Theme
	Culture and Heritage Theme

9.2.3.3 There was originally 14 recreation and tourism areas and places of interest under the Preliminary Strategy. With the amendments to the attractions and recreation and tourism areas and places of interest mentioned above, only 6 recreation and tourism areas with attractions are suggested in the Recommended Strategy, which includes:- (1) Sunny Bay, (2) Tung Chung, (3) Tai Ho Wan, (4) Mui Wo, (5) Tai O, and (6) South Lantau. Supporting services/ancillary facilities are also proposed to suitably improve living environment for locals and visitors while maintaining the rural character.

## 9.3 North Lantau

### 9.3.1 Sunny Bay

#### **Theme – “Leisure, Entertainment and Tourism”**

- 9.3.1.1 With the existing tourist attractions and the proposed reclamation at Sunny Bay, Sunny Bay can be developed as the gateway to Lantau by providing diversified leisure and recreation facilities. These potential uses aim to take advantage of the existing active entertainment uses and create synergy with the Hong Kong Disneyland Resort to attract families, youth and cross-generation groups. The Sunny Bay reclamation area is located near Sunny Bay Railway Station and is therefore easily accessible from different locations in Hong Kong. As such, Sunny Bay is considered suitable for various themed leisure and entertainment functions.
- 9.3.1.2 In line with the development directions formulated by LanDAC, Sunny Bay area is designated under the “Leisure, Entertainment and Tourism” theme.

#### **Possible Attractions**

- 9.3.1.3 Sunny Bay is suitable to host a themed leisure and entertainment area in the form of outdoor adventure or an entertainment complex with attractions that could comprise of several amusement parks, entertainment and sports venues, recreation developments, hotels, retail, outlets and food and beverage. This corresponds to the aspirations of many people, including the younger generation, for more diversified recreation and tourism facilities in Hong Kong, with a view to having more diverse destinations for weekend recreation besides shopping. The impact of packaging recreation and tourism activities in one area is to provide visitors with convenient access to a range of activities that can work in synergy with each other, and will serve as the ultimate year-round international tourist destination appealing to families.
- 9.3.1.4 Some examples that could be considered include a role-playing and occupation education park, adventure park for the youth, large and distinctive performance venue, international standard ice rink, and international sports/cycling events. The attractions could be located in indoor or outdoor venues, subject to their suitability and further detailed study. The proposed attractions are not exhaustive and serve only as a basis to further study the potential of the area for iconic recreation and tourism facilities. Should these potential attractions be carried forward in the future, further detailed assessments and market research would be required to ascertain their suitability and feasibility.



Source: Arup

### 9.3.2 Tung Chung

#### Theme – “Ecology, Culture and Heritage”

- 9.3.2.1 The planning intention of Tung Chung is to conserve the ecologically sensitive areas, protect Tung Chung Valley’s rural and natural character and to maintain the unique landscape character and cultural heritage of the area. Along this line, the revised theme “Ecology, Culture and Heritage” for the area could capitalise on both the natural and cultural heritage assets of Tung Chung Valley. The theme embodies the targeted offerings from the proposed attractions of the river cum biodiversity park with eco-tour/education Centre, Lantau exhibition centre on nature and cultural heritage, and the Tung Chung nature and cultural heritage trail.

#### Possible Attractions

- 9.3.2.2 The purpose of the river cum biodiversity park and eco-tour/education centre is to create a focal anchor point for ecological attractions in the area, while other offerings can extend from this focal point. Though these attractions, it is expected to raise public awareness on biodiversity, topography and the estuary ecology of Lantau, so as to achieve the aim of enhancing conservation.



Source: Arup

- 9.3.2.3 The river cum biodiversity park proposed under this Study builds upon the Tung Chung Study’s River Park and extends the coverage to Ma Wan Chung and the Tung Chung Stream estuary. The attraction/ proposal considers the potential utilisation of the existing buildings and existing formed lands around Ma Wan Chung or in the estuary of Tung Chung Stream to form a network of eco-facilities thus extending the Park’s coverage to enhance connections to a variety of other ecological, historical, cultural and landscape resources at Sha Lo Wan and Sham Wat. It is expected that only minor construction works such as provision or improvement of visitor signage and mapboards would be carried out to better conserve the natural environment and ecology of Ma Wan Chung and the Tung Chung Stream’s estuary and to avoid any major adverse impacts.
- 9.3.2.4 Eco-tours are proposed to provide visitors with an in-depth themed tour of the local cultural heritage and ecology of Tung Chung Streams.

