

**Invitation for Expression of Interest
for
the Development of the South Lantau Eco-Recreation Corridor**

By

**Development Bureau
Civil Engineering and Development Department**

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I. Introduction

1. Lantau, particularly South Lantau, is known as Hong Kong's back garden by locals and visitors. With its strategic location and the excellent transport infrastructure in the north, South Lantau offers a vibrant opportunity for sustainable leisure, educational and eco-recreational facilities. It will be the closest leisure and recreation destination for visitors from the airport and the boundary control points from Macau and Zhuhai.
2. To enhance Hong Kong's appeal as a premier tourism destination, the 2024 Policy Address announced to expedite the development of South Lantau Eco-recreation Corridor ("the Corridor") (i.e. Cheung Sha, Shek Pik, Shui Hau, and Pui O). The Corridor development is also one of the key measures to promote island tourism in the Development Blueprint for Hong Kong's Tourism Industry 2.0 released in December 2024. Through the provision of diversified recreational and eco-tourism facilities in four locations along Lantau's southern coast, together with the existing natural and cultural assets, South Lantau will be a one-of-a-kind leisure and recreation destination.
3. Following the "Conservation for the South" principle, Government studies have supported the development of nature-based, sustainable leisure, recreation and education facilities and ancillary facilities such as transport and accommodation in the four locations. These locations are currently accessible by South Lantau Road and served by public transport. The facilities initially proposed are based on ecological value, geographical conditions, natural resources, historical and cultural heritages, recreational features and site conditions at individual locations. Consideration have also been made to leisure and recreational projects in other cities and preliminary technical assessments on ecology, environment, traffic and infrastructure. Major elements of an initial proposed scheme are presented in **Section IV** below.
4. The purpose of this Expression of Interest ("EOI") Invitation Document is to invite comments and solicit indicative market interest in the Corridor's development before statutory planning process so as to formulate the way forward and the implementation approach. It aims to incorporate market intelligence and elements with broad appeal in the future statutory plans so as to firming up the development

parameters and requirements for proceeding with necessary statutory town planning procedures more effectively.

5. The EOI also seeks market feedback on how various aspects of the Corridor should be defined in order to encourage the private sector's participation, promote competition, integrate the development with the broader destination of Lantau and synergise with established attractions in Lantau such as Mui Wo, Tai O, Ngong Ping, etc. The proposed development parameters have been included in the Invitation Document to facilitate consideration of the development of the Corridor and serve as a basis for preparing the EOI submission.
6. Subject to the views gathered through this EOI exercise, the Government plans to go through the necessary statutory planning procedures for early implementation of the Corridor and endeavours to commence the tendering work for the Corridor in 2027. Suggestions for expediting the implementation, such as early involvement of future developers in the planning and design processes, are welcome. We are also open to consider awarding some kinds of conditional tenders prior to the completion of the statutory planning procedures.

II. Site Information and Development Potential of the Corridor

7. With an area of about 147 square kilometres (km²), Lantau Island is the Hong Kong's largest island. It is located southwest of the bustling urban centres of Hong Kong Island and Kowloon and also at the mouth of the Pearl River Delta in the South China Sea. It offers rich bio-diversity, beautiful scenery, and precious ecology and habitats. About 70% of Lantau's area (102 km²) is designated as Country Parks ("CP") under the Country Parks Ordinance, forming the prime hiking territory, crowned by Hong Kong's second- and third-highest mountains, the Lantau Peak (934 metres) and Sunset Peak (869 metres).
8. In 2017, the Government published the Sustainable Lantau Blueprint ("the Blueprint"), mapping out the direction of the "*Development in the North, Conservation for the South*" for Lantau. North Lantau focuses on housing and economic development. It bears strategic significance, serving as the "double gateway" connecting Hong Kong to the world via the Hong Kong International Airport ("HKIA") and other Greater Bay Area cities via the Hong Kong Port, the Hong Kong-Zhuhai-Macau Bridge ("HZMB") and other strategic road and railway

links (Tung Chung Line) to urban areas. In South Lantau, given the rich biodiversity and natural landscape, ecological and cultural heritage assets, besides conservation initiatives introduced, some leisure and sustainable recreation facilities would be considered for public enjoyment and appreciation.

9. The “Lantau Conservation and Recreation Masterplan”¹ (“the Masterplan”) formulated in 2020 has identified the eco-recreation potential along the South Lantau coast. There are green and blue attractions spanning along the coastline against the mountainous backdrop. This stretch of land is themed as “South Lantau Eco-recreation Corridor” (including Cheung Sha, Shek Pik, Shui Hau and Pui O) (**Appendix A1**).
10. Situated in south of Lantau Island, the Corridor accessible by vehicles via South Lantau Road, it is just some 20-minute drive from the Hong Kong International Airport and Hong Kong-Zhuhai-Macau Bridge Control Point and Tung Chung station. The area is also well connected to the round-the-island hiking trails (total about 100 km in length) on the hillside and is also easily accessible to other existing attractions in the Lantau Island (including the iconic Big Buddha in Ngong Ping, the fishing village in Tai O, and the Silvermine Bay in Mui Wo) by land transport. The Corridor possesses rich ecological, historical and cultural resources including the natural coastal lines (11 km in total length), the longest Cheung Sha beach (2 km), the third largest Shek Pik Reservoir in Hong Kong, the declared monument of rock carving of about 3,000 years in Shek Pik, the various habitats of high ecological significance in Pui O and Shui Hau. The rich eco-recreation potential in the four locations could be further enhanced so as to develop the Corridor into a sustainable tourism and leisure destination for both local and international visitors. Please refer to **Appendix A2** for details of the existing attractions in Lantau.

III. Aspiration for the Corridor

11. By making good use of the unique nature, historical and cultural resources of the four locations, a wide range of outdoor leisure and recreation activities are proposed.

¹ The Masterplan recommended using hiking trails, mountain bike trails (MBT) network and road/water transport to link various attractions on Lantau, which are categorised into five themed clusters, namely North Lantau Recreation Corridor; Northwest Lantau Eco-Cultural Corridor; South Lantau Eco-Recreation Corridor; Rural Township Improvement; and Hiking Hub. The Masterplan is available at the link: <https://www.lantau.gov.hk/en/publications-resources/masterplan/index.html>

In Cheung Sha, dynamic activities will be emphasized. Shui Hau and Pui O, given their high ecological value, will focus on providing nature-based education facilities and also engagement with the locals on wetland management and eco-farming in Shui Hau. In Shek Pik, sedentary options of the activities will be offered. The proposed facilities' location plans are in **Appendix B**.

12. The Corridor is targeted to be developed into a popular vacation designation for all ages by providing a wide variety of leisure and recreation facilities for dynamic and sedentary activities, which blend in with the local characteristics and are suitable for use and enjoyment in all seasons. A baseline survey conducted in 2022 revealed that an average of around 2 700 people visited Cheung Sha, Shek Pik, Shui Hau and Pui O each day during holidays. Assuming all the proposed facilities are in place, it is projected that about 4 000 to 6 000 additional visitors per day would be attracted by these areas during holidays. The Government will review the proposed scheme and visitation projection based on the feedback from this EOI exercise.
13. Visitors can spend one to a few days in the Corridor and other attractions in Lantau according to their preferences. Through participation in the proposed ecology-based sustainable recreational and educational programmes/activities/facilities, visitors will experience the nature and distinguishing features of different attractions, enjoy a diverse range of leisure and recreation activities, enhancing their understanding of South Lantau's natural resources and historical culture. The development will also raise public conservation awareness and boost the local economy.
14. Facilities proposed for the Corridor are based on the overarching planning of "Conservation for the South" with the following principles:
 - (a) protect natural ecological resources;
 - (b) enhance existing local characteristics and development potential;
 - (c) introduce sustainable, ecological and nature-based recreational facilities that are in harmony with the local environment and suitable for both local and foreign visitors; and
 - (d) optimise the layout and improve the attractions' accessibility and connectivity.

IV. Initially Proposed Scheme

15. The initially proposed facilities are set out below, and each facility's location is indicated on the plan in **Appendix B**. They will serve as a basis for envisioning the Project, while respondents are more than welcome to provide comments and suggestions so that various components of the finalised scheme are attuned to market considerations.
16. The Government welcomes suggestions and views to enhance the Corridor without conflicting the planning intentions of the “Country Park”, the “Conservation Area”² zones and the protected realm of Lantau South Country Park³. Beneficial uses of private lands⁴ to enhance the Corridor through partnership with land lot owners might worth consideration. To avoid affecting the local living, no development within the “Village Type Development” zone is expected. Besides, for any new facilities proposed, consideration should be given to the guiding principle of protection /conservation of the natural ecological resources and in harmony with the local environment.

Cheung Sha – Recreation Hub

Area Introduction

17. Cheung Sha is the first entry point to South Lantau. With 2 km in length, Cheung Sha Beach (comprising Upper Cheung Sha Beach and Lower Cheung Sha Beach⁵) is Hong Kong's longest beach and is famous for its scenic views, powdery white sand and crystal clear waters. Visitors can enjoy extensive views of the landscape from the eastern side of the beach and from the hillside to the north. This precinct has the potential to be a recreation hub where visitors of all ages can enjoy diverse activities for a few days.

² Zonings are under the approved South Lantau Coast Outline Zoning Plan (“OZP”) No. S/SLC/23 and the regulated areas under the South Lantau Coast Regulated Area (“SLCRA”) Plan No. RA/SLC/1.

List of Statutory Plans prepared under the Town Planning Ordinance is available at the Town Planning Board at the link: https://www.tpb.gov.hk/en/list_of_plans/schedule_plan.html. They can also be browsed at Statutory Planning Portal at the link: <https://www.ozp.tpb.gov.hk/>.

