



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

29 April 2016

By Email & Post

The Secretariat
Lantau Development Advisory Committee
17/F., East Wing
Central Government Offices
2 Tim Mei Avenue
Tamar, Hong Kong

Dear Sirs,

Public engagement exercise on Lantau Development

On behalf of The Hong Kong Institute of Surveyors (HKIS), I have pleasure in submitting our views on Lantau Development.

1. General

The HKIS supports the planning vision of the Lantau Development Advisory Committee for Lantau Development: "Balancing and enhancing development and conservation, with a view to developing Lantau into a smart and low-carbon community for living, work, business, leisure and study". The development should always be "people-oriented" and with smart thinking behind.

2. Reclamation

Reclamation has always been an important means to increase land supply in Hong Kong. The Institute supports reclamation on suitable locations in East Lantau to facilitate New Town development to house significant amount of residents and commercial activities.

The costs of production of developable land by this means is very high and the Government should ensure such reclaimed lands are put to their optimum use. The capital investment for the reclamation, provision of infrastructure and connection between the Reclaimed Area and main urban area should be considered with great care.

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3. Enhancing and improving the community facilities

The HKIS supports the proposal to enhance the existing community facilities and living environment, and to make improvements by using new design of community facilities in order to attract talents and to match balanced employment opportunities. We suggest to factor in creative industry development in the New Town.

In developing New Town, a balanced environment to accommodate education for the youth, employment opportunities for the residents and sustainable care for the senior citizens should be planned with great care in view of the expected younger population mix in Lantau. The culture and views of local residents should be well respected as far as possible.

The planning should be forward looking and the growing aging population in the coming 20 years in Tung Chung New Town and Lantau as a whole should be carefully considered.

4. Traffic network

The HKIS opines that to encourage people to move to the new Lantau community to live and work, a convenient traffic network to the territory and to the mainland China is required. We support providing suitable internal – by considering the local residents' need, and external transport connections (land and sea) to meet the needs of Lantau Development. In developing such traffic network, the Government should minimize the impact to the interested parties in the affected land to save cost and time.

5. Develop tourism

Hong Kong needs a forward looking plan in developing tourism. The HKIS supports the idea that it is the right time to consider developing Lantau into “a kaleidoscopic recreation and tourism destination”. In developing such tourist spots, a comprehensive planning with appropriate transportation, accommodation and supporting facilities at tourists' fingertips is highly recommended.

6. Development and conservation can coexist together

Lantau retains small rural communities with both farming and fishing communities along the coastline despite the fact that it has an urban development in Tung Chung. The HKIS considers that development and conservation can coexist under careful planning and execution. We support the idea of better utilising natural resources in Lantau, and catering for the needs of rural and remote areas in Lantau.



7. Conclusion

The HKIS supports further studies / consultations to encourage public participation in formulating a development strategy for Lantau to avoid tension and to clear misunderstanding with various stakeholders.

The above views provide you with a broad outline of those issues that we, as property and construction professionals, consider as important for a better and balanced development of Lantau. We would be more than pleased to share our views further with you. Please feel free to contact myself or the HKIS Secretariat on 2526 3679 if you require further discussions with us.

Thank you for your attention.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C K Lau'.

Sr C K Lau
President
The Hong Kong Institute of Surveyors

cc Hon Tony Tse, BBS, Legislative Councillor (Fax: 2880 5128)