### 9.3.3 Tai Ho Wan

#### Theme – “Ecology”

- 9.3.3.1 Given the extensive ecological resources in Tai Ho Wan, the area designated as “Ecology” theme with a view to exploring the opportunity to establish ecotourism in adjoining less sensitive areas.
- 9.3.3.2 Regarding the eco retreat, while the broad technical assessments did not conclude that it would be infeasible, it was found that the associated infrastructure works such as sewerage, drainage, water supply and access roads may likely encroach onto the Tai Ho Stream, the mangroves and other natural watercourses, which would lead to adverse impacts or loss of these important wetland habitats unless a range of mitigation measures are implemented. There is also a bat roost cave with its entrance about 20m downhill from the Site. Adverse impacts or substantial disturbance to the bat roost cannot currently be eliminated during construction of any foundation works given that the actual location of the underground cave is as yet unknown. As such, the eco retreat was not put forward within the Recommended Strategy, and the guided wetland tour of the eco-tour centre under the Preliminary Strategy is no longer specifically highlighted in this area. However, eco-tours remain a possibility to be explored in less sensitive areas if properly managed. Education centre to promote ecotourism could also be explored.

#### Possible Attractions

- 9.3.3.3 Under the theme of Ecology, an ecotourism centre is proposed in the less sensitive vicinity of Tai Ho Wan to facilitate public appreciation of the existing ecological resources and enjoyment of the scenic view of the area. Opportunity could also be explored to provide a platform for scientific research and promote public awareness on nature conservation. Potential locations could be along the south hillsides of the North Highway or hinterland of Tai Ho, possibly Siu Ho Wan.
- 9.3.3.4 Suitable eco-tours along carefully planned physical links could be further explored on the basis that the high ecological value and sensitivity of the area will not be affected and that the existing ecologically sensitive areas in Tai Ho will not be disturbed. One possible way to exert stringent controls on potential impacts from the eco-tours is to control the daily visitor numbers. One of the possible suggestions is that the visitors would need to obtain a permit or participate in the guided tours arranged by the management agent in order to be able to visit Tai Ho Wan.

## 9.4 South Lantau

### 9.4.1 Mui Wo

#### Theme – “Recreation and Outdoor Activities”

- 9.4.1.1 In the past, Mui Wo was a major tourist destination on Lantau Island and a transportation hub for visitors to other parts of Lantau Island. Since the development of Tung Chung, the Ngong Ping 360 cable car system and the new Tung Chung Road, the number of visitors to Mui Wo has significantly declined. The local community in Mui Wo is keen to rejuvenate Mui Wo as a leisure rural township and welcome further enhancement of Mui Wo as a key tourist attraction.

#### Possible Attractions

- 9.4.1.2 Under the Recreation and Outdoor Activities theme and taking the beautiful beaches and natural landscape as a backdrop, it is suggested to build an adventure park in Mui Wo with outdoor activities for younger visitors or thrill seekers looking for physical excitement during a weekend getaway. This could include a zipline, hillside slides, paintball/war games, etc. The recreational activities will provide visitors with alternative views and experiences that contrast with urban



Source: Arup

- life. In taking forward this proposal, the location should be carefully determined. Should Mui Wo be considered not desirable, other areas of Lantau, such as Sunny Bay, could be considered as an alternative.
- 9.4.1.3 The possibility of revitalising the Silver Mine Cave could be explored by renovating and re-opening the Silver Mine Cave, as well as improving the water flow of the Silver Mine Bay Waterfall to recreate a fantastic natural experience of water and rock. The area around Silver Mine Cave has become more and more popular for hiking and picnicking over time. Further revitalisation of the cave and linking it with tourist attractions such as the Waterfront Promenade, Pier Plaza and Mui Wo Old Town to form an ecological and leisure tour route could be explored. The feasibility of this attraction/proposal needs to be studied further if it is to be carried forward for implementation.

#### 9.4.2 Tai O

##### Theme – “Culture and Heritage”

- 9.4.2.1 The theme for Tai O is suggested to be “Culture and Heritage” to reflect the cultural and historic nature of Tai O.

##### Possible Attractions

- 9.4.2.2 Wing On Street, Tai Ping Street, Kat Hing Street and Ka Hing Back Street are the main streets, with stilt houses alongside Wing On Street and Tai Ping Street and an array of scrumptious Tai O food and beverages alongside Kat Hing Street and Kat Hing Back Street. These popular attractions provide the visitors an experience of local culture. The broader attraction will include multi-themed attraction tours such as a fishing tour along the coast, a working demonstration of restoring old stilt houses, as well as salt pan demonstration tours. The activities will offer visitors an opportunity to learn more about the experiential and interactive living heritage of Tai O.



Source: Arup

- 9.4.2.3 Under the “Concept Plan for Revitalisation of Tai O” (Completed in 2009), an Outer Loop Nature Trail was proposed. It is suggested that pedestrian improvement work in Tai O could be continuously undertaken by the Government. The proposed Outer Loop Nature Trail would be located to the northern coast of Tai O to capitalise on the Fu Shan Viewing Point and the vast sea views of the area, and to link the wetlands and mangroves.
- 9.4.2.4 The wetland experience will be an extended activity away from the existing Tai O centre area. The attraction/proposal is to utilise the existing salt pan and wetlands south of the Tai O centre area that is outlined by the Tai O Promenade. It is envisaged that it will provide passive leisure opportunities in the area. However, the feasibility of such proposals should be further studied if considered appropriate.



