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Lantau Development Advisory Committee
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Public response to

Lantau Development Public Engagement Digest “Space for All”

Lantau Wide Response

The Living Islands Movement (LIM) is an organisation dedicated to creating a liveable Lantau for all and has members across Hong Kong, with a significant number living on Lantau Island. LIM has consulted with its members and reviewed the LanDAC website and associated documents.

We conclude that the consultation document and process to date has not been well planned and certainly does not represent a visionary document fitting for “Asia’s World City”. **The digest is very disappointing** as it does not deliver in terms of **“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”**.

There have been many concerns expressed and interesting proposals suggested during the preparation of this submission. However, we have chosen to highlight 10 key items only, on the assumption that there will be many other meaningful opportunities for the community to work with Government on the overall planning and detailed design of development on and near Lantau Island. Our 10 key items are:

1. The **‘Space for All’ plan was devised by LanDAC**, an advisory Committee appointed by the Development Secretary and constituted of **an overwhelming majority of developers**. Only one member of LanDAC is recognisable as a conservationist. The remit of LanDAC was to produce a plan which balanced the need for development with the need for conservation. This did not happen. The Government now needs to

appoint expert conservationists to sit in equal numbers with developers on this Committee if they are to stand any chance of gaining credibility with the public about their intentions on conservation.

2. **Public consultation has been too quick and too thin.** No public consultation has been held in Mui Wo, one of the key areas that will potentially be impacted most by the plans.

3. **No needs-based study** has been conducted or presented to support the Government's claims about the need to build housing for a million people. No needs-based study has been conducted or presented concerning making Lantau a logistics hub for the PRD.

4. **No Strategic Environmental Study** has been conducted for the plans, to ascertain what cumulative environmental and conservation consequences may result from implementation of its various elements.

5. The 'Space for All' plan is **not compliant with Hong Kong's obligations under the International Biodiversity Convention.** Hong Kong should be committed to protecting areas of high biodiversity value, such as Lantau Island, not causing significant damage to valuable eco-systems and habitats, which this plan will inevitably do.

6. The plan has **NO suggestions about enhancing conservation** as it claims. The only suggestions it has about conservation are to increase access, including for large tourist numbers, which will require building more infrastructure and which will significantly diminish conservation.

7. The Government's own concept plan from 2007 suggested the South of Lantau would be largely untouched and reserved for recreation and leisure. Yet, **'Space for All' is littered with suggestions for 'medium' sized projects** on the south of Lantau to attract large numbers of tourists to 'theme park' type attractions.

8. Despite claiming that the South of Lantau would be protected, the **Government has not ensured any statutory protection for the 'Coastal Protection Areas' along the South Lantau coast.** This has resulted in significant illegal landfilling and fly-tipping. The Government needs to ensure that statutory protection is applied and enforced forthwith.

9. The majority of Hong Kong's public **enjoy Lantau as a green lung**, somewhere to escape the fumes and congestion of high density housing

and urban living. The current peace and tranquility of Lantau is exactly why people like to go there. If this is destroyed then Lantau becomes like anywhere else in Hong Kong.

10. We implore the Government **not to proceed with a funicular railway up Sunset Peak**. There is already a cable car to Ngong Ping, close to the summit of Lantau Peak, we should leave the other major peak untouched. It already has good accessibility by way of the Lantau Trail and is enjoyed by many for its peace, tranquility and unspoilt views.

LIM supports the following comment made by Ruy Barretto in his submission:

“LanDAC should not assume that their proposals are in the overall interest of Hong Kong when they are not. The Plan is focused on private interests which will commercialize the countryside. The Digest is based on a series of assumptions and subjective opinion. This is not a valid basis for spending billions of dollars of public money and destroying the environment.”

LIM strongly urges the Government and LanDAC to publish clear steps to show how any Blueprint will be developed. Those steps should include meetings and workshops with environmental, business, tourist, cultural and social interest groups so that individuals and professional bodies can work together with the Government to facilitate **“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”**.

Regards
Living Islands Movement