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**Lantau Development Advisory Committee
Eighteenth Meeting**

Date: 8 December 2023 (Friday)
Time: 11:00 a.m. to 12:45 p.m.
Venue: Conference Room 6, G/F, West Wing, Central Government Offices
Tamar, Hong Kong

Minutes of Meeting

Members Present

Ms LINN Hon-ho, Bernadette Secretary for Development Chairman
Mr CHAN Ho-ting, Mac
Mr Marvin CHEN
Mr Dane CHENG
Hon CHOW Ho-ding, Holden
Hon KWOK Wai-keung
Mr LAM Tin-fuk, Frederick
Mr LAU Chun-kong
Ms LAU Suk-han, Rita
Prof LEUNG Mei-yee, Kenneth
Mr LI Yun-tai
Ms LIAO Shu-hang
Ir Dr Hon LO Wai-kwok
Prof LOO Pui-ying, Becky
Dr MAK Hoi-cheung, Eunice
Prof TAM Fung-yee, Nora
Dr TANG Shuk-ming, Winnie

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Mr WONG Fuk-kan

Mr WONG Man-hon

Hon YUNG Hoi-yan

Mr LAU Chun-kit, Ricky	Permanent Secretary for Development (Works)	
Ms HO Pui-ling, Doris	Permanent Secretary for Development (Planning & Lands)	
Ms LEE Chung-yan, Angela	Commissioner for Transport	
Mr FONG Hok-shing, Michael	Director of Civil Engineering and Development	
Miss Wendy CHUNG	Deputy Commissioner for Tourism Culture, Sports and Tourism Bureau	
Mr TSANG Sai-wing, Terrence	Assistant Director (Environmental Assessment), Environmental Protection Department (EPD)	
Mr WONG Kwok-hing, Dominic	Assistant Director of Housing (Project) 1	
Mr LI Ho, Thomas	Assistant District Officer (Islands)1, Home Affairs Department	
Mr WONG Chung-wa, Alan	Acting Principal Assistant Secretary (Works) 5, Development Bureau (DEVB)	Secretary

Members Absent (absent with apologies)

Ms CHOY Siu-min, Linda

Prof LO Hong-kam

Prof LAM Kwan-sing, Paul

Director of Planning

In Attendance

Mr WONG Yan-lok, Roger	Deputy Secretary for Development (Works) 2
Mr HA Chun-wai, Vincent	Assistant Secretary (Works Policies 5) 1, DEVB
Mr SUM Tze-choi, Don	Assistant Secretary (Works Policies 5) 2, DEVB
Mr LAI Tsan-kei, William	Assistant Secretary (Works Policies 5) 3, DEVB
Ms KAN Yuet-man, Carol	Assistant Secretary (Works Policies 5) 6, DEVB
Ms LI Mei-ye, Florence	Senior Executive Officer (Works Policies 5), DEVB
Mr WU Kwok-yuen, Jacky	Head of the Sustainable Lantau Office (SLO), Civil Engineering and Development Department (CEDD)
Mr IP Wai-man, Raymond	Deputy Head of SLO (Works), CEDD
Ms CHEUK Hau-kwan, Elsa	Deputy Head of SLO (Planning & Conservation), CEDD
Mr CHENG Yuk-lung, Stanley	Chief Engineer/Lantau 1, SLO, CEDD
Ms WU Wai-yu, Sharon	Chief Engineer/Lantau 2, SLO, CEDD
Ms CHENG Nga-see, Ellen	Chief Engineer/Lantau 4, SLO, CEDD
Ms FUNG Chi-wai, Katy	Chief Town Planner, SLO, CEDD
Mr Norman SONG	Project Manager, Binnies Hong Kong Limited

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The Chairman welcomed Members to the eighteenth meeting of the Lantau Development Advisory Committee (LanDAC).

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

2. The minutes of the last meeting had been distributed to Members for their perusal prior to the meeting. There being no further comments from Members before and at the meeting, the Chairman announced the confirmation of the minutes of the last meeting.

Agenda Item 2: Matters Arising

3. There were no matters arising from the last meeting.

Agenda Item 3: South Lantau Eco-recreation Corridor – Investigation (LanDAC Paper No. 02/2023)

4. The Chairman invited Ms CHEUK Hau-kwan, Elsa, Deputy Head of SLO (Planning & Conservation), CEDD, to brief Members on agenda item 3.