### 9.4.3 South Lantau

#### Theme – “Recreation and Outdoor Activities”

- 9.4.3.1 With existing trails and leisure activities along the beaches, the “Recreation and Outdoor Activities” theme for the area is suggested.

#### Possible Attractions

##### Water Sports Centre cum Aqua Park (e.g. Wibit) at Pui O

- 9.4.3.2 Currently, water sports activities such as kayaking, surfing, stand-up paddle boarding, wakeboarding, etc. are found in Pui O. To further promote these activities, a water sports centre/aqua park with training sessions could be explored. The broad technical assessment conducted have revealed that the site identified by the study team is considered feasible to set up a water sports centre.



Source: Arup



Source: Arup

- 9.4.3.3 Alongside the proposed water sports centre in Pui O beachside, the aqua park will also form an additional leisure attraction comparable to the water sports centre in terms of skills and knowledge of water sports. The aqua park could be possibly operated by private parties. The consent of the LCSD would need to be sought before implementation to ensure the daily operation and gazette site boundary of Pui O Beach would not be affected.

##### Beach Volleyball Court at Cheung Sha

- 9.4.3.4 Cheung Sha is the location of one of Hong Kong’s longest beaches, and is a fantastic destination for water sports enthusiasts. Existing offerings include camp sites, holiday homes and alfresco dining, as well as mountain bike trails. Setting up beach volley ball courts at Lower Cheung Sha Beach may be considered to diversity beach activities.

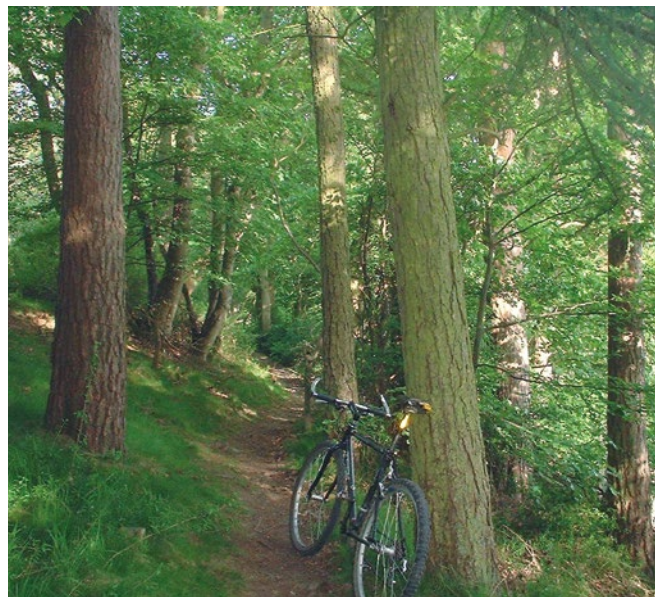
## 9.5 Cycle Track and Mountain Bike Trail

### 9.5.1 Cycle Track

- 9.5.1.1 The cycle track along the North Lantau Shoreline, recommended in the Tung Chung New Town Extension Study is of about 11 kilometres in total length, and includes the extension of the existing cycle track network to the new development areas in Tung Chung East and West and Tai Ho. This will tie in with the extension of the new town. In addition, the proposed shoreline cycle track from Tai Ho to Luk Keng and Luk Keng to Sunny Bay is expected to be reviewed by the Siu Ho Wan Reclamation Feasibility Study and the Sunny Bay Reclamation Feasibility Study in the future<sup>2</sup>. The cycle track between Tong Fuk to Pui O is being explored under the Cable Car and Spa Study. For details of the final recommendations, please refer to that study.

### 9.5.2 Mountain Bike Trail

- 9.5.2.1 In South Lantau, expanding the mountain bike trail networks in Mui Wo and Chi Ma Wan will be taken forward under the proposal entitled “Expansion of mountain bike trail networks in Mui Wo and Chi Ma Wan, South Lantau” . The new trails are fairly challenging with tight turns, bumpy paths and steps to ride over. The scope of proposed works include (1) construction of a bikers’ gathering place at the entrance to the proposed mountain bike trails at Mui Wo Ferry Pier Road; (2) building a new training ground near Lai Chi Yuen Tsuen with supporting facilities; (3) develop new mountain bike trails from the proposed Mui Wo gathering place to the proposed training ground, and joining the existing Chi Ma Wan mountain bike trails to form a loop network; and (4) associated landscape and ancillary works .



Source: Arup

<sup>2</sup> LanDAC TTSC Paper No. 09/2014.

<sup>3</sup> Legislative Council Panel on Development Paper CB(1)1026/15-16(01).

