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**Lantau Development Advisory Committee
Sustainable Development Subcommittee**

Third Meeting

Date: 20 November 2017 (Monday)

Time: 2:30 pm to 4:45 pm

Venue: Conference Room 3, G/F, Central Government Offices, 2 Tim Mei Avenue,
Tamar, Hong Kong

Gist of Meeting

Members in Attendance

Dr LAM Kin-ngok, Peter	Chairperson
Mr LAM Siu-lo, Andrew	Deputy Chairperson
Dr FANG Zhou, Joe	
Mr KWOK Ching-kwong, Francis	
Mr LAM Fan-keung, Franklin	
Dr LAU Wai-neng, Michael	
Hon WU Chi-wai	
Mr YAU Ying-wah, Algernon	
Hon YIU Si-wing	
Mr YU Hon-kwan, Randy	
Mr MAK Shing-cheung, Vincent	Deputy Secretary for Development (Works) 2, Development Bureau (DEVB)
Mr LUI Yu-man, Timothy	Assistant Secretary (Planning) 1, DEVB
Mr LEE Kui-biu, Robin	Project Manager (Hong Kong Island & Islands), Civil Engineering and Development Department (CEDD)
Ms CHEUNG Yi-mei, Amy	Assistant Director of Planning/Territorial, Planning Department (PlanD)
Mr WONG Chuen-fai	Assistant Director (Environment Assessment), Environmental Protection Department (EPD)

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Mr LAI Chuen-chi, Patrick	Assistant Director (Country & Marine Parks), Agriculture, Fisheries and Conservation Department (AFCD)
Mr NG Che-on, Raymond	Assistant Director - General of Civil Aviation (Airport Standards), Civil Aviation Department
Ms CHOI Tin-Yan, Cally	Manager (Tourism) 22, Commerce and Economic Development Bureau (CEDB)
Mr CHEUNG Kai-cheung, Henry	Senior Engineer 13 (Special Duties), Secretary CEDD

Co-opted Member

Mr CHAN Kit, William
Ms LAU Shuk-han, Rita
Mr LUK Hon-man, Benson

Absent with Apologies

Mr LAU Ping-cheung
Professor HO Kin-chung
Hon MAK Mei-kuen, Alice
Ms CHIU Sin-ting
Mr KWOK Ping, Eric
Mr WONG Fuk-kan

In Attendance

Mr LAI Cheuk-ho	Principal Assistant Secretary (Works) 5, DEVB
Ms TSE Shuk-yan	Assistant Secretary (Land Supply) 1, DEVB
Miss WONG Pui-yue, Erica	Senior Executive Officer (Lantau), DEVB
Ms KIANG Kam-yin, Ginger	Deputy Project Manager (Special Tasks), CEDD
Ms LAU Yiu-yan, Joyce	Chief Engineer/Special Tasks, CEDD
Mr WONG Kwok-fai, Alfred	Chief Engineer/Islands, CEDD
Mr LO Chi-cheung, Stephen	Senior Engineer 1 (Islands), CEDD
Mr SZETO Hon-yin	Senior Engineer 9 (Islands), CEDD

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Mr CHAN Tang-lun, Leo	Senior Engineer 18 (Special Duties), CEDD
Ms SO Shuk-ye, Joan	Senior Town Planner 2(Special Duties), CEDD
Ms TONG Yee-fun, Pauline	Senior Conservation Officer (Special Duties), CEDD
Mr YIP Yuk-tsang, Steven	Engineer 17 (Special Duties), CEDD
Mr AU Hok-lang, Tony	Engineer 34 (Special Duties), CEDD
Ms TO Wai-tsz, Isabella	Senior Manager (Hong Kong Island and Islands), CEDD
Mr CHAN Sze-wai, Kevin	Senior Town Planner/Strategic Planning 6, PlanD

The Chairperson welcomed Members, Co-opted Members and representatives of government department to attend the third meeting of the Sustainable Development Subcommittee (hereafter referred to as “SD SC”).

Agenda Item 1: Confirmation of the Gist of the Last Meeting

1. The gist of the last meeting was confirmed without amendments.

Agenda Item 2: Matters Arising

2. The Secretary reported that there were no matters arising from the gist of the last meeting.

Agenda Item 3: Progress of Strategic Studies in Lantau

(SD SC Paper No. 03/2017)

3. The Secretariat briefed Members on SD SC Paper No. 03/2017.
4. Members enquired about the development direction, land uses and arrangements about associated ancillary facilities for topside development at Hong Kong Boundary Crossing Facilities (HKBCF) artificial island of Hong Kong-Zhuhai-Macao Bridge (HZMB). In addition, Members expressed support to focusing on tourism and recreation as the development direction for the Sunny

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Bay reclamation project, but requested that the Government would provide details on its development arrangements at the earliest. Members also enquired about the latest development of the study for the artificial islands at Central Waters as well as the study findings of 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. On another front, Members remarked that the Feasibility Study on Traffic, Transport and Capacity to Receive Visitors for Lantau was, in particular, essential to local residents on Lantau, requesting that the Government would provide details on the study methodology. Members also enquired about the results of other topical strategic studies completed.

