

**Invitation for Expression of Interest
for
Development of Eco-Tourism Nodes in Tsim Bei Tsui and Pak Nai**

By

**Development Bureau
Civil Engineering and Development Department
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I. Introduction

1. As outlined in the Northern Metropolis (NM) Action Agenda promulgated by the Government in 2023¹, the Lau Fau Shan/ Tsim Bei Tsui/ Pak Nai area (collectively known as the LFS Area), together with existing Yuen Long and Tin Shui Wai New Towns, as well as the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and the Yuen Long South New Development Area (YLS NDA) under construction, are situated within the High-end Professional Services and Logistics Hub, one of the four major zones in the NM². Being an extension of HSK/HT NDA and bordered by Deep Bay and the Mai Po Inner Deep Bay Ramsar Site, the LFS Area features one of the longest coastlines in NM, stretching from Tsim Bei Tsui to Pak Nai for about 10.7 km, and is considered to have potential for eco-tourism development.
2. The LFS Area is currently subject to the study “Development at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Investigation” (the Investigation Study) jointly commissioned by the Civil Engineering and Development Department and the Planning Department in July 2024. Before that, a public engagement exercise on a proposed Broad Land Use Concept Plan (**Appendix A**) was conducted from March to May 2024, under which two Eco-tourism Nodes in northeast and southwest are proposed at Tsim Bei Tsui and Pak Nai respectively, and this was generally supported by the respondents. In order to further develop the proposal by taking into account the market views, the Chief Executive announced in his 2024 Policy Address to invite Expression of Interest (EOI) for the proposed development of these two Eco-tourism Nodes.
3. This EOI represents a proactive step taken by the Government to collect market views and integrate them in the subsequent planning for two Eco-tourism Nodes. It seeks to gather market feedbacks on how various aspects of the two Nodes should be defined to create value and generate synergies with the proposed development in the remaining LFS Area, and to encourage private sector’s participation. Such market feedbacks will be suitably considered and reflected in the subsequent amendments of the statutory zoning plan and formulation of land disposal arrangement.
4. It is important to note that the information provided herein is subject to change by the Government without prior notice and should be viewed as non-committal. Any EOI received by the Government will serve as a reference only and may or may not influence the final decisions made. Each Interested Party should make its own independent assessment of the information contained in the Invitation Document after carrying out such investigation and taking such professional and other advice as many be prudent in order to assess the risks and benefits and to prepare the EOI.
5. The submission of any EOI by an Interested Party shall be taken to be an acceptance of the terms of this invitation for the EOI (“Invitation”).

¹ https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf.

² The entire NM has an area of about 30,000 hectares covering the Yuen Long and North districts in Hong Kong. Apart from the High-end Professional Services and Logistics Hub, the other three major zones in the NM identified in the NM Action Agenda are the Innovation and Technology Zone, Boundary Commerce and Industry Zone, and Blue and Green Recreation, Tourism and Conservation Circle.

6. 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 to any Interested Party to submit any EOI.
7. The Invitation exercise is not the beginning of a competitive bidding process. Neither this Invitation Document nor any submission received by the Government in response thereto constitutes an offer or the basis of any contract which may be concluded.
8. The Invitation is not a prequalification exercise to shortlist or prequalify any Interested Party for the implementation or participation of the Eco-tourism Nodes. Those parties who do not submit an EOI will not be barred from taking part in, or prejudiced against, any subsequent invitation from the Government regarding the implementation or participation of the Eco-tourism Nodes.
9. Each Interested Party shall be solely responsible for the fees, costs and expenses incurred in preparing and submitting the EOI. The Government will under no circumstances be liable to any Interested Party for any such fees, costs, expenses, loss or damage whatsoever arising out of or in connection with the EOI process.
10. The Government may seek written clarifications from or request meetings with Interested Parties on the content of their EOI submissions. If the Government proceeds to put the Eco-tourism Nodes mentioned in paragraphs 31 and 33 to tender, it would finalise the applicable development parameters, requirements and conditions for the Eco-tourism Node(s) concerned in the tender documents or other agreement (where appropriate).
11. The Government reserves the right to amend, add to or delete any information contained in this Invitation Document at any time without prior notification and without giving reasons.
12. For the purpose of preparation of the Invitation Document, the Interested Parties shall take cognizance of the need to observe relevant Ordinance, by-laws, regulations and rules for the times being in force in Hong Kong.
13. All submissions made by the Interested Party shall be its original works and shall not contain any materials infringing any party's Intellectual Property Rights. The Interested Party shall indemnify and keep the Government, its authorised users, assigns and successors-in-title 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.
14. In making a submission, the Interested Party shall be deemed to have granted to 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, adapt and modify the proposals, documents and/or materials submitted and all Intellectual Property Rights subsisting in the work comprised in the EOI. 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 EOI 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.

II. Site Information

Site context

15. Located at the westernmost periphery of the New Territories and bordering the Deep Bay, the LFS Area is the northern extension of HSK/HT NDA, which is designed to house a new population of 184 000 with industry positioning centring around professional services and modern logistics. The HSK/HT NDA is under construction with major population intake from 2031 onwards. To the east is the Tin Shui Wai New Town, a developed new town with homes for about 277 000 people. However, unlike the adjacent neighbourhoods, the LFS Area currently embraces a strong rural and local ambience with rich ecological resources. It is renowned for the traditional oyster-farming practice originating from more than 700 years ago. Today, oyster-farmers and their sun-dried oysters still form part of the commercial landscape and scenery at the LFS Area. Abutting the Deep Bay shore, the Lau Fau Shan Seafood Market has been a dining destination for locals and tourists alike for decades³. Towards the southern end of LFS Area, Pak Nai is famous for its panoramic sunset vista facing Shenzhen, where existing leisure activities such as fishing grounds and hobby farms have attracted certain local visitors. Apart from these, rich mangroves are found along the Deep Bay coast and ecological resources are concentrated mainly in Tsim Bei Tsui and Pak Nai, engaging nature lovers. Besides, cultural and heritage assets such as the historic Sha Kong Tin Hau Temple and former Lau Fau Shan Police Station remain. Also within the area are settlements of indigenous and informal villages, low-rise residential developments, and clusters of brownfield sites⁴.

Positioning

16. Echoing the aspirations of the NM Action Agenda, the Broad Land Use Concept Plan for LFS Area formulated in 2024 seeks to enhance the existing recreation and leisure potentials of the Area, and to amplify the tourism offerings to serve not just the locals, but also Mainland and international tourists. With the growing global trend of eco-tourism, Tsim Bei Tsui and Pak Nai within the LFS Area are in particular considered to have potentials to be transformed into two Eco-tourism Nodes, with leisure, recreational and hospitality facilities suitably developed along with the distinctive natural environment, while conserving the existing ecological resources.

³ The Lau Fau Shan Seafood Market may not be as prominent an attraction for inbound tourists as it used to be, given its limited transport infrastructure and relatively worn-out conditions. Under the Broad Land Use Plan promulgated for public engagement from March to May 2024, it is proposed to assess the tourism values of the area and to consider, as one of the options, to revitalise the seafood market at the existing location (about 3.8 ha) while enabling in-situ improvements. It is understood that such revitalisation and in-situ improvement initiatives would entail issues including land ownership/right of use by existing business operators, difficulties of upgrading substandard public amenities in-situ, etc.

