

**(Translated Version)**

**Lantau Development Advisory Committee  
Planning and Conservation Subcommittee  
Second Meeting**

Date: 14 November 2014 (Friday)  
Time: 9:30 am – 11:45 am  
Venue: Conference Room, 14/F, Harbour Building, 38 Pier Road, Central,  
Hong Kong

**Gist of Meeting**

**Present**

Mr. LAM Siu-lo, Andrew	Chairperson of the Planning and Conservation Subcommittee (PC SC)
Mr LAU Ping-cheung	Deputy Chairperson of PC SC
Mr CHOW Yuk-tong	
Dr FANG Zhou, Joe	
Mr LAM Chung-lun, Billy	
Dr WANG Jixian, James	
Hon YIU Si-wing	
Hon WU Chi-wai	
Mr CHAN Chi-ming	(Deputy Secretary for Development (Works)2, Development Bureau (DEVB))
Mr LO Kwok-wah, Kelvin	(Principal Assistant Secretary (Works)5, DEVB)
Ms TANG Tsui-yee, Caroline	(Assistant Secretary (Planning)1, DEVB)
Ms LI Chi-miu, Phyllis	(Deputy Director/Territorial, Planning Department (PlanD))
Mr TONG Ka-hung, Edwin,	(Project Manager (HK Island & Islands, Civil Engineering and Development Department (CEDD))
Mr TSANG Wing Keung, Rico	(Assistant Secretary (Transport)3B, Transport & Housing Bureau (THB))
Mr CHAN Chung-shing, Harry	(Senior Planning Officer(1), Housing Department (HD))

Dr SO Ping-man	(Assistant Director (Conservation), Agriculture, Fisheries and Conservation Department (AFCD))
Mr CHEUNG Ka-shing	(Acting Senior Country Parks Officer (NW), AFCD)
Mr TANG Kin-fai	(Assistant Director (Environmental Assessment), Environmental Protection Department (EPD))
Mr WONG Man-yiu, Stephen	(Senior Planning Coordinator, PlanD) – Secretary of Planning and Conservation Subcommittee

**Absent (with apologies)**

Mr CHAN Yung	
Mr LO Hong-sui, Vincent	
Mr LAM Fan-keung, Franklin	
Professor HO Kin-chung	
Hon MAK Mei-kuen, Alice	
Mr CHIM Kam Chau, Jeffrey	(Senior Administrative Officer (Tourism) <sup>2</sup> , Commerce & Economic Development Bureau (CEDB))

**In Attendance**

Mr YIP Hung-ping, Joe	(Assistant Secretary (Land Supply) 1, DEVB)
Ms LI Wai-man, Joyce	(Engineer (Land Supply) Special Duties, DEVB)
Ms CHEUNG Yi-mei, Amy	(Assistant Director/Territorial, PlanD)
Ms LAU Bo-yee, Winnie	(Chief Town Planner/Strategic Planning, PlanD)
Mr CHAN Sze-wai, Kevin	(Senior Town Planner/Strategic Planning 6, PlanD)
Mr WONG Wai-yin, Patrick	(Senior Town Planner/Strategic Planning 1, PlanD)
Mr LO Kwok-chung, David	(Chief Engineer (Islands), CEDD)
Mr MA Hon-wing, Wilson	(Senior Engineer/Project Management (Islands Division), CEDD)
Mr CHEUNG Kwok-man, Kevin	(Researcher, Hong Kong Golden 50)

**Welcome**

1. The Chairperson of the PC SC welcomed all Members and representatives of government departments to the second meeting of the PC SC.

### **Agenda Item 1: Confirmation of the Minutes of the Last Meeting**

2. The gist of the last meeting was appropriately amended in response to the comments by Members and were sent to all Members for information before the present meeting. Afterwards minor amendments to the titles of individual ex-officio members were made and there were no other comments by Members. The gist of the last meeting was confirmed.

### **Agenda Item 2: Matters Arising**

3. The Chairperson said that there were no matters arising. Work of the PC SC would be taken forward in accordance with the agreed work plan with appropriate adjustments in response to the proposals of PC SC and the actual progress of the work.

### **Agenda Item 3: Proposed overall planning vision cum planning and conservation guiding principles for Lantau**

(PC SC Paper No. 05/2014)

4. Representative of PlanD (Chief Town Planner/Strategic Planning) introduced the proposed overall planning vision cum planning and conservation guiding principles for Lantau. The overall planning vision for Lantau was “to promote the strategic growth and sustainable development of Lantau by balancing the needs for development and conservation”. There were 8 proposed planning and conservation guiding principles to serve as guidelines for the future formulation of the overall spatial development strategy and conservation measures for Lantau including maximisation of the strategic role of Lantau; diversification of land uses, enhancement of internal and external transport linkage and infrastructure; creation of a green, liveable, good-for-work metropolis; promotion of urban and rural harmony; enhancement of conservation of natural and cultural resources; optimisation of the potential of sites of conservation value and addressing the needs of development and conservation simultaneously.
5. Members mainly raised the following comments/concerns and discussion at the meeting and they were summarised as follows:
  - the work in future needed to strengthen the relationship between the agreed positioning and the proposed guiding principles. When considering the planning and development strategy, there was a need to explore the role and function of Lantau in the overall planning and development of Hong Kong, the development potential of different economic sectors in Lantau and the population growth and structure of Lantau;