³ Country Parks and Special Area Distribution Map is available at the link:

https://www.afcd.gov.hk/english/country/cou_lea/files/common/KeyPlan_1_CP_SA_ver4_20240223.pdf.

⁴ Location of land lots are available at the link: <https://www.map.gov.hk/gm/map/search/lot>. A 3D digital map of Hong Kong is available at the link: <https://3d.map.gov.hk/>.

⁵ Some existing water sports and catering facilities are available at Lower Cheung Sha Beach.

Proposed Key Features

Cheung Sha Precinct – The Ultimate Vacation Zone for Thrills, Sun, and Water Fun

18. Cheung Sha precinct stretches from the verdant hillside in the north of South Lantau Road down to the stunning waterfront of Cheung Sha Beach. According to visitors' seasonal preferences, a wide range and diversified water-based leisure, recreational and ancillary supporting facilities will be developed at Upper Cheung Sha Beach including thrilling activities, such as water surfing and kayaking, or passive activities such as beach leisure walk. Proposed new facilities include a new Water Sports and Recreation Centre (with dining area, storage and rental services), some beach facilities including a parent-child beach playground, sitting-out area for leisure and sightseeing, and a versatile beach event space to accommodate various activities. A leisure pier is proposed which will facilitate visitors' enjoyment of adventure and leisure water sports.
19. Up the hillside in the north of South Lantau Road, there will be quality holiday accommodation and an adventure area with facilities offering thrills to holidaymakers, including chairlifts, luge, mountain coaster and rope adventures. The chairlift station could potentially be connected to the Water Sports and Recreation Centre and hence the Upper Cheung Sha beach to elevate the entire vacation zone experience. The quality holiday accommodation facilities are expected to offer breath-taking sea views. It may be considered for some rejuvenation and relaxation facilities such as a spa and wellness resort. It is the intention of the Government that the Cheung Sha precinct will be developed as a leisure and recreation district with accommodation facilities to increase the attractiveness of South Lantau for both local and overseas visitors.

Cheung Sha - The Gathering Point

20. A new landmark Visitor Centre at South Lantau Road will serve as the entry point to other attractions in South Lantau. Its facilities include catering, retail, information centre, indoor and outdoor venues to host various events throughout the year. The Visitor Centre will connect to a new car park, the Lower Cheung Sha Beach in the west via a new walkway and a new pier in the south. A new barrier-free beach walkway connecting Upper and Lower Cheung Sha Beach will allow visitors to enjoy the scenery and facilities along the beach. The existing beach facilities at

Lower Cheung Sha Beach will be enhanced to include beach campsite, catering and water sports rental services, offering visitors a variety of choices.

Cheung Sha – Quality Holiday Accommodation

21. To facilitate visitors who enjoy in-depth exploration of attractions, two sites for quality holiday accommodation are proposed. One is on the hillside of Cheung Sha with an area of approximately 12 500 m² which is near the old Tung Chung Road and with stunning sea view. Currently zoned as “Green Belt” on the approved South Lantau Coast Outline Zoning Plan (“OZP”) No. S/SLC/23, the site has the potential to create a synergy effect with the nearby uphill adventure facilities, such as chairlift and rope adventures, and the Upper Cheung Sha Beach in the south.
22. Another site is near Hoi Sha Path at the hillside of Cheung Sha with an area of approximately 10 000 m². It is currently zoned as “Residential (Group C)” under the same approved OZP and is reserved for low-density residential development at a plot ratio of 0.4. The site is 5 minutes’ walk to the Lower Cheung Sha Beach. The Government welcomes suggestions and views on the appropriate uses of this site to support the holistic development of the Corridor.
23. The proposed facilities in Cheung Sha are summarised below:

Proposed Facilities in Cheung Sha		Proposed Development Parameters	Potential Commercial Area (m ²)
The Ultimate Vacation Zone for Thrills, Sun, and Water Fun and Accommodation Facilities #			
A2a	Water Sports and Recreation Centre	1 450 m ²	1 200 m ²
A2b	Leisure Pier	70 m (length) 6 m (width)	N/A
A2c	Beach Facilities (i.e. Playground and Leisure Area, Event Space)	900 m ²	N/A
B1	Chairlifts (450 m length)		
B2	Luge (650 m length)	9 200 m ²	320 m ²
B3	Mountain Coaster (650 m length)		

Proposed Facilities in Cheung Sha		Proposed Development Parameters	Potential Commercial Area (m²)
B4	Rope Adventures (Zipline) (60 m length)		
C1	Quality Holiday Accommodation	12 500 m ²	5 400 m ²
C3	Quality Holiday Accommodation	10 000 m ²	4 000 m ² *
-	Carparks/Parking Spaces for Private Cars and Coaches	N/A	N/A

The Gathering Point and Accommodation Facilities #

A1	Visitor Centre	1 500 m ²	500 m ²
C2	Beach Campsite	2 600 m ²	400 m ²
E1	Pier in Lower Cheung Sha	150 m (length) 8 m (width)	N/A
E2	Beach Walkway	1.6 km (length) 1.5 to 2 m (width)	N/A
-	Carparks/Parking Spaces for Private Cars and Coaches	N/A	N/A

* The Government welcomes suggestions and views on the appropriate uses of this site to support the holistic development of the Corridor.

The Government welcomes suggestions and views on the duration of building covenant of the proposed facilities for the Corridor.

Shek Pik – Leisure and Recreation

Area Introduction

24. Shek Pik Reservoir has beautiful views of Tung Wan and mountains on three sides, including the Lantau Peak (934 metres high), the second-highest peak in Hong Kong. It is located within Lantau South Country Park. The area has rich historical resources (including Shek Pik Rock Carving which is a declared monument carved by early inhabitants of this area about 3 000 years ago) and is connected to hiking trails leading to Ngong Ping (with the iconic Big Buddha) and Fan Lau (with the declared monument of Fau Lau Fort). It also linked to the mountain bike trail /hiking trail to

Pui O in the east and Kau Ling Chung in the west. Various facilities are proposed for visitors to appreciate the cultural history and enjoy the area's tranquillity.

Proposed Key Features

Heritage Trail

25. A 5km heritage trail around the reservoir featuring an open-air museum will highlight the local nature and cultural heritage resources⁶. Its southern alignment will comprise a new pedestrian path along the existing carriageway at the dam, while the western alignment is on the natural terrain within the country park. The trail's eastern alignment is subject to further review.

Leisure and Recreation Space

26. To improve the open leisure space near the existing catchwater road at the eastern side of the reservoir for diversified leisure activities, such as injecting cultural and artistic installations with different themes to blend in with the local environment for visitors to enjoy leisure, tranquillity, taking photography and learn about the local history. In addition, sanitary facilities and drinking water points are suggested to be provided at appropriate locations.
27. The proposed facilities in Shek Pik are summarised below:

⁶ Shek Pik Village which consisted of four smaller villages were relocated in the early 1960s due to construction of Shek Pik Reservoir. Based on the stone tools and pottery fragments discovered in the area, the archaeologists had estimated that humans had settled and been active in the area since prehistoric times.

Proposed Facilities in Shek Pik #		Proposed Development Parameters	Potential Commercial Area (m²)
A3	Leisure Space and Sanitary Facilities	500 m ²	N/A
Heritage Trail			
D4a	Pedestrian Path along Waterdam	0.7 km (length) 4 m (width)	N/A
D4b	Heritage Trail (Western)	2.0 km (length) 4 m (width)	N/A
D4c	Heritage Trail (Eastern)	2.6 km (length) 4 m (width)	N/A

The Government welcomes suggestions and views on the duration of building covenant of the proposed facilities for the Corridor.

Shui Hau – Nature Education

Area Introduction

28. Shui Hau's rich ecology includes sandflats, wetlands, woodlands and streams, making it ideal for promoting conservation and education⁷. The sandflat in the east is an important breeding and nursery ground for the endangered Chinese horseshoe crab. Part of the wetland in the west is under a conservation project funded by the Government under the Lantau Conservation Fund ("LCF")⁸. The wetland habitat has been restored and conserved through engaging the land owners to undertake habitat management, agricultural rehabilitation, water level and tree management.

⁷ According to CEDD's ecological study, Shui Hau has diverse habitats including those of high ecological value such as sandflat, wetland, woodland and stream, which nurture a rich biodiversity. Shui Hau sandflat is a very rare and unique habitat in Hong Kong, which preserves an uninterrupted linkage between the terrestrial and marine natural habitats and a complete natural landscape transition. Shui Hau is an important breeding and nursery ground for the endangered Chinese Horseshoe Crab, and rich in species and high in abundance of other intertidal organisms. Shui Hau is also a stopover site for migratory birds and an important breeding and nursery ground for amphibians and odonates. During the survey in 2018-19, over 560 species of fauna and flora were recorded, including a number of rare or endangered species.

⁸ About 1.5 hectares of privately owned land is currently under a Lantau Conservation Fund ("LCF") project undertaken by a non-government organisation. The scope of the project includes wetland habitat management/enhancement through agricultural use, tree & shrub management, invasive species control and removal, water management and community engagement.

Proposed Key Features

Education Centre and Boardwalk

29. An education centre (with exhibition space, activity areas and toilets) is proposed at South Lantau Road near the entrance of the sandflat. This will be a conservation/education base for the sandflat's ecology, horseshoe crabs, and traditional village culture and customs in South Lantau. The facility will allow visitors to understand the area's natural value better and promote public awareness of nature conservation. A boardwalk along the shore of the sandflat is proposed for visitors to appreciate the scenery and habitats of Shui Hau, reducing the disturbances to the sandflat.