⁴ Reference can be made to Figure 4.1 of the Final Report of “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” promulgated in 2019 (https://www.pland.gov.hk/file/planning_studies/comp_s/Brownfield/Report/Brownfield%20Study_FR_ENG.pdf).

Together with the proposed Waterfront Performance Venue and Coastal Protection Park nearby under the Broad Land Use Concept Plan (with the latter subject to the ongoing “Feasibility Study on the Development of Coastal Protection Park at Tsim Bei Tsui/ Lau Fau Shan/ Pak Nai” commissioned by the Agriculture, Fisheries and Conservation Department (AFCD) in December 2024) as well as the Lau Fau Shan Seafood Market, the two proposed Eco-tourism Nodes can produce synergy, thus promoting LFS Area’s role as the backyard of buzzing city life. The existing attractions of the LFS Area can be found in **Appendix B**.

17. Another dimension of the Broad Land Use Concept Plan for LFS Area is the establishment of a Digital Technology Hub. Giving its proximity to and synergy with Nanshan and Qianhai, the middle part of LFS Area is positioned as a Digital Technology Hub capitalising on advanced technology to promote integration of new and traditional economies in areas such as Fintech, smart living, digital entertainment, etc. It will also serve as an incubation base for young talents and start-ups. Location wise, the Digital Technology Hub can support the technical transformation of financial and other professional services at HSK/HT NDA. Close to the future Lau Fau Shan Station of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai) (HSWRL) under planning, it can also provide a landing ground to strengthen the collaborations of Hong Kong’s digital community with Nanshan and Qianhai. The Hong Kong Cyberport Management Company Limited, the information and communications technology flagship in Hong Kong, is now conducting a study on the establishment of this Digital Technology hub.

Transport and Utilities

18. The Government has conducted preliminary technical assessments for the proposed developments under the Broad Land Use Concept Plan for the LFS Area, and it is confirmed to be technically feasible based on the current parameters including those for the proposed Tsim Bei Tsui and Pak Nai Eco-tourism Nodes.
19. The LFS Area enjoys a prominent geographical location, being just a short car ride to the western part of Shenzhen via the Shenzhen Bay Bridge. With the cross-boundary HSWRL under planning, the Lau Fau Shan Station will become the first landing point for cross-boundary passengers travelling from Shenzhen to Hong Kong by rail, before reaching the Ha Tsuen Station and Hung Shui Kiu Station. The Second Stage Study of HSWRL was completed in 2024 and the investigation and design stage is expected to commence this year. Based on the findings of the Second Stage Study, the Hong Kong and Shenzhen sections of HSWRL are targeted to commission together in 2035. Apart from the cross-boundary HSWRL, the Hung Shui Kiu Station to be added to the existing Tuen Ma Line is targeted for commissioning in 2030. For strategic roads, upon the completion of Route 11 (section between Yuen Long and North Lantau), Tuen Mun Bypass and Northern Metropolis Highway, the LFS Area would be well connected to other parts of New Territories.
20. Locally, the LFS Area is mainly served by the Lau Fau Shan Road, Deep Bay Road, Tin Wah Road and Tin Ying Road, with Deep Bay Road being the central axis connecting Tsim Bei Tsui in the north, Lau Fau Shan in the middle and Pak Nai in the south. To cater for the proposed developments in the Area, these roads would be realigned and widened with detailed proposals being formulated under the Investigation Study. Tentatively, the works for Tin Wah Road, Tin Ying Road, the section of Deep Bay Road between Tsim Bei Tsui and Pak Nai, and their associated underground utilities serving the two Eco-tourism Nodes (i.e. water supply, drainage, tele-communication, electricity and gas) are expected for completion between 2033 and 2035,

while the road connections of remaining portion of Deep Bay Road and the sewerage works serving the two Eco-tourism Nodes are targeted for completion by 2035.

21. The Government also proposes to enhance the accessibility and walkability of the LFS Area by the following ways of green transport modes and active travel:
- (a) To implement a Smart and Green Mass Transit System (SGMTS) in HSK/HT and YLS NDAs with 27 EOI submissions received upon expiry in end February 2025. According to the latest recommendations, one of the terminating points of the SGMTS will be at the LFS Area.
 - (b) To explore the provision of a Green Transport Corridor (GTC) serving the LFS Area, in particular connecting the two Eco-tourism Nodes and offering intra-district green mobility with connection to HSK/HT NDA. Feedback to be received from this EOI exercise will contribute to the consideration.
 - (c) To provide a seaside promenade of about 4.8km along the coastal area between Tsim Bei Tsui and Pak Nai for sight-seeing, cycling and leisure walk, with the potential of further connecting to possible greenways within the Coastal Protection Park. The development programme will be subject to further investigations and the programme for the Coastal Protection Park to be determined by AFCD.
 - (d) To explore the provision of a hiking trail in Tsim Bei Tsui connecting to other hills in the vicinity. The development programme will be subject to further investigations.

Planning Context

22. The suggested positioning of the two proposed Eco-tourism Nodes at Tsim Bei Tsui and Pak Nai is based on the consideration of the ecological value, geographical conditions, natural resources, historical and cultural heritages, recreational features, market trends, development constraints at individual locations, as well as examples in other cities and preliminary technical assessments on ecology, environment, traffic and infrastructure. Reference could be made to the Broad Land Use Concept Plan of the LFS Area promulgated last year for public engagement at **Appendix A** with the two proposed Eco-tourism Nodes in northeast and southwest. The proposed eco-tourism development for Tsim Bei Tsui and Pak Nai is generally supported in the public engagement exercise conducted last year, with business makers in the tourism industry contributing views to the proposals and appreciating the effort in expanding the tourism elements in Hong Kong.
23. At present, the areas covered by the two proposed Eco-tourism Nodes are largely zoned “Green Belt” and “Agriculture” under the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan and the Ha Tsuen Fringe Outline Zoning Plan. Subject to the recommendations of the Investigation Study which will also take into account the views gathered through this EOI exercise, the Government will go through necessary rezoning procedures to enable the proposed uses. In other words, the future statutory rezoning may take into account the views and proposals collected through this EOI exercise. It is anticipated that the concerned Outline Zoning Plans will undergo statutory plan amendment procedures between Q4 2026 to Q3 2027.

Urban Design Concepts for LFS Area

24. With unique coastal features within the Northern Metropolis, the LFS Area aims to shape a thriving cityscape that is sustainable and compatible with the surrounding rural and natural elements. Urban-rural integration is a key consideration in the planning of the Northern Metropolis, including the LFS Area. The urban design intends to be responsive to the site context in order to preserve and complement the natural landform through stepped building height profile, designation of low-to-medium rise building zones, preservation of breezeways, use of visual corridors and adoption of development patterns adapting to the terrain. In order to ensure that the new developments will blend in well with the villages to be preserved, open space/amenity areas around the village zones will be provided as far as possible to serve as buffer, and building heights of nearby developments will be reduced. Interested Parties should also bear in mind the need to establish social integration with the villages to be preserved, including village assets utilisation and preservation. Separately, gateways, activity nodes and landmarks are proposed to form the urban fabric together with the HSWRL to create a gateway for the LFS Area.
25. To conserve and respect the natural environment, consideration could be given to incorporating existing habitats into new open spaces and green infrastructure designs, and establishing green corridors and blue-green channels. Lastly, active walking will be encouraged through the construction of pedestrian streets, active frontages, etc.
26. All in all, the LFS Area is targeted to create an interesting city skyline with built-forms sensitive to the environment. The future development of the Eco-tourism Nodes should also align with these concepts for compatibility and overall cohesion.

