



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

28 February 2005

**BY FAX & POST**  
**#2890 5194**

Your ref.: ( ) in LI/G/PP/144A

Mr Henry Tang  
Chairman  
The Lantau Development Task Force  
c/o Lantau and Islands District Planning Office  
Planning Department  
15/F., Sha Tin Government Offices  
1 Sheung Wo Che Road  
Sha Tin, N.T.

Dear Sir

**Concept Plan for Lantau**

We refer to the Consultation Digest for the Concept Plan for Lantau. As the professional entity representing building surveyors, general practice surveyors, land surveyors, planning and development surveyors, and quantity surveyors in Hong Kong, we have consulted our members about the digest over the past months. We see this as a proposal that outlines a balanced plan for the future development of Lantau Island. We agree with the planning directions as advocated by the Government, but we also have concerns about some development proposals from a surveyor's point of view.

**(a) Overall Planning Concept for Lantau**

We agree with the planning vision of promoting the sustainable development of Lantau by balancing development and conservation needs. Meanwhile, the overall planning concept of focusing major economic infrastructure and urban development in North Lantau, while protecting the other parts of Lantau comprising high-quality landscape and an ecologically sensitive natural environment, is appreciated.

**(b) Lantau Logistics Park at Siu Ho Wan**

We acknowledge the need for logistics facilities in Hong Kong to strengthen the city's role as the preferred international and regional transportation and logistics hub, and we are aware that similar logistics facilities have been set up at Hong Kong International Airport. Since we have no information about the operational characteristics, planning parameters and other technical aspects of the proposed Logistics Park,



we are unable to comment on the suitability of establishing this type of functional property cluster at Siu Ho Wan. Yet, we are concerned that there may be a duplication of logistics facilities in North Lantau in the future, and that there may be other, better uses for the reclamation at Siu Ho Wan. In this connection, we would like to receive additional information about the proposed logistics park and to participate in subsequent consultations for the park, if any.

**(c) Possible Theme Park or Recreational Uses in Tung Chung East**

As recommended in the Consultation Digest, there will be a large portion of land reserved for tourism/recreational use along the North Lantau Coastline, including Siu Ho Wan, Sunny Bay and Tsing Chau Tsai. We have reservations about retaining a large portion of land at Tung Chung East for theme parks or recreational facilities. In particular, we note that the establishment of additional commercial and logistics facilities along the North Lantau Coastline in the future would generate extra demand for commercial or residential properties. While Tung Chung East forms part of the new town, with better infrastructure, we are of the view that the area would be more appropriately reserved for commercial/residential use in order to cater to the future development of North Lantau. Indeed, we observe that a theme park or recreational uses are incompatible with the role of Tung Chung New Town, and we also doubt the appropriateness of establishing theme parks or recreational facilities in a location that is in close proximity to the airport, as disturbance from flight noise is considered one of the serious problems for such facilities.

**(d) Golf Course cum Resort at Tsing Chau Tsai East**

We support the provision of additional golfing facilities in Hong Kong in view of the extra demand. At this stage, we are concerned that the site is too close to the North Lantau Highway, which may affect its attractiveness. We understand that there has been preliminary planning and we would like to be consulted later should a detailed study be completed.

**(e) Introducing Theme Attractions & Maximising the Recreation Potential of Country Parks**

We welcome the Government's proposal to introduce theme attractions and maximise the recreation potential of country parks in order to enrich the tourism and recreational resources in Central and South Lantau. We believe that our professionals will be able to provide good advice and would be more than happy to participate in these proposed projects.



**(f) Proper Management of Transportation Networks Linking North and South Lantau**

Notwithstanding the fact that we support various proposals for the development of themed attractions and recreational facilities along South Lantau, we urge the Government to ensure proper management of the transportation networks linking North and South Lantau. We are concerned that, if it is too convenient for tourists to drive into South Lantau, it may not be possible for the country environment to be retained along the Southern Coastline of the island; the widened Tung Chung Road would, on the one hand be convenient, but, on the other hand, would spoil the environment. We suggest that the Government considers improvements to the transportation network, with a view to both practical and environmental needs.

We look forward to having further exchanges about our views and opinions in order to facilitate your review and fine-tune the Concept Plan. Meanwhile, we await additional information about the proposed Logistics Park and the golf course for future discussion. Should you have any further enquiries about our views, please feel free to contact our Secretary General, Mr. Gordon Ng at 2526 3679.

Yours sincerely

T.T. Cheung  
President (2004-05)