Wetland Management

30. The western part of the precinct will likely continue its existing habitat management and eco-friendly farming in the wetland through engagement with the locals/public, with a view to promoting conservation and hence achieving the sustainable development of the wetland. The integrated use of the area for wetland conservation, eco-friendly farming, and nature education enables visitors to experience and appreciate the ecological values of the area.
31. The proposed facilities in Shui Hau are summarised below:

Proposed Facilities in Shui Hau #		Proposed Development Parameters	Potential Commercial Area (m²)
D1	Education Centre	1 110 m ²	N/A
D2	Boardwalk	300 m (length) 2 to 4 m (width)	N/A
D3	Wetland Management	15 000 m ²	N/A
-	Carparks/Parking Spaces for Private Cars	N/A	N/A

The Government welcomes suggestions and views on the duration of building covenant of the proposed facilities for the Corridor.

Pui O – Nature Education

Area Introduction

32. Pui O is another area in South Lantau with rich biodiversity, high ecological value, and diverse habitats such as wetlands, streams and woodlands⁹. It is positioned for nature conservation and education. The Pui O beach together with camping ground and catering facilities attract visitors who love to explore nature. The area is also well connected to hiking trails and mountain bike trails in the west.

Proposed Key Features

Education Walkway

33. A scenic walkway (with information signage on local habitats) will link the western side of Pui O Beach to the uphill catchwater road which connects with the Shek Pik area. To offer visitors a close-up view of the vegetation and a distant view of Pui O Bay, part of the walkway will comprise a treetop walkway which suspends above ground. A site for glamping is also identified on the hillside along the walkway for visitors to fully explore the area's rich biodiversity and history through experience, education and outdoor activities.
34. The proposed facilities in Pui O are summarised below:

Proposed Facilities in Pui O #		Proposed Development Parameters	Potential Commercial Area (m²)
C4	Glamping Site	5 000 m ²	700 m ²
E3	Treetop Walkway	0.5 km (length) 2.5 m (width)	N/A

The Government welcomes suggestions and views on the duration of building covenant of the proposed facilities for the Corridor.

⁹ Pui O has various habitats of high ecological value such as wetland, stream and woodland, nurturing a rich biodiversity. It is well-known for providing roosting sites for Short-nosed Fruit Bat, Eastern Cattle Egret and wintering site for Danaid butterflies. Over 400 species of fauna and flora were recorded during the ecological survey in 2018-19 conducted by CEDD.

Land Transport Amenities

35. Given the designation of South Lantau as a nature conservation area, the roads have been designated as 24-hour closed roads since the 1970s to control the number of vehicles entering the area. All vehicles travelling on the roads are required to obtain valid Lantau Closed Road Permits (“LCRPs”) issued by the Transport Department. The Government is undertaking a study with an aim to making proposals for enhancing the connectivity between the north and south Lantau, which will be completed in 2025.
36. The Government will continue to, in the light of the Corridor development, consider the implementation of various public transport enhancement measures, for example, enhancing the existing bus services, and introducing new bus services as appropriate. The Government will also explore pick-up/set-down points at appropriate and feasible locations in addition to Tung Chung Station, such as Sunny Bay, Hong Kong Port of HZMB and HKIA.
37. The Government proposes enhancing walkability by the following means to promote slow travel in South Lantau.
 - (a) A new walkway between the Visitor Centre and Lower Cheung Sha Beach and a new pier.
 - (b) Improve the three existing trails linking South Lantau Road at Cheung Sha, Shui Hau, and Pui O to the uphill catchwater road.
 - (c) Improve catchwater road at appropriate locations by introducing viewpoints and information displays showcasing the local nature and cultural attractions in South Lantau.
 - (d) Exploring the provision of a coastal walkway linking up Cheung Sha and Pui O areas.

Water Transport Amenities

38. A new pier is proposed at Cheung Sha, enabling visitors to travel by ferry from the urban areas, outlying islands, and other attractions on Lantau Island. Visitors can enjoy the coastal scenery during the trip. At the same time, the new pier can serve as the base for developing island-hopping tourism, such as tours to Shek Kwu Chau

on the southern side of Lantau Island. It will be connected to the new Visitor Centre, car park and beach walkway to Lower Cheung Sha Beach.

Implementation Approach

39. The Government is open to exploring various ownership and operational models for the facilities. These may include long-term ownership or definite term of operation agreements, among other possibilities. The Government is willing to consider any possible implementation arrangements, including but not limited to conventional land sales¹⁰, signing of operational agreements¹¹ specifically for areas of high conservation values, such as Shui Hau, etc. The private sector is encouraged to express its views and suggestions for the implementation approach, particularly in the aspect of how to integrate the development of the proposed facilities to increase synergy with the other areas of the Corridor and enhance the Corridor's overall attractiveness, and expedite the development process of the various facilities proposed for the Corridor. Interested Parties may adopt a cluster approach to develop the entire areas or only focus on individual or multiple eco-recreation facilities.

V. Major Works Required

40. The future developer(s) could carry out site formation works to maximise the area of flat land within the site. The future developer(s) would have to maintain the existing slope features of the site and the newly formed slope features arising from the site formation works and other necessary geotechnical works within the site.
41. The future developer(s) would need to liaise with the relevant Government departments / utility companies for road works, sewerage, drainage improvement / upgrading works, and new provision of water and utilities services, such as water supply, power supply, telecom services, gas etc. on the required works in view of the infrastructure capacity for the development and operation of the facilities.

¹⁰ Government land available for private residential, commercial or industrial development is usually disposed of by Government through public sale. In recent years, land sale would generally be conducted by way of public tender.

¹¹ A legal document that reflects the mutual intentions of the parties involved. It delineates the terms and conditions governing the rights and obligations of each party in terms of management, operation, maintenance, etc. in an agreed period of operation. The document may also delineate arrangement of ownership or possession where appropriate. The document specifies the requirements and responsibilities of each party. Such arrangement may be applied for facilities in Shui Hau and Shek Pik.

While the Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works are being planned and implemented in stages to provide public sewerage for unsewered villages and areas, including Shui Hau, Cheung Sha, and Pui O, the sewerage arising from the proposed facilities should be managed in a sustainable manner with due consideration for operational resilience and environmental integrity and allowed for sufficient sewerage provision to cope with the needs, with or without reliance on the availability of public sewerage. Preliminary technical assessments for the Corridor are available for inspection by Interested Parties.

42. The future developer(s) should also observe the common restrictions on alienation of property in Hong Kong. For all developments within the Corridor, there will be normally a general restriction on alienation before compliance with lease conditions. In view of its nature and the need for upholding the Corridor's image as quality eco-recreation hub in the long run, the Government may consider imposing certain restrictions on alienation except as a whole, particularly for tourism-related components.
43. For the purpose of preparation of the proposal, the Interested Party shall take cognizance of the need to observe relevant Ordinance, by-laws, regulations and rules for the times being in force in Hong Kong.

VI. Invitation for EOI Exercise

44. You are invited to provide the following:
 - (a) Interest in developing and operating the proposed facilities;
 - (b) Opinions on development options and proposed facilities;
 - (c) Views on undertaking site formation and infrastructure for the proposed facilities, taking into account factors such as development and maintenance costs, timelines and contingency strategies, etc.;
 - (d) Insights on market conditions and trends for the proposed facilities and how the proposed development could contribute to market growth;
 - (e) Types of accommodation facilities to be developed in terms of market positioning (e.g., luxury, boutique, budget), scale (approximate number of rooms and area);

- (f) Other potential facilities or services that could be developed;
 - (g) Preliminary development ideas, including whether to develop the Corridor (or any parcels within) independently or in collaboration with a consortium, investment scale, development timeline, preliminary design concepts, site layout, building distribution, etc.;
 - (h) Business model and financial considerations; and
 - (i) Any other comments or suggestions.
45. A proposed development scheme has been included in this Invitation Document to facilitate consideration of the subject matter. It should be noted that the particulars in this Invitation Document are provided on a non-committal basis and subject to change by the Government without prior notification. For the avoidance of doubt, any received EOIs will serve as a reference only and may or may not be considered or taken into account by the Government during the finalisation of the development parameters and land disposal arrangement.
46. Any party interested in putting forth an EOI submission (“Interested Party”) should make its own independent assessment of the information contained in this Invitation Document after carrying out such investigation and taking such professional and other advice as may be prudent in order to assess the risks and benefits and to prepare the EOI.
47. The submission of any EOI by an Interested Party shall be taken to be an acceptance of the terms of this invitation for EOI (“Invitation”) exercise.
48. The Invitation is not intended to provide the basis of any investment decision and should not be considered as a recommendation by the Government or any of its officers, employees, agents or advisors (collectively “the Persons”) to any Interested Party to submit any EOI.
49. This Invitation exercise is not the beginning of a competitive bidding process. Neither this Invitation Document nor any submission received by Development Bureau (“DEVB”) in response thereto constitutes an offer or the basis of any contract which may be concluded.

50. This Invitation is not a prequalification exercise to shortlist or prequalify any Interested Party for Government land sale tenders. Parties who do not submit an EOI will not be barred from taking part, or prejudiced against, in the subsequent land disposal arrangement of the Government.
51. In the case of an Interested Party which is a consortium, it shall nominate and appoint any one lead member (“Lead Member”) to act as the representative to make decisions on behalf of the consortium and serve as a single contact point for the EOI.
52. Interested Parties are not to construe the contents of this Invitation, or any other communication by or for and on behalf of the Government, or any of the Persons, as financial, legal, tax or other advice. Each Interested Party should consult its own professional advisors as to financial, legal, tax or other matters concerning the development of the marina.
53. The Government reserves the right, without prior consultation or notice, to change the contents of the Invitation Document at any time.

