

(Translated Version)

**Lantau Development Advisory Committee
Planning and Conservation Subcommittee and
Economic and Social Development Subcommittee
First Joint Meeting**

Date: 10 October 2014 (Friday)
Time: 3:00 pm – 6:05 pm
Venue: Conference Room, 14/F, Harbour Building, 38 Pier Road, Central,
Hong Kong

Minutes of Meeting

Present:

Dr LAM Kin-ngok, Peter	Chairperson of the Economic and Social Development Subcommittee (ESD SC)
Mr. LAM Siu-lo, Andrew	Chairperson of the Planning and Conservation Subcommittee (PC SC)
Mr LAM Fan-keung, Franklin	Deputy Chairperson of ESD SC
Mr LAU Ping-cheung	Deputy Chairperson of PC SC
Mr CHAN Yung	
Mr CHOW Yuk-tong	
Dr FANG Zhou, Joe	
Mr HA Wing-on, Allen	
Mr LAM Chung-lun, Billy	
Ms LAM Lit-kwan	
Mr YU Hon-kwan, Randy	
Professor WONG Fook-yee	
Ms LAU Shuk-han, Rita	
Mr LUK Hon-man, Benson	
Mr CHAN Chi-ming (Deputy Secretary for Development (Works)2)	
Mr CHOI Kevin (Principal Assistant Secretary (Planning & Lands)2, Development Bureau (DEVB))	
Ms TANG Tsui-yee, Caroline (Assistant Secretary (Planning)1, DEVB)	
Mr LO Kwok-wah, Kelvin (Principal Assistant Secretary (Works)5, DEVB)	

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Miss WONG Chin-kiu, Janet (Principal Assistant Secretary (Works) Special Duties, DEVB)

Ms LI Chi-miu, Phyllis (Deputy Director/Territory (DD/T), Planning Department (PlanD))

Mr CHAN Bun-pui, Bosco (Deputy Project Manager (Hong Kong & Islands), Civil Engineering & Development Department (CEDD))

Mr TSANG Wing-keung, Rico (Assistant Secretary (Transport)3B, Transport & Housing Bureau)

Mr CHAN Chung-shing, Harry (Senior Planning Officer/1, Housing Department)

Mr CHIM Kam-chau, Jeffrey (Senior Administrative Officer (Tourism)2, Commerce & Economic Development Bureau)

Dr KWOK Pik-wan, Winnie (Acting Assistant Director (Conservation), Agriculture, Fisheries & Conservation Department (AFCD))

Ms NGAR Yuen-ngor (Senior Country Park Officer (North-west), AFCD)

Mr TANG Kin-fai (Assistant Director (Environmental Assessment), Environmental Protection Department (EPD))

Mr LI Ping-wai, Anthony (District Officer (Islands), Home Affairs Department (HAD))

Mrs LEUNG SO Suk-ching, Tonia (Assistant Commissioner (Employment Services), Labour Department)

Mr WONG Chi-fai Gary (Chief Executive Officer (Policy & Development), DEVB) – Secretary of ESD SC

Mr WONG Man-yiu, Stephen (Senior Planning Coordinator, PlanD) – Secretary of PC SC

Absent (with apologies)

Mr LO Hong-sui, Vincent

Mr CHU Kwok-leung, Ivan

Dr WANG Jixian, James

Professor HO Kin-chung

Hon WU Chi-wai

Hon MAK Mei-kuen, Alice

Hon YIU Si-wing

Professor CHAN Kei-biu

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In Attendance

Ms CHAU Chuen-heung

Ms MAN Ying-yee, Bonnie (Assistant District Officer (Islands)2, HAD)

Mr YIP Hung-ping, Joe (Assistant Secretary (Land Supplies)1 (AS(LS)1), DEVB)

Ms LI Wai-man, Joyce (Engineer (Land Supplies) Special Duties, DEVB)

Miss WONG Pui-yue, Erica (Senior Executive Officer (Lantau), DEVB)

Ms CHEUNG Yi-mei, Amy (Assistant Director/Territory, PlanD)

Mr LAM Chi-man, David (Chief Town Planner/Strategic Planning (CTP/SP), 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)

1. The Chairperson of the PC SC welcomed all members, co-opted members and representatives of Government departments attending the first joint meeting of the PC SC and the ESD SC and explained that the joint meeting was conducted for the purpose of establishing a basis for discussion in response to the future economic and social development and planning needs in Lantau.

