

Appendix A Recommended Actions for Each Cluster

Specific actions to develop or enhance the tourism potential of each of the 10 clusters examined in depth are provided. The regions are grouped into one of four major geographic areas: Inner Tolo Harbour, Intensive Use Region, Protected Areas and Frontier. Immediate, medium to longer term actions are identified.

The following table describes each of these sub-regions briefly, its dominant theme and key recommendation. Specific actions are outlined for each region.

Main Region	Clusters	Focal Point	Recommendation
Inner Tolo Harbour	1 Tolo Harbour	Ma On Shan Tai Po	Potential for major resort and cruise development.
Intensive Use Region	2 Plover Cove Reservoir and North Shore of Tolo Channel	Tai Mei Tuk	High intensity recreational zone
	3 South Shore of Tolo Channel	Chung Mai Kok	Status quo as a local recreational area
	4 Ap Chau and Kat O villages	Tung O and Chung Kan O	Status quo as local sightseeing and food destination
Protected Areas	5 Yan Chau Tong Marine Park and Plover Cove Country Park	Lai Chi Wo Sam A Tsuen	Develop Lai Chi Wo and Sam a Tsuen as heritage eco-destinations, with focus on land and water based nature based tourism
	6 Tung Ping Chau	A Ma Tsui	Develop as reef and island based ecotourism destination
	7 Luk Keng and Country Parks	Luk Keng	Develop for nature-based recreation (hiking, fishing), cultural heritage and traditional agricultural activities
Frontier	8 Wetlands and Surrounds	Mai Po and Wetland Park	Develop as international ecotourism centre
	9 Frontier Closed Area Corridor	Ha Heung Yuen and surrounds	Small scaled, specialized tourism focusing on cultural heritage, traditional agriculture and active nature-based tourism
	10 Sha Tau Kok		Access point for outer islands Limited cross border tourism

Cluster 1. Tolo Harbour

Overview

- Predominantly an urban and, built up area that is ideally suited to act as the access point to the Northern New Territories
- Tai Po has a number of attractions

Tourist Access

- Strong physical access offering bus, rail and taxi service

Vision

- Primarily to act as the access and service centre for the southern half of the study region
- Develop Tolo Harbour as an alternative cruise ship port

Immediate Actions towards the Vision

- Establish circle, hop on/hop off bus route from Tai Po to Luk Keng
- Establish circle ferry hop on/hop off rides between Tai Po and Sha Tau Kok stopping at a number of islands
- Provide bicycle rental at Tai Po Market KCR station
- Establish ferry service from Ma On Shan to Tai Mei Tuk

Medium to Longer Term Actions to Achieve the Vision

- Develop cruise ship port facilities at the Science Park reclamation project
- Hotel development in association with cruise port
- Resort development at Wu Kai Sha

Cluster 2. Plover Cove Reservoir and North Shore of Tolo Channel

Overview

- A popular, high intensity use recreational area offering a variety of water sports, family recreation and dining experiences
- Tai Mei Tuk is the focal point of the region
- Plover Cove Reservoir is the largest fresh water reservoir in Hong Kong and currently represents an under utilized tourism asset

Tourist Access

- Tourist access is strong with good bus services, parking and a bicycle trail.
- Crowding is noted on weekends and the parking lots fill quickly.

Vision

- Retain status quo as a high intensity recreational area offering a diversity of water and land based recreation, food services and dining
- Develop Plover Cove Reservoir for fresh water recreational activities

Immediate Actions towards the Vision

- Diversify food service offerings
- Permit Plover Cove to be utilised for non motorized water recreation, including sailing, fishing, canoeing and sports training.
- Regulate and license bed and breakfast opportunities
- Establish ferry service from Tai Mei Tuk to Ma On Shan
- Develop and co-ordinate water sports activity in the area
- Organise Special Events and Festivals (i.e. kite flying, triathlon, biathlon, HK Mile on the dam wall, etc)
- Utilise dam wall for weekend and night markets
- Investigate feasibility of establishing artificial beach at Lung Mei

Medium to Longer Term Actions to Achieve the Vision

- Develop freshwater aquatic centre in Plover Cove Reservoir
- Stock Plover Cove Reservoir with sport fish and establish recreational fishing sector
- Establish pier and water access to Plover Cove reservoir
- Houseboats on Plover Cove Reservoir
- Establish a small number of water-access only campsites on Plover Cove Reservoir
- Small resort development in Tai Mei Tuk

Cluster 3. South Shore of Tolo Channel

Overview

- Encompasses south coast of Tolo Channel, Hoi Ha Wan protected area and Tap Mun Island, a popular day trip destination
- Spectacular views and important ecological assets
- Current visitor use variable, with Tap Mun extremely popular on weekends, Hoi Ha Wan a popular hiking and camping site, but limited use of other areas.

