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Panel on Planning, Lands and Works

**Minutes of special meeting
held on Monday, 4 June 2007 at 4:30 pm
in the Chamber of the Legislative Council Building**

Members present : Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Prof Hon Patrick LAU Sau-shing, SBS, JP (Deputy Chairman)
Hon James TIEN Pei-chun, GBS, JP
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon WONG Yung-kan, JP
Hon Miriam LAU Kin-ye, GBS, JP
Hon CHOY So-yuk, JP
Hon Abraham SHEK Lai-him, JP
Hon Vincent FANG Kang, JP
Hon LEE Wing-tat
Hon LI Kwok-ying, MH, JP
Hon Daniel LAM Wai-keung, SBS, JP
Hon Alan LEONG Kah-kit, SC
Dr Hon KWOK Ka-ki
Hon CHEUNG Hok-ming, SBS, JP

Member attending : Hon WONG Kwok-hing, MH

Members absent : Hon Albert HO Chun-yan
Dr Hon LUI Ming-wah, SBS, JP
Hon Bernard CHAN, GBS, JP
Hon Mrs Sophie LEUNG LAU Yau-fun, SBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Albert CHAN Wai-yip

**Public officers
attending**

: Agenda item I

Mrs Rita LAU NG Wai-lan
Permanent Secretary for Housing, Planning and Lands
(Planning and Lands)

Mr Philip YUNG Wai-hung
Deputy Secretary for the Environment, Transport and
Works (Transport) 1

Miss WONG Yuet-wah
Principal Assistant Secretary for Housing, Planning and
Lands (Planning and Lands) 2

Miss Patricia SO Pui-sai
Assistant Commissioner for Tourism 4
Economic Development and Labour Bureau

Miss Winky SO Yuen-ling
Principal Assistant Secretary for Economic Development
and Labour (Port, Maritime & Logistics)

Miss Janet WONG Chin-kiu
Principal Assistant Secretary for Home Affairs
(Recreation & Sport)

Mr Michael CHAN Chun-fung
District Planning Officer (Sai Kung and Islands)
Planning Department

Mr MA Lee-tak
Project Manager (Hong Kong Island and Islands)
Civil Engineering and Development Department

Mrs Christina KWONG LAU Po-yuk
Deputy Project Manager (Hong Kong Island and Islands)
Civil Engineering and Development Department

Dr WONG Fook-yee
Assistant Director of Agriculture, Fisheries and
Conservation (Country and Marine Parks)

Mr Eric CHAN Sui-wai
Assistant Director of Environmental Protection
(Conservation)

Mr CHENG Ting-ning
Project Manager
(Hong Kong-Zhuhai-Macao Bridge Hong Kong)
Highways Department

Mr Byron LAM Saint-kit
District Officer (Islands District Office)
Home Affairs Department

Mr Eddy YAU Kwok-yin
Assistant Director of Leisure and Cultural Services
(Leisure Services) 3

Ms Esa LEUNG Kit-ling
Executive Secretary (Antiquities and Monuments)
Leisure and Cultural Services Department

Mr CHENG Hung-leung
Chief Engineer/Traffic Engineering
(New Territories East)
Transport Department

Clerk in attendance : Ms Anita SIT
Chief Council Secretary (1)4

Staff in attendance : Mr WONG Siu-yee
Senior Council Secretary (1)7

Ms Guy YIP
Council Secretary (1)1

Ms Christina SHIU
Legislative Assistant (1)7

I The Revised Concept Plan for Lantau

- (LC Paper No. CB(1)1723/06-07(03) -- Information paper provided by the Administration
- LC Paper No. CB(1)1723/06-07(04) -- Background brief on "Concept Plan for Lantau" prepared by the Legislative Council Secretariat
- LC Paper No. CB(1)1742/06-07(02) -- Submission dated 22 May 2007 from Green Lantau Association
- LC Paper No. CB(1)1742/06-07(03) -- Email dated 25 May 2007 from Ms Gwyneth MACCORMICK
- LC Paper No. CB(1)1790/06-07(01) -- Submission dated 27 May 2007 from Hong Kong Outdoors
- LC Paper No. CB(1)1790/06-07(02) -- Submission dated 28 May 2007 from Mr Gordon ANDREASSEND
- LC Paper No. CB(1)1790/06-07(03) -- Submission dated 28 May 2007 from Professor Paul HARRIS
- LC Paper No. CB(1)1790/06-07(04) -- Submission dated 28 May 2007 from Per DAHLBERG and Gwen DAHLBERG
- LC Paper No. CB(1)1790/06-07(05) -- Submission dated 28 May 2007 from Tania WILLIS
- LC Paper No. CB(1)1790/06-07(06) -- Submission dated 28 May 2007 from Ms Chris BAILEY)