VII. Intellectual Property Rights

54. All submissions shall be the original works of the Interested Party and shall not contain any materials infringing any party’s Intellectual Property Rights. The Interested Party shall indemnify and keep the Government fully and effectively indemnified against all actions, costs, claims, demands, damages, expenses, losses and liabilities of whatsoever nature arising from or incurred by reason of or in connection with any such infringement or alleged infringement.
55. In making a submission, the Interested Party hereby grants for the benefits of the Government, its authorised users, assigns and successors-in-title a freely transferable, non-exclusive, perpetual, worldwide, royalty-free, irrevocable and sub-licensable licence to use (including the doing of any acts restricted by copyright (including copying) set out in sections 22 to 29 of the Copyright Ordinance (Cap. 528 of the Laws of Hong Kong)), adapt and modify the proposals, documents and/or materials submitted and all Intellectual Property Rights subsisting in the submissions for all purposes in respect of or in connection with the Project. In relation to any proposals, documents and/or materials submitted to which the

Interested Party is not empowered to grant sub-licence(s), the Interested Party hereby undertakes to procure at its sole cost and expense the grant of such rights for the benefits of the Government, its authorised users, assigns and successors-in-title by the relevant third parties in respect of such proposals, documents and/or materials to be granted on or before the submission of the relevant proposals, documents and/or materials to the Government in accordance with the terms hereof. For the avoidance of doubts, all Intellectual Property Rights of whatever nature in any altered, adapted or modified proposals, documents and/or materials shall belong to and shall be and remain vested in the Government, its assigns or successors-in-title (as the case may be) absolutely as soon as it is created. The Interested Party shall, if required by the Government, do all things and execute all instruments or documents for the purpose of conferring the rights and interest on the Government.

VIII. Submission

56. Interested Party must return two copies of the prescribed REPLY FORM attached hereto (“Reply Form”) in **Appendix C** and duly signed together with the required information and documents stated therein. The submission shall be placed in sealed plain envelope(s) to be marked “**Confidential**” and labelled “**Expression of Interest for the Development of the South Lantau Eco-recreation Corridor**” and deposited in the **Development Bureau (Works Branch) – Contractors’ Drop-in Box (Professional Services Unit)** labelled “**Expression of Interest for Tsim Bei Tsui and Pak Nai, ex-Lamma Quarry and South Lantau Eco-recreation Corridor Drop-in Box**” at **2/F Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong**. No indication relating to the name or identity of the Interested Party shall be evident on any envelope(s). Interested Party must deposit the submission in the said Drop-in Box by **12:00 noon** (“Closing Time”) on **2 July 2025 (Wednesday)** (“Closing Date”).
57. In case a tropical cyclone warning signal No. 8 or above is hoisted, or a black rainstorm warning signal or “extreme conditions” announced by the Government is in force at any time between 9:00 a.m. and 12:00 noon (Hong Kong time) on the Closing Date, the specified closing time of the Invitation will be extended to noon (Hong Kong time) on the next working day on which no tropical cyclone warning signal No. 8 or above, black rainstorm warning signal and “extreme conditions” announced by the Government is in force for any duration between 9:00 a.m. and 12:00 noon (Hong Kong time).

58. After the Closing Date, the Government may request in writing an Interested Party who has submitted an EOI to provide further information regarding the submission made.
59. The Government reserves its right to proceed, or not to proceed further with this EOI exercise and/or the tender exercise at the Government's sole and absolute discretion without giving any reasons for the decision. The Government shall not be liable to any party for any loss or damage, costs or expense as a result of such decisions.
60. For any matter relating to this Invitation Document, please write to DEVB by email to corridor-eoi@devb.gov.hk. Any Interested Party should note that DEVB will only answer questions of a general nature and will not provide legal or other advice in respect of the development parameters relating to the Corridor.
61. A briefing will be arranged to help Interested Parties to better understand the proposed development scheme of the Corridor in this Invitation Document to facilitate their preparation of the EOI. To attend the briefing session, please complete the enrolment form at **Appendix D** and return it to DEVB by email corridor-eoi@devb.gov.hk by **12:00 noon, 11 April 2025 (Friday)**.
62. By submission of an EOI, each Interested Party gives his consent to the disclosure of the names (including the names of the Interested Party and its parent companies) and accepts and acknowledges that the Government has the right to disclose such information. This will be respected and upheld by the Government, which otherwise retains the right to disclose such information. The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Interested Party or any other person whether arising out of, in connection with or incidental to the exercise of the Government's right to disclose the names (including the name of the Interested Party and its parent company), or the use or dissemination of the names by members of the public or otherwise, and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance.
63. The information and views provided by the Interested Party in respect of the suggestions / comments for the South Lantau Eco-recreation Corridor will be used

by the Government and the Persons for the purpose of overall analysis under the Corridor, and will not be disclosed or transferred in the original form as provided by the Interested Party to the person or organisation.

IX. Disclaimer

64. Whilst the information contained in this Invitation Document has been prepared in good faith, it does not purport to be comprehensive or to have been independently verified. Neither the Government nor any of the Persons accepts any liability or responsibility as to, or in relation to, the adequacy, accuracy or completeness of the information contained in this Invitation Document or any other written or oral information which is, has been or will be provided or made available to any company or consortium; nor do the Government or the Persons make any representation, statement or warranty, expressed or implied, with respect to such information or to the information on which this Invitation Document is based. Any liability in respect of any such information or inaccuracy in this Invitation Document or omission from this Invitation Document is expressly disclaimed. Images or other related materials enclosed in this Invitation Document are for the purposes of illustration and identification only and are subject to change.
65. This Invitation Document is not intended to provide the basis of any investment decision and should not be considered as a recommendation by the Government or any of the Persons to any company or consortium to submit an EOI. Any Interested Party should make its own independent assessment of the information contained in this Invitation Document and must satisfy itself of the development and business potential of the development and the accuracy, completeness or meaning of any information and/or statement contained in this Invitation Document. No representation or warranty is given as to the achievement or reasonableness of any future projections, estimates, prospects or returns contained in this Invitation Document.
66. Neither this Invitation Document nor any submission received by the Government in response to this Invitation should be taken to constitute or form part of any invitation to tender or tender or contract or binding agreement or understanding by or with the Government. The Government reserves its right to amend, add to or delete any information contained in this Invitation Document at any time without prior notification and without giving any reasons.

67. Any Interested Party shall solely be responsible for the fees, costs and expenses incurred in preparing and submitting its EOI, or subsequent responses or initiatives on the part of the Interested Party, if any. The Government shall under no circumstances be liable to any Interested Party or consortium for such fees, costs, expenses, losses or damages whatsoever arising out of or in connection with the preparation and submission of its EOI or any subsequent involvement in the tender process, irrespective of whether the Government actually proceeds with the tender or not.
68. The Government may, and reserves the right to (or not to), incorporate in the tender documents for the Corridor any information received from the Interested Party. All information submitted by the Interested Party will not be returned.
69. This Invitation does not create any legal obligation or liability on the part of the Government. The Government is not obliged to proceed with this EOI exercise and/or the tender exercise for the Site at any time without prior notification and without giving any reasons.
70. Nothing in this Invitation Document or any activities in connection therewith shall result in any legal obligation or liability on the part of the Government.
71. The information and views provided by you in this EOI for the South Lantau Eco-recreation Corridor Study will be used by the Government and its Persons for the purpose of overall analysis, and will not be disclosed or transferred in the original form as provided by you to other person or organisation.

Appendix A1
South Lantau Eco-recreation Corridor



South Lantau Eco-recreation Corridor (including Shek Pik, Shui Hau, Cheung Sha, Pui O)

Appendix A2
Existing Attractions in Lantau

-  Hiking Trail
-  Round-the-Lantau Route (Hiking Trail)
-  Mountain Bike Trail
-  Major Road / Expressway
-  Railway