<sup>4</sup> Retrieved from: <http://www.cedd.gov.hk/eng/projects/major/nt/hki-z2538.html>



## 9.6 Connectivity

### 9.6.1 Connectors

- 9.6.1.1 Connectivity among attractions on Lantau is important to visitors of recreation and tourism areas. Enhanced connectivity/accessibility and diversity of travel options will increase the attractiveness of scenic spots and recreation and tourism areas. The experience connectors play an important role in facilitating visitors' flows between recreation and tourism areas, leading to potential synergies between different types of packaged products for various markets and in turn creating a recreation and tourism network.

### 9.6.2 Bus Services and Rail

- 9.6.2.1 The existing road and rail-based public transport network and service forms the backbone of the connectivity throughout Lantau. North Lantau is conveniently served by the MTR's Tung Chung Line as well as the public transport services along the NLH that connects to the urban areas. On the other hand, connectivity to South Lantau is not as convenient.
- 9.6.2.2 In view of the anticipated public transport demand, suitable enhancement of public transport services such as operation of special trips or new routes for North Lantau, South Lantau West and South Lantau East should be provided to cater for the needs arising from the recreation and tourism areas that will be carried forward. No new railway extension is proposed in the meantime besides the proposals for new railway stations in Tung Chung West, Tung Chung East and a possible station at Siu Ho Wan.

### 9.6.3 Hop-on Hop-off Shuttle

- 9.6.3.1 To follow Smart-Green-Resilient principles, public transport could be enhanced to promote accessibility to all destinations. The hop-on hop-off shuttle, which will connect all attractions, is proposed to improve transportation options for recreational travel and reduce automobile traffic on the Island.
- 9.6.3.2 The round-the-island shuttles will reduce individual trips and minimise the impact to the Lantau's limited capacity transport network. Environmentally-friendly petrol shuttles with different capacities (i.e. vans, shuttles) will enhance the efficiency and flexibility of public transport options and allow a variety of schedules to emerge that will provide visitors with additional travel alternatives. Nonetheless, the operation and implementation of the hop-on hop-off shuttle services is subject to further technical and feasibility study.

#### 9.6.4 Water Transport

- 9.6.4.1 Ferries could also be potentially enhanced to increase connectivity and accessibility to scenic spots as well as recreation and tourism areas. In the long run, the potential developments within the recreation and tourism areas should have minimal impact to the existing ferry services from/to Lantau. Together with the existing water transport facilities, a network could be formed to improve the accessibility of various areas in Lantau and promote leisure and alternative sightseeing activities for visitors.



Source: Arup

## 9.7 Supporting Services/Ancillary Facilities and Activities

### 9.7.1 Supporting Services/Ancillary Facilities

- 9.7.1.1 Besides the aforementioned specific attractions in the six recreation and tourism areas, supporting services/ancillary facilities are also important to bolster the recreation and tourism development of Lantau. These supporting services/ancillary facilities include camping ground/facilities, facilities for hikers, improvement of hiking trail, piers and jetties, marina/pleasure boat anchorage and mooring facilities, as well as various amenity improvements, which are detailed as follows.

### 9.7.2 Camping Grounds/Facilities

- 9.7.2.1 Camping is a popular activity in the west and is beginning to emerge in popularity in Asia. Exploration of possible new camp site locations along the South Lantau Coast such as Shui Hau, Tong Fuk, Pui O and Shek Pik are being studied under the concurrent Cable Car and Spa Study. Enhancements to the camping experience can also be explored at appropriate locations on Lantau. These are just some examples of popular locations for camping and stargazing around the island, and should there be enhancement to the camping experience in these areas, the feasibility and environmental/ecological acceptability of these areas needs to be further examined in detail. If impacts to these sensitive areas cannot be mitigated, the proposals would not be carried forward.

### 9.7.3 Facilities for Hikers and Improvement of Hiking Trails

- 9.7.3.1 In general, there are not enough ancillary facilities such as sanitary facilities, potable water supply, etc. along hiking trails. To provide a better hiking environment, facilities for hikers at the start/end points of hiking trails such as Pak Kung Au and Nam Shan BBQ Site and Campsite should be further explored. The improvements benefit the safety of the hikers and provide supporting services in the Country Parks in Lantau. Opportunity could be explored in the long term to provide a base station and extend the scope of services to include shops, lockers, food and beverage, etc.