5. Members pointed out that only 650 parking spaces would be provided in the topside development at the HKBCF artificial island of HKZMB under design, which would fail to dovetail with the artificial island's future development needs as a "bridgehead economy". In addition, Members pointed out that it was necessary for the Government to consider prudently the traffic arrangements at the HKBCF upon the commissioning of HKZMB, in particular the drop off and pick up arrangements for coach passengers.
6. Mr MAK Shing-cheung, Vincent, Deputy Secretary for Development (Works) 2, DEVB, remarked that relevant government departments were conducting technical assessments on the development plan for the topside development at the HKCBEF artificial island, and formulating the preliminary proposals on land uses of the topside developments and a draft Recommended Outline Development Plan with due consideration to the synergy with other developments (such as the Airport North Commercial District). Upon completion of the technical feasibility assessments, relevant departments would consult the SD SC on the recommendations made the study (such as those on parking spaces and other traffic arrangements) and gauge public views through the second stage of the community engagement exercise. He pointed out that the funding proposal in relation to the planning and engineering study for the Sunny Bay reclamation project were widely supported by the members of Legislative Council (LegCo) Panel for Development, and the Government planned to seek LegCo's funding approval for commencing the study within this legislative year, with a view to exploring the technical feasibility, land uses and development arrangements (such as tourism and recreation facilities) of the Sunny Bay reclamation project. Given that the study for artificial islands in the central waters were strategic in nature, a range of factors such as impacts on natural environments, marine ecology, fishing,

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marine transport, ports operation and stakeholders would be given due consideration under the study, in a bid to assess the preliminary feasibility of constructing the artificial islands and associated infrastructures in a holistic manner.

7. Mr LEE Kui-biu, Robin, Project Manager (Hong Kong Island & Islands), CEDD, remarked that briefing sessions on the “Feasibility Study on Traffic, Transport and Capacity to Receive Visitors for Lantau” could be arranged for various stakeholders. Regarding the other topical strategic studies, he remarked that the final recommendations made in the “Study on Recreational and Tourism Development Strategy for Lantau” were already included in the Sustainable Lantau Blueprint, and that the proposed cable car system and spa and resort facilities were considered as feasible from the technical perspective under 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”, but it was inappropriate to take forward the proposals at this stage in the light of the financial viability and public views collected.
8. Members pointed out that the Government should make good use of the temporary vacant land on the topside of the HKBCF artificial island before developments upon the commissioning of HKZMB. Mr MAK Shing-cheung, Vincent, Deputy Secretary for Development (Works) 2, DEVB, responded that the study on the topside developments at the HKBCF artificial island were to focus on exploring the long-term land uses of the topside site, and its temporary uses/arrangements before developments would need to be given due consideration (such as cross-border security considerations) with relevant government departments.

Agenda Item 4: Progress of Task Force on Lantau Conservation

(SD SC Paper No. 04/2017)

9. Ms SO Shuk-ye, Joan, Senior Town Planner 2 (Special Duties), CEDD, briefed Members on SD SC Paper No. 04/2017.
10. Members remarked that the Task Force on Lantau Conservation (Task Force) provided a suitable platform for communication between environmentalists and locals, with a view to building mutual trust in macro-level conservation issues and fostering consensus. As regards micro-level conservation issues, there were still differences in opinions by environmentalists and locals, and it was therefore hoped

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that the Government would take a proactive approach to follow up on such issues (including the conflict between humans and cattle or land administration issue) and formulate a roadmap for focused discussion by various parties, in a bid to foster greater consensus. Members also proposed that the Task Force should attach importance to the conservation work on culture and heritage, in addition to natural environment conservation.