1 Hong Kong-Zhuhai-Macao Bridge



2 Tung Chung Fort



3 Tai O Nature and Cultural Heritage District



4 Yeung Hau Temple



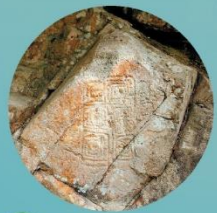
5 Tian Tan Buddha



6 Ngong Ping 360



7 Fan Lau Stone Circle



8 Shek Pik Rock Carving



9 Hong Kong Disneyland



10 Yuen's Mansion



11 Water Sports



12 Sandflat

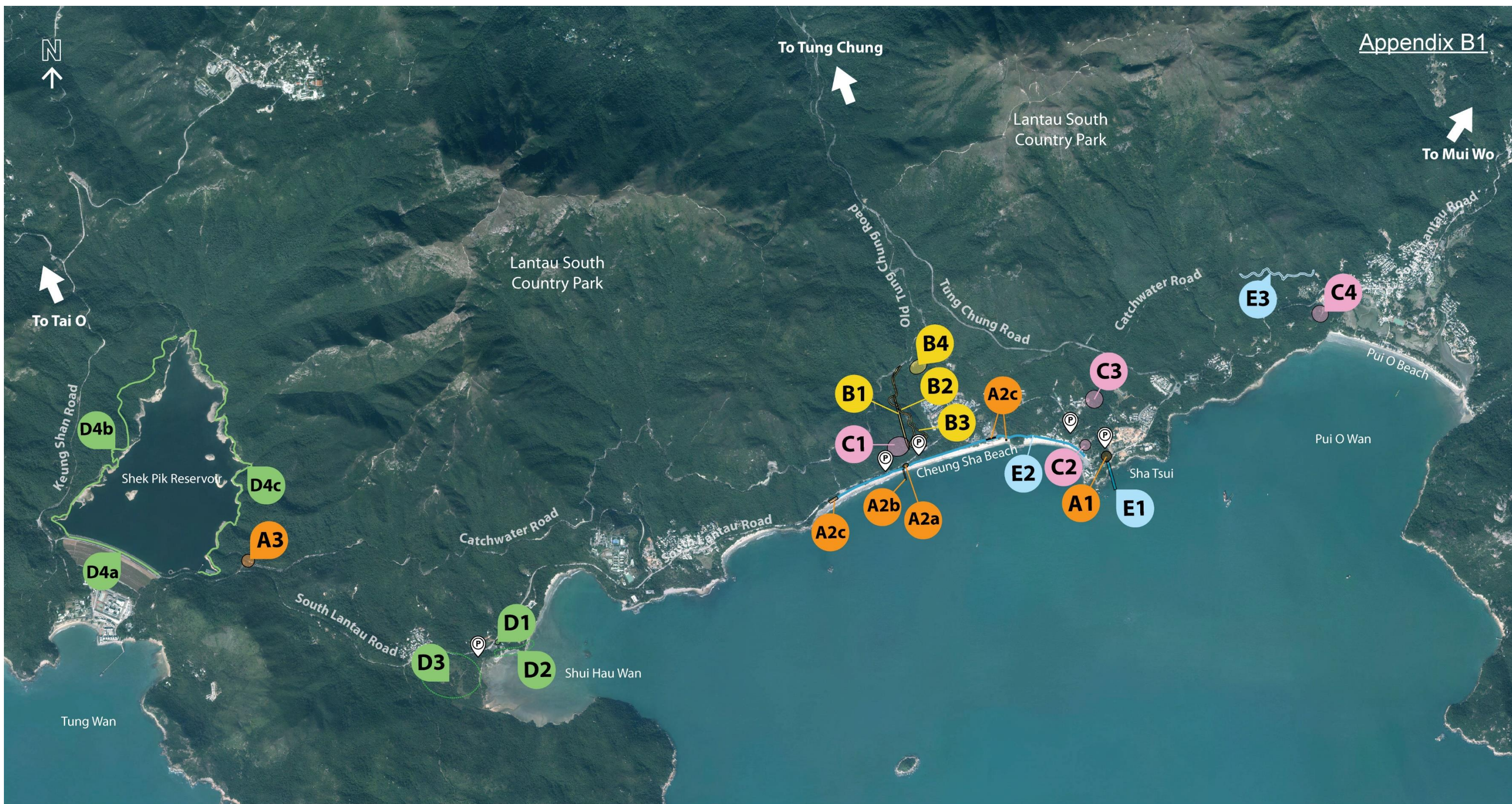


13 Nature Habitat



Existing Attractions in Lantau

Appendix B
South Lantau Eco-recreation Corridor - Location Plan



South Lantau Eco-recreation Corridor

Leisure, Recreation and Related Facilities

- A1** Site Area & Commercial Area: ~1 500 m² & 500 m²
- A2a** Site Area & Commercial Area: ~1 450 m² & 1 200 m²
- A2b** Length & Width: ~70 m & 6 m
- A2c** Site Area: ~900 m²
- A3** Site Area: ~500 m²

Adventure Vacation Area

Site Area & Commercial Area:
Total about 9 200 m² & 320 m²

- B1** Length: ~450 m
- B2** Length: ~900 m
- B3** Length: ~650 m
- B4** Length: ~60 m (Zipline)

Accommodation Facilities

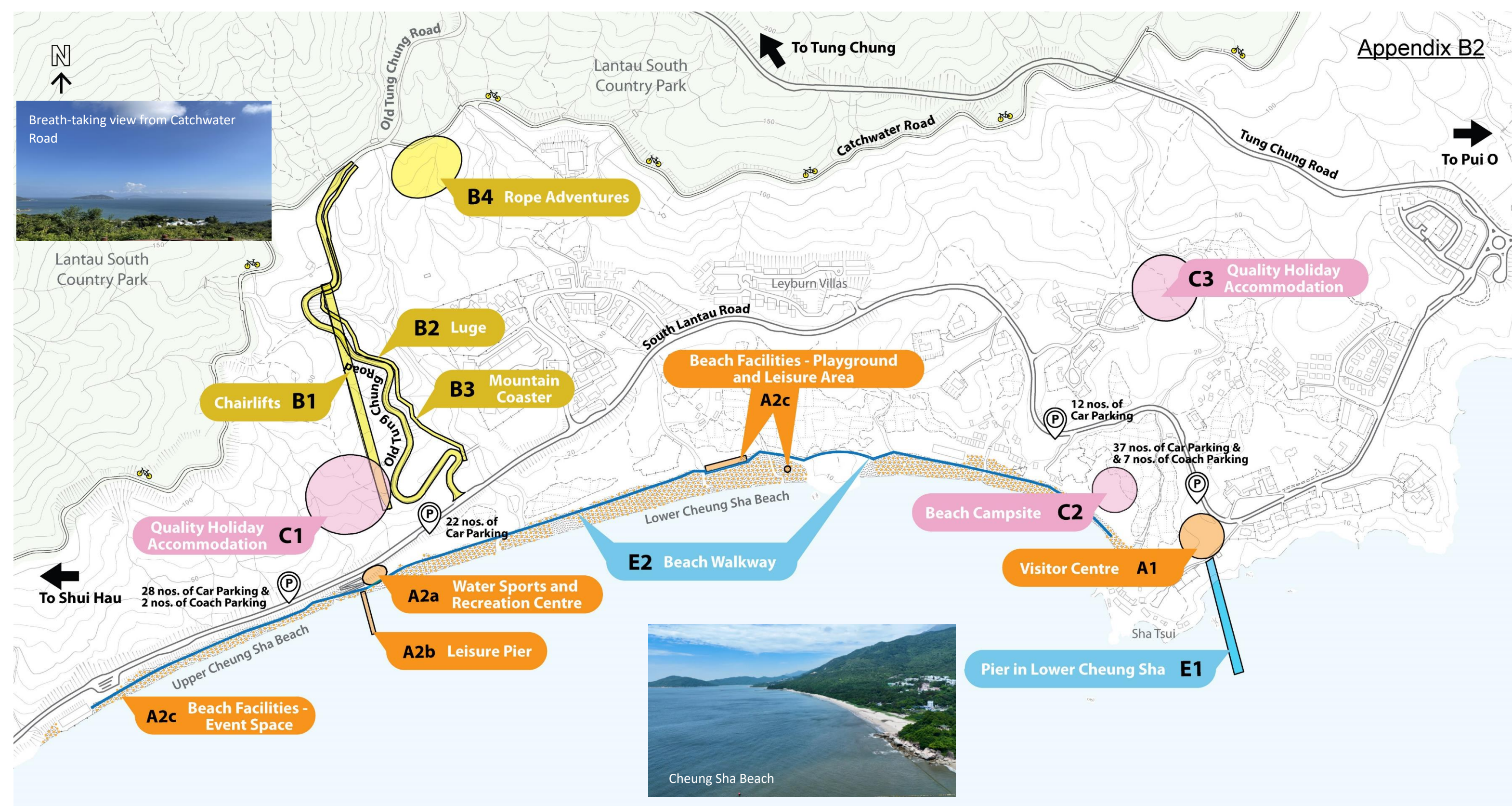
- C1** Site Area & Commercial Area:
~12 500 m² & 5 400 m²
- C2** Site Area & Commercial Area:
~2 600 m² & 400 m²
- C3** Site Area & Commercial Area:
~10 000 m² & 4 000 m²
- C4** Site Area & Commercial Area:
~5 000 m² & 700 m²

Nature Education Facilities

- D1** Site Area: ~1 110 m²
- D2** Length & Width: ~300 m & 2 to 4 m
- D3** Site Area: ~15 000 m²
- D4a** Length & Width: ~700 m & 4 m
- D4b** Length & Width: ~2 000 m & 4 m
- D4c** Length & Width: ~2 600 m & 4 m

Transport Facilities

- E1** Length & Width: ~150 m & 8 m
- E2** Length & Width: ~1 600 m & 1.5 to 2 m
- E3** Length & Width: ~500 m & 2.5 m
-  Carparks/ Parking Spaces for Private Cars and Coaches



Cheung Sha

Leisure, Recreation and Related Facilities

- A1** Site Area & Commercial Area: ~1 500 m² & 500 m²
- A2a** Site Area & Commercial Area: ~1 450 m² & 1 200 m²
- A2b** Length & Width: ~70 m & 6 m
- A2c** Site Area: ~900 m²

Adventure Vacation Area

Site Area & Commercial Area:
Total about 9 200 m² & 320 m²

- B1** Length: ~450 m
- B2** Length: ~900 m
- B3** Length: ~650 m
- B4** Length: ~60 m (Zipline)

Accommodation Facilities

- C1** Site Area & Commercial Area: ~12 500 m² & 5 400 m²
- C2** Site Area & Commercial Area: ~2 600 m² & 400 m²
- C3** Site Area & Commercial Area: ~10 000 m² & 4 000 m²

Transport Facilities

- E1** Length & Width: ~150 m & 8 m
- E2** Length & Width: ~1 600 m & 1.5 to 2 m
- (P)** Carparks/ Parking Spaces for Private Cars and Coaches

Shek Pik

Leisure and Recreation Facilities

A3 | Site Area: ~500 m²

Shui Hau

Nature Education Facilities

- D1** | Site Area: ~1 110 m²
- D2** | Length & Width: ~300 m & 2 to 4 m
- D3** | Site Area: ~15 000 m²
- D4a** | Length & Width: ~700 m & 4 m
- D4b** | Length & Width: ~2 000 m & 4 m
- D4c** | Length & Width: ~2 600 m & 4 m