Source: Arup

- 9.7.3.2 Improvement of popular hiking trails, e.g. Fan Lau, Shui Hau, Sunset Peak, etc., could also be taken forward to further promote the enjoyment of the Country Park to the public. To promote sustainable trails, the trail surface must support currently planned and future uses with minimal impact to the natural systems of the area, where soil loss or movement should also be negligible.
- 9.7.4 Tree Planting and developing Themed Attraction Spots for appreciation of Seasonal Flora
- 9.7.4.1 In view of the natural resources and scenic views of Lantau, tree planting schemes and the development of themed attraction spots for the appreciation of seasonal flora can be considered, as long as the local community is supportive/welcoming of such development. Potential locations include Ngong Ping, Mui Wo and Old Tung Chung Road. It is suggested that local species with seasonal colours could be planted along the trails or used to shape the themed trails, e.g. Nature Heritage Trail or Family Walks.
- 9.7.5 Piers and Jetties
- 9.7.5.1 Existing piers and jetties in Lantau are located in Tai O, Sha Lo Wan, Tung Chung, Yi Pak Wan, Discovery Bay, Mui Wo, Chi Ma Wan and Tai Long Wan. Most of the existing piers are located on the eastern and northern parts of Lantau, while there are few in West Lantau and none in South Lantau.

9.7.5.2 In order to enhance the transport network in South and West Lantau, opportunities could be explored to enhance the water connection of North Lantau with Cheung Sha, Tong Fuk, Shek Pik, Fan Lau and Yi O along the south and southwest coasts of Lantau. Further studies on the feasibility, location, scale, funding and mode of operation should be conducted.

#### 9.7.6 Marina/Pleasure Boat Anchorage and Mooring Facilities

9.7.6.1 With an abundant sea frontage and proximity by water to other cities in the Pearl River Delta (PRD), there are also opportunities for marina development or provision of pleasure boat anchorage and mooring facilities at Lantau, which could address the current chronic shortage of berths within the territory. Sunny Bay is



Source: Arup

considered appropriate to attract a premium market for marinas and pleasure boating. The proposed developments in Sunny Bay are under the theme of Leisure, Entertainment and Tourism, where a marina development could fit into all three of these categories. Providing a marina is a value-added use to potential recreation and tourism services, and is also expected to capitalise on the growing yacht market in Hong Kong.

#### 9.7.7 Amenity Improvements

9.7.7.1 Other minor amenity improvements through minor works are also proposed to enhance the overall recreation and tourism appeal of Lantau. These include provision of new/upgrading of sanitary facilities, provision/improvement of visitor signage and mapboards, and guided tours (including heritage and ecological tours) in areas such as Tai O, Tung Chung, etc.

#### 9.7.8 Activities

9.7.8.1 Suitable activities could be promoted in different areas on Lantau, subject to its suitability and feasibility. For example, the yearly Silver Mine Bay Music Festival held in 2006 to 2013 has attracted an increasing number of visitors and performers. Unfortunately, the festival was suspended in 2014 due to lack of funding, but it returned once again in 2016 and featured a line-up that included performances by popularized local bands and artists. The initiative of hosting different festivals or carnival-type activities could be promoted in order to widen the recreational and tourism offerings in Mui Wo. It is also suggested that such music festivals could be formalized with a permanent venue, so as to foster the development of contemporary cultural attractions and promote cultural tourism.

9.7.8.2 Lantau was also the venue of various extreme sports events. Salomon Lantau 70, Translantau 100 and Translantau 50 are popular mountain races, and are qualifying races for the Ultra-Trail du Mont-Blanc, which helps promote the area's reputation as a destination for extreme sports. Together with the existing three local mountain bike trails, planned training ground near Lai Chi Yuen Tsuen and proposed tracks taken by other studies, it is suggested to explore the opportunity to introduce international and local competition/sports events such as triathlon race to promote Lantau as the venue for extreme sports, particularly in Sunny Bay.

## 9.8 Phasing and Implementation

9.8.1 Based on the available information, a phasing programme for the implementation of the Recreation and Tourism Development Strategy is suggested initially to materialise the quick-win development proposals in the short-term, and those that could possibly be implemented in the medium to long terms. The programme also takes into consideration the public aspirations for faster implementation of desirable development proposals. This implementation programme was derived on a broad basis and is subject to further study and technical feasibility.

- Short-term (about 5 years from Study completion).
- Medium-term (about 5 to 15 years from Study completion).
- Long-term.

9.8.2 Completion of complementary attractions, e.g. Cycle Tracks and Mountain Bike Trails will be taking place throughout the short, medium and long terms.

Location	Recreation and Tourism Attractions	Implementation Programme*
1.1 Sunny Bay – Leisure, Entertainment and Tourism		
Sunny Bay/ Penny's Bay	1. Thematic Leisure and Entertainment Area such as role-playing and occupation education park, indoor adventure park for the youth (e.g. trampolining, war game, bubble soccer, laser tag, iFly, 4D cinema), large and distinctive performance venue, international standard ice rink, international sports/cycling events, etc.	M

