

8-Mar-2019

HKILA's Position Paper: Lantau Tomorrow

The Sustainable Lantau Blueprint stated an objective of "Development in the North, Conservation for the South". The HKILA supports the approach to balance conservation with development objectives at the same time when considering future city expansions. However, the HKILA does not see how this balanced conservation and development approach is incorporated into the Lantau Tomorrow Reclamation Project (LTRP).

Kau Yi Chau and Sunshine Island (Chau Kung To) have an "island landscape" as defined in the Landscape Value Mapping of Hong Kong that is of high landscape quality and very sensitive to development, reclamation and landuse changes. In other words, these islands will likely be destroyed in the LTRP unless very carefully conserved. The question is, is the preservation of these islands and their associated natural resources part of the mission of the LTRP? The HKILA holds the view that the intimate relationship of land to sea expressed in offshore islands such as Kau Yi Chau and Chau Kung To is a key Hong Kong characteristic that makes us unique. This key Hong Kong characteristic must be preserved for as long as possible for the benefit of future generations.

We wish the feasibility studies into the LTRP to incorporate the following topics:

1. Conservation of natural resources:

- a. Position the LTRP such that significant portions of the natural topography and shore lines of Kau Yi Chau and Chau Kung To, together with corals around the islands, are preserved.
- b. Carry out a thorough ecological survey of flora and fauna, particularly herpetofauna such as Bogadek's Burrowing Lizard on Chau Kung.
- c. Carry out a similarly thorough ecological and landscape survey, of lands on Lantau and Hong Kong islands associated with new transportation links connecting LTRP.
- d. Plant the transport corridors after results of the ecological survey are known and position the corridors so as to minimize impact to the ecology and landscape.
- e. Comprehensively plan the Central Waters area with a conservation strategy to protect the finless Porpoise in the southern part of the area. A sufficient large 'no-activity-area' must be established to ensure no impact to the animals.

2. Overall landscape quality for Hong Kong urban areas

- a. Old areas of Hong Kong, such as Wanchai, Yau Tsim Mong, Shum Shui Po (to name

a few) suffer a very poor urban outdoor quality due to a lack of visionary planning at the time of their formation. The planning of LTRP should encompass old areas of Hong Kong such that the development potential of LTRP can help to relieve the building congestion of old urban areas. The study should include an urban renewal plan whereby the old areas' renewal will occur concurrently with the establishment of new areas in LTRP. In so doing the old areas will have more outdoor spaces, more tree planting, than they currently have.

- b. Ensure the LTRP will have quality outdoor landscape spaces and amenities much beyond what are mentioned in the Hong Kong Planning Standards and Guidelines.
- c. Ensure the LTRP will have thoroughly accessible waterfronts all around and that the waterfront areas will have a variety of activities for public enjoyment.

3. Climate change and climate resilience

- a. Hong Kong has been hit with super typhoons recently that has caused severe damage to our city. We believe the highly safe and regulated city will ensure better shoreline protection. However we wish to remind the Government that Hong Kong's uniqueness in its land/sea relationship must maintain a people-centric approach. That people must be able to enjoy water at the water's edge in favourable weathers. On a macro level, tidal surges within the harbour and around the islands are disruptive to human activities and undesirable. Foreshore measures and technologically advanced measures should be investigated and implemented where applicable, to address the issue of climate change resilience.

The HKILA share the aspiration of the joint professional institutes of the Architect, Surveyors, and Planners for a visionary new island. We hope the Government will take to heart the above comments and generate new visionary parts of the city that truly demonstrate a balance between conservation and development - that the conservation will preserve natural resources for future generations, and that the development will be people-centric and with quality outdoor spaces for use by present and future generations.

Yours sincerely,

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