Tourist Access

- Tourist Access is variable:
 - Strong access on weekends to Tap Mun, with ferries from Wong Shek and Tolo Harbour
 - Moderate to strong pedestrian access to Hoi Ha Wan
 - Poor/difficult access to the south shore of Tolo Channel

Vision

- To retain its status as a high intensity, local recreational area, focussed around Tap Mun
- To develop the ecotourism tourism potential of Hoi Ha Wan, especially after the establishment of the WWF centre.

Immediate Actions towards the Vision

- Improve ferry and water taxi access to the south coast of Tolo Channel, enabling more day and overnight hiking
- Document and regulate unlicensed accommodation on Tap Mun
- Encourage boat operators to provide commercial fishing opportunities for tourists in Tolo Channel and beyond
- Offer sightseeing cruises of Tolo Channel
- Improve the visual amenity of the channel and Tap Mun, in particular clean-up floating debris
- Access feasibility of developing Pak Kok Chai for more intense water-based recreation

Medium to Longer Term Actions to Achieve the Vision

- Small resort or bed and breakfast development on Tap Mun.

Cluster 4. Ap Chau and Kat O Villages

Overview

- An area currently popular with local day trippers on weekend excursions
- Small islands with limited capacity to cope with more tourists
- The industry is largely part-time, operating primarily on weekends
- Limited services and cultural facilities of local interest only, amenity needs improvement

Tourist Access

- Currently some “kaito” ferry services are running infrequently from Sha Tau Kok to Ap Chau and Kat O villages
- Numerous charter boats and tour boats visiting the areas from Tolo Harbour

Vision

- An area of interest for local day trippers primarily
 - Continue to provide similar services but enhance the quality
- [Note: Cross border tourism proposals may fundamentally alter the potential of these villages]

Immediate Actions towards the Vision

- Improve the amenity of villages, including cleaning up of harbour, litter removal and enhancement of the visual landscape
- Provide regular ferry and water taxi service from Sha Tau Kok
- Improve overall quality of food service provision, which will lead to higher prices for services provided to tourists
- Promote festival, possibly in conjunction with Lai Chi Wo, highlighting local traditions and histories

Medium to Longer Term Actions to Achieve the Vision

- Improve pier infrastructure at Fung O and improvement of water and sewerage facilities in the villages.
- Potential for some small-scale resort development in Fung O and/or Chung Kung O, which would likely necessitate the partial demolition of existing villages.
- Establish the resort as the focus for day trip hikes of Kat O.

Development of Cross Border Tourism

Proposals to develop cross border tourism from Shenzhen using Kat O as an island playground will enhance its tourism potential. Should such an initiative be supported, the following actions are recommended:

- Establish visa free entry to Kat O
- Develop Kat O villages as shopping, dining and day trip recreation centre
- Harden walking paths and improve access to beaches from villages
- Expand/extend ferry pier and introduce some form of border control
- Significantly improve water and sewage infrastructure

Cluster 5. Yan Chau Tong Marine Park and Plover Cove Country Park

Overview

- An area with exceptional potential to become a significant land and water based nature-based tourism destination in Hong Kong.
- Possesses outstanding natural and cultural heritage values in a strong state of repair
- Protected marine ecosystem, Country Park, and extent villages
- Currently lacking access, tourism infrastructure and other facilities to attract the overnight visitor.

Tourist Access

- Current access by land hiking from Bride's Pool Road (5 to 8 km to Lai Chi Wo).
- Water access only by charter boat.