Ecological Conservation

27. The LFS Area is known for its rich ecological resources. Tsim Bei Tsui neighbours the Mai Po Inner Deep Bay Ramsar Site and the Hong Kong Wetland Park Expansion Area. The proposed Coastal Protection Park at Tsim Bei Tsui and Pak Nai being studied by the AFCD also covers inter-tidal zone with mangroves and associated habitats. Flocks of birds are observed flying towards Deep Bay and across the LFS Area towards Tin Shui Wai. All fishponds within Wetland Buffer Area are proposed to be conserved, while other fishponds within the LFS Area are largely avoided from the proposed developments so as to continue their existing ecological functions. Meanwhile, woodland and trees in the Tsim Bei Tsui and Pak Nai, which are also abundant ecological resources within the LFS Area, are recommended to be preserved and integrated into the proposed eco-tourism development serving as natural asset for unique eco-tourism activities. Any loss of woodland due to the eco-tourism development may require compensation. Overall, the future developer(s) is (are) encouraged to utilise the existing ecological resources sustainably, promoting eco-tourism development that harmonises with the environment and creating unique eco-tourism experiences that leverage on the rich ecological resources in the LFS Area.

III. Development Potentials of the Eco-Tourism Nodes

Goals and Objectives of Eco-tourism Nodes

28. The two proposed Eco-tourism Nodes are targeted to be developed into a nature-based recreation outlet in Hong Kong with diversified tourism offerings for local, Mainland and international visitors alike through the provision of resort hotels, leisure and recreation facilities for both

active and passive activities serving different groups of target customers. They would not only blend in with the local characteristics, but are also suitable for use and enjoyment in all seasons. To bring liveliness and sense of locality to the two Eco-tourism Nodes and to improve the business case, other compatible uses, including but not limited to private residential development, may be considered.

29. With the two Eco-tourism Nodes being part of their itineraries, visitors can spend one to a few days in the LFS Area according to their preferences. They would enjoy their stay in resort hotels or camping/glamping facilities and the participation in ecology-based recreational activities/facilities in the two Eco-tourism Nodes, be entertained by concerts and shows at the Waterfront Performance Venue, take a leisure stroll at the Coastal Protection Park plus visit the cultural and heritage destinations, and submerge themselves in the seafood feast at the Lau Fau Shan Seafood Market. Visitors can enhance their understanding on the natural resources and local culture of the LFS Area, while public awareness on conservation can be raised and the local economy can be boosted.

Positioning and Preliminary Land Use Proposals of Two Eco-tourism Nodes

30. The positioning of the Tsim Bei Tsui and Pak Nai are proposed as follows:

Tsim Bei Tsui – Thematic Activity Node

31. Tsim Bei Tsui enjoys a spectacular natural backdrop of Deep Bay, and the neighbouring Ramsar Wetland at Mai Po Inner Bay is an addition to the scenery. On the other hand, Nam Sha Leng, the knoll in the centre of Tsim Bei Tsui, holds mosaic habitats supporting diverse ecological species. Meanwhile, the coastal area at Tsim Bei Tsui will be demarcated as a Coastal Protection Park. Visitors can overlook Deep Bay and enjoy eco-tourism activities to be offered in this natural context. Tsim Bei Tsui has the potential to develop into a Thematic Activity Node for wellness-oriented tourism, which may include eco-lodge, wellness centre, spa resort, parks for niche sports, eco-adventure parks, etc, complemented by retail, dining and entertainment facilities and sea view hotels. The Coastal Protection Park along Tsim Bei Tsui's northern coastline will enhance its appeal for visitors. Based on the Broad Land Use Concept Plan, some preliminary land use proposals for Tsim Bei Tsui are formulated in **Appendix C** with development parameters summarised below:

Table 1 Preliminary Development Parameters in Tsim Bei Tsui

Suggested Tourism-related Uses in Tsim Bei Tsui	Suggested Development Parameters	
	Site Area	Gross Floor Area (GFA)
Total	About 55 ha	About 514,000m²
Eco-tourism and Recreation Facilities (ERF) ⁽ⁱ⁾	At least 32 ha	At least 64,000m ²
Resorts/Hotels/Wellness Centres (RH) ⁽ⁱⁱ⁾	At least 10 ha	At least 105,000m ²
Retail, Dining and Entertainment (RDE)	At least 2.5 ha	At least 36,000m ²
Other compatible uses including but not limited to private residential development (OCU) ⁽ⁱⁱⁱ⁾	At most 10.5 ha	At most 309,000m ²
Other Required Facilities		
All other required facilities	Total Site Area: About 32 ha	
Government, Institution or Community facilities	Site Area: About 6 ha (site formation only)	

(GIC) ^(iv)	
Open Spaces (O)	Site Area: About 5 ha (site formation and construction of facilities within open spaces)
Roads / Pedestrian Streets	Land Area: About 21 ha (site formation and construction) <ul style="list-style-type: none"> • Pedestrian street: About 2 km • Carriageway and cycle track: About 15 km • Footpath: About 30 km
Total Site Area: 87 ha^(v)	

- (i) The ERF in Tsim Bei Tsui are intended for low density development. Possible facilities/activities include ziplines, mountain biking trails, climbing, eco-adventure parks, etc.
- (ii) The RH in Tsim Bei Tsui are intended to be low-rise and low-density resorts/hotels and possible development of wellness centres.
- (iii) In order to fulfil the planning intention of eco-tourism for Tsim Bei Tsui, the developments of ERF, RH and RDE should be completed no later than that of OCU.
- (iv) Possible GIC facilities include a sports ground, a public transport interchange, two sewage pumping stations, two refuse collection points and two schools.
- (v) Around 67% of the area is currently private land requiring resumption by the Government.

32. The Eco-tourism Node at Tsim Bei Tsui will be served by Deep Bay Road connecting to Tin Yuet Road and Tin Ying Road towards Tin Shui Wai New Town to the southeast of Tsim Bei Tsui (see the plan within **Appendix D**). As mentioned under paragraph 20, Deep Bay Road would be widened and realigned to cater to the future demand. Cycle tracks are also proposed along the said roads, and pedestrian streets are planned within the Eco-tourism Node to promote active mobility and sense of leisure for visitors. A public transport interchange is planned within the Eco-tourism Node to enable travels via public transportation. The carriageways, cycle tracks and pedestrian streets mentioned within the Node are included under “Other Required Facilities” in Table 1 above. As explained in paragraph 21(b), the provision of GTC serving Tsim Bei Tsui to facilitate green mobility is also being explored.