At the invitation of the Chairman, the Permanent Secretary for Housing, Planning and Lands (Planning and Lands) (PSPL) briefed members on the Revised Concept Plan for Lantau (Revised Concept Plan). She highlighted that the Plan was premised on the original planning vision, i.e. to promote sustainable development by balancing development and conservation needs; and to focus the development of major economic infrastructure and tourism uses in North Lantau, while preserving the rest of Lantau for nature conservation and environmentally sustainable recreational and visitor uses. In view of the importance the general public attached to conserving Lantau, the conservation strategy under the Revised Concept Plan had been consolidated and substantiated to also cover heritage and landscape conservation in addition to nature conservation. She remarked that many proposals in the Revised Concept Plan were conceptual in nature and required further studies, in particular environmental impact assessment (EIA) studies, to confirm their feasibility and implementation requirements. The Administration would accord priority to those projects that could stimulate the local economy and improve people's livelihood while those with implications for the long-term economic development of Hong Kong would be implemented

according to actual circumstances. The Administration would continue to involve the community in the development process.

2. The District Planning Officer (Sai Kung and Islands) (DPO (Sai Kung & Islands)) then gave a PowerPoint presentation on the proposals in the Revised Concept Plan (LC Paper No. CB(1)1866/06-07(01)).

Discussion

Overall comment on the Revised Concept Plan

3. Dr KWOK Ka-ki appreciated the Administration's efforts in heeding the public's views in revising the Concept Plan for Lantau, such as the dropping of the golf course at Tsing Chau Tsai East. Prof Patrick LAU also welcomed the dropping of the golf course.

4. Mr LEE Wing-tat expressed support to the overall planning vision and broad development concept of Lantau, i.e. sustainable development would be promoted by balancing development and conservation needs whereby major economic infrastructure (such as the Lantau Logistics Park (LLP)) and tourism uses would be the focus in North Lantau and low density development would be pursued in South Lantau with a view to preserving its rustic character.

5. Mr CHEUNG Hok-ming said that Members of the Democratic Alliance for the Betterment and Progress of Hong Kong (DAB) supported the overall planning vision and the five broad development themes under the Revised Concept Plan.

6. Mr LAM Wai-keung said that both the Heung Yee Kuk and the Islands District Council (Islands DC) had all long attached importance to the development of Lantau and conveyed both bodies' appreciation for the Administration's efforts in taking on board views received and striking a balance between economic development and ecological conservation in North and South Lantau.

7. Ir Dr Raymond HO said that Lantau was Hong Kong's biggest island where the natural environment had been well preserved. Noting that most of the proposals in the Revised Concept Plan were conceptual in nature and would be pursued individually, he reminded the Administration to exercise prudence in planning the proposals and confirming their feasibility.

Improving the vibrancy of the rural townships and villages

8. Dr KWOK Ka-ki commented that the proposed projects included in the "Facelift of Mui Wo and Improvement Works at Tai O" should be implemented early to enliven the local economy and improve the livelihood of residents.

9. Mr LEE Wing-tat concurred that the projects to improve the vibrancy of Mui Wo and Tai O should be implemented swiftly and highlighted the need to tackle the problem of contaminated mud in Tai O.

10. In reply, PSPL advised that the Administration strived to take forward projects that would add vibrancy to the local economy. She elaborated that the Civil Engineering and Development Department (CEDD) had included projects in the "Facelift of Mui Wo" and "Improvement Works at Tai O" in the Public Works Programme and upon the completion of the relevant feasibility studies. On the water quality of Tai O, the Project Manager (HK Island and Islands) of CEDD (PM (HK & Islands)) said that the Administration would explore appropriate sewerage treatment methods to improve the hygienic environment of the stilt houses and to enhance Tai O's fishing village characteristic.