Location	Recreation and Tourism Attractions	Implementation Programme*
1.2 Tung Chung – Ecology, Culture and Heritage		
Tung Chung	2. River cum Biodiversity Park with eco-tour/education Centre	M
	3. Lantau Exhibition Centre on Nature and Cultural Heritage	M
	4. Tung Chung Nature and Cultural Heritage Trail	S
1.3 Tai Ho Wan – Ecology		
Tai Ho Wan (non-ecologically sensitive part, possibly Siu Ho Wan)	5. Ecotourism Centre	M
1.4 Mui Wo–Recreation and Outdoor Activities		
Mui Wo	6. Outdoor Adventure Park (e.g zipline, hillside slides, paintball/war game, etc.)	M
	7. Explore the Possibility of Revitalising Silver Mine Cave	L
1.5 Tai O – Culture and Heritage		
Tai O	8. Revitalising Tai O Culture and Heritage Facilities (e.g. Salt Pan Demonstration, Village Life Experience, Multi-themed Attractions Tour, etc.)	M
	9. Outer Loop Nature Trail	M
	10. Wetland Experience and Boardwalk	M
1.6 South Lantau – Recreation and Outdoor Activities		
Pui O	11. Water Sports Centre cum Aqua Park (e.g. Wibit)	S
Cheung Sha	12. Beach Volleyball Court	S

Location	Recreation and Tourism Attractions	Implementation Programme*
1.7 Cycle Track and Mountain Bike Trail		
Cycle Track	13. North Lantau Shoreline	S/M
	14. North Lantau Shoreline	L
Mountain Bike Trail	15. Pui O /Chi Ma Wan	S/M
16. Cross-Lantau Cycle Track and Mountain Bike Trail Network		L

#### SUPPORTING SERVICES / ANCILLARY FACILITIES

Supporting Services/ Ancillary Facilities	Possible Location	Implementation Programme
17. Camping grounds/ facilities (e.g. wild camp, caravan, bubble camp, etc.)	South Lantau	S
	Fan Lau	S/M
	Lo Kei Wan	S
	Sunset Peak	M
18. Facilities for hikers (such as sanitary facilities, portable water supply, information kiosks, etc.) at the start/end points of hiking trails such as Pak Kung Au.	e.g. Pak Kung Au, Nam Shan BBQ Site and Campsite	S/M
Improvement of hiking trails	e.g. Fan Lau, Shui Hau, Sunset Peak, etc.	S/M
19. Tree planting and developing themed attraction spots for appreciation of seasonal flora	e.g. Ngong Ping, Mui Wo, Old Tung Chung Road	S
20. Hop-on Hop-off Shuttle		S/M
21. Piers and Jetties	Yi O	M
	Cheung Sha	M

Supporting Services/ Ancillary Facilities	Possible Location	Implementation Programme
22. Marina/Pleasure Boat Anchorage and Mooring Facilities	Tung Chung	M
	Sunny Bay	M/L
23. Amenity Improvements, such as		
• Provision of new/upgrading of sanitary facilities	e.g. Tai O	S/M
• Provision/Improvement of visitor signage and mapboards	All	S/M
• Guided tours (including heritage and ecological tours)	e.g. Tai O, Tung Chung	S

#### ACTIVITIES

Supporting Services/ Ancillary Facilities	Possible Location	Implementation Programme
<ul style="list-style-type: none"> <li>• Music Festival</li> <li>• International and local competition/sports events such as triathlon race</li> </ul>		

\*Implementation:

S – Short Term (about 5 years from Study completion)

M – Medium Term (about 5 to 15 years from Study completion)

L – Long Term



## 10 Conclusion and Way forward

- 10.1 The proposed Recreation and Tourism Development Strategy for Lantau has been formulated on the basis of LanDAC's planning vision to develop Lantau into a smart and low-carbon community for living, work, business, leisure and study while balancing and enhancing development and conservation. Particularly it is visioned to develop diversified multi-modal recreation and tourism facilities with a view to shaping Lantau into a kaleidoscopic recreation and tourism destination.
- 10.2 The attractions, supporting services/ancillary facilities, and activities put forward in this Study hope to provide visitors with a wide range of experiences that cover various aspects such as nature, ecology, culture, heritage, leisure and tourism. All things considered, the proposals will help to address the ever-increasing needs of Hong Kong people and visitors for leisure and recreation venues in the territory. The findings and recommendations of this Study have considered and consolidated the public views collected during the Lantau Development Public Engagement exercise and the broad technical assessments conducted under this Study. Based on these recommendations, the Government could continue to map out the future recreation and tourism development of Lantau jointly with the community and relevant stakeholders.
- 10.3 The findings and recommendations of this Study serve as a reference for preparation of the future roadmap of recreation and tourism development on Lantau. Overall, the main direction is locating the larger-scaled recreation and tourism developments in North Lantau (except for the environmental and ecologically sensitive areas) to tie in with the future infrastructure and development direction of North Lantau, while small-scale and sustainable recreation activities as well as improvement works would be proposed in South Lantau. The recreation and tourism proposals are generalised and grouped under the following themes, i.e. Leisure, Entertainment and Tourism, Recreation and Outdoor Activities, as well as Ecology, Culture and Heritage.
- 10.4 The recommended recreation and tourism attractions/areas under this Study are in line with the Blueprint promulgated in June 2017, which maps out the future direction of Lantau. The Blueprint was formulated under the principle of a fine balance between development and conservation. North Lantau and the East Lantau Metropolis will focus on housing and economic developments, providing comfortable, liveable, smart, green and low-carbon communities, and promoting the overall economic development of Hong Kong. Northeast Lantau is poised to be a leisure, entertainment and tourism destination, offering diversified recreation attractions. Besides the Blueprint outlines various measures

