



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

By e-mail: landac@devb.gov.hk

29 April 2016

Public response to

Lantau Development Public Engagement Digest “Space for All”

Mui Wo Response (see separate 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.

This submission focuses on the Planning Issues for Mui Wo and can be read separately to LIM’s other submission titled “Lantau Wide Response”.

Mui Wo is pivotal to the Lantau Development plan since it is the historic gateway to South Lantau and the crossroads between the South Lantau, ELM and North Lantau sectors of LANDAC’s schema.

Space for All mentions numerous ideas under different categories:

1. General - Utilizing abandoned agricultural land, fish ponds and under-utilized land (page 9) ¹
2. Tourism - “Mui Wo historic rural area”, one of four scenic areas with unique characteristics (page 8)

¹ We don’t understand this statement. The reality is that Mui Wo basin has only about 100 hectares of flat land. Most is already taken with Village (“Small House”) development and agriculture (eco-farming). There is however a wetland of high ecological value to the South West.

3. Recreation - "an adventure park (e.g. zip-line, hillside slide, paintball/war games, etc.), an aqua park (e.g. Wibit, fly-boarding), mountain biking, Segway riding etc." (page 19)
4. Transport Infrastructure - "possible road and Rail Links from/to the ELM and to the north Lantau shore" (pages 16 and 17)
5. Conservation: No specific mention, but clearly 2 implies conservation of most of the Mui Wo basin to the West of the Ferry Pier and Old Town areas. Also, LIM's vision for Mui Wo includes a wetland park in the valuable area in the South West of the basin.

Unfortunately, no overview is provided on how these diverse ideas might fit together to form a viable, holistic plan for the area. Many of them are potentially in conflict, and there are no specifics on location, land requirements and sequencing.

Recent experience is that government has found it difficult to implement even a small part of the "Mui Wo Facelift Plan" first launched in 2007.

Reasons are:

- 1) It has proved difficult to reconcile conflicting land use interests and coordinate efficiently among the many government departments involved. For example free parking on Mui Wo waterfront near Ferry Pier for large commercial vehicles, versus public demand for recreation space, waterfront cafes and restaurants etc.
- 2) Slow progress on implementing the Mui Wo Sewage Improvement Scheme. For example, Phase II has been in planning since 2009 but has still not received final approval. Phase I commenced later than expected and had the knock-on effect of delaying the start of Stage I of the Mui Wo Face Lift by some 18 months.
- 3) Unwillingness to include conservation and recreation objectives under Land Resumption for "public purposes". For example, heritage trails and cycling trails in Mui Wo basin area, first proposed in 2007/2008, have been postponed indefinitely because in all cases "private land" is involved.

LIM believes that a new approach is needed to Mui Wo development. The main objectives are to:

- 1) Accelerate the Mui Wo Face Lift through to completion of phase III in a 5 year time-frame.

- 2) Roll out the sewage scheme to the whole of the Mui Wo basin more urgently, to facilitate upgrading of the village environments and to avoid impeding other developments.
- 3) Undertake a new planning exercise to see what else can be done without destroying the essential rural character of the area. This may include updating the existing Mui Wo Fringe Outline Zoning Plan and extending it to include un-zoned areas such as Silvermine Beach, Wang Tong Village and Tung Wan Tau villages and environs.

We look forward to participating in workshops and forums held in Mui Wo, with a wide representation of stakeholders and Government departments, to position Mui Wo as a pilot showcasing how in reality Hong Kong can achieve **“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