11. Mr WONG Kwok-hing said that he was the convenor of a case conference held on 27 February 2007 to follow up on the Islands DC's urge for early implementation of the improvement works planned for/to be undertaken in Mui Wo and Tai O, particularly those that did not involve the acquisition of private land. He sought information on the latest progress made after the said meeting.

12. The District Officer (Islands District Office) (DO (Islands)) reported that subsequent to the case conference convened on 27 February 2007, in conjunction with Home Affairs Bureau, he had taken up the matter with relevant departments with a view to identifying improvement projects that could be delivered earlier. So far, there were seven and four improvement projects so identified for Mui Wo and Tai O respectively. The total cost for the projects was estimated to be around \$40 million. After further discussion among the departments on technical and funding issues and implementation details, the Administration would provide a progress report, probably by the end of June 2007, to apprise Members who had attended the case conference on 27 February 2007 of the latest position of the proposed improvement works.

Enhancing recreational and tourist facilities

13. Dr KWOK Ka-ki urged for the early implementation of the recreational facilities such as cycle tracks, triathlon race course, eco-tour centre, museum, camp sites and conservation related facilities etc. He remarked that these projects were not controversial among the public and should be taken forward without delay.

14. Mr LEE Wing-tat opined that Lantau was the best piece of land in Hong Kong for organizing wildlife related activities. Apart from the proposed recreational facilities such as cycle tracks and triathlon race course, consideration should also be given to developing facilities for other sports activities.

15. In reply, PSPL advised that the Administration would strive to take forward feasible projects that would add vibrancy to the local districts in a swift

manner. For example, the Administration had already started the preparatory work for the proposed cycle tracks and mountain bike trails and had been in close liaison with relevant organizations such as Hong Kong Cycling Association, Hong Kong Cyclist Club, Hong Kong Cyclist Information Net, Hong Kong Cyclist Alliance and Mountain Bike Association etc. to canvass their views on relevant matters such as safety requirements and possible alignments of the tracks and trails. These projects would be implemented subject to further studies to confirm their feasibility and environmental acceptability. PM (HK & Islands) supplemented that the feasibility studies for improvement works in Mui Wo and Tai O would commence in July 2007. On the enhancement of the cycle track networks, PM(HK & Islands) said that the Administration planned to enhance the networks in Mui Wo, Tai O and Tung Chung and their ancillary facilities in the first place, and expand the networks to cover other parts of Lantau in a progressive manner.

16. Mr LAM Wai-keung asked if consideration would be given to involving the private sector in the development of the proposed spa and resort facilities in South Lantau.

17. The Assistant Commissioner for Tourism 4 (AC(T)4) advised that in 2004, the Tourism Commission commissioned a "Consultancy Study on the Development of New Tourism Infrastructure: Spa and Resort Facilities" (SRF Study) to examine the issues involved in the development of spa and resort facilities in Hong Kong, such as environmental, ecological, geo-technical aspects etc. Cheung Sha on Lantau was one of the three case studies identified in the study. The study concluded that the site was feasible for relatively small-scale and low-rise spa and resort development. She added that any initiatives for spa and resort development should be demand driven and private sector led.

18. Prof Patrick LAU sought information on the Phase II development of Hong Kong Disneyland (HKD) and the possible theme park proposed to be constructed near Tung Chung at a smaller scale than HKD.

19. AC(T)4 referred to the Project Agreement reached between the Government and The Walt Disney Company (Walt Disney) that HKD would be developed in two phases. At present, the Phase II reclamation was in progress. She supplemented that the Phase II reclamation was expected to complete in 2008. Under the said Project Agreement, Hongkong International Theme Parks Limited, i.e. the joint venture company set up by the Government and Walt Disney, was given an Option to buy the site for Phase II development of HKD. The Phase II development would be subject to further discussion between the Government and Walt Disney. She elaborated that HKD, Ngong Ping 360 and the Wisdom Path were opened in the last two years. The Tourism Commission was also planning to beautify the landscaped piazza at Ngong Ping, thereby linking up the tourist attractions in the area. As regards other recreational and tourism facilities such as the possible theme parks at Tung Chung, their implementation or otherwise would be subject to market acceptability and project feasibility etc.

Nature conservation and greening

20. Dr KWOK Ka-ki said that in view of wide public concern about conservation, the Administration should step up its conservation efforts on Lantau swiftly.

