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

Date: 18 March 2015 (Wednesday)
Time: 3:00 pm – 5:25 pm
Venue: Conference Room, 14/F, Harbour Building, 38 Pier Road, Central,
Hong Kong

Gist of Meeting

Present

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|---------------------------|--|
| 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 | |
| Mr CHAN Yung | |
| Dr FANG Zhou, Joe | |
| Mr LAM Chung-lun, Billy | |
| Dr WANG Jixian, James | |
| Hon YIU Si-wing | |
| Hon WU Chi-wai | |
| Mr LAI Cheuk Ho | (Principal Assistant Secretary (Works)5, Development Bureau (DEVB)) |
| Miss WONG Chin Kiu, Janet | (Principal Assistant Secretary (Works) Special Duties, DEVB) |
| Ms TANG Tsui-ye, 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)) |
| Dr SO Ping-man | (Assistant Director (Conservation), Agriculture, Fisheries and Conservation Department (AFCD)) |
| Ms NGAR Yuen-ngor | (Senior Country Park Officer (North-west), AFCD) |
| Mr TANG Kin-fai | (Assistant Director (Environmental Assessment), |

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Environmental Protection Department (EPD))
Mr CHAN Chung-shing, Harry (Senior Planning Officer(1), Housing Department (HD))
Mr WONG Man-yiu, Stephen (Senior Planning Coordinator, PlanD) – Secretary of PC SC

Absent (with apologies)

Mr LO Hong-sui, Vincent
Professor HO Kin-chung
Hon MAK Mei-kuen, Alice
Mr LAM Fan-keung, Franklin
Mr CHIM Kam Chau, Jeffrey (Senior Administrative Officer (Tourism)2, Commerce & Economic Development Bureau (CEDB))
Mr TSANG Wing Keung, Rico (Assistant Secretary (Transport)3B, Transport and Housing Bureau (THB))

In Attendance

Mr YIP Hung-ping, Joe (Assistant Secretary (Land Supply) 1, DEVB)
Mr LAI Hok-shun, Kevin (Senior Manager (Infrastructure), DEVB)
Mr LI Fat-yeung, Nick (Project Coordinator, DEVB)
Ms CHEUNG Yi-mei, Amy (Assistant Director/Territorial, PlanD)
Ms LAU Bo-yeet, 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 CHAN Wing-tak (Assistant Town Planner/Strategic Planning 11, PlanD)
Mr MA Hon-wing, Wilson (Senior Engineer/Project Management (Islands Division), CEDD)
Ms YAU Man-shan, Doris (Senior Engineer 8 (Islands Division), CEDD)
Mr CHEUNG Kwok-man, Kevin (Assistant to Mr LAM Fan-keung, Franklin Hong Kong Golden 50)

For Item 3

Ms Kim TSANG (ICF Consulting Services HK Ltd.)
Mr Kevin LEUNG (ICF Consulting Services HK Ltd.)

Welcome

1. The Chairperson of the PC SC welcomed all Members and representatives of government departments to the third 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 made by Members and was sent to all Members for information before the present meeting. There was no other comment from Members at the meeting. The gist of the last meeting was confirmed.

Agenda Item 2: Matters Arising

3. The Chairperson said that there was one matter arising – to follow up on Lantau-Hong Kong’s Jewel: A Biodiversity Study of Lantau written by Mr Clive Noffke and Mr Philip Yip. The Chairperson suggested that the matter be discussed under Item 5 (Any Other Business). Members raised no objection.

Agenda Item 3: Briefing on A Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau

(PC SC Paper No. 01/2015)

4. Chief Town Planner/Strategic Planning of PlanD first gave a brief account of the objective of “A Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau” (the Study), that was, to fully capitalize on the development potential of Lantau and avoid the overlapping of roles and functions of the major commercial developments of Lantau (including the Sunny Bay Reclamation and Siu Ho Wan Reclamation, Tung Chung New Town Extension and topside development at Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge). The consultant team of the Study (ICF Consulting Services HK Limited) continued to introduce the major work to be undertaken:
 - analyse the geographical advantages and commercial potential of the major developments of Lantau at the territorial and regional levels, and estimate the commercial land demand in Lantau;
 - to prepare a consolidated economic development strategy for Lantau;