Pak Nai – Tranquil Scenic Node

33. Pak Nai is a picturesque destination famous for the magnificent sunset view and home to mangroves and rich marine life including horseshoe crabs and migratory birds. The coastal area to the north of Deep Bay Road will be demarcated as Coastal Protection Park. Pak Nai will cater to a broader spectrum of visitors with passive recreation developments such as hobby farms/fishing, eco-tours and grounds for camping/glamping/recreational vehicles. Natural resources like streams and fishponds will be preserved as appropriate. Based on the Broad Land Use Concept Plan, some preliminary land use proposals for Pak Nai are formulated in **Appendix C** with development parameters summarised below:

Table 2 Preliminary Development Parameters in Pak Nai

Suggested Tourism-related Uses in Pak Nai	Suggested Development Parameters	
	Site Area	GFA
Total	About 22 ha	About 122,000m²
Eco-tourism and Recreation Facilities (ERF) ⁽ⁱ⁾	At least 17 ha	At least 33,000m ²
Resorts/Hotels (RH) ⁽ⁱⁱ⁾	At least 2 ha	At least 27,000m ²

Other compatible uses including but not limited to private residential development (OCU) ⁽ⁱⁱⁱ⁾	At most 4 ha	At most 62,000m ²
Other Required Facilities		
All other required facilities	Total Site Area: About 11 ha	
Government, Institution or Community facilities (GIC) ^(iv)	Site Area: About 3 ha (site formation only)	
Open Spaces (O)	Site Area: About 1 ha (site formation and construction of facilities within open spaces)	
Roads / Pedestrian Streets	Land Area: About 7 ha (site formation and construction) <ul style="list-style-type: none"> • Carriageway and cycle track: About 5 km • Footpath: About 6 km 	
Total Site Area: 33 ha^(v)		

- (i) The ERF in Pak Nai are intended for low-density development. Possible facilities/activities include hobby farms, eco-lodges, camping/glamping grounds, etc.
- (ii) The RH in Pak Nai are intended to be low-rise and low-density resorts/hotels.
- (iii) In order to fulfil the planning intention of eco-tourism for Pak Nai, the developments of ERF and RH should be completed no later than that of OCU.
- (iv) Possible GIC facilities include a public transport interchange, a public vehicle park, a sewage pumping station and a government reserve.
- (v) Around 77% of the area is currently private land requiring resumption by the Government.
- Remarks: some individual values do not add up to the total due to rounding.

34. As shown on the plan in **Appendix D**, the Eco-tourism Node at Pak Nai will be served by the Deep Bay Road connecting to Nim Wan Road towards Ha Pak Nai. It also connects to Kai Pak Ling Road towards HSK/HT NDA. Deep Bay Road will connect to Lau Fau Shan Road at the Digital Technology Hub towards Tin Shui Wai New Town. As mentioned under paragraph 20, Deep Bay Road will be widened and realigned to cater to the future demand. Cycle tracks are also proposed along the said roads. A public transport interchange is planned within the Eco-tourism Node to enable travels via public transportation. The carriageways and cycle tracks mentioned within the Node are included under “Other Required Facilities” in Table 2. As explained in paragraph 21(b), the provision of GTC serving Pak Nai to facilitate green mobility is also being explored.

Infrastructure Interfacing and Other Implementation Issues

35. The future developer(s) may develop, finance and operate the whole or part(s) of the Tsim Bei Tsui Eco-tourism Node, the whole or part(s) of the Pak Nai Eco-tourism Node, or the whole or part(s) of both Eco-tourism Nodes.
36. The Government will be responsible for designing and constructing roads and other infrastructural works (such as water supply, drainage, sewerage, tele-communication, electricity and gas) outside the development boundary of the Eco-tourism Nodes. Please refer to paragraphs 19 to 21 above for the preliminary works programme. In short, all government-led road and other infrastructural works are tentatively targeted for completion between 2033 and 2035, while we will seek to expedite taking into account any views from this EOI exercise that the Government should accelerate the implementation of such works.

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37. The future developer(s) will be responsible for constructing roads and other infrastructural works within the development boundary of the Eco-tourism Nodes according to Government's design. The future developer(s) will need to liaise with the relevant government departments/utility companies for works within the development boundary. Should the Interested Parties wish to have access to the preliminary technical assessments already conducted by the Government, we can provide the relevant technical assessment findings and ground investigation data accordingly.
38. The Government is conducting technical assessments including environmental impact assessment for the LFS Area covering the two Eco-tourism Nodes as well. Subject to approval of these technical assessments and market feedback collected through this EOI exercise, statutory rezoning may take place between Q4 2026 and Q3 2027, followed by tender invitation in early 2028 if a conventional tender approach is adopted. Subject to the feedbacks from this EOI exercise, we may explore some form of conditional tender award before completion of the statutory rezoning process to facilitate early preparation of developer(s). Separately, we are considering whether to adopt a cash tender or a two-envelope tender approach. Cash tender has the advantage of simplicity, with tender awarded to the bidder offering the highest price that meets the reserve price. On the other hand, while the two-envelope approach will incur greater tender preparation costs on the part of bidders, it will allow Government to take into account the technical proposals (such as technical submissions showing what bidders are proposing for the Eco-tourism Nodes), in addition to premium offers, in assessing who is best suited to get the tender.
39. The Government may impose different building covenant periods for tourism-related uses (covering ERF, RH and RDE) and OCU respectively within the Eco-tourism Nodes, subject to the requirement that ERF, RH and RDE should be completed no later than OCU. Different building covenant periods may allow the future developer(s) to launch pre-sale in a more timely manner in the event that OCU involves residential use.
40. Like any other land sale sites, there will be normally a general restriction on alienation before compliance with lease conditions. In the interest of maintaining better quality management of the eco-tourism facilities in the long run, the Government may also impose restrictions on alienation except as a whole, on individual site/area or some of the major components for tourism use after compliance with lease conditions. However, such restrictions on alienation except as a whole will not apply to the private residential developments.
41. The OCU including residential use is included in the development to enhance the financial viability not only for the construction stage but also during the operation stage. The Government is considering possible measures to better ensure the long-term management and operation of tourism-related uses (ERF, RH and RDE) can benefit from the improved financial situation brought by the OCU even after the residential-related OCU is sold to multiple owners.
42. Permitted Burial Grounds (PBGs) exist in the vicinity of the two Eco-tourism Nodes. Any future development should avoid encroaching on the PBGs. We welcome ideas and suggestions on ways to enable harmonious coexistence between eco-tourism uses and the PBGs with respect to the latter's physical presence and cultural significance.

IV. Views to be Collected

43. The Government looks forward to learning about market interest in developing the Eco-tourism Nodes and receiving feedback on the scale of development, proposed eco-tourism facilities and other compatible uses in the form of an EOI that will provide insights into optimising the potential of the two proposed Eco-tourism Nodes. In view of the development parameters mentioned in paragraphs 31 and 33, your feedback to the questions in **Appendix D** is invited with any other supporting information that you may wish to provide, including the following:
- (a) Interest in developing the two Eco-tourism Nodes;
 - (b) Views of eco-tourism and other compatible uses and facilities to be included;
 - (c) Any suggested phasing of the development;
 - (d) Types of accommodation facilities to be developed in terms of market positioning (e.g., luxury, boutique, budget), scale (approximate number of rooms, floor area and site area);
 - (e) Preliminary development ideas, including whether to develop the Eco-tourism Nodes (or any parts within) independently or in the form of a consortium, investment scale, development timeline, preliminary design concepts, site layout, etc;
 - (f) Any shared use of infrastructure and facilities if there is more than one developer or if there is a consortium;
 - (g) Insights on market conditions and trends for the proposed eco-tourism developments, and how the proposed development can contribute to market growth; and
 - (h) Any other comments or suggestions.