Vision

- To convert the area into an internationally attractive nature based and cultural tourism destination focusing around Lai Chi Wo and Sam A Tsuen.
- To use the existing villages of Lai Chi Wo and Sam A Tsuen for commercial accommodation and the provision of other tourism services through the sensitive adaptive reuse of existing structures.
- To develop nature based water recreational activities (such as sea kayaking) in Yan Chau Tong Marine Park, using the Sam a Tsuen area as the base.
- To capitalise on the tourism potential through the development of a series of hike in/hike out, or boat in/hike out touring opportunities using the above mentioned villages for overnight accommodation

Immediate Actions towards the Vision

- Improve water access to the area of by running a regular ferry and water taxi service from Sha Tau Kok (10 minutes away)
- Convert existing abandoned schoolhouse at Lai Chi Wo into commercial hostel style accommodation
- Establish licensed retail food outlets
- Establish house museums in villages
- Establish themed, self guided walking tours interpreting both the natural and cultural environment
- Improve the hiking trail between Lai Chi Wo and Sam a Tsuen
- Encourage local tour operators to offer guided hiking and boating excursions
- Establish a small scale water ecotourism centre in Sam a Tsuen offerings sea kayaking instruction and excursions
- Once suitable hostel-style accommodation is provided, promote this area first to the domestic market and the international backpackers market

- Manage the area to limit its use levels
- Establish water-based cultural-ecotours of the outer islands, interpreting remnant cultural heritage and ecology
- Prepare a conservation plan for Lai Chi Wo, Sam A Tsuen prior to any further tourism development

Medium to Longer Term Actions to Achieve the Vision

- Improve water and sewage infrastructure to cope with higher levels of visitation in villages
- Convert existing village houses to bed and breakfast accommodation
- The sensitive, adaptive reuse and conversion of existing village houses (unoccupied or occupied) into heritage tourism accommodation
- Establish Lai Chi Wo as a heritage resort with Sam a Tsuen as the satellite centre, using existing facilities and structures for the provision of accommodation and other tourism services
- Once the Heritage Village resort concept is developed, promote to the international marketplace, targeting Europeans, north Americans and Australians.

Cluster 6. Tung Ping Chau

Overview

- An area with unique and interesting geological and biological assets that is physically remote from the rest of Hong Kong
- Geological, biological and cultural assets largely intact
- Proximity to Mainland China
- Currently a popular weekend destination dominated by an informal tourism industry, including the provision of unlicensed accommodation and food services
- The nature of the existing tourism industry inhibits the introduction of more upscale, unique tourism facilities
- Suggestions that the marine ecosystem is at risk for from over use. Conservation of natural heritage must drive the overall management of the island.

Tourist Access

- Currently, ferry service from Tolo Harbour, running infrequently and only on weekends and public holidays.
- Numerous charter boats visiting on weekends

Vision

- Develop as a unique, small scale ecotourism tourism resort destination focusing on the marine, land based and cultural values of the island
- Continue to encourage a day trip visitation, but manage the impacts more closely
- To use the existing village of Sha Tau for commercial accommodation and the provision of other tourism services through the sensitive adaptive reuse of existing structures.
- Provide visa free access for high quality, non-intrusive ecotourism activities from mainland resorts.
- Note: Conservation of natural heritage must drive the overall management of the island.

Immediate Actions towards the Vision

- Improve water access to the area of by running a regular ferry and water taxi service from Sha Tau Kok (30 minutes away)
- Establish house museums in Sha Tau village
- Establish themed, self guided walking tours interpreting both the natural and cultural environment
- Establish a small scale water ecotourism centre specializing in glass bottom boat tours
- Monitor existing use levels of coral reefs and control access if damage is noted

- Educate swimmers about appropriate behaviour on coral reefs, monitor and enforce appropriate behaviour
- Regulate and license existing informal accommodation and food service sector, where needed
- Village beautification and general amenity improvement
- Hiking path maintenance and repair
- Prepare a conservation plan for Sha Tau prior to any further tourism development

Medium to Longer Term Actions to Achieve the Vision

- Improve water, sewage and electricity infrastructure to cope with higher levels of visitation in villages
- Enhance ferry pier infrastructure
- Convert existing village houses to bed and breakfast accommodation
- The sensitive, adaptive reuse and conversion of existing village houses (unoccupied or occupied) into heritage tourism accommodation. Establish Sha Tau as a heritage resort.
- Once the Heritage Village resort concept is developed, promote to the international marketplace, targeting Europeans, north Americans and Australians.
- Visa free entry for Mainland visitors for ecotourism tourism activities, including nature walks and glass bottom boat tours.
- Control visitor numbers.