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- to conduct a preliminary market positioning study for the 4 major developments of Lantau to identify target markets and customers, and put forward proposals on the mix of land uses and the scale of development of individual commercial land; and
 - to provide important references for the Lantau Development Advisory Committee (LanDAC) and the studies on various major developments.
5. The consultant team made an initial analysis on the economic condition of Lantau, the importance of Lantau to the economic development of the Pearl River Delta (PRD) region and the local economy and the industries with development potential in Lantau (including conventions and exhibitions, tourism and retailing, hotel and modern logistics, etc.) for the reference and discussion by Members of various subcommittees.
6. Members mainly raised the following comments/concerns and discussion at the meeting and they were summarised as follows:
- the Study should consider the supply/demand relationship (demand-led /supply-led) of the future commercial developments, and that the development strategy should be taken forward and implemented in different timeframe, i.e. in the short, medium and long terms;
 - should take into account the transport supporting facilities, accessibility, the coordination of various commercial uses, Lantau's carrying capacity, the change of operation modes of various industries in the local region and its periphery (e.g. the influence of e-commerce on logistics industry), the overall development direction and positioning of the PRD region and the latest policies of Mainland China (including the National 13th Five-Year Plan);
 - could explore the development of other suitable industries (e.g. medical, aviation, and innovation and technology, etc), the match of employment with vocational training, the strategy of attracting high-end tourists and the proper use of country park resources, religious tourism and the potential of related industries arising from it;
 - should make reference to the recommended development concept under the Revised Concept Plan for Lantau 2007; and
 - emphasised the need to discuss with stakeholders.
7. In response, the representative of PlanD pointed out that the Study would fully consider Members' comments and that the consultant team would enhance the opportunities and challenges brought by various factors during the study process and would report the findings to Members in due course. The Study would focus on the economic development while DEVB would embark on a thematic study on Lantau's recreation and tourism development strategy. The findings of these studies would form the important reference materials for formulating the overall spatial development and conservation strategy in future.

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8. The meeting noted the objectives, major work and initial analysis of the Study.

Agenda Item 4: Initial Concept of Conservation, Recreation and Green Tourism in Lantau

(PC SC Paper No. 02/2015)

9. The Chief Town Planner/Strategic Planning of PlanD first gave a brief account of the visit to the sites of conservation value/sites with potential for green tourism development in Lantau on 17 December 2014. She then introduced the initial concept of conservation, recreation and green tourism in Lantau. The initial concept was formulated in accordance with the guiding principles (including strengthening conservation of natural and cultural resources; optimising the potential of sites of conservation value and balancing development and conservation) endorsed by the PC SC as well as the development proposals suggested by Members and the public in the past. The Initial Concept of Conservation, Recreation and Green Tourism in Lantau included the following elements:
- Northwest Lantau - a historic, cultural and nature tour: dividing Northwest Lantau into 4 scenic districts for conservation and green tourism by their local characteristics (Tai O, Sham Wat, Sha Lo Wan and San Shek Wan, Tung Chung West) and linking up sites of cultural, historic and nature conservation value by adopting the “point-line-plane” approach and appropriately providing additional tourist facilities;
 - Luk Wu and Keung Shan Zen (禪) conservation area: enhancing linkage of sites of heritage value to develop Luk Wu and Keung Shan into a religious conservation area and manifest its heritage value as one of the Five Major Buddhist Woodlands (五大禪林) in Lantau; and
 - South Lantau Coast - ecological conservation, recreation and green tourism belt: mainly linking up the recreation and tourist spots along South Lantau Coast from Pui O to Kau Ling Chung to enhance ecological conservation and nature education of the area, and proposing additional facilities for nature education, aquatic activities, star watching, spa and resort facilities, camping sites and eco-lodge, etc.
10. The Chief Town Planner/Strategic Planning of PlanD pointed out that the initial concept was in line with the overall planning vision of Lantau agreed upon by the PC SC on 14 November 2014, i.e. “to promote the strategic growth and sustainable development of Lantau by balancing the needs for development and conservation”. She stressed that the above proposals were initial concept only aiming to inspire further discussion and comments by Members, and technical and feasibility studies were yet to be conducted. Matters requiring further exploration included details of the proposals, supporting transport and infrastructural facilities, accessibility of individual sites, impacts on the environment and the local community, implementation

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arrangements, etc. Subject to the agreement of Members, the initial concept could be incorporated into the initial land use concept for Lantau.