21. While not opposed to designating a large part of Lantau as conservation area, Mr CHEUNG Hok-ming was however concerned about the Administration's conservation policy. He recalled that although Tai Ho was one of the 12 priority sites announced by the Administration in 2004 for enhanced conservation, little efforts had been made to conserve the nature environment in Tai Ho. He also sought information on how much private land in South Lantau would become conservation sites under the Revised Concept Plan as well as the Administration's action plan and resources to be committed to conserve the conservation sites on Lantau. He pointed out that where private land was zoned for conservation purposes, the owners concerned could neither sell, due to the lack of market value of conservation sites, nor cultivate their land. If they could not sustain a living and applied for the Comprehensive Social Security Allowance, they could not pass the means test due to their ownership, being partial ownership in many cases, of a piece of land. Mr CHAN Kam-lam concurred that there were many similar cases in the New Territories which might need to be solved on a case-by-case basis.

22. The Assistant Director of Environmental Protection (Conservation) (ADEP(C)) explained that Tai Ho was one of the priority sites announced under the new conservation policy and implementation programme in November 2004. By 2005, the Administration received a total of six private-public partnership proposals and one of which was for Tai Ho. The Administration was carefully examining the feasibility of these proposals taking into account various issues in relation to the environment, lands, planning and transport issues etc. The Assistant Director of Agriculture, Fisheries and Conservation (Country and Marine Parks) advised that there were a number of conservation sites of different nature on Lantau. As far as country parks were concerned, the boundary of existing country parks in South Lantau would remain unchanged under the Revised Concept Plan whereas for North Lantau, there was a proposal to extend the Lantau North Country Park in which no private land would be involved. ADEP(C) stressed that insofar as nature conservation policy was concerned, the existing interests and rights of owners of private land as stipulated in the land leases would not be affected for land in areas designated for nature conservation purposes. The Chairman requested and ADEP(C) agreed to confirm in writing after the meeting the amount of private land included in the existing and proposed conservation zones under the Revised Concept Plan and that the existing interests and rights of owners of private land as stipulated in the land leases would not be affected when their land were within areas designated for nature conservation purposes.

Admin

23. Ir Dr Raymond HO commented that more greening and landscaping should be done to improve the aesthetic effect of the slopes along the roads leading to the various tourist attractions as well as the slopes in the country parks on Lantau. He was of the view that this would help attract tourists to enjoy the beautiful natural environment of Lantau and hence spend more time in Hong Kong. PSPL replied that she would duly convey Ir Dr HO's views to the works departments for their consideration.

Container Terminal 10 (CT10)

24. Referring to paragraph 4.11 of the Annex to LC Paper No. CB(1)1723/06-07(03), Dr KWOK Ka-ki noted that two possible locations for CT10 had been identified and the site selection was subject to further study. He sought further details from the Administration on the location of CT10 and, if CT10 was to be developed on Lantau, the implications on other developments on the island.

25. The Principal Assistant Secretary for Economic Development and Labour (Port, Maritime & Logistics) explained that the Study on Hong Kong Port – Master Plan 2020 commissioned by the Economic Development and Labour Bureau (EDLB) was completed in 2004. The study had identified two possible locations for developing CT10, namely Northwest Lantau and Southwest Tsing Yi. Both sites had their pros and cons, and a final decision on site selection had yet to be taken. As recommended by the study, EDLB commissioned an Ecological, Fisheries and Water Quality Impact Assessment Study for the proposed Port Development at Northwest Lantau (Ecology Study) in December 2005. She added that the Administration was mindful that the Ecology Study should be conducted in a thorough manner, and that there was not a pre-determined deadline for the final decision on the site selection.

Lantau Logistics Park (LLP)

26. Recalling that the previous reclamation for developing HKD had caused the death of much of the marine fish cultured by fish farmers, Mr WONG Yung-kan was gravely concerned that the reclamation proposed for developing LLP would bring similar adverse effect to the fish farmers. In this connection, he sought information on the extent of the reclamation.

27. PSPL advised that 72 hectares of land would need to be reclaimed to develop the proposed LLP. She assured members that to take forward the project, an EIA would be conducted to identify, inter alia, suitable mitigation measures with a view to minimizing any adverse effects of the project on the nearby ecology and environment. She added that during the first round of consultation on the Concept Plan for Lantau, there was a conceptual proposal for developing a motor racing circuit near LLP. This proposal would be subject to further examination of project feasibility.

