

## Appendix G

Minutes of Briefing Session to  
Planning Subcommittee of Land  
and Development Advisory  
Committee (Extract)

**Confirmed Minutes of the  
80<sup>th</sup> Meeting of the Planning Sub-Committee (PSC) of  
the Land and Development Advisory Committee (LDAC)  
held on 21.6.2012 (Thursday) at 9:30 a.m.  
in Room 1707, 17/F, North Point Government Offices**

<b>Present :</b>	Mr. Jimmy Leung	PlanD	(Chairman)
	Mr. Edwin Tsang	HKIS	
	Mr. Thomas Lee	HKIP	
	Mr. Ivan Ho	HKIA	
	Mr. Alexander Duggie	HKILA	
	Mr. Shuki Leung	REDA	
	Mr. James Fan	REDA	
	Mr. Jimmy Tse	HKCA	
	Ms. Wailee Chow	AAP	
	Mr. Alan Lo	LandsD	
	Mr. H. M. Wong	EPD	
	Mr. Raymond Wong	PlanD	
	Mr. W.Y. Lam	PlanD	(Secretary)
	<b>In attendance:</b>	Miss Kitty Chiu	PlanD
Mr. K.S. Chan		CEDD	
Miss Theresa Yeung		Consultant	
Mr. Peter Chan		Consultant	
Mr. Brian Chau		Consultant	
Mr. Eric Yue		PlanD	} PSC Paper No. 2/2012
Mr. Ng Kim Wai		PlanD	
Ms. Carman Chu		Consultant	
Dr. Kam-shing Leung		Consultant	
Mr. Ivan Chung		PlanD	} PSC Paper No. 3/2012
Mr. David Lo		CEDD	
Mr. C K Lam		CEDD	
Dr. Daman Lee		Consultant	
Miss Theresa Yeung		Consultant	
Mr. Victor So		Consultant	
<b>Absent with : Apologies</b>	Ir. Dr. K.S. Law	HKIE	
	Miss Ophelia Wong	PlanD	
	Mrs. Connie Lai	HD	
	Mr. Edward Li	CEDD	
	Mr. Kepler Yuen	DEVB	

~~asked whether houses could be provided on the existing rock ben.~~

In response, Dr. Kam-shing Leung stated that the rock face, which had a 54-degree inclination in general, could only accommodate a small number of houses that were unlikely to justify the required supporting infrastructure.

3.6 Mr. Edwin Tsang stated that the Study proposed to increase connectivity with other areas was commendable. He remarked that it would be very expensive to design and build the proposed uses at the rock face and in the rock caverns.

3.7 As members had no further comments, the Chairman thanked representatives of PlanD and the consultants for the briefing. They left ~~the meeting at this juncture.~~

*Extract of Minutes - Planning Sub-committee of the Land and Development Advisory Committee (21.6.2012)*

4. **Item 4 Tung Chung New Town Development Extension Study – Stage One Public Engagement** (PSC Paper No. 3/2012)

4.1 Mr. James Fan declared interest in the item as his employer had land interests in Tung Chung. The meeting noted that the item was put forward for public consultation and agreed that Mr. James Fan would stay and participate in the discussion.

4.2 The Chairman welcomed representatives from CEDD, PlanD and the consultants attending the meeting. Mr. Ivan Chung gave a brief background and the development context of the Study which was commissioned in early 2012 to explore the feasibility of Tung Chung New Town extension to accommodate a population of 220,000. With the aid of a powerpoint presentation, Dr. Daman Lee briefed members on the potential development areas within Tung Chung and the development

opportunities and local development constraints. He highlighted that uncertainties brought by the proposed third runway and its environmental impacts; the flight paths of the existing Government Flying Services' helicopters and the breezeway to keep the air ventilation were major development constraints to be overcome by the Study. He added that the Stage One public engagement (PE) of the Study commenced in mid June and would last till mid August.

4.3 Mr. Shuki Leung noted that the Stage One PE was an envisioning exercise and made the following points:

- Definition of bridgehead economy for Tung Chung;
- Opportunity to explore the maritime economy and the scope for marina sites;
- Comprehensive tourism package to shape Tung Chung; and
- Justifications for further reclamation in view of objections from locals and green groups.

4.4 In response, Dr. Daman Lee said that the existing 'gateway' or 'airport city' economy would be diversified in order to support additional residents of Tung Chung New Town extension and the bridgehead economy aimed at keeping people to stay. The Study would look into opportunities in Tung Chung for development of further tourism attractions, marina as well as water taxi and water sport activities. He added that ecology should be respected on further reclamation in Tung Chung to address the public concern.

4.5 Mr. Ivan Ho supported Tung Chung New Town extension which would become a regional transport hub with the completion of a number of cross-boundary links, the third runway and the railway development strategy proposals in future. The Study should review the potential and strategy of the Tung Chung New Town extension, overcome the constraints and look for new opportunities, such as extending the study

area to allow for a lagoon for marina activities. In response, Mr. Ivan Chung said that the study area of the Study was based on the Lantau Concept Plan adopted in 2004 and revised in 2007 with developments concentrated in the northern part of Lantau Island to accommodate a total population of 220,000. The Study would explore development opportunities that supplemented the regional transport hub function of Tung Chung, including tourism and recreation uses as well as commercial and industrial uses. The Study would take into account public views received in the PE exercise in formulating its proposals. Mr. Thomas Lee remarked that the Study should look into Tung Chung's development opportunities in the context of whole region and might consider extending the study boundaries beyond the northern part of Lantau Island. The Chairman remarked that the Study would examine Tung Chung's future role in the context of a number of proposed road/rail links, e.g. the Tuen Mun-Chek Lap Kok Link and the Western Rail Link.

- 4.6 As some other new towns had accommodated up to 550,000 persons, Mr. Edwin Tsang remarked that the Study should not limit to a population target of just 220,000 persons in view of the current land demand for housing. In response, the Chairman said that given the constraints and the aircraft noise, higher population target for the Study might not be realistic. In response to Mr. Edwin Tsang, Dr. Daman Lee said that there were on-going discussions with the Government Flying Services (GFS) and Civil Aviation Department on the relocation of the GFS facilities to meet operation needs.
- 4.7 Mr. James Fan supported the Study which would increase land for housing. In response to Mr. James Fan's question on the breezeway, Dr. Daman Lee said that the breezeway requirement served to improve the air

ventilation of Tung Chung and it was an air corridor where no tall buildings would be permitted.

4.8 In response to Mr. Alexander Duggie, Dr. Daman Lee and Mr. Ivan Chung said that there were public views to extend the existing MTR alignment in Tung Chung and would look into the proposal in the Study in consultation with relevant departments in the context of the Review and Update of Railway Development Strategy 2000.

4.9 As members had no other comments, the Chairman thanked members' views and stated that if members and their professional institutes had further comments or required further briefings on the three studies presented, they could contact the Secretary. The Chairman thanked representatives of CEDD, PlanD and the consultants for the briefing. They left the meeting at this juncture.

**5. Item 5 Any Other Business**

5.1 There being no other business, the meeting closed at 12:40 p.m.