Transport Facilities

P | Carparks/ Parking Spaces for Private Cars and Coaches



Shek Pik Reservoir

D4b Heritage Trail (Western)

D4c Heritage Trail (Eastern)

A3 Leisure Space and Sanitary Facilities

D4a Pedestrian Path along Waterdam

D1 Education Centre

D2 Boardwalk

D3 Wetland Management

20 nos. of Car Parking

Wetland

Sandflat

Shui Hau Wan



Slope along waterdam



Shui Hau Natural Wetland

Lantau South Country Park

To Tai O

Lantau South Country Park

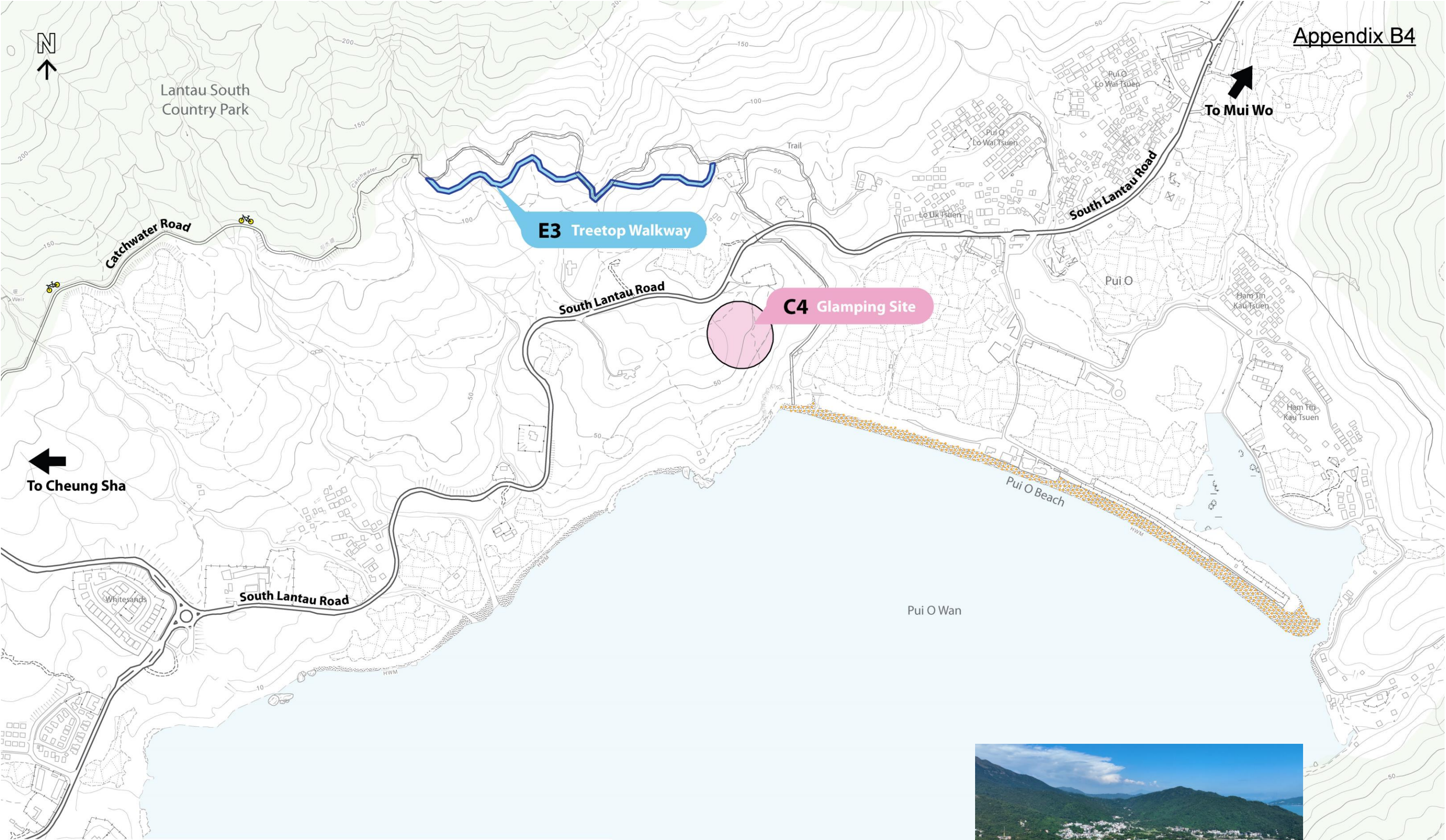
Trail

Shui Hau Tsuen

Catchwater Road

South Lantau Road

To Cheung Sha



Pui O

Accommodation Facilities

C4 | Site Area & Commerical Area:
~5 000 m² & 700 m²

Transport Facilities

E3 | Length & Width: ~500 m & 2.5 m



Pui O Beach

**Expression of Interest for the Development of South Lantau
Eco-recreation Corridor
(REPLY FORM)**

This Reply Form should be duly completed and sent to Development Bureau (“DEVB”) by hand to Development Bureau (Works Branch) – Contractors’ Drop-in Box (Professional Services Unit) labelled “Expression of Interest for Tsim Bei Tsui and Pak Nai, ex-Lamma Quarry and South Lantau Eco-recreation Corridor Drop-in Box” at 2/F Entrance, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong by **12:00 noon on 2 July 2025 (Wednesday)**. You are encouraged to include a proposal with supporting information including but not limited to drawings, plans and explanatory statements along with your submission.

A. Information of the Interested Party

1. Company Name

(In English):	
(In Chinese):	

2. Name and Post Title of Contact Person

--

3. Contact Phone No.

--

4. Contact Email

--

B. Background of the Interested Party

5. Core Business

--

6. Details of the proposed developments or similar projects that your company has developed and/or operated (either planned or already implemented) in Hong Kong, Mainland China or overseas.

--

C. General Views on Eco-recreation Development at South Lantau

Positioning

7. What is your view on the proposed positioning of eco-recreational activities for South Lantau? Which specific areas/sites are appealing and attractive to you in terms of potential investment?

--

8. The Corridor may integrate with the broader destination of Lantau and synergise with established attractions in Lantau such as Tai O, Ngong Ping, etc. What is your view on the existing eco-recreational assets at South Lantau? How could these existing assets be leveraged to attract both local and international visitors? If possible, please provide benchmarking projects for reference purposes.

9. Considering the list of proposed eco-recreational facilities above, please elaborate on your interest on the specific eco-recreational facilities proposed. What are your proposed components to be included at each proposed facility? Please indicate an estimated area and a rough site extent for each proposed facility.

10. Regarding the proposed adventure facilities in Upper Cheung Sha hillside, please suggest an appropriate scale for each of the facilities, e.g. components, variety, areas, capacity etc.

11. What kind of water-based leisure recreational and ancillary facilities would you suggest for Upper Cheung Sha Beach? Do you intend to develop and/or operate these facilities as part of the overall development of the Corridor?

12. Would you suggest any other activities/ facilities/ attractions in the Corridor, including information, such as the estimated area and height? Please indicate an estimated area and indicate rough location for each suggestion on the Appendix C1, C2 and C3 attached to the Reply Form.

13. Please provide suggestions to enhance accessibility and connectivity to and within the Corridor.

14. Regarding the accommodation, what would be the suitable market positioning of the proposed accommodation sites (i.e. Site C1, C2, C3 and C4 as shown in Appendix B)? Who do you think will be the targeted visitors/guests?

15. For accommodation development, please suggest the optimal scale in terms of number of rooms, average room size, occupancy rate and potential linkage/interdependence with the eco-recreational facilities for the Corridor or Lantau.

16. Will you consider to develop a spa and wellness retreat within the Corridor? If not, will you be interested to develop such a facility in other parts of Lantau? Please indicate the rough location, estimated area and scale and other conditions for each suggestion.

17. Other than quality holiday accommodation, the Government welcomes suggestions and views on the appropriate uses of the potential site at Lower Cheung Sha (Item C3) to support the development of the Corridor, which may be the suggestions provided under Q21 below. Please provide your suggestions and views, including how the proposed use could fit the overall positioning of the Corridor and enhance project viability. If your consideration is given to residential development, please indicate the location and the site area you will propose for such development, optimal scale in terms of average unit sizes, the number of residential units and pre-sale schedule and rough area.

18. In additional to the responses provided to Q14-17, please suggest an appropriate operation period and scale of the proposed accommodation facilities e.g. number of rooms, site area and development density for each accommodation type.

19. To expedite and enhance the development of the Corridor, consideration would be given to suggestions on making good use of the existing facilities/sites in South Lantau. Please provide your suggestions and details on the possible use, including how the proposed use could fit the overall positioning of the Corridor, create synergies with other proposed facilities and enhance project viability.

20. Please describe your understanding of the tourism market (particularly the eco-tourism market) and how the proposed facilities at the Corridor can meet the market expectations in terms of filling the existing market gap, demand for such facilities, etc.

Proposed Business Model

The Government seeks the private sector's views on potential eco-recreational offerings and business models that form a viable business case for private investors/developers to participate. The following questions are designed to gather insights into market preferences, which may be considered in shaping the tender packages.

21. (a) Do you have any interest in developing and operating **ALL** the proposed facilities at the Corridor?

() Yes () No

(b) If not, please specify reasons below.

22. Which of the areas would you be interested in developing and operating (can choose more than 1):

() Cheung Sha
- The Ultimate Vacation Zone for Thrills, Sun, and Water Fun
and Accommodation Facilities

() Cheung Sha
- The Gathering Point and Accommodation Facilities

() Pui O
- Accommodation and Recreation Facilities

() Shui Hau
- Nature Education Facilities

() Shek Pik
- Leisure and Recreation Facilities

- (i) For the area(s) that you are interested in developing and operating, do you have any suggestion on how to improve the proposed scheme to fit the overall positioning of the Corridor and enhance project viability?