Hong Kong – Zhuhai – Macao Bridge (HZMB)

28. Ir Dr Raymond HO sought information on the progress of the HZMB project. He opined that the location of the landing point of HZMB on Lantau and the associated road links connecting Lantau and Tuen Mun would bring great impact on the overall development of Lantau.

29. The Deputy Secretary for the Environment, Transport and Works (Transport)1 (DS/T1) advised that HZMB would land on Northwest Lantau. Subject to solving the remaining issues in respect of financial arrangement and boundary crossing facilities, the feasibility study for the HZMB project would be finalized and submitted to the Central People's Government for approval. He assured members that the Administration would closely monitor the progress of the HZMB project and its impact on other projects on Lantau, such as the supporting road networks.

Town development in Tung Chung and supporting facilities

30. Noting that the planned population for Tung Chung was up to 220 000, Mr LEE Wing-tat pointed out that as the supply of land in Hong Kong was scarce and there was growing public aspiration for quality living environment, consideration should be given to developing other new towns on Lantau with a view to accommodating the future growing population.

31. PSPL advised that given the planning vision for Lantau was to balance development and conservation needs, other than Tung Chung, the Administration did not recommend further large scale new town development on Lantau. She assured members that the Administration had all along attached importance to ensuring an adequate supply of land to meet the public's housing needs and for economic developments. While acknowledging the growing public aspiration on the quality of the living environment, she pointed out that the growth of population in Hong Kong had slowed down in recent years. The Administration would carefully monitor land supply to meet development needs. Apart from the undeveloped lands in the New Territories, development needs could also be met by urban renewal projects.

32. In view that Tung Chung would be developed up to a population of 220 000, Mr CHAN Kam-lam commented that more supporting facilities should be provided for the local residents.

33. Mr WONG Kwok-hing sought detailed information on the "Feasibility Study for the Remaining Development in Tung Chung" and the relevant supporting facilities. He pointed out that at present, the population of Tung Chung was about 90 000 vis-à-vis a planned population of 220 000. The development of many supporting facilities had been delayed or withheld. In this connection, he relayed the dissatisfaction of residents of Yat Tung Estate about the lack of

progress of extending the Mass Transit Railway to the estate. The extension proposal had been made known to the residents before they moved into Tung Chung.

34. Mr LEE Wing-tat said that although the construction of a hospital in Tung Chung was in the pipeline, he gathered from some officials of the Health, Welfare and Food Bureau that they had reservation on the timely opening of the hospital. He sought clarification in this regard.

35. Prof Patrick LAU opined that there was an urgent need to improve the air quality of Tung Chung.

36. PSPL explained that the remaining development of Tung Chung was closely related to the development of the HZMB project. Upon finalization of the alignment of the HZMB, the remaining development of Tung Chung and its supporting facilities would be proceeded with according to the relevant planning parameters. She assured members that community facilities in Tung Chung had been planned in a co-ordinated manner among various Government bureaux and departments (B/Ds). As far as she understood, the construction of a hospital, a community hall and a sports facility etc. were in the pipeline, and funding approval for these projects would soon be sought from the PWSC and the Finance Committee (for project sums amounting to \$15 million or above) or from the relevant authority within the Government (for those below \$15 million). She supplemented that the Administration was fully aware of the needs and expectations of the residents of Tung Chung for community facilities. Relevant B/Ds such as the Home Affairs Bureau and the Leisure and Cultural Services Department would strive to plan the community facilities ahead of the full fledged development of Tung Chung and to shorten the project implementation programme as far as practicable. She remarked, however, that individual projects would be subject to further study to confirm their feasibility and technical requirements etc. and where applicable, fulfillment of the EIA Ordinance (Cap. 499).

37. Noting the planned further development of Tung Chung, Ir Dr Raymond HO sought information on whether the future development of public and private housing in Tung Chung would maintain at the existing ratio of 60% to 40%.

38. DPO (SK & Islands) responded that a feasibility study would be conducted to ascertain the extent of future housing development in the district and the ratio between public and private housing would be suitably adjusted in the light of the study results.