5. Ms Elsa CHEUK gave Members a PowerPoint presentation on agenda item 3.

6. The Chairman said that the Government attached great importance to the overall planning of South Lantau, and the main reasons were: (1) the Government was committed to making the best use of the rich natural resources of South Lantau's ecosystem to set an example for the community, with a view to opening up the potential for eco-recreation and tourism, thereby supplementing the tourism models in Hong Kong; (2) the Government had been striving to conserve historical and cultural heritage, and stressed that it would not be limited to viewing from a distance, so that the public and tourists could not only appreciate and enjoy the natural ecology, but also participate in a variety of leisure and recreational activities. She hoped that the planning of South Lantau could realise these goals, hence the positioning of public consultation on the project would be very important.

(Translated Version)

7. A Member supported the overarching planning principle of “Conservation for the South” embraced in the Sustainable Lantau Blueprint. He supported the provision of ecological/nature-based sustainable leisure and recreational facilities in South Lantau as proposed by the Government, and hoped that future public consultations could change the public mindset about conservation. That Member suggested that the Government should follow the example of Kushiro Marsh of Hokkaido, Japan, where supporting facilities such as roads, small trains and museums were available, and provide appropriate infrastructure in Lantau so that people from different age groups and social strata could experience and appreciate the natural scenery of South Lantau, thereby fostering the conservation and eco- recreation and tourism development in Lantau.

8. A Member welcomed the Government’s proposal to make the best use of natural resources of South Lantau for developing appropriate supporting facilities for tourism, with a view to boosting Hong Kong’s tourism and economy as a whole. In addition, he suggested that the Government could target at overseas visitors’ preferences and needs, for example, hiking routes, attractive beaches and appreciation of natural landscape of South Lantau, and should step up its publicity effort to promote those to foreign visitors in the future. He opined that sufficient ancillary transport facilities and roads were necessary for tourism development in South Lantau. As there was only one main road connecting Tung Chung with South Lantau, that Member enquired how the Government would assess the relevant carrying capacity of transport and roads to meet the tourism development needs of South Lantau.

9. A Member commended the work of the SLO, especially through new attempts, including DEVB’s Common Spatial Data Infrastructure (CSDI) and digital map, making it easier for the public to learn about the background information of projects, which would be conducive to future public consultation. She suggested that the Government should consider establishing a database platform to cover the research data of biodiversity of South Lantau, and making reference to the current single database platform (GeoSpace-Sea) of 11 government departments of Singapore, which similarly was used for environmental protection and biodiversity research. Hong Kong should learn from Singapore’s experience in this regard.

(Translated Version)

She also suggested that CEDD should lead the creation of a Digital Terrain Model of South Lantau by using the CSDI of DEVB and LiDAR of CEDD to facilitate rendering support to the area when landslides occurred and in emergency relief work in the future.

10. A Member was pleased to see that the study had suggested proposals for recreational facilities. As the existing access roads to the carparks in Upper and Lower Cheung Sha were narrow and steep, and there were quite a number of residential premises in the vicinity of the proposed visitor centre and carpark, she hoped that the Government would address the above constraints cautiously and minimise the impact on residents as far as possible when implementing the project. She also suggested that a sufficient number of charging facilities for electric vehicles should be provided in the proposed carpark. Regarding the suggestion of building a boardwalk along the Shui Hau sandflat, she hoped that the future design of the boardwalk would blend in with the natural environment of Shui Hau Wan. That Member also enquired about the differences in the positioning of the two proposed water sports centres at Upper and Lower Cheung Sha; the length of the Upper Cheung Sha pier and the number of boats the pier could accommodate; and whether the Government would consider making available hotels and different types of accommodation facilities (e.g. car camping) to give visitors a variety of choices, which could help enhance the tourism positioning of South Lantau as a whole.

11. A Member expressed support for the proposals put forward in the study and welcomed the concrete recommendations. She said that the wide beach and picturesque scenery at Cheung Sha would attract many visitors during holidays. Given its geographical location and potential for tourism development, she hoped that the Government could develop Cheung Sha into a recreation hub with a large-scale water sports centre. She also put forward the idea of accommodating different types of water sports at the centre, including dragon boating, windsurfing, small boats, and ancillary facilities for the public and groups. As self-driving technology was already very mature, she suggested that the Government should consider introducing this technology at the initial planning stage and linking up the four places in the long run. Doing so would make it more convenient for visitors and local residents to travel to and from South Lantau.