--

- (ii) Further to your responses provided in (i) above, please fill in the table(s) and layout plan(s) in Appendix C1, C2 & C3 and indicate the area(s) and proposed facilities that you would like to develop and operate.

--

- (iii) For the area(s) that you are not interested in developing or operating, do you have any suggestion on how the proposed scheme could be improved to create synergy with the other areas of the Corridor and enhance the Corridor's overall attractiveness to you?

--

23. Please share your preliminary views on the development schedule and the essential conditions for the development of the Corridor, such as:-
- a. What do you find appropriate for Cheung Sha, Shek Pik, Shui Hau, and Pui O to be developed with respect to the overall development programme of the Corridor (i.e. early phase, intermediate phase or last phase)? Should the area be developed concurrently or one of them should be prioritised.

- b. What Government-led external infrastructure you find essential to facilitate the development of the Corridor? (Please be specific and only include those essential infrastructure to support the development)

24. When considering the development of the Corridor, would you prefer to undertake the project solely through your company/investment consortium? If you have a preferred mode with the Government's involvement, please specify the stage(s) (e.g. construction, operation, or any other specific stage) and indicate which aspects of the project you would like the Government to be involved in, along with the desired form of partnership.

25. Please describe any possible risks and constraints that should be considered in implementing this Project (e.g. building constraints, planning issues, project phasing, etc).

26. Preliminarily, the Government intends to commence the tendering process for the Corridor in 2027. What are your views on this proposed timeline?

27. In addition to the response provided above, please specify any other key components or aspects of your proposed business model/ plan that would be relevant to our evaluation. This may include details on financial projections, the mode of ownership and the required land tenure, e.g. returning the facilities to Government after the operation period or holding them for a longer duration. Additionally, please include assumptions adopted for the estimate and innovative features that could outline the Project's viability.

28. With a view to enhance the financial model, please share your views if the building covenant period for the possible buildings proposed in the Corridor below:

Proposed Precinct	Building Covenant*
Cheung Sha - The Ultimate Vacation Zone for Thrills, Sun, Water Fun and Accommodation Facilities	[60] months
Cheung Sha - The Gathering Point and Accommodation Facilities	[60] months
Pui O - Accommodation and Recreation Facilities	[48] months
Shui Hau - Nature Education Facilities	[48] months
Shek Pik - Leisure and Recreation Facilities	[60] months

*from the respective dates of the developer's possession of the sites

Financial Considerations

The Government is willing to explore different land sale / partnership arrangements with the Interested Party to make the Corridor a success. While the traditional arrangement is to make the full land premium payment upfront, please share your views on the following arrangements.

29. What are your views on adopting alternative tender mechanisms as compared to traditional land disposal arrangements such as profit-sharing mechanism for land bids? What would be an appropriate level of upfront payment, ratio, timing and duration of profit sharing?

30. What is your view on allowing successful tenderer to make the lump sum payment offered in the tender bid by instalments with interest charged on a certain percentage? What is your comment on the interest rate (e.g. should a fixed rate or variable market rate be adopted?) and the number of years of instalments for the payment?

31. Any other feasible financial arrangement(s)?

32. Based on your proposed business model, do you have any preliminary idea of the revenue stream (e.g. ticket sales, activity charges, membership programmes, food & beverage income) and proposed tariffs? Please provide a breakdown of this revenue.

33. What would be the expected return on investment (e.g. internal rate of return percentage and other relevant breakdown including Project weighted average cost of capital percentage, and expected debt-to-equity ratio on Project funding, expected payback period etc.) that may arouse your interest in undertaking the Project?

34. What operational costs do you anticipate for the Corridor (e.g., staff, maintenance, marketing costs)? Please provide a breakdown of these costs.

35. Do you have any suggestions regarding measures to reduce capital and/or operational costs for this development?

Others

36. There will be greater certainty from the Developer's perspective for the Government to complete statutory procedures before the site is put to tender. Please share with us whether there is any alternative approach that can expedite implementation, e.g. whether implementation can be advanced by inviting and awarding the tender before detailed technical assessment and subsequent statutory procedures? Under this approach, the successful tenderer will, after award of tender, commence design, conduct detailed technical assessment, and then seek necessary statutory approvals with Government's support.

37. Do you have any other suggestions / comments on the development and operation of the Corridor?

Cheung Sha

Appendix C1

Legend:

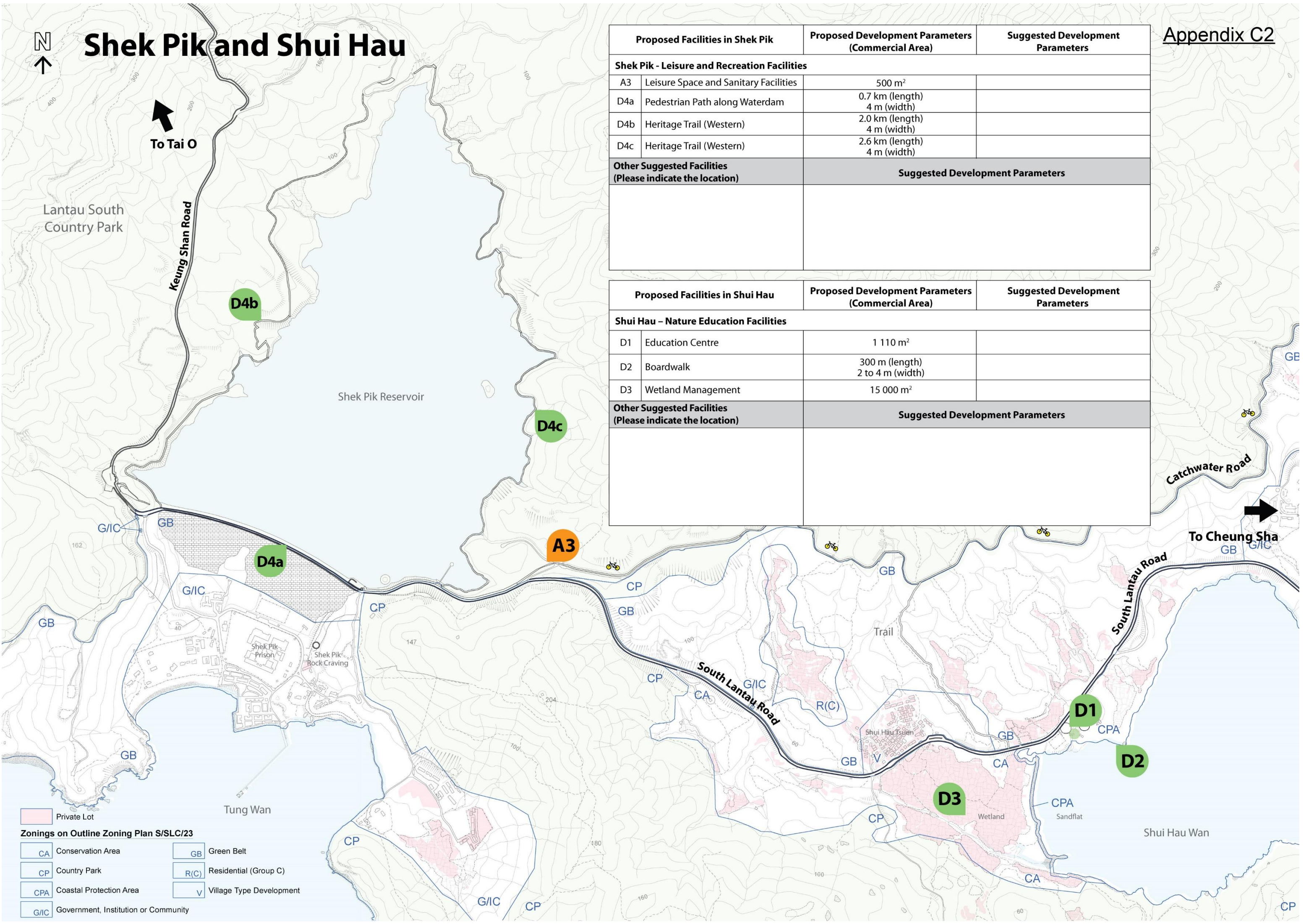
- Private Lot
- Zonings on Outline Zoning Plan S/SLC/23
- CPA: Coastal Protection Area
- G/IC: Government, Institution or Community
- GB: Green Belt
- O: Open Space
- OU: Other Specified Uses
- R(C): Residential (Group C)
- V: Village Type Development

Proposed Facilities in Upper Cheung Sha		Proposed Development Parameters (Commercial Area)	Suggested Development Parameters
Cheung Sha Precinct - The Ultimate Vacation Zone for Thrills, Sun, and Water Fun and Accommodation Facilities			
A2a	Water Sports and Recreation Centre	1 450 m ² (1 200 m ²)	
A2b	Leisure Pier	70 m (length) 6 m (width)	
A2c	Beach Facilities (i.e. Playground and Leisure Area, Event Space)	900 m ²	
B1	Chairlifts (450 m length)	9 200 m ² (320 m ²)	
B2	Luge (650 m length)		
B3	Mountain Coaster (650 m length)		
B4	Rope Adventures (Zipline) (60 m length)		
C1	Quality Holiday Accommodation	12 500 m ² (5 400 m ²)	
Other Suggested Facilities (Please indicate the location)		Suggested Development Parameters	