Agenda Item 1: Terms of Reference, House Rules and System of Declaration of Interests

(PC SC Paper No. 01/2014 and ESD SC Paper No. 01/2014)

2. The Chairperson of the PC SC briefly explained the main issues of the paper including the proposed terms of reference, house rules and system of declaration of interests. Apart from the system of declaration of interests, there were measures to enhance transparency, confidentiality requirements and other matters. Also, it was stressed that the proposals were in line with the requirements of the Lantau Development Advisory Committee (LanDAC).
3. No specific comment was made by Members. The terms of reference, house rules and system of declaration of interests proposed in the paper were endorsed at the meeting.

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Agenda Item 2: Proposals Made by Members of the LanDAC and the Public on Economic and Social Development

(ESD SC Paper No. 02/2014)

4. The Chairperson of the ESD SC invited the representative of the DEVB (AS(LS)1) to brief members on the gist of the paper.

5. Comments on the economic and social development proposals were made and discussed by Members and they were summarized as follows:
 - report on the feasibility study on an additional mountain bike trail in south Lantau was completed and resources should be tapped to commence its works;
 - in view of public hygiene, technical and maintenance issues, the proposal to develop Silvermine Cave was considered not feasible;
 - various recommendations on economic developments in Lantau were supported. Supporting the future economic developments in Lantau and increase in population, local employment opportunities in Lantau should be suitably increased and according priority to local working population for public housing should be studied;
 - developing Mui Wo into a “leisure town” to maintain its “old” village ambience while at the same time developing “local music” activities, “leisure farming”, etc. was supported;
 - on the development of a “wild animal zoo” in the country parks, as it was against the parks’ objective of conserving the natural environment and the local fauna and flora resources and it might involve the importation of wild animals (including endangered species) and substantial resources in protecting and rearing large-size animals as well as inducing adverse impacts on animal welfare, the proposed zoo was not considered advisable in the country parks. On the other hand, there should be extra tourist facilities compatible with the natural environment in Lantau such as hiking trails and camping grounds to facilitate easy contact with the nature by members of the public;
 - study on the development of a spa resort hotel, marina club, and water sports centres along the southern beaches of Lantau should be continued, particularly the setting up of a marina club with berths as new initiatives of recreation and tourism development in Lantau;
 - internal and external traffic supporting facilities in Lantau should be strengthened to cope with the anticipated increase in traffic flow following the opening of the Hong Kong-Zhuhai-Macao Bridge (the HZMB) in 2016 and the Tuen Mun-Chek Lap Kok Link in 2018.

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Improvement to the traffic conditions at various tourist nodes in Lantau such as widening Keung Shan Road and provision of more parking spaces should be expedited;

- it is requested that water-cooling environmental design should be incorporated in all buildings in Lantau, so as to turn Lantau into an environmental-friendly city; and
 - more international schools should be built to meet the needs of expatriates living and working in Lantau.
6. Finally, the ESD SC suggested that the DEVB should provide ESD SC with an initial recommendation on the priority of the economic and social development projects and their implementation timetable for discussion and consideration at the next meeting.

[As the Chairperson of the ESD SC had to attend another meeting, he left the meeting at this juncture and the meeting was chaired by the Chairperson of the PC SC.]