11. Members mainly raised the following comments/concerns and discussion at the meeting and they were summarised as follows:
 - generally speaking, Members supported the initial concept and the way it was presented;
 - Members' concerns included the feasibility of constructing an additional cycling tracks at South Lantau Road, suitable transportation modes (on foot, by vehicle, by ferry), carrying capacity of the transport system, development of alternative transport modes (such as water transport), provision of supporting facilities (such as car parking spaces, lay-bys, rain shelters, latrines, etc.), whether there was conflict between the proposed spa resort and the marine park off Soko Islands, and the balance between religious development/ need for conservation;
 - Pui O could be developed as South Lantau's gateway for round-the-island tour;
 - taking into account the historical and cultural characteristics of Mui Wo, additional feasible projects could be considered; and
 - emphasised the need to discuss with stakeholders, such as the presiding custodians of the temple within the Zen conservation area and other local people in order to understand their needs and concerns.

12. The representative of the PlanD responded and expressed that regarding the traffic arrangement, PC SC would maintain close liaison with the Traffic and Transport Subcommittee to take on board suitable recommendations of the subcommittee so as to take forward the items of the above initial concept.

13. Regarding the feasibility of constructing a cycling track at South Lantau Road, the representative of CEDD indicated that consideration was given to incorporating the construction of a cycling track into the study on the provision of spa and resort developments at Cheung Sha and Soko Islands.

14. The PS SC noted the recommendations of the initial concept. It was suggested that the feasibility and implementation arrangements of the initial concept be followed up under the "Study on the Recreational and Tourism Development Strategy for Lantau" undertaken by the DEVB and the "Preliminary Feasibility Study of Cable Car System from Ngong Ping to Tai O, and Spa and Resort Development at Cheung Sha and Soko Islands" undertaken by the CEDD. Also, it was proposed that the initial concept be incorporated into the preliminary land use concept for Lantau. In addition, the PS SC agreed that the initial concept could be the elements of the overall spatial development and conservation strategy for Lantau.

Agenda Item 5: Any Other Business

A Lantau-Hong Kong's Jewel: A Biodiversity Study of Lantau

15. Regarding the Lantau-Hong Kong's Jewel: A Biodiversity Study of Lantau written by Mr Clive Noffke and Mr Philip Yip, the Secretary of PC SC said that copies of the study report had been sent to Members for reference on 14.11.2014, and relevant government departments, including the AFCD, the Environment Bureau, the THB etc. were invited to comment on the report. The Secretary of the PC SC summarised the contents of the study report as follows –
- The study report gave a general account of the different species of Lantau and its adjacent islands;
 - Lantau needed a comprehensive conservation strategy;
 - The entire Lantau should be covered by statutory plans;
 - Prior to developing Lantau, a maritime protection zone should be set up for areas having important ecological values; and
 - Priority protection zone should be established to protect waters with concentration of Chinese white dolphins.
16. Responses from relevant government departments were summarised as follows:
- The PlanD pointed out that in the long term, the preparation of statutory plans for the areas not yet covered by statutory plans (excluding areas covered by the country park) would be subject to factors such as development pressure, priorities and the resources required, etc.
 - The AFCD reckoned that generally speaking the information in the study report was accurate. It was also pointed out that on 1 September 2014, the AFCD announced the setting up of Southwest Lantau Marine Park (600 hectares) and Soko Islands Marine Park (1 270 hectares) for the protection of Chinese white dolphins and finless porpoises dwelling in these waters.
 - The THB pointed out that the construction of the Hong Kong-Zhuhai-Macau Bridge only impacted the environment temporarily and that relevant alleviation measures had been implemented to minimise the influence on Chinese white dolphins and other species. Besides, upon the opening of the Hong Kong-Zhuhai-Macau Bridge, the marine traffic flow of the waters in the vicinity of Lantau would decrease and this would be conducive to the growth of Chinese white dolphins.
17. The PC SC noted the contents of the study report and the responses of relevant government departments.