for enhancing the preservation of Lantau's ecological habitat, historic and cultural heritage, and rural character to facilitate enjoyment of its natural and cultural scenery by the people in Hong Kong. The role of the predominant part of Lantau, particularly in the south, for conservation and cultural and eco-tourism will be strengthened.




- 10.5 This Study sets out the overall strategic framework for recreation and tourism developments on Lantau. This framework is not intended to be a detailed action/implementation plan. It serves as a directional and conceptual framework outlining the possible attractions/activities and worthwhile proposals that could be considered and taken forward in planning the recreation and tourism development for Lantau in the future. To take forward any of the attractions/activities, detailed feasibility and technical assessments on the location, scale, feasibility, funding and mode of operation of the proposals should be further examined. Identification of the maintenance, management and operational agents would also need to be identified in the subsequent feasibility studies prior to the detailed design and construction stages. Relevant government bureaux and departments should be consulted where appropriate.
- 10.6 In particular, this Study has carried out a preliminary assessment on the capacity to receive tourists with reference to the benchmarked proposals. Apart from the infrastructural capacity, the Study has provided preliminary qualitative views on the likely community impacts, which may be subject to change over time in response to different proposals, in terms of scale, detailed social, economic and environmental impacts. Given the grave public concern on the tourist receiving capacity of Lantau in overall terms, while there are more solid proposals coming out, there is a need to examine the issue in greater details, with a view to achieving sustainable tourism and recreational developments in line with the vision of the Sustainable Lantau Blueprint.

# FIGURES





## LEGEND

-  Study Area
-  Other Studies / Committed Developments to be taken into account
-  Proposed Reclamation Area

PLANNING, ENGINEERING AND ARCHITECTURAL STUDY FOR TOPSIDE DEVELOPMENT AT HONG KONG BORDER CROSSING FACILITIES ISLAND OF HONG KONG - ZHUHAI - MACAO BRIDGE - FEASIBILITY STUDY