39. Mr LEE Wing-tat criticized the homogeneous design of public housing estates, such as those in Tseung Kwan O and Tin Shui Wai, and commented that in planning for buildings in a district, there should be diversity and uniqueness as far as practicable. He also opined that lower plot ratios should be adopted for

waterfront buildings and the plot ratios could be relaxed for developments in the inner areas to create gradation of height profile in relation to topography.

40. PSPL said that while the design of private housing would be vested in developers, she understood that the Housing Authority developed public housing according to its building plans. While pointing out that introducing greater diversity in the design of buildings might result in increased costs and longer project span, she undertook to convey Mr LEE's views to the relevant B/Ds for consideration. On the disposition and layout of buildings, she advised that proponent B/Ds or authorities responsible for major Government projects were required to undertake air ventilation assessments to ensure that air ventilation impact was given due consideration in the planning and design of the projects.

41. Mr CHAN Kam-lam commented that to encourage people to move into and continue to reside in Tung Chung, more local job opportunities should be created. He considered that this might be achieved by the timely commissioning of the LLP and CT10.

42. Mr WONG Kwok-hing concurred that the lack of economic activities and employment opportunities on Lantau was not conducive to promoting the livelihood of local residents.

43. PSPL replied that the Administration was cautiously optimistic about implementing the various proposed projects under the Revised Concept Plan. With the progressive materialization of the various proposed projects, the economic potential of Lantau would be realized and various new job opportunities would be created.

Transport infrastructure

44. Ir Dr Raymond HO cautioned that transport infrastructure should be planned ahead of potential surge of traffic volume. Given the future development of Lantau, more main roads should be planned on the island.

45. Mr LEE Wing-tat enquired about the timing for the review of the need for the construction of the three strategic road links connecting North Lantau to Northwest New Territories (NWNT), and urged for the early conduct of the review to ensure timely provision of the transport infrastructure to cope with the future traffic demand generated by the future developments on Lantau.

46. Mr CHEUNG Hok-ming said that Members of DAB had all along emphasized the importance of providing adequate local transport networks to connect the Hong Kong – Shenzhen Western Corridor. In this connection, he sought information on the proposed Tuen Mun – Chek Lap Kok Link.

47. DS/T1 responded that under the NWNT Traffic and Infrastructure Review (TIR), strategic road links connecting North Lantau to the NWNT and the main urban areas were being studied with a view to meeting increasing traffic demand. The Tuen Mun – Chek Lap Kok Link was one of the proposed road links being studied under NWNT TIR. The Administration would strive to speed up the study and planned to brief the Panel on Transport on the further findings of NWNT TIR at a meeting tentatively scheduled for end of June 2007.

48. Mr WONG Kwok-hing noted from paragraph 7.16 of the Annex to CB(1)1723/06-07(03) that Tung Chung Road would be widened to a standard single two-lane road and the improvement works were scheduled for substantial completion in 2008. As the use of the road was restricted at present and one had to obtain a road permit to use the road, he questioned whether consideration would be given to opening up the road upon the completion of the improvement works with a view to facilitating the public's access to the proposed leisure and cultural facilities. Mr CHEUNG Hok-ming shared the view and said that many local residents had long been urging for the opening up of the closed areas on Lantau. He also stressed that adequate parking facilities should be provided to cater for the increasing traffic demand.

49. Mr LAM Wai-keung pointed out that the South Lantau Road was constructed in the 60's and the design of the road would not be able to cope with the increase in traffic associated with the future developments on Lantau. He further said that due to resources constraints, improvement works had previously been considered for Tung Chung Road only instead of for both Tung Chung Road and South Lantau Road. To facilitate public access and improve road safety, he urged that consideration should be given to widening and opening up South Lantau Road.

50. In reply, DS/T1 advised that Tung Chung Road played an important role in the transport network on Lantau and the improvement works thereat would be completed in phases in 2007 and 2008. On the proposal to open up the closed roads on Lantau, he said that mixed views had been received in relation to the proposal. The Administration would closely monitor the volume of traffic flow before and after the completion of the improvement works for Tung Chung Road. The Islands DC and local residents would be consulted whether Tung Chung Road should be opened up. As for South Lantau Road, DS/T1 and the Chief Engineer/Traffic Engineering (NT East) said that the Administration would keep under constant review the traffic flow and supporting facilities for South Lantau Road in a holistic manner. Further traffic impact assessments would be conducted prior to implementation of the major economic and tourism infrastructures under the Revised Concept Plan. On the provision of parking facilities, DS/T1 assured members that it was the Administration's established policy, both from the planning and traffic management perspectives, to provide adequate parking lots as far as practicable to meet public need.