11. Mr LEE Kui-biu, Robin, Project Manager (Hong Kong Island & Islands), CEDD, remarked that they would focus on discussing the conservation issues with the Task Force according to the priorities set, and the CEDD had proposed a series of priority actions in relation to the conservation-related “First Batch Discussion Items”, including launching the “Feasibility Study on Traffic, Transport and Capacity to Receive Visitors for Lantau” in July 2017, launching the “Ecological study for Pui O, Shui Hau, Tai O and neighbouring areas” in the fourth quarter of 2017, examining how to make use of funding resources to take forward the conservation work, as well as collating data for the setting up of “Snapshot for Lantau” to capture the current conditions of Lantau.
12. Members proposed that the Government should promote green tourism routes, and might also consider releasing real-time data (such as those on the visitor flow at tourist attractions and waiting time for vehicles) to help the visitor flow control. Members also hoped that the Government would promote the use of information technology in Lantau (such as helping keep track of dump trucks to prevent illegal fly-tipping and providing information on Lantau’s traffic)
13. Members remarked that the Government should endeavour to look into strengthening the water transport connecting Lantau and the urban areas, in particular the water transport connecting Tai O, Tung Chung and the urban area during holidays. Members noted that the water transport issue would involve a range of considerations (such as the franchises to operate routes and relevant safety regulations). Members proposed that the Government might consider helping non-profit making organisations in taking up contracts to provide leisure boat services, with a view to alleviating the usual situation of insufficient water transport at the tourist attractions in Lantau during holidays.
14. Mr LEE Kui-biu, Robin, Project Manager (Hong Kong Island & Islands), CEDD, remarked that relevant data would be collected for analysis in the “Feasibility Study on Traffic, Transport and Capacity to Receive Visitors for Lantau”, in a bid

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to assess the demand for water transport and explore the opportunities to be created by water public transport services.

15. Members remarked that developing water public transport services and leisure boat facilities were subject to various restrictions (such as heights of bridge decks restricting the sizes of passing vessels and terms and conditions stipulated in vessel licenses).
16. The Chairperson remarked that given that discussions of Lantau's traffic issues and provision of views were under the purview of the Traffic, Transport and District Improvement Items Sub-committee (TTDII SC), he proposed that the relevant issues be referred to the TTDII SC for follow-up. Members agreed on this aspect.

Agenda Item 5: Rural Conservation Pilot Projects

(SD SC Paper No. 05/2017)

17. Ms SO Shuk-ye, Joan, Senior Town Planner 2 (Special Duties), CEDD, briefed Members on SD SC Paper No. 05/2017.
18. Dr LAU Wai-neng, Michael declared that he was a member of World Wildlife Fund Hong Kong, which had applied for funding from the Environment and Conservation Fund (ECF) for its environmental education and community action projects themed with "Nature Conservation in South Lantau".
19. Mr LAM Siu-lo, Andrew, Deputy Chairperson, advised that he had encouraged some relevant organisation to apply funding from the ECF for environmental education and community action projects.
20. Members enquired why the grants allocated by the ECF amounted to only \$10 million.
21. Ms LAU Yiu-yan, Joyce, Chief Engineer/Special Tasks, CEDD, responded that a total of \$30 million had been earmarked by the ECF, of which \$10 million would be allocated to the environmental education and community action projects themed with "Nature Conservation in South Lantau", while the remaining \$20 million would be spent for the purposes other than environmental education to take forward the nature conservation work. The CEDD and the Environment Bureau

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were discussing the relevant details. Mr MAK Shing-cheung, Vincent, Deputy Secretary for Development (Works) 2, DEVB, added that in addition to the ECF, the Government would earmark \$1 billion to implement the conservation and revitalisation work for remote rural areas, and continue to maintain communication with all stakeholders on Lantau conservation.

22. Members proposed that in addition to the rural conservation work mentioned above, the CEDD should look into making use of the funding resources to subsidise non-profit making organisations to promote green tourism in rural areas in Lantau.

Agenda Item 6: Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas

(SD SC Paper No. 06/2017)

23. Mr CHEUNG Kai-cheung, Henry, Senior Engineer 13 (Hong Kong Island & Islands), CEDD, briefed Members on SD SC Paper No. 06/2017.

24. The SD SC noted the progress of the ecological studies for Pui O, Shui Hau, Tai O and neighbouring areas.

Agenda Item 7: Sustainability Initiatives under Tung Chung New Town Extension

(SD SC Paper No. 07/2017)

25. Mr LO Chi-cheung, Stephen, Senior Engineer 1 (Islands), CEDD, and Mr SZETO Hon-yin, Senior Engineer 9 (Islands), CEDD, briefed Members on SD SC Paper No. 07/2017.

26. Mr YU Hon-kwan, Randy declared that his spouse's family owned 29 pieces of land in Tung Chung Valley and therefore would not express any comments on the issues related to Tung Chung Valley, Tung Chung River and Tung Chung West.

27. Members proposed that the Government might consider constructing a riverside park along the western branch of Tung Chung River as well. Members remarked that implementation of these sustainability initiatives were worthwhile, despite the fact that the riverside mangroves might be susceptible to accumulation of refuse.

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28. Members considered that the district cooling system for the new development area could promote saving energy and enhance energy efficiency. It was therefore worthwhile for other new development areas to follow suit.

29. The SD SC noted the proposed sustainability initiatives under Tung Chung New Town Extension Project.

Agenda Item 8: Any Other Business

30. The Chairperson expressed gratitude to the Members for attending the meeting. There being no other business, the meeting was adjourned at 4:45 pm.