Agenda Item 3: Work Plan of the Planning and Conservation Subcommittee of the Lantau Development Advisory Committee

(PC SC Paper No. 02/2014)

7. Representatives of the PlanD (DD/T and CTP/SP) presented the proposed preliminary work plan of the PC SC. It was anticipated that its deliverables would include an overall spatial development and conservation strategy for Lantau and proposals on the worthwhile and practicable measures for implementation in the short and medium terms.
8. According to the proposed preliminary work plan, six meetings were tentatively scheduled and, if necessary, joint meetings would be held with the ESD SC and the Traffic and Transport Subcommittee (TT SC). Proposals of the two subcommittees would be suitably incorporated in formulating the overall spatial development and conservation strategy for Lantau.
9. Members had no specific comments on the work plan of the PC SC but pointed out that there should be co-ordination among the works of the PC SC, ESD SC and TT SC. The PC SC Chairperson also stressed that appropriate adjustments to the work plan in response to actual work progress might be made.
10. The preliminary work plan of the PC SC was endorsed at the meeting.

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Agenda Item 4: Planning Concept of Lantau and Latest Position

(PC SC Paper No. 03/2014)

11. Representatives of the PlanD (DD/T and CTP/SP) introduced the background of the planning concept for Lantau, the changes in planning circumstances and the latest development of various major projects.

12. Members raised the following key issues at the meeting:
 - Land supply for commercial use on the artificial island for the Hong Kong Boundary Crossing of the HZMB should be expedited as far as practicable to enable the early completion of the commercial facilities upon the opening of the HZMB;

 - Different land uses including housing should be explored at the proposed Sunny Bay reclamation. In order to abate the noise nuisance caused by aircrafts, consideration might be given to specific housing types whose windows without the need of openable windows such as quarters, youth hostels and service apartments. Representatives of the PlanD pointed out that when residents having outdoor activities in areas adjacent to residential dwellings (such as open space), they would inevitably be exposed to the noise nuisance caused by aircrafts. The EPD representative also added that from the environmental planning point of view, the Sunny Bay area was not suitable for residential use;

 - Traffic system and transport infrastructure were of paramount importance to the development of Lantau;

 - The needs of other industries such as the logistics industry, container shipping industry and industrial/commercial, and ways to capitalise on the opportunities of the Lantau should be considered so as to propose suitable land for economic use and to satisfy future needs of various industries; and

 - Issues on the needs of and ways to balance employment opportunities, and housing land supply housing as well as how to match job types and population structure were raised.

13. The PC SC noted the background information and the latest position of the overall spatial development and conservation strategy for Lantau.

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Agenda Item 5: Conservation in Lantau and Proposed Work Directions

(PC SC Paper No. 04/2014)

14. Representatives of the PlanD introduced the ecology, cultural heritage and landscape of Lantau and the proposed work direction.
15. Specific issues/concerns raised by Members at the meeting included:
 - The listing of ecology, cultural heritage, landscape as well as biodiversity in the paper should be the basic reference for the conservation strategy and measures for achieving the vision of sustainable development of Lantau;
 - There should be suitable/reasonable conservation policy in place, particularly on compensation involving private land; and
 - There should be compatibility between the proposed marine park and the economic and social development projects in the pipeline such as the Hong Kong Shenzhen Western Express Line.
16. The PC SC Chairperson concluded that Members generally raised no objection to the conservation work direction proposed in the paper and agreed that one of the major tasks of the PC SC was to promote coordination of the various stakeholders in the implementation of the conservation work.

Agenda Item 6: Any Other Business

17. The PC SC Chairperson stated that DEVB received a joint letter from Prof. George Q. HUANG of the Department of Industrial and Manufacturing Systems Engineering, University of Hong Kong and Dr. Y. M. WONG of the Hong Kong Logistics Technology & Systems Co. Ltd., requesting for making a presentation on the study report on the logistics industry and related land supply to the LanDAC and its subcommittees. After discussion, it was agreed that the Secretariat of the ESD SC would invite them to the 2nd ESD SC meeting to give the presentation.
18. There being no other business, the meeting was adjourned at 6:05pm.