V. Submission

44. An Interested Party must return two copies of the prescribed REPLY FORM attached hereto (“Reply Form”) in **Appendix D** properly completed 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 Development of Eco-tourism Nodes in Tsim Bei Tsui and Pak Nai**” 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 sealed envelope(s) in the said Drop-in Box by 12:00 noon (“Closing Time”) on 2 July 2025 (Wednesday) (“Closing Date”).
45. In case a black rainstorm warning or a tropical cyclone warning signal No. 8 or above or an announcement on “extreme conditions” caused by super typhoon is issued by the Hong Kong Observatory being in force at any time between the hours of 9:00 a.m. and 12:00 noon on the

Closing Date, the specified closing time of the Invitation will be extended to 12:00 noon on the next working day on which no black rainstorm warning or typhoon signal No. 8 or above or announcement on “extreme conditions” caused by super typhoon is in force.

46. The Government may seek written clarifications from or request meetings with Interested Parties on the content of their EOI submissions.
47. The Government reserves its right to proceed, or not to proceed further with this EOI exercise at the Government’s 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.
48. For any matter relating to this Invitation Document, please write to nmco-lfseoi@devb.gov.hk. Any interested party is requested to note that the Government will only answer questions of a general nature and will not provide legal or other advice in respect of the development parameters and specific implementation arrangements relating to the Eco-tourism Nodes.
49. A briefing will be arranged to help Interested Parties to better understand the proposed development parameters for the Eco-tourism Nodes in this Invitation Document to facilitate their preparation of the EOI. To attend the briefing session, please complete the enrolment form in **Appendix E** and return it by email to nmco-lfseoi@devb.gov.hk by 12:00 noon on 11 April 2025 (Friday).
50. By submission of an EOI, each of the Interested Parties gives its consent to the disclosure of name (including the name of the Interested Party and its parent company) and views provided in the EOI submission and accepts and acknowledges that the Government has the right to disclose such information. However, Interested Parties may opt to keep their names and the information they provide confidential by explicitly stating their intention in the response to Question 37 of the Reply Form in **Appendix D**. 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 name (including the name of the Interested Party and its parent company) and views in the EOI submission, or the use or dissemination of the name 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.
51. The information and views provided by the Interested Party in respect of the Eco-tourism Nodes in Tsim Bei Tsui and Pak Nai will be used by the Government and its agent(s) for the purpose of overall analysis, and will not be disclosed or transferred in the original form as provided by the Interested Party to any other person or organisation.

VI.Disclaimer

Whilst the information contained in this Invitation Document has been prepared in good faith, it does not claim to be comprehensive or to have been independently verified. Neither the Government nor any of its employees, agents or advisors

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 they 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. Photos, images or other related materials enclosed in this Invitation Document is for the purpose of illustration and identification only and is subject to change.

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 its employees, agents or advisors to any company or consortium to submit an EOI. The 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.

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.

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, 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.

The Government may, and reserves the right to (or not to), incorporate in the tender documents for the Eco-tourism Nodes any information received from the Interested Party. All information submitted by the Interested Party will not be returned.

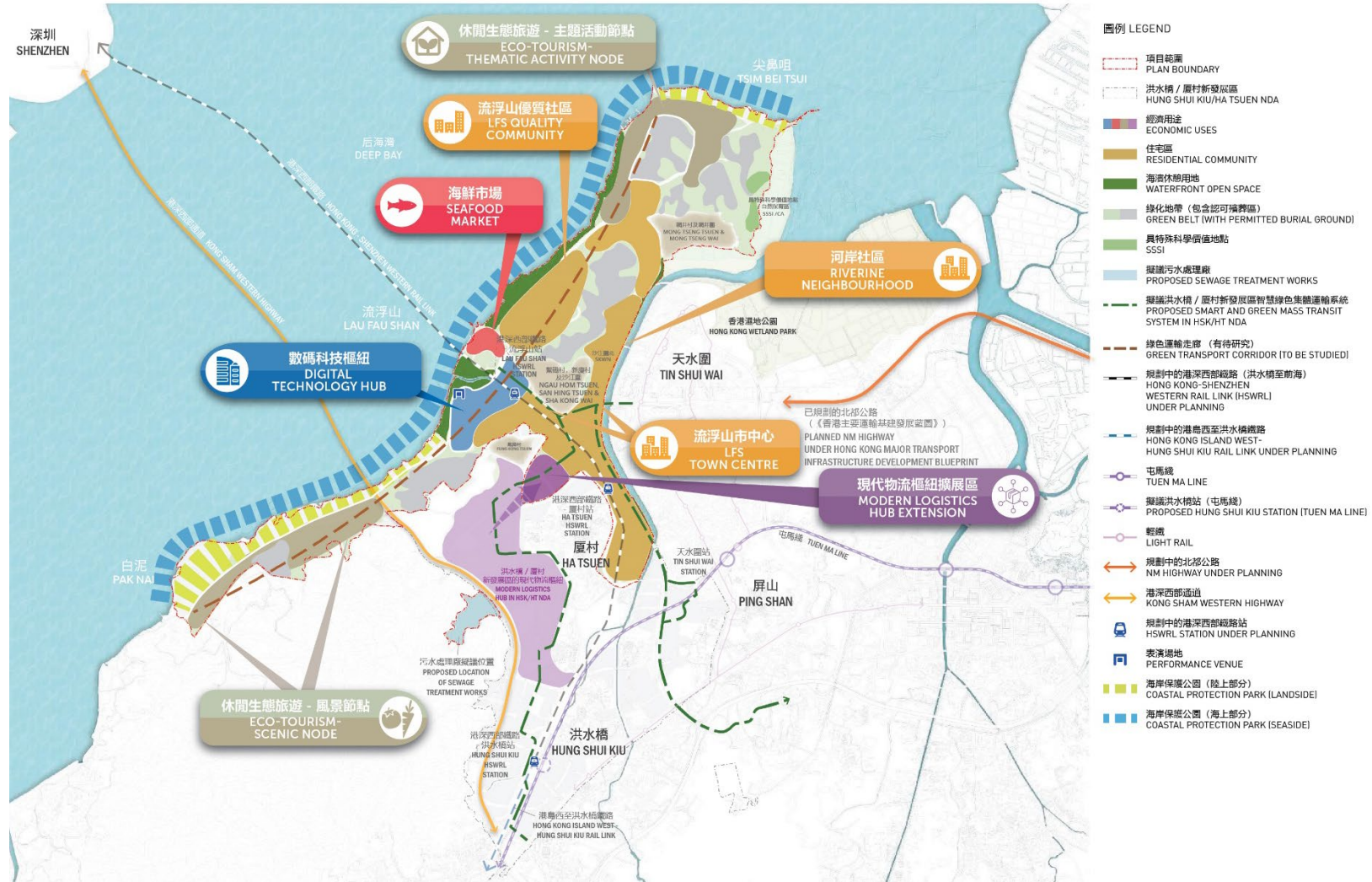
This Invitation does not create any legal obligation or liability on the part of the Government. The Government is not obliged to proceed with this EOI exercise and/or the tender exercise(s) for the Eco-tourism Nodes and/or any award of the

tender of any of the Eco-tourism Nodes at any time without prior notification and without giving any reasons.

Nothing in this Invitation Brochure or any activities in connection therewith shall result in any legal obligation or liability on the part of the Government.