STUDY ON PROVISION OF COMMERCIAL FACILITIES UNDERTAKEN BY HKIA

STUDY AREA

Hong Kong Link Road

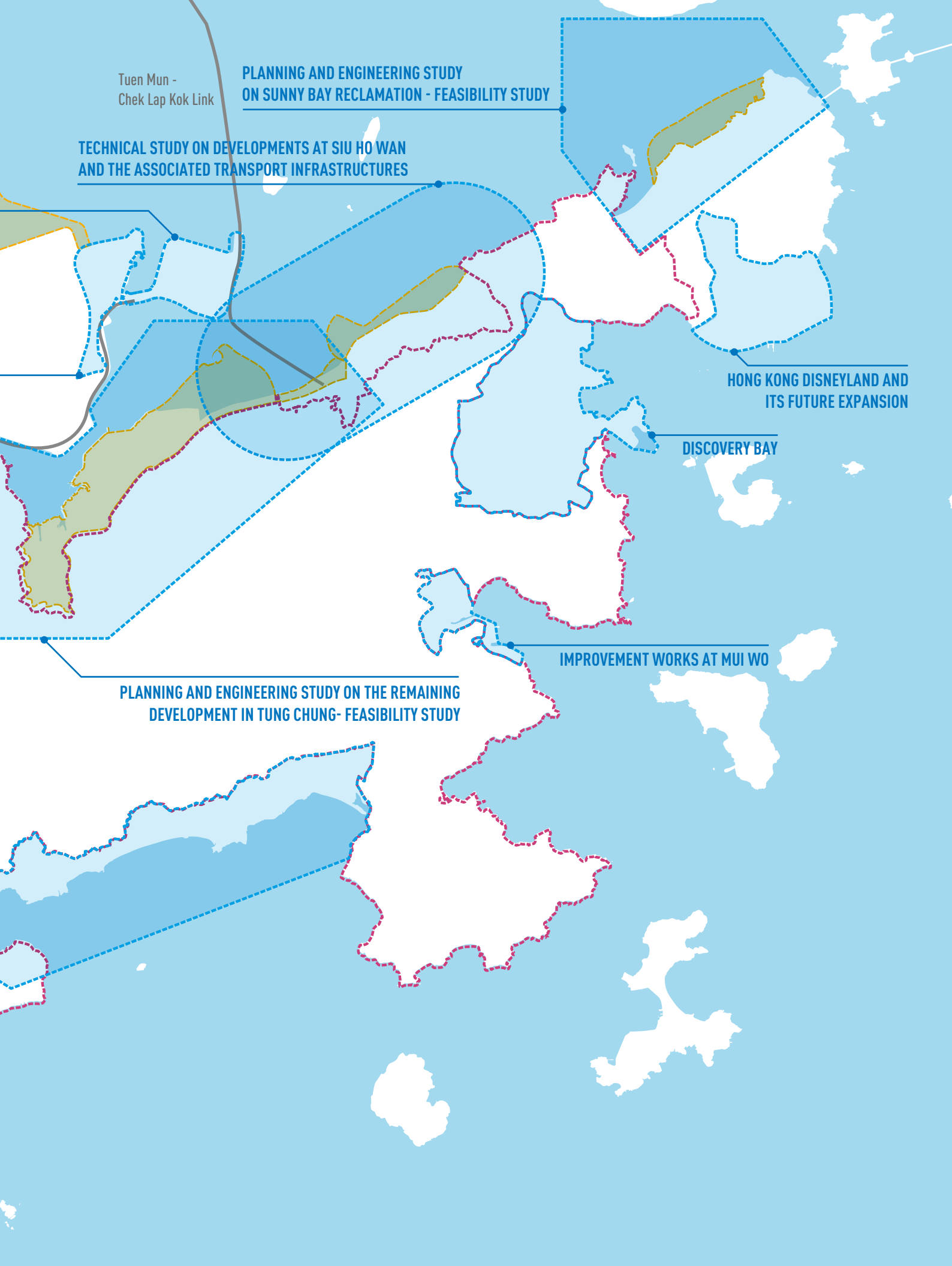
IMPROVEMENT WORKS AT TAI O

HONG KONG SAR BOUNDARY

PROPOSED CABLE CAR SYSTEM FROM NGONG PING TO TAI O

ENGINEERING FEASIBILITY STUDY ON PROVISION OF SPA AND RESORT FACILITIES AT CHEUNG SHA

Figure 1 | Recreation & Tourism Development Strategy for Lantau - Feasibility Study



Tuen Mun -  
Chek Lap Kok Link

PLANNING AND ENGINEERING STUDY  
ON SUNNY BAY RECLAMATION - FEASIBILITY STUDY

TECHNICAL STUDY ON DEVELOPMENTS AT SIU HO WAN  
AND THE ASSOCIATED TRANSPORT INFRASTRUCTURES

HONG KONG DISNEYLAND AND  
ITS FUTURE EXPANSION

DISCOVERY BAY

IMPROVEMENT WORKS AT MUI WO

PLANNING AND ENGINEERING STUDY ON THE REMAINING  
DEVELOPMENT IN TUNG CHUNG- FEASIBILITY STUDY



## LEGEND

-  Study Area
-  Country Park
-  Proposed Reclamation Area
-  Shortlisted Proposals
-  MTR Network
-  Existing MTR Station or Depot
-  Existing Major Road
-  Possible Road Projects Under Consideration
-  Existing / Committed Road Alignment
-  Ngong Ping 360
-  Existing Pier / Landing Place
- NLH North Lantau Highway



Figure 2 | Recreation & Tourism Development Strategy for Lantau - Feasibility Study





## LEGEND

- Recreation and Tourism Area
- Recreation and Tourism Proposal – Attraction
- Proposed Cycle Track
- Proposed Mountain Bike Trails
- Recreation and Tourism Proposal – Supporting Service/Ancillary Facility
- Hop-on Hop-off Shuttle / Interchange
- Hiking Trail
- Existing Mountain Bike Trail
- MTR Network
- Existing MTR Station or Depot
- Proposed MTR Station
- Proposed Reclamation Area
- Country Park
- Designated Marine Park
- Proposed Marine Park

## ATTRACTION

1. Thematic Leisure and Entertainment Area
2. River cum Biodiversity Park with Eco-tour / education Centre
3. Lantau Exhibition Centre on Nature and Cultural Heritage
4. Tung Chung Nature and Cultural Heritage Trail
5. Ecotourism Centre
6. Outdoor Adventure Park
7. Explore the Possibility of Revitalizing Silver Mine Cave
8. Revitalizing Tai O Culture and Heritage Facilities
9. Outer Loop Nature Trail
10. Wetland Experience and Boardwalk
11. Water Sports Centre cum Aqua Park
12. Beach Volleyball Court
13. North Lantau Shoreline Cycle Track
14. South Lantau Cycle Track
15. Pui O/Chi Ma Wan Mountain Bike Trail
16. Cross-Lantau Cycle Track and Mountain Bike Trail Network



Figure 3 | Recreation & Tourism Development Strategy for Lantau - Feasibility Study