- when considering the long-term development, there was also a need to identify short-term measures that would bring about faster economic effectiveness;
- lands for conservation and development in Lantau should be clearly delineated and there was also a need to flexibly apply the planning and conservation guiding principles;
- the development of green tourism and other tourism concepts suitable for Lantau should be further enhanced and the relevant proposals should be compatible with its surrounding environment. The geographical environment of Lantau was comparable to the national parks in other foreign countries, and making good use of it would generate economic effectiveness;
- the capacity, supporting facilities/spatial distribution of our tourist facilities/resources in receiving tourists should be investigated and emphasis should be placed on the traffic/transport needs during the holiday peaks in response to the limited carrying capacity of roads. Water transport including the provision of chartered ferry service should be improved for better transport services;
- the internal and external transport system and transport infrastructure were of paramount importance to the development of Lantau including the transport network linking the east, south and west of Lantau. When reviewing the suitable mode for enhancing accessibility, the vast size and conservation needs of Lantau should also be considered;
- when formulating the development strategy, the present transport infrastructure condition should not be treated as unavoidable constraints. The provision of additional transport infrastructure and the need to increase traffic flow should be studied by the authorities to facilitate the planning of traffic/transport network and facilities complementary to the latest development concept, strategy and layout for Lantau;
- data/estimation on visitor flow upon the completion of the main transport infrastructure in the future (such as the Hong Kong-Zhuhai-Macau Bridge) should be provided by the authorities to allow Members to make an informed decision (the chairperson of the Traffic and Transport Subcommittee added that a paper on such data would be prepared); and
- the provision of education and training facilities (such as university, professional schools, vocational training schools etc.) to address the mismatch of labour force and the work type.

6. The main responses by the representatives of PlanD (Deputy Director/Territorial and Chief Town Planner/Strategic Planning) were as follows:

- the future population would increase from the present 7.2M to 8.47M in 2041. The planning of the new development areas in Kwu Tung North, Fanling and Hung Shui Kiu were in full swing. New

Territories North and East Lantau Metropolis would be the main sources of land supply for development in the longer term. Besides the East Lantau Metropolis, the Tung Chung New Town Extension with a planned population of 140,000 would be another strategic growth area in Lantau; and

- planning of the future development areas would emphasize on the diversity of housing types to create diversified communities and to provide a working population with different skills.
7. In conclusion, the chairperson stated that on the basis of respecting conservation, PC SC would consider and coordinate the strategic development of Lantau and strengthen/enhance the potential of the three main areas of Lantau (Northeast, North and South/west) for an appropriate coordination of land use planning (housing, economy, business, tourism, recreation) with the transport strategy. Deliberation on the demand and constraints of the above domains would also be made for a balanced decision, thereby fully optimizing the potential of Lantau.
8. The planning vision cum planning and conservation guiding principles for Lantau were adopted at the meeting as the guidelines for the overall spatial development and conservation strategy for Lantau.

#### **Agenda Item 4: Proposed conservation measures for Lantau**

(PC SC Paper No. 06/2014)

9. Representative of the PlanD (Chief Town Planner/Strategic Planning) introduced the conservation measures for Lantau. Having regard to the general conditions of conservation of the ecology, cultural heritage and landscape of Lantau and the agreed direction of conservation work, a series of conservation measures was proposed to ensure that the ecology, heritage and landscape value of sites of conservation value would not be impaired by development and at the same time the point-line-plane linkage would be enhanced to encourage and facilitate more Hong Kong people and tourists to experience the assets of ecological, cultural and landscape value in Lantau.
10. Members mainly raised the following comments/concerns and discussion at the meeting and they were summarised as follows:
- should understand the actual conditions of conservation sites as well as the concerns and differences in opinions of the stakeholders (the villagers, environmental protection groups, this Subcommittee and the relevant government departments) for enhanced communication with the various parties for the smooth implementation of the conservation work;
  - on the basis of the conservation principles, should optimize the use of the natural ecological, cultural heritage and landscape resources of the country parks of Lantau for more people to experience Lantau;

- apart from conservation, the right of private land should be respected and properly handled;
  - there should be suitable arrangements (such as accommodation facilities, transportation, operational control etc.) in place to increase utilisation by Hong Kong people and tourists; and
  - it was proposed that a visit of the appropriate conservation sites should be conducted.
11. In conclusion, the chairperson pointed out that there was a need to respect conservation while promoting development and be in line with the overall direction and need of the tourism development. During the development process, due regard should be given to the carrying capacity of the existing ecological situation. In this regard, Members were encouraged to make more innovative proposals in the future work.
12. As for the proposal of visiting conservation sites, the PC SC Secretariat would make arrangements on the time and itinerary. Participation by other LanDAC members and co-opted members of the other subcommittees was welcome.

**[Post-meeting note:** A visit to the conservation sites in Lantau was arranged and conducted by the Secretariat on 17.12.2014 and the meeting scheduled to be held in December 2014 would merge with the meeting scheduled at the end of January/early February 2015.]

13. The various conservation measures were endorsed by the Subcommittee.

#### **Agenda Item 5: Any Other Business**

14. The Chairperson indicated that the Development Bureau, the Planning Department, the Agriculture, Fisheries and Conservation Department etc. had received a copy of Lantau-Hong Kong's Jewel: A Biodiversity Study of Lantau written by Mr Clive Noffke and Mr Philip Yip. The Chairperson asked the PC SC Secretariat to send a copy of the report to Members for information and invited the relevant government departments to comment on the report including whether the information mentioned in the report was basically in line with the conservation baseline given to PC SC earlier by the Bureau.
15. There being no other business, the meeting was adjourned at 11:45 am.