Appendix A

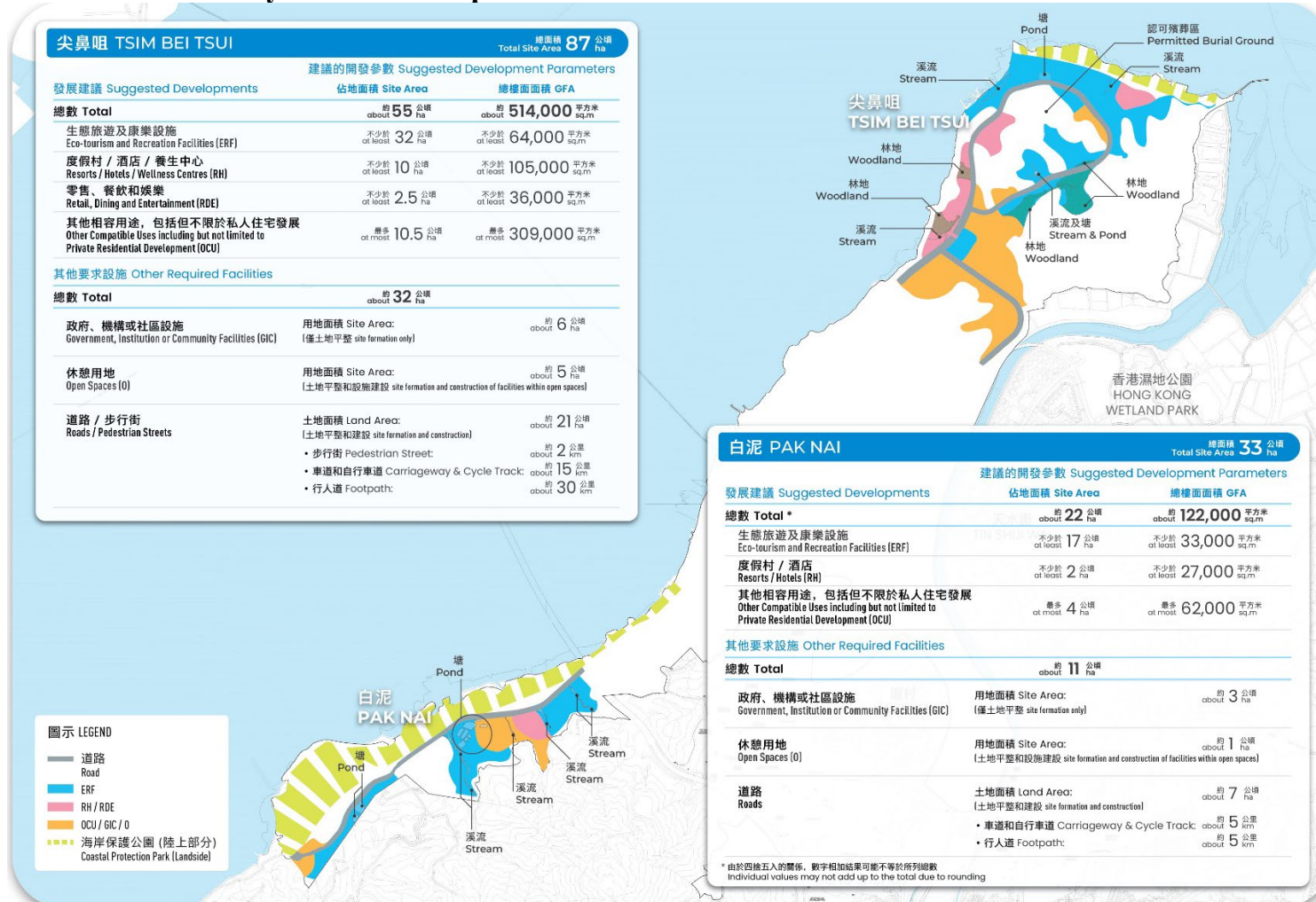
Broad Land Use Concept Plan of Lau Fau Shan Area Promulgated for Public Engagement in 2024



Existing Attractions of Lau Fau Shan Area



Preliminary Land Use Proposals for Tsim Bei Tsui and Pak Nai Eco-tourism Nodes



Appendix D

**Expression of Interest for
Development of Eco-tourism Nodes in Tsim Bei Tsui and Pak Nai
(REPLY FORM)**

This Reply Form should be duly completed with two copies 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 on or before **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 similar projects that your company developed and/or operated (either planned or already implemented) in Hong Kong, Mainland China or overseas.

--

C. Submission of Views**Development Plan****7. Do you have an interest in developing, financing and operating whole or part(s) of the Tsim Bei Tsui and Pak Nai Eco-tourism Nodes? Please select the area(s) below you are interested in (you can choose more than one).**

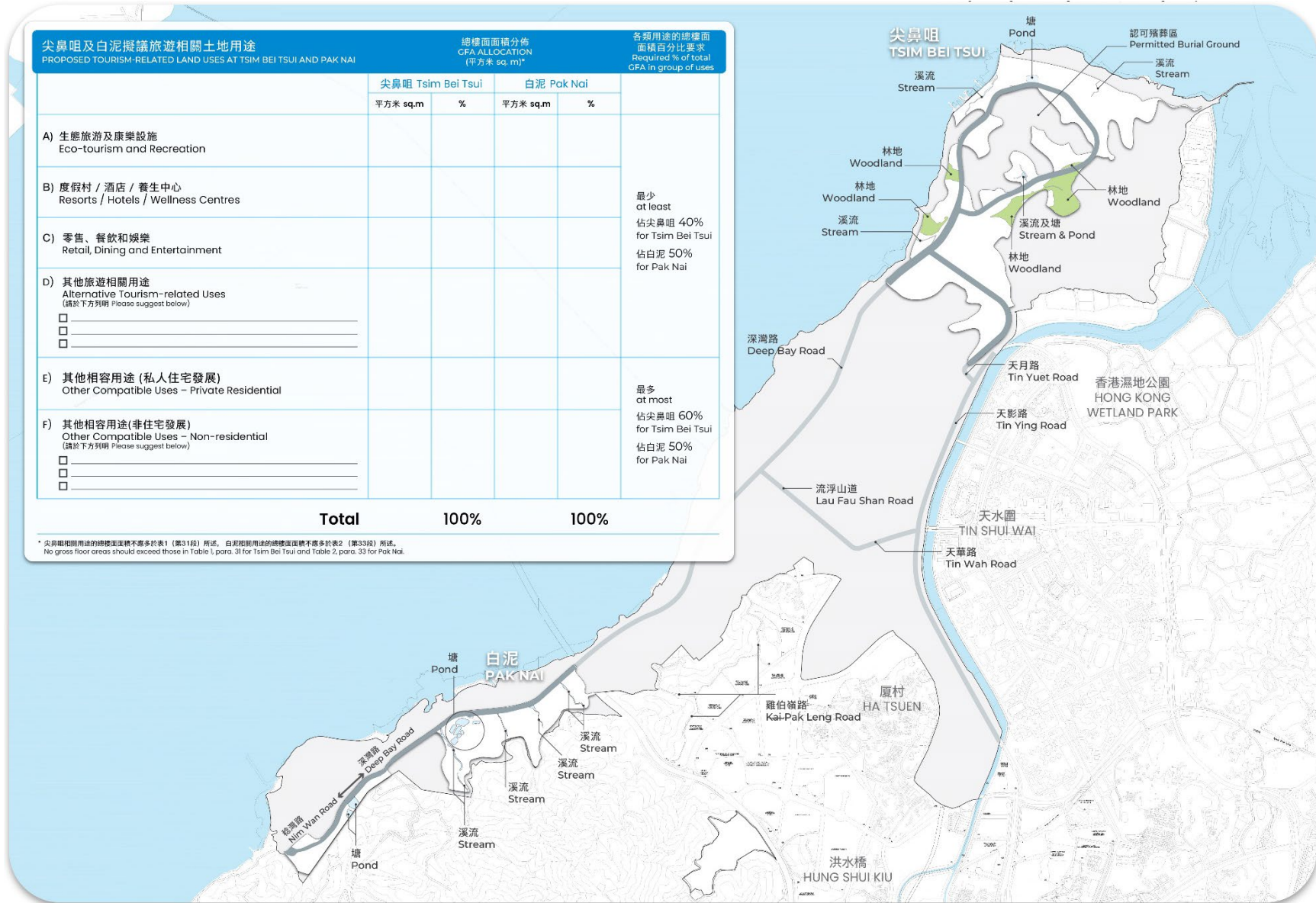
- whole of Tsim Bei Tsui Eco-tourism Node (a total of 55 ha)
- part(s) of Tsim Bei Tsui Eco-tourism Node (about _____ ha out of 55 ha)
- whole of Pak Nai Eco-tourism Node (a total of 22 ha)
- part(s) of Pak Nai Eco-tourism Node (about _____ ha out of 22 ha)