Cluster 7. Luk Keng and Country Parks

Overview

- An area providing outstanding outdoor recreation opportunities with villages having strong remnant heritage and traditional agricultural values.
- Pat Sing Leng and Plover Cove Country Parks offer wilderness and near wilderness hiking opportunities of differing degrees of difficulty.
- Luk Keng and surrounds has much remnant, intact agricultural heritage, existing fish ponds and much cultural history.
- No accommodation is available.
- The area is currently popular with local day trippers and also has strong potential for international tourists seeking either a cultural heritage experience (in Luk Keng) or an active nature based recreational experience (in the Country Parks)
- Note: Conservation of natural heritage must drive the overall management of the island.

Tourist Access

- Access is generally strong although parking is limited and bus service is limited outside of weekends.

Vision

- Develop further the nature based and cultural heritage tourism potential of the region.
- Luk Keng and surrounds to become the focal point for cultural tourism activities in this part of the Northern New Territories
- Encourage day trippers and overnight hiking by domestic and international visitors
- Develop linked, thematic cultural hikes between villages in Country Parks

Immediate Actions towards the Vision

- Establish circle, hop on hop off bus route from Tai Po to Luk Keng
- Move the public light bus stop at Luk Keng away from the existing restaurants.
- Establish Luk Keng as a centre for cultural and heritage tourism in the Northern New Territories by:
 - Creating house museums
 - Promoting local festivals and events
 - Establishing self-guided, interpretive walks of the villages in and around Luk Keng and Nam Chung
 - Having local involvement by villagers taking people on tours
 - Establishing this area as the primary destination for a new anthropological theme-oriented, intangible heritage tour
 - Improving or establishing signage and interpretation
 - Designating heritage structures

- Develop the nature based tourism potential of the country parks by:
 - Creating and theming self guided walks linking villages
 - Providing commercial accommodation (huts, villages or yurts) to hikers
 - Extending the bicycle path from Tai Mei Tuk to Sha Tau Kok Rd
- Establish mobile food stalls
- Prepare a conservation plan for Luk Keng, Nam Chung prior to any further tourism development

Medium to Longer Term Actions to Achieve the Vision

- Establish artists colony in Luk Keng
- Establish/recreate traditional farming activities including rice, tea and aquaculture
- Convert one existing village into a living historical farming village, highlighting traditional farming activities and possibly Chinese medicinal farming
- Adaptive reuse and sensitive conversion of existing village houses into tourist accommodation

Cluster 8. Wetlands and Surrounds

Overview

- Already well established as an ecotourism tourism destination with a large scale development currently under way to further capitalize on the ecotourism tourism potential of the area
- Mai Po Nature Reserve is an area of international conservation significance
- The Hong Kong Wetland Park, currently being developed, has the potential to become a major attraction for both the domestic and international market
- The amenity approaching the area is poor, with visual pollution, land and water pollution detracting from the desired image

Tourist Access

- Generally, physical access to the area is strong but access to wetlands within the FCA is limited

Vision

- To develop this area as an international ecotourism centre and Hong Kong's wetland of international importance
- Note: Conservation of natural heritage must drive the overall management of the island.

Immediate Actions towards the Vision

- To continue the development of ecotourism facilities and attractions as currently planned
- Maintain restricted access to the MPNR
- Encourage visitation to the wetland's centre by most tourists, while continuing to limit used to MPNR.
- Improve the visual amenity and encourage environmental clean-up of the area
- Develop hiking and bicycle paths to connect to the two centres

Medium to Longer Term Actions to Achieve the Vision

- Establish or recreate traditional fisherman's hut and village
- Designate unoccupied stilt houses for tourist accommodation or as commercial bird hides.