(Translated Version)

12. The Chairman noted the views of all Members and invited representatives of the SLO to respond to Members' enquiries.

13. Mr WU Kwok-yuen, Jacky, Head of SLO, thanked members for their valuable comments on the development and conservation of Lantau Island. Regarding the issue of road capacity in South Lantau mentioned by Members, he responded that, despite the spare road capacity in South Lantau at present, the Government would implement corresponding measures to cope with the increased traffic demand arising from various attractions to enhance South Lantau's capacity to receive visitors. Apart from land transport, the Government would also utilise waterborne transport, for example, providing boat service from Cheung Sha, which would not only reduce the demand for land transport, but also enrich the travel experience of visitors. He further said that the Agriculture, Fisheries and Conservation Department would launch a one-stop database platform next year to contain information on Hong Kong's biodiversity. The SLO would also provide information on the research findings regarding South Lantau's biodiversity in the database platform. As for the positioning of the recreation centre, the study recommended a more leisurely recreational facility at Lower Cheung Sha, while providing more exciting activities such as speedboating at Upper Cheung Sha. As for the number of boats that the proposed Cheung Sha pier could accommodate, he said that it would be necessary to build a pier of a certain length because the shallow water at the front of the site would be difficult for boats to berth. Regarding the construction of a large-scale water sports centre in Cheung Sha, Mr WU thanked Members for the comment and indicated that it would be taken into consideration.

14. A Member noted among the proposals put forward in the study, one of which was the proposed construction of an education corridor and an education centre, aiming to enable visitors to have a better understanding of the natural habitat and raise public awareness of conservation and respect for local environment. She hoped that such education facilities could also display the scientific findings of university students, postgraduate students or the projects under the Lantau Conservation Fund, which could further enhance the education elements of ecological conservation. She also suggested that the Government should consider building a cycle track connecting Cheung Sha, Shek Pik, Shui Hau and Pui O and supporting facilities like bicycle parking spaces. As regards the proposed beach

(Translated Version)

campsites, she enquired about the their planning, scale, management responsibilities and other relevant information .

15. A Member considered that although Lantau Island had unique sunrise and sunset scenery and visitor receiving capacity, the standards of the existing home-stay lodging facilities in South Lantau varied and it was very difficult to attract visitors from outside Hong Kong just by campsites. As a result, most visitors could not be attracted to stay overnight in South Lantau. Therefore, he hoped that the Government would provide sufficient land at appropriate locations in South Lantau for the construction of more hotels of different types or quality accommodation facilities. Furthermore, from the perspectives of land use and town planning, that Member suggested that the Government should consider the approach of private land exchange and exploring the use of home-stay lodging facilities with low utilisation rates to increase the land supply for accommodation facilities in South Lantau. He said that the proposed visitor centre and the locations near the car park could provide space with potential for developing relevant accommodation facilities. As to the water sports centre, he suggested that the Government should make reference to the sightseeing arrangements of the outer islands of Malaysia, Thailand and Indonesia and optimise the use of the waters and islands such as Cha Kwo Chau off South Lantau to provide more water sports of different types to enrich visitors' travel experience. Finally, he hoped that apart from Government operation , the Government could study the feasibility of private sector participation in the operation of the water sports centre and relevant facilities so as to attract more people flow and visitors as far as possible, with a view to achieving commercial balance.

16. A Member expressed great support for using ecological resources to boost local economy and advocating eco-tourism to shorten the distance between people and nature. That Member also strongly supported the construction of Cheung Sha pier to create opportunities for island tourism development, with a view to facilitating the public to visit places such as Tai A Chau and Siu A Chau located in the south of Lantau, and appreciate the ecological scenery along the coastline to enhance their awareness of the natural resources of Lantau Island. She considered that the scale of the local ecosystem was different from that of the wetland of Hokkaido and the difficulties for Hong Kong, a small and densely-populated place, to implement conservation would be greater. Therefore, she hoped that the

(Translated Version)

Government could accord priority to ecological conservation there, including the biodiversity, functionality and capacity of the existing habitat, when developing South Lantau. She hoped that the Government would allocate appropriate resources and put forward a series of conservation measures, complemented by long-term monitoring, to cope with the increasing number of visitors in future so as to avoid damage to the existing ecology. In addition, one of the characteristics of Cheung Sha was its tranquillity, serving as a place for the public to relieve their stress and enjoy leisure activities. She expressed concern that if too many exciting and adventurous activities were provided there, it might cause impact to the tranquil natural environment.

[Hon CHOW Ho-ding, Holden and Hon KWOK Wai-keung left the meeting at this juncture.]