8. Please indicate on the plan provided below (i) the broad area(s) within the two Eco-tourism Nodes you have interest to develop based on your selection(s) for Question 7, and (ii) the location(s) and GFA for each Item of proposed land uses you select in Question 9. In doing so, you should make reference to Government's preliminary land use proposals in **Appendix C but you may suggest changes to those proposals if you consider necessary. You may assist your presentation showing your preliminary design concepts, site layouts, etc. for tourism-related uses (ERF, RH and RDE) and OCU with additional plans or other form of rendering as you see fit. Please also note the following requirements while filling information on the plan:**

- a. The total GFA allocation to tourism-related uses (i.e. Items A to D in Question 9) should be not less than 40% of the total GFA for Tsim Bei Tsui and not less than 50% of that for Pak Nai. The Interested Party is expected to cover at least Items A to C in the tourism-related uses which together should create a self-sufficient eco-tourism node providing curated and unique experiences and catering to diverse requirements, from retail and dining, to leisure and

accommodation. The Interested Party is free to propose the split of total land area and GFA for tourism-related uses amongst Items A to D.

- b. Eco-tourism and Recreation Facilities (Item A) are intended to serve the need of outdoor activities such as mountain biking, hobby farming, fishing, glamping/camping, etc. supported by ancillary indoor facilities. They are assumed to be subject to a plot ratio of about 0.2. Therefore, each square metre of the GFA allocations will imply also a land area allocation of 5m² of land area.
- c. Resorts/Hotels/Wellness Centres (Item B) and Retail, Dining and Entertainment (Item C) are uses intended to be low-density development for mainly indoor activities as the name suggested. They are assumed to be subject to a plot ratio of no more than 1.5. Therefore, each square metre of the GFA allocations will imply a land area allocation of no less than 0.67m² of land area.
- d. For the Other Required Facilities in each of the area you choose to develop, you are expected to at least –
 - (i) base on the standards and requirements set out by the Government, clear and form the site(s) for roads/pedestrian streets, construct the roads/pedestrian streets and their associated underground infrastructure required, and hand the site(s) with the roads/pedestrian streets and underground infrastructure completed to the Government;
 - (ii) base on the standards and requirements set out by the Government, clear and form the site(s) for GIC facilities, and hand the formed site(s) to the Government; and
 - (iii) base on the standards and requirements set out by the Government, clear and form the site(s) for open space, construct the open space(s) required according to the designs proposed by the developer(s) and agreed by the Government, and hand the site(s) with open space(s) over to the Government.
- e. The amount of each kind of Other Required Facilities you need to take up can be estimated on a pro rata basis based on the amounts of Other Required Facilities specified in Table 1 under paragraph 31 for Tsim Bei Tsui and in Table 2 under paragraph 33 for Pak Nai. For illustration purpose, if you are taking up half of the 55 ha for the Tsim Bei Tsui Eco-tourism Node, you will then be responsible for half of the Other Required Facilities, meaning about 3 ha of GIC sites, about 2.5 ha for open space and about 10.5 ha for roads/pedestrian streets.



註: 示意圖所顯示走線僅屬標示性質, 只供參考並有待進一步研究。
Remark: All alignments are indicative for reference only and are subject to further studies.

9. For the proposed land uses chosen above, please specify your preliminarily intended facilities/activities under each category:

A) Eco-tourism and Recreation Facilities

A1 Scenic Activities

- A1a Eco-Tours (e.g., bird watching, mangroves site seeing, etc)
- A1b Boat Tours / Recreational Fishing
- A1c Educational Workshops
- A1d Recreational Farming / Fishing / Eco-farms
- A1e Oyster Experience and Tasting
- A1f Others (please specify): _____

A2 Adventure-based activities

- A2a Hiking Trails
- A2b Eco-lodges / Glamping / Camping
- A2c Eco-adventure Park
- A2d Others (please specify): _____

B) Resorts / Hotels / Wellness Centres

- C1 Mid-range Hotels
- C2 Branded High-end Resorts / Hotels
- C3 Health and Wellness Resort (please circle as appropriate): with / without medical facilities
- C4 Others (please specify): _____

C) Retail, Dining and Entertainment

- B1 Retail Mall / Outlet
- B2 M.I.C.E. complex
- B3 Others (please specify): _____

D) Other Tourism Uses (please specify)

- D1 _____
- D2 _____
- D3 _____

E) Other Compatible Uses - Private Residential

- E1 Low-to-medium Rise Apartments
- E2 Villa/Semi-detached Houses
- E3 Branded Residences (linked to High-end Resorts / Hotels)
- E4 Other (please specify): _____

F) Other Compatible Uses – Non-Residential (please specify)

- F1 _____
- F2 _____
- F3 _____

10. Do you think the Lau Fau Shan Seafood Market would have synergy with your development proposal? If yes, in what ways and do you have interest in also taking up the preservation and in-situ improvement initiatives for the Market mentioned in Footnote 3 of the main contents of this document as part of your proposal?

11. Do you think the open spaces you are required to construct would have synergy with your development proposal? If yes, in what ways and do you have interest in also taking up the management and maintenance of these open spaces?

12. Please share your views on the development schedule and the pre-conditions for the development of the two proposed Eco-tourism Nodes:

a. When do you find appropriate for the Eco-tourism Nodes to be developed and commissioned with respect to the availability of government-led infrastructure as suggested in paragraphs 19 to 21 of the main contents of this document?

b. Should the two Eco-tourism Nodes be developed concurrently, or one of them should be developed first, and which one?

c. What government-led infrastructure (such as those covered in paragraphs 19 to 21 of the main contents of this document) you find essential to facilitate the development of the two Eco-tourism Nodes? (Please be specific and only include those essentially done by the Government)

Details of Proposed Land Uses

Based on your selections in Questions 7 to 12, please provide details about your business plan (e.g. type of facilities, brands to be introduced, operational model, development/construction duration, etc) for each of your proposed land uses in the area(s) you choose to develop.

13. How will you phase the development? Please advise the intended number of development phases, when will each phase start and end, and proposed land uses covered in each phase.

14. For eco-tourism land uses:

- a. What business models would you propose for the development and operation of the proposed eco-tourism land uses? Will you design, build, finance and operate the facilities all by yourself? Or will you partner with other investors or market players and if yes what are your and their roles in the development? Please provide potential revenue streams (e.g. hotel room charges, ticket sales, activity charges, memberships, food and beverage income) and proposed tariffs.