Proposed Facilities in Upper Cheung Sha		Proposed Development Parameters (Commercial Area)	Suggested Development Parameters
Cheung Sha - The Gathering Point and Accommodation Facilities			
A1	Visitor Centre	1 500 m ² (500 m ²)	
C2	Beach Campsite	2 600 m ² (400 m ²)	
C3	Quailty Holiday Accommodation	10 000 m ² (4 000 m ²)	
E1	Pier in Lower Cheung Sha	150 m (length) 8 m (width)	
E2	Beach Walkway	1.6 km (length) 1.5 to 2 m (width)	
Other Suggested Facilities (Please indicate the location)		Suggested Development Parameters	

Proposed Facilities in Upper Cheung Sha		Proposed Development Parameters (Commercial Area)	Suggested Development Parameters
Cheung Sha Precinct - The Ultimate Vacation Zone for Thrills, Sun, and Water Fun and Accommodation Facilities			
A2a	Water Sports and Recreation Centre	1 450 m ² (1 200 m ²)	
A2b	Leisure Pier	70 m (length) 6 m (width)	
A2c	Beach Facilities (i.e. Playground and Leisure Area, Event Space)	900 m ²	
B1	Chairlifts (450 m length)	9 200 m ² (320 m ²)	
B2	Luge (650 m length)		
B3	Mountain Coaster (650 m length)		
B4	Rope Adventures (Zipline) (60 m length)		
C1	Quality Holiday Accommodation	12 500 m ² (5 400 m ²)	
Other Suggested Facilities (Please indicate the location)		Suggested Development Parameters	

Proposed Facilities in Upper Cheung Sha		Proposed Development Parameters (Commercial Area)	Suggested Development Parameters
Cheung Sha - The Gathering Point and Accommodation Facilities			
A1	Visitor Centre	1 500 m ² (500 m ²)	
C2	Beach Campsite	2 600 m ² (400 m ²)	
C3	Quailty Holiday Accommodation	10 000 m ² (4 000 m ²)	
E1	Pier in Lower Cheung Sha	150 m (length) 8 m (width)	
E2	Beach Walkway	1.6 km (length) 1.5 to 2 m (width)	
Other Suggested Facilities (Please indicate the location)		Suggested Development Parameters	



Proposed Facilities in Shek Pik		Proposed Development Parameters (Commercial Area)	Suggested Development Parameters
Shek Pik - Leisure and Recreation Facilities			
A3	Leisure Space and Sanitary Facilities	500 m ²	
D4a	Pedestrian Path along Waterdam	0.7 km (length) 4 m (width)	
D4b	Heritage Trail (Western)	2.0 km (length) 4 m (width)	
D4c	Heritage Trail (Western)	2.6 km (length) 4 m (width)	
Other Suggested Facilities (Please indicate the location)		Suggested Development Parameters	

Proposed Facilities in Shui Hau		Proposed Development Parameters (Commercial Area)	Suggested Development Parameters
Shui Hau – Nature Education Facilities			
D1	Education Centre	1 110 m ²	
D2	Boardwalk	300 m (length) 2 to 4 m (width)	
D3	Wetland Management	15 000 m ²	
Other Suggested Facilities (Please indicate the location)		Suggested Development Parameters	

Private Lot

Zonings on Outline Zoning Plan S/SLC/23

CA

Conservation Area

GB

Green Belt

CP

Country Park

R(C)

Residential (Group C)

CPA

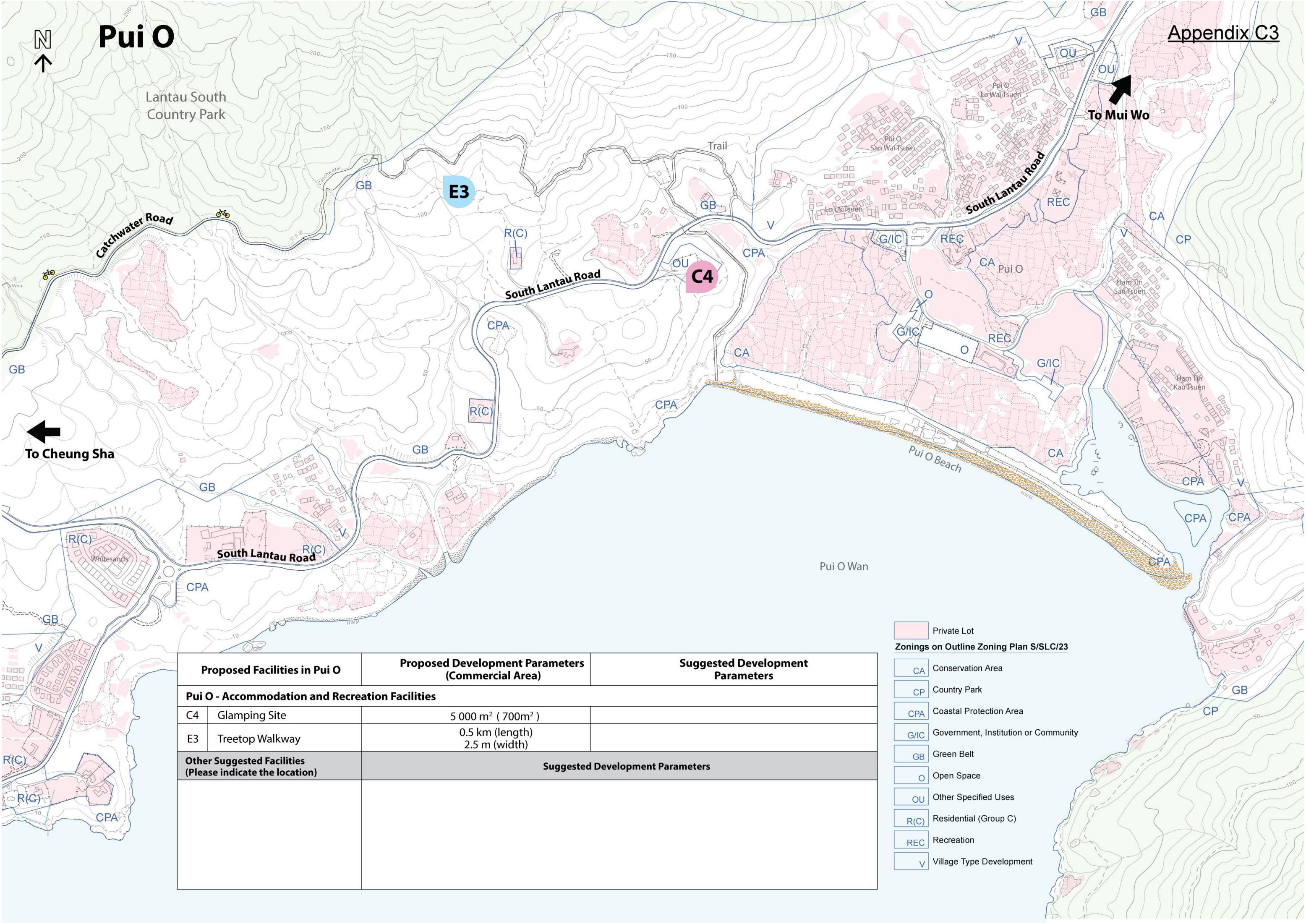
Coastal Protection Area

V

Village Type Development

G/IC

Government, Institution or Community



Proposed Facilities in Pui O		Proposed Development Parameters (Commercial Area)		Suggested Development Parameters	
Pui O - Accommodation and Recreation Facilities					
C4	Glamping Site	5 000 m² (700m²)			
E3	Treetop Walkway	0.5 km (length) 2.5 m (width)			
Other Suggested Facilities (Please indicate the location)		Suggested Development Parameters			

- Private Lot
- Zonings on Outline Zoning Plan S/SLC/23
- CA

Conservation Area
- CP

Country Park
- CPA

Coastal Protection Area
- G/IC

Government, Institution or Community
- GB

Green Belt
- O

Open Space
- OU

Other Specified Uses
- R(C)

Residential (Group C)
- REC

Recreation
- V

Village Type Development

Acknowledgement

We understand that the invitation is not a pre-qualification exercise to shortlist or pre-qualify any application. Interested parties who do not submit an EOI will not be barred from taking part, or prejudiced against, in the forthcoming tender exercise. We agree that all information provided in the EOI invitation document is for reference only. We acknowledge that nothing in the EOI invitation document shall constitute a warranty, statement or representation, expressed, implied or imputed, by the Government as to the accuracy, reliability, completeness or usefulness of the information contained therein. We understand that the Government does not accept liability to any person howsoever caused by the use of or reliance on the information provided in the EOI invitation document. We understand that the Government reserves the right, without prior consultation or notice, to change the content of this EOI invitation document.

Authorised Signature : _____

Name of Authorised Person : _____

Post : _____

Company : _____

Address : _____

Telephone : _____

Facsimile : _____

Email : _____

Date : _____

Company Chop _____

Appendix D

Enrolment Form for Briefing Session for Invitation for Expression of Interest for the Development of South Lantau Eco-recreation Corridor

Date : 14 April 2025 (Monday)
Time : 5:00 pm – 6:15 pm
Venue : Auditorium, G/F, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong
Language : Cantonese with English and Putonghua simultaneous interpretation

Please provide the name of the company and the information (including email address) of each representative.

Name of Company:

(In English):	
(In Chinese):	

Information of Representative(s)

Name	Post Title	Email Address	Phone No.
Each company can register no more than five representatives for the briefing session.			
1			
2			
3			
4			
5			

1. Please return the completed enrolment form by email to corridor-eoi@devb.gov.hk no later than **11 April 2025 (Friday) 12:00 noon**.
2. Confirmation email of registration will be issued to the interested party upon receipt of the enrolment form. **Late registration may not be accepted.**
3. The Government reserves the right to decline any party's enrolment.

Submitted by : _____ (name)

Email address : _____

Phone number : _____

Date (dd/mm/yyyy) : _____