17. A Member said that he fully supported building the South Lantau Eco-recreation Corridor. To further enhance the potential of South Lantau tourism development, he opined that the Government should first do its best to solicit from the public the recognition of the merits and values of South Lantau tourism, which would help facilitate the Government's promotional and publicity efforts in targeting overseas tourists. That Member suggested that the Government should set forward-looking and iconic tourism features and clear positioning, with a view to enhancing the overall attractiveness of South Lantau tourism. He also proposed some tourism themes for consideration, including conservation, good quality of coastal waters, beaches, recreational facilities of South Lantau, etc., or even showcasing green features adopted by Hong Kong to combat global climate change. He went on to say that the Government could improve and enhance the existing road infrastructure and relevant facilities by using more new technologies and advanced smart management so as to enhance the capacity to receive tourists and design the scale of various proposed facilities based on the target number of tourists. Noting that the existing road connecting South Lantau was a single-lane road which was also quite circuitous, that Member agreed to the suggestion of constructing a new pier at Cheung Sha, providing an additional option for tourists to travel from South Lantau by water transport, which would help relieve the pressure on the land traffic of South Lantau.

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18. A Member supported making good use of the natural environment for recreation and conservation, and the construction of walking trails in Shui Hau and Pui O to showcase the ecological values of Shui Hau and Pui O to visitors, raise their awareness of conservation, and offer stunning view of the Shui Hau sandflat and Pui O wetland. That Member expressed concern about the carrying capacity of the environment, especially Shui Hau which was an important and unique wetland habitat. He hoped that Shui Hau would be zoned a Coastal Protection Area. He added that the Lantau Conservation Fund had subsidised a cultural conservation project in Shui Hau, under which the restoration of two historical buildings would enable the public to know the traditional culture of Shui Hau in the old days. In addition, the design of a boardwalk at the Shui Hau sandflat would, on one hand, offer guidance to the tourists in order to prevent them from damaging areas with high biodiversity habitat near Shui Hau, and on the other hand, would facilitate the implementation of the initiative of urban-rural symbiosis, allowing more tourists to experience the traditional cultures and village customs in South Lantau. He agreed that the activities could be designed to complement conservation work, for example, paddy rice farming experiential activities and citizen science activities to enhance habitats. He also hoped to strengthen the waterborne transport service connection, improve accessibility and connectivity of various tourist attractions, provide opportunities for local fishermen to reap the economic benefits brought by green tourism. He added that the water quality of South Lantau was very good. However, the relatively high turbidity of the water in South Lantau, located at the intersection of Pearl River Estuary, making it not suitable for diving activities.

19. Another Member also supported the South Lantau Eco-recreation Corridor. The 2-kilometer-long beach at Cheung Sha was one of the special features of Hong Kong. She suggested that the Government should set a clear target demographic (i.e. mainly targeting local or overseas visitors, family travel, day trip or overnight). She opined that the proposed recreation facilities should be suitable for use by visitors from all walks of life and of all ages, and transport ancillary facilities were also very important for the whole plan. That Member hoped that the Government could provide more parking facilities and promote smart car parks, with a view to encouraging more families to go sightseeing in South Lantau. She went on to say that taking the Hakka village at Lai Chi Wo as an example, in view of the current shortage in the supply of old village houses serving

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as guesthouses, and in order to offer more choices for visitors to experience, she suggested that the Hakka village should provide more types of accommodation and relevant ancillary facilities such as food and beverage, bazaars, and family learning and experiential activities. She hoped that the Government would consider private participation and carefully select operators to provide comprehensive ancillary facilities, so that visitors could enjoy new experiences. Also, she hoped that the Government would consider promoting round-island cycling on Lantau, and in the long term, use waterborne transport to connect cycle tracks in the Northeast New Territories to enhance the cycling network of the whole territory.

20. A Member expressed support for the South Lantau plan in its entirety and hoped that, in the context of conservation, the Government could increase the district's capacity to receive visitors for enjoyment by more people. Regarding the visitor centre in Cheung Sha, he opined that, apart from providing general information, the Government could also consider providing one-stop booking services for hotels, home-stay lodgings, campsites, dining, bicycle rental, guided tours, etc., to make it more convenient for visitors to enjoy the recreation-related supporting facilities. As for the education centre at Shui Hau, besides providing education to the general public, that Member suggested that it could also be developed into a teaching and research centre that could collaborate with universities or environmental protection groups to carry out longer-term and more in-depth environmental research. When formulating transport policies, the Government should consider holistically both land and waterborne transportation facilities for Lantau as a whole and not just the four study areas, with a view to enhancing its capacity to receive visitors. As for operation and management strategies, apart from conservation, he suggested that the Government should make reference to the example of New Zealand and require operators to spend part of their income on local conservation and campsite operation. The Government could look into this public-private partnership mode and consider ways to enrich the local tourism economy.