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B Comments received by the Public Relation and Engagement Subcommittee and its follow-up action

18. The Secretary of PC SC reported that public comments collected during outreach promotional activities by the Public Relation and Engagement Subcommittee (PRE SC) were referred to PC SC. PC SC was requested to follow-up on the comments at items 3, 4, 14, 18 and 20b. The Secretariat of PC SC handed out copies of the comments and the suggested responses for the perusal of Members. After discussion, the PC SC broadly agreed to the suggested response of the Secretariat. The amended responses were at the **Annex.**

[**Post-meeting note:** An e-mail reply was sent by the Secretariat to the PRE SC on 25 March 2015 in accordance with the agreed responses of the PC SC.]

C Progress Report of the Work of PC SC

19. The Chairperson informed that the fifth meeting of the LanDAC had been scheduled for 21 March 2015. PC SC would submit a progress report of its work. Regarding this, the work of the PC SC would continue to proceed in accordance with the agreed preliminary work plan. Regular reviews of its work would be carried out and suggestions of the Economic and Social Development Subcommittee and the Traffic and Transport Subcommittee would be incorporated. Appropriate adjustment to the work plan might be made having regard to the proposals and actual work progress of LanDAC. The next major work was to prepare the preliminary land use concept for Lantau.
20. The Chairperson further said that as he was unable to attend the next LanDAC meeting, he had invited the Deputy Chairperson who agreed to report on the work progress of PC SC on his behalf,
21. There being no other business, the meeting was adjourned at 5:25 pm.

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Planning and Conservation Subcommittee

Gist of Meeting on 18 March 2015

Annex

Lantau Development Advisory Committee

Public Relation and Engagement Subcommittee

Follow-up action on comments received – suggested initial responses

Regarding items 3, 4, 14, 18 and 20b of the public comments received by the Public Relation and Engagement Subcommittee, they were discussed at the meeting of the Planning and Conservation Subcommittee (hereinafter referred to as PC SC) on 18 March 2015. The PC SC noted the public concerns and responded as follows –

Item 3: Wish to understand if Ngong Ping 360 is extended to Tai O, what complementary development will Tai O have?

A number of revitalisation improvement works are still being carried out in Tai O, and the feasibility study of extending Ngong Ping 360 to Tai O to be commissioned will cover the affected areas in Tai O. Hence, depending on the findings of the study, Tai O's development opportunities, potential and details will be further explored to identify development proposals that are feasible and beneficial to the district.

Item 4: Having received more than one hundred comments from the consultation exercise, is it possible for some of them to be implemented and pursued during the planning process?

In general, suitable proposals and comments will be incorporated into various major planning or project studies to be considered and pursued to achieve an integration effect. These will form the basis for formulating the overall spatial development strategy of Lantau, among which projects that can be implemented in the short, medium and long terms will be identified. As for some proposals related to economic development and traffic improvement measures that can be implemented immediately, the PC SC understands that they will be followed-up by the Economic and Social Development Subcommittee and the Traffic and Transport Subcommittee.

Item 14: In planning for the development of Lantau, the issue of refuse disposal has to be considered concurrently, and it is not hoped that the increased refuse volume will be carried away using the existing highways.

Item 20b: Agree that planning provided for disposing the refuse of Lantau within the island.

The Environmental Protection Department (EPD) will launch the “Study on Planning of Future Environmental Infrastructure Facilities for Waste Treatment and Transfer in Hong

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Kong – Feasibility Study” this year. The objective of the study is to formulate a territory-wide plan and strategy on the provision of waste treatment and bulk waste transfer facilities for handling municipal solid waste and construction waste in an environmentally acceptable, sustainable and cost-effective manner, thereby ascertaining the additional strategic and regional facilities required to handle bulk waste transfer and municipal solid waste and construction waste to meet Hong Kong’s needs up to 2041. The additional waste facilities so identified should be in line with one of the directions of reducing the requirement of vehicular circulation for the overall waste transfer. The study will take into consideration the projected population growth and the known development plans or proposals. However, it will not assess the waste management facility requirement of individual development. The PC SC is of the view that proposals relating to refuse disposal should be passed to EPD for consideration. Also, when the waste disposal strategy and direction are determined, the required facilities will be suitably reflected on the relevant town plans.

Item 18: Support the development of Lantau because this will be beneficial to Hong Kong as a whole, but it is hoped that the nearby Tsing Yi will be included in the planning of Lantau as this will be conducive to the overall development of Hong Kong.

The PC SC appreciates the closeness of these two districts. It is believed that in planning for the development of Tsing Yi, concerned government bureaux/departments will suitably take into account the above factor.