Cluster 9. Frontier Closed Area Corridor

Overview

- An area that has largely retained its traditional agricultural and cultural heritage values that are evocative of Hong Kong's pre colonial past.
- Contains numerous villages where much of the traditional architectural style is intact
- Scenically attractive and presents a contrast to both Hong Kong and urban development seen across the border in the Mainland China.
- Access is severely restricted and unless or until access restrictions can be liberalized, little tourism activity will occur.
- No accommodation is available.

Tourist Access

- At present, no tourist access is available.

Vision

- To establish the region for small scale, specialized tourism focusing on cultural heritage, traditional agriculture and active nature based tourism
- Given current access restrictions, to limit use to organized tour groups for day trips and overnight trips.
- Note: this area has high tourism potential for small scale, up market activities. Visitor numbers should remain low and access to the general public remain restricted in order to retain the essential character of the region.

Immediate Actions towards the Vision

- Liberalize access to FCA by providing floating permits to tour operators and other organized groups
- Establish bed and breakfast accommodation in village houses and provide access permits to bona fide guests of commercial B and B operations
- Establish house museums
- Operate cultural heritage tours interpreting the tangible and intangible heritage of the region
- Operate guided bicycle tours along the FCA border road
- Operate guided walking tours between villages interpreting the agricultural heritage of the area
- Operate guided tour to abandoned Lin Ma Hang lead mine
- Prepare a conservation plan for Lin Ma Hang, Heung Yuen Wai, Ha Heung Yuen, Tsung Yuen Ha, Fung Wong Wu prior to any further tourism development

Medium to Longer Term Actions to Achieve the Vision

- Designate artist villages
- Construct bicycle bridge near Lo Wu Station, providing bicycle tour access from Sha Tau Kok to the International Wetlands Centre
- Convert abandoned police posts to restaurants or bed and breakfast accommodation
- Adaptive reuse and sensitive conversion of historical buildings (occupied or unoccupied) into heritage tourism accommodation
- Establishment of Heung Yuen Wai as eco-heritage resort, conserving traditional agricultural activities built heritage and intangible heritage values.

Cluster 10. Sha Tau Kok

Overview

- A historical anomaly, the village was divided in two when the British took control of the New Territories.
- Adversely affected by the Handover, currently suffering a prolonged period of economic decline.
- Chung Ying St is unique and provides the potential for an open shopping area
- The logical access point for the outer islands.
- FCA restrictions limit access to this area

Tourist Access

- At present, no tourist access is provided

Vision

- Sha Tau Kok, potentially, has two roles to play:
 - a shopping and dining destination in its own right, serving primarily the Mainland visitor
 - the access and service centre for tourism to the outer islands
- Note: Unless and until access restrictions can be liberalized, this area has little tourism potential

Immediate Actions towards the Vision

- Designate ferry pier precinct as outer island access point. Limit access to this area to visitors going directly to outer islands. No FCA permit required to access this zone.
- Provide direct, secure shuttle bus service from KCR to secure ferry pier zone.
- Operate regular ferry service and water taxis to outer islands
- Establish circle ferry hop on/hop off rides between Tai Po and Sha Tau Kok stopping at a number of islands
- Liberalize access restrictions for Hong Kong residents

Medium to Longer Term Actions to Achieve the Vision

- Designate Chung Ying St and its environs as an “open” street with free access provided to both Mainland Chinese and Hong Kong residents and tourists to Hong Kong.

Appendix B Schedule of Consultation

Organization	Representative	Date	Consultation Channel
Gray Line Tours of Hong Kong Limited	Mr. Michael Wu	7-Oct-02	Phone Interview
Heung Yee Kuk	Mr. Pang Hang Yin, JP	24-Oct-02	Meeting
Natural Excursion Ideals	Mr. Paul Etherington	21-Oct-02	Phone Interview
North District Council	Mr. Liu Chiu Wa	23-Sep-02	Phone Interview
	Mr. Cheung Fo Tai	24-Sep-02	Phone Interview
	Mr. So Sai Chi	24-Sep-02	Phone Interview
	Mr. Wan Wo Fai	25-Sep-02	Phone Interview
	Mr. Cheung Fo Tai	27-Sep-02	Meeting
	Mr. Chan Fat Hong	8-Oct-02	Phone Interview
	Mr. Wong Sing Chi	9-Oct-02	Phone Interview
	Mr. Hau Kam Lam	9-Oct-02	Phone Interview
Ocean Discovery Limited	Mr. Philip Goh	3-Oct-02	Phone Interview
Planning Department	Ms. Heidi Y M Chan	24-Oct-02	Meeting
Shatin District Council	Hon. Lau Kong Wah	23-Oct-02	Meeting
Tai Po District Council	Mr. Li Kwok Ying	18-Sep-02	Meeting
	Hon. Wong Yung Kan	25-Oct-02	Meeting
	Mr. Li Kwok Ying	25-Oct-02	Meeting
	Mr. Chan Mei Tak	25-Oct-02	Meeting
	Mr. Li Yiu Ban	25-Oct-02	Meeting
Traway Travel	Ms. Sandy Mak	2-Oct-02	Phone Interview
Tung Ping Chau Diving Club	Ms. Lai	2-Oct-02	Phone Interview