- b. Based on your proposed business model, what types of operational costs do you anticipate? Please consider factors such as staff costs, maintenance, marketing, etc. How the types of eco-tourism activities may affect these costs? Please provide a breakdown if possible.

- c. In terms of potential market demand, what is your projected visitor volume? Please provide an estimated breakdown of visitors by type (such as same-day visitors versus overnight visitors; local, Mainland versus overseas visitors, etc) where possible.

- 15. For retail, dining and entertainment (RDE) facilities, please suggest themes/features that may differentiate it from other RDE venues in Hong Kong and other cities of the Greater Bay Area.

- 16. For resort/hotel development and glamping/camping facilities, please suggest the optimal scale in terms of number of rooms, average room size, occupancy rate and potential linkage/interdependence with the eco-tourism land uses.

- 17. For any private residential development proposed as other compatible use, please suggest the optimal scale in terms of average unit sizes, the number of residential units and pre-sale schedule.

18. If you have any suggestions on other facilities, attractions, or activities to be included in area(s) you choose to develop under Item D and/or Item F of Question 9, please outline their contents, proposed site requirements and optimal scales.

19. What major challenges do you anticipate in taking forward your development proposal (e.g. infrastructure availability, transport connectivity, etc)? How do you propose to overcome these challenges?

20. In addition to the responses provided above, please specify any other key components or aspects that may be useful to the Government’s consideration. This may include but not limited to investment and financial projections, unit rates and assumptions, and innovative features.

Procurement and Financial Considerations

21. What is the estimated capital cost of investment (in HKD) to develop the land uses you select in Question 9 above?

22. Under the conventional tender approach, the Government may commence the tendering process for one or both of the Eco-tourism Nodes in early 2028 after completion of the statutory rezoning process. What are your views on this conventional tender approach and the proposed timeline? Also, what are your views on some possible form of conditional tender award before completion of the statutory rezoning process to facilitate early preparation of developer(s)?

23. What will be the expected return on investment (e.g. project internal rate of return, payback period, and/or other relevant financial indicators) to be generated for the Project to arouse your interest in undertaking the development proposal you suggest?

24. Alternative tender mechanisms:

a. What are your views on adopting alternative tender mechanisms such as a two-envelope tendering arrangement taking into account non-premium factors in addition to premium offers as compared to traditional cash tender arrangement?

b. What is your view on allowing successful tenderer to make premium payment through alternative arrangements such as payment by instalments with interest charged on a certain percentage, or a revenue- or profit-sharing arrangement with lower upfront payment? For payment by instalments, 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? For revenue- or profit-sharing mechanism, what will be the appropriate level of upfront payment, as well as ratio, timing and duration of revenue- or profit-sharing?

c. Any other feasible financial arrangement(s)?

25. Please rate your willingness to perform and finance the following types of works for Other Required Facilities, from most willing (3) to least willing (1). Please enter (0) if you are absolutely unwilling to take up the said public work. Please also state the maximum capital cost that you would accept in each category. You may alternatively provide a grand total.

Types of Works for Other Required Facilities	Rating	Acceptable Capital Cost (HKD)
Site formation of adjacent open spaces and GIC facilities within the Eco-tourism Node		
Superstructure of adjacent open spaces within the Eco-tourism Node		
Road infrastructure within the Eco-tourism Nodes		
Total ▶		

26. What would be your key considerations for your responses to Question 25 above (e.g. cost implications, technical challenges, risk-sharing, timeline (advancement or delay), or collaboration with the Government)?

27. Do you have any views on separate building covenant periods for tourism-related uses (ERF, RH and RDE) and OCU, as well as the proposed requirement that ERF, RH and RDE should be completed no later than OCU?

28. Do you have any views on the duration of the land lease? Should it be the normal 50 years?

29. What are your views on potential disposal and/or handover arrangements for the non-residential developments within the two Eco-tourism Nodes (including ERF, RH and RDE) either during or at the end of the land lease period (e.g. long-term investment, en bloc sale, potential sale to third party without restriction, etc), subject to the restrictions on alienation as suggested in paragraph 40 of the main contents of this document and having regard to Government's intention of upkeeping the proper management and operation of the tourism-related uses in the longer term? For example, whether the successful bidder or its successor should be required to keep the tourism-related uses under its management and operation for a certain period before the tourism-related uses are allowed to be sold to third party, in full or in part? Please provide details on your preferred approach and any considerations that could enhance the feasibility or attractiveness of these arrangements.

30. Please describe any possible risks and constraints you believe may arise in the implementation of this Project (e.g. building constraints, planning issues, implementation phasing, etc). Please also suggest possible ways to tackle these risks and constraints.

Others

31. Do you agree with the suggested theme for two Eco-tourism Nodes as stated on paragraphs 31 to 34 of the main contents of this document? Why or why not?

32. Based on your experiences if any in operating/planning/developing eco-tourism within or outside Hong Kong, what innovative eco-tourism features and offerings can be introduced for the two Eco-tourism Nodes?

33. To develop eco-tourism as a premier tourism offering for Hong Kong, what types of Government support do you find necessary for the smooth operation and effective management of the two Eco-tourism Nodes (e.g. additional infrastructure supply, monitoring and evaluation mechanism, economic incentives)?

34. Please share your ideas on positive and proactive means to respond to the following site context (Please refer to **Appendix B** for their exact locations) and to create synergy between the Eco-tourism Nodes and other attractions in the LFS Area:

- a. Urban-rural integration between local villages and the proposed tourism developments in terms of the ambience and synergy in functions (such as arranging visits to oyster farms and villages, promoting village culture, running eco-lodges by or in cooperation with local villagers, hiring the villagers as tour guides, etc).

- b. Making use of the current attractions and activities along the Deep Bay coastline, together with the proposed Coastal Protection Park.

- c. Making use of the terrain and local attractions in the LFS Area to promote hiking and bicycle tourism.

- d. Other relevant components in the Broad Land Use Concept Plan as shown in **Appendix A**.

35. Some existing informal settlement clusters in Tsim Bei Tsui and Pak Nai possess a rural ambience and play a role in the existing oyster farming and fishery activities in the area. Do you think these informal settlements and their economic activities may synergise with the tourism development you propose and, if yes, how?

36. Apart from the above, do you have any other suggestions/comments on this Project?

37. Opt-out for disclosure of identity (Optional)

() We do not agree to disclosing our name and views provided in our EOI submission to the public. However, we understand our views would be used for collective analysis by the Government and as such they may form part of the results of the analysis which may be disclosed to the public.

***** END *****

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 : _____

Company Chop : _____

Address : _____

Telephone : _____

Facsimile :

Email : _____

Date : _____

Appendix E

**Enrolment Form for Briefing Session for
Invitation for Expression of Interest for the Development of
Eco-tourism Nodes in Tsim Bei Tsui and Pak Nai**

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

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

Name of Company:

(In English):	
(In Chinese):	

Information of Representative(s)

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

1. Please return the completed enrolment form by email to nmco-1fseoi@devb.gov.hk no later than 12:00 noon on 11 April 2025 (Friday).
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 of not accepting the registration of any party.

Submitted by : _____ (name)

Email address : _____

Phone number : _____

Date (dd/mm/yyyy) : _____