Public consultation

51. Mr WONG Yung-kan pointed out that the consultancy companies commissioned by the Administration normally did not consult relevant parties during their studies. He urged that the fisheries industry be duly consulted on initiatives and projects that might affect the industry's livelihood. He also opined that a review should be conducted on the existing compensation policy, in particular the appropriateness of providing compensation only to the affected fish farmers within five kilometres of the dredging site concerned. Ir Dr Raymond HO and Mr LAM Wai keung said that public consultation should be conducted to cover not only stakeholders but also relevant professional bodies and District Councils so as to enhance comprehensiveness.

52. On the concern of the fisheries industry, PSPL stressed that the Administration would strive not to adversely affect the livelihood of the industry. She also undertook to liaise with the Agriculture, Fisheries and Conservation Department to follow up on Mr WONG's view that communication with the fisheries industry should be strengthened. In fact, it was Government policy to duly consult all relevant parties including stakeholders, professional and consultative bodies etc. during the consultation process of major projects.

53. Pointing out that it was not uncommon that public opposition to development projects would gradually intensify as the projects progressed, Mr CHAN Kam-lam doubted whether the Administration had made realistic assessment on the level of public acceptance of the proposed projects under the Revised Concept Plan. He cautioned that some of the proposed projects might affect the local flora and fauna and therefore might be strongly opposed by certain sectors of the public.

54. PSPL said that since the Concept Plan for Lantau was first drawn up in 2004, the Administration had undertaken comprehensive consultation with various stakeholders and the general public in the past few years and had strived to address their concerns in the Revised Concept Plan. Emphasizing the Administration's dedication to take forward the Revised Concept Plan with a view to bringing benefits to the community as a whole, she appealed to members for their support to the overall direction and broad development themes of the Revised Concept Plan. She added that there would be ample opportunities for public discussion when individual proposed projects under the Revised Concept Plan were taken forward.

Way forward

55. Mr Alan LEONG enquired on whether there was a concrete timetable for implementation of the various proposals under the Revised Concept Plan, what concrete plans were in place to involve the community and the role of LegCo in the development process. Mr WONG Kwok-hing also sought information on how the next steps for the Revised Concept Plan. PSPL said that the selected improvement

works at Mui Wo and Tai O, which would enliven the local economy, were being taken forward in full speed. Sustainable development was a primary consideration in taking forward the various proposals under the Revised Concept Plan, and individual projects would be implemented according to their project feasibility and readiness as well as subject to the availability of resources. As such, there was not a concrete overall timetable for the proposals under the Revised Concept Plan. Indeed, given the great importance attached to conservation, it would be prudent not to proceed with the various proposals in haste. The Administration would continue dialogues with relevant parties, which included local residents, potential users of the proposed facilities, professional bodies etc. Members of the public interested in the development of Lantau were very much welcome to provide their views in the development process. As an established practice, the Administration would consult the relevant LegCo Panels in respect of individual projects, and where required, would seek funding approval from LegCo.

Attendance of Government officials

56. Noting that the responsible Principal Officials, i.e. the Financial Secretary (FS), who was the Chairman of the Lantau Development Task Force, and the Secretary for Housing, Planning and Lands (SHPL) did not attend the meeting, Dr KWOK Ka-ki said that it appeared to him that the Administration tried to keep the Revised Concept Plan in a low profile or did not attach importance to consulting LegCo. PSPL explained that FS attached great importance to the development of Lantau and in the 2007-08 Budget, FS had stated that the overall planning concept of the Revised Concept Plan was to balance development and conservation. Under FS's chairmanship of the said Task Force, relevant B/Ds joined hands to take forward the various projects in the Revised Concept Plan in a cross-departmental and co-ordinated manner. She said that there was no question of FS and SHPL not respecting LegCo and explained that they could not attend this re-scheduled meeting due to clashes with their other work commitments.

II Any other business

57. There being no other business, the meeting ended at 6:30 pm.