Appendix C Consultancy Team

Project Leaders

Mr. Thomas Bauer	PhD, M. Bus, B. Bus. (Tourism), Assistant Professor, School of Hotel and Tourism Management
Mr. Bob McKercher	PhD, M.A., B.A. (Hons), Associate Professor, School of Hotel and Tourism Management

Specialists

Mr. Raynor Shaw	PhD, BSc (Nature-based tourism, country parks and geology)
Mrs. Hilary du Cros	PhD (Cultural tourism and heritage)
Mr. Lew Young	PhD, WWF
Mr. Tobi Lau	WWF
Ms. Pamela Ho	PhD Candidate (Cultural tourism)

International Tourism Expert

Ms. Carolyn Wild	International ecotourism expert
------------------	---------------------------------

Research Assistant

Ms. Gigi Lee	B.A. (Hons)
--------------	-------------

Appendix D Bibliography

Websites

- Agriculture, Fisheries and Conservation Department, Country and Marine Parks Authority <http://www.info.gov.hk/afcd/parks/e/ehome.htm>
- Antiquities and Monuments Office <http://www.monuments.gov.hk/>
- Birding in Hong Kong <http://www.kthk.com.hk/birdhk.html>
- Daily Information Bulletin - *Policing Chung Ying Street*
<http://www.info.gov.hk/gia/general/199806/10/0610173.htm>
- Department of Justice: Bilingual Laws Information System
<http://www.justice.gov.hk/Home.htm>
- Gray Line Tours of Hong Kong Limited <http://www.grayline.com.hk>
- Home Affairs Department http://www.info.gov.hk/had/major/licensing/lic_main.html
- Hong Kong Adventurer <http://www.hkadventurer.com/>
- Hong Kong Bird Watching Society <http://www.hkbws.org.hk/inform/slt.html>
- Hong Kong Ferry (Holdings) Co. Ltd. <http://www.hkf.com/>
- Hong Kong Hiking Web <http://www.hiking.com.hk/discus/messages/board-topics.html>
- Hong Kong Tourism Board <http://webserv1.discoverhongkong.com/eng/index.jsp>
- KMB <http://www.kmb.com.hk/english.php>
- Marine Parks <http://parks.afcd.gov.hk/newmarine/Eng/index.htm>
- Tai Po Boat Club <http://www.taipoboatclub.com.hk/>
- The Hong Kong Trampers <http://hktrampers.tripod.com>
- The Lands Department www.info.gov.hk/landsd/index.htm
- Water Supplies Department <http://www.info.gov.hk/wsd/fish/indexc.htm>
- World Wide Fund for Nature Hong Kong www.wwf.org.hk

Brochures

- Hong Kong Wetland Park
- Liu Man Shek Tong Ancestral Hall
- Lung Yeuk Tau Heritage Trail
- Mai Po Inner Deep Bay – Ramsar Site
- North District Tourism Guide
- Tai Fu Tai Mansion / Man Lun Fung Ancestral Hall
- Tai Po Tourism Map

Books

Agriculture, Fisheries and Conservation Department. (2001). *Tung Ping Chau Eco-exploration*. Friends of the Country Parks.

Hong Kong Tourism Board, *Visitor Profile Report – 2001*

Sit, V.F.S. (2001). *Hong Kong: 150 Years, Development in Maps*. Hong Kong: Joint Publishing (H.K.) Co., Ltd. pp. 108-9