21. A Member expressed support for the direction of the South Lantau plan which accorded priority to conservation and agreed that there was a need for provision of hotels and different types of accommodation. In taking forward the entire South Lantau plan, he hoped that the Government could clearly define its target market, particularly whether local or overseas visitors would be the main focus.

(Translated Version)

As the plan would cover conservation, recreation, education and tourism elements, he also hoped that the Government would pay attention to its positioning and direct its promotional efforts to the target groups. That Member considered nature and ecology appreciation an important part of public education on environmental protection and hoped that the Government would study whether there was a need to introduce more educational elements. Regarding the types of accommodation, he opined that the design should blend in with the local natural environment, and that their scale should be carefully considered. Also, pedestrian and traffic flows should be regulated so that they would not be excessive.

22. Another Member was pleased to know that the Government had adhered to the overarching planning principle of “Conservation for the South” set out in the Sustainable Lantau Blueprint, and implemented specific measures to develop South Lantau for eco-tourism or recreational uses as mentioned in the 2023 Policy Address. He said that he fully agreed with other Members that apart from setting up an education centre, the Government could consider immersive and experiential activities supplemented with conservation knowledge, information, and education elements, so that visitors could immerse themselves in nature and become more aware of conservation. He also enquired about the roadmap and implementation timetable for these specific measures. Noting that construction would take time, if the facilities were to be completed in phases, he hoped that the Government could consider putting in place some interim measures, including enhancing the flexibility of the plan so that it could be further refined and completed later, with a view to providing the recreational facilities by phases for the enjoyment of the public and visitors as early as possible. Noting that water sports and recreation-related facilities would also be provided in the Kau Yi Chau Artificial Islands project, he suggested that the Government should explore in depth the main theme of South Lantau to see how the characteristics or design of the proposed recreational facilities could be highlighted to complement each other and create synergy.

23. A Member thanked the SLO for its proposals. She hoped that the Government would further advocate development of in-depth tourism, enhance the elements of conservation and education and incorporate the research findings of environmental and ecological conservation. She added that since local residents had different voices about the development of South Lantau (e.g. buffalo

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conservation measures), she suggested that the Government should create more opportunities to communicate and collaborate with the residents and organisations there, with a view to achieving a balanced solution for the parties concerned. As regards ancillary transport facilities, she expressed concern about the shortage of charging facilities for electric vehicles after the implementation of South Lantau development, and hoped that the Government would give holistic consideration to the demand for ancillary transport facilities before implementing the plan.

24. The Chairman relayed the views of a Member who had left the meeting, including enquires about the visitor-receiving capacity of various tourist attractions, the need for crowd control measures, assessment of ecological and environmental impact after development, and benefits of the plan to ecological conservation. Having listened to the views of various Members, the Chairman preliminarily summed them up as the following key points and considered it necessary to further consolidate them. Another meeting would be arranged later for in-depth discussion. The points included: (1) the positioning and target visitors (local or overseas) of the entire South Lantau tourism plan; (2) the visitor receiving capacity of the tourist attractions and the scales of the proposed recreational facilities, as well as assessment of the ecological impact of South Lantau development; (3) how to highlight the characteristics of the plan, such as ecological conservation measures and highlights of recreational facilities; (4) the scales, planning and key considerations of various accommodation facilities in South Lantau (including hotels, camps and campsites); and (5) restrictions of using the water body along the coast of South Lantau and waterborne transport connection.

25. The Chairman invited Mr Jacky WU, Head of SLO, CEDD, to respond to the Member's enquiry about the timetable of the South Lantau plan.

26. Mr WU responded that since the investigation was underway at the present stage, it was expected that public consultation would commence in the first half of the following year. The Government would complete the project by phases according to the scales of facilities, with a view to providing completed facilities as early as possible for the public and visitors' enjoyment.

(Translated Version)

Agenda Item 4: Work Progress of the Sustainable Lantau Office
(LanDAC Paper No. 03/2023)

27. The Chairman invited Mr Jacky WU, Head of SLO, to brief Members on Paper No. 03/2023.

28. Mr Jacky WU gave Members a PowerPoint presentation on agenda item 4.

29. The Chairman and Members noted the work report. She thanked Members for their valuable views on the development and conservation of Lantau Island.

Agenda Item 5: Any Other Business

30. There being no other business, the meeting was adjourned at 12:45 pm.