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Panel on Development

Meeting on 23 February 2021

Background brief on progress of work of the Sustainable Lantau Office

Purpose

This paper provides background information on the progress of work of the Sustainable Lantau Office ("SLO") and gives a brief account of the views and concerns expressed by members on the subject since the 2016-2017 legislative session.

Background

2. In January 2014, the Administration established the Lantau Development Advisory Committee ("LanDAC") to examine in detail the strategic positioning and development directions of Lantau. With "Development at the North; Conservation for the South" as the broad development direction in Lantau, LanDAC formulated development strategies in different aspects, covering spatial planning and land use, conservation, strategic traffic and transport infrastructure, recreation and tourism, and social development.

3. In April 2016, the Administration completed a three-month public engagement exercise on the proposed development and conservation strategies for Lantau. The majority of public views supported the broad direction of Lantau development and the principle of balancing between needs for conservation and development. In June 2017, the Administration formulated the "Sustainable Lantau Blueprint", providing a reference roadmap for guiding and implementing the development and conservation initiatives in Lantau. On 1 December 2017, SLO was set up under the Civil Engineering and

Development Department to take forward the planning and implementation of developments in Lantau.

4. According to the Administration, SLO is a one-stop office to carry out the planning, study/assessment, design, tendering and implementation of various development and conservation initiatives and local improvement projects in Lantau in short, medium and the longer terms in a well prioritized, coordinated and integrated manner. To deliver the projects, SLO provides professional and technical support to the drawing up of statutory Outline Zoning Plans and administrative land use plans, and to conduct public and stakeholder engagement as well as relevant statutory procedures. SLO also explores opportunities for implementing conservation measures and quick-win local improvement projects that would bring benefits at the district level.

5. The Administration committed at the meeting of the Finance Committee held on 18 November 2017 that SLO would report the progress of its work to the relevant Panel(s) of the Legislative Council regularly. A list of the major projects undertaken by SLO is in **Appendix I**.

Major views and concerns expressed by members

6. Issues relating to the work of SLO were discussed at meetings of the Panel on Development ("DEV Panel"). The major views and concerns expressed by members are summarized in the ensuing paragraphs.

Responsibilities of the Sustainable Lantau Office

7. Members were concerned that SLO would not devote adequate efforts in conserving the natural environment of Lantau, given that SLO was mainly staffed by engineers, and initiatives taken forward by SLO were mainly development projects.

8. The Administration indicated that as development and conservation of Lantau involved a wide range of initiatives and projects, a dedicated multi-disciplinary SLO would facilitate better coordination among the bureaux/departments and holistic planning. A good balance of development and conservation, enhancement of nature conservation and better utilization of natural resources would be among the major directions for taking forward the conservation concepts in the planning of Lantau. All the professional staff in SLO would properly consider the conservation needs in taking forward the development proposals.

Latest development projects on Lantau Island

9. Given the proximity of the Hong Kong Boundary Crossing Facilities ("HKBCF") Island of Hong Kong-Zhuhai-Macao Bridge ("HZMB") to the Hong Kong International Airport ("HKIA") and thereby HKBCF's edge for the development of cold chain and third-party logistics, some members enquired about the progress and details of the study by the Airport Authority Hong Kong ("AAHK") on the topside development of HKBCF. They also called for more proactive participation of the Administration in this regard and urged AAHK to consult the industry as soon as practicable.

10. The Administration advised that pursuant to the 2018 Policy Address, the Administration had invited AAHK to submit development proposals for the topside development of the HKBCF Island with a view to ensuring that synergy be created between the HKBCF Island and the developments on the adjacent Airport Island. The relevant study by AAHK was anticipated to be completed by end of 2020.

11. In the 2020 Policy Address, the Chief Executive announced that to further leverage on the HKIA's contribution in promoting Hong Kong's economic development, the Government had taken on board a number of proposals put forward by the AAHK, including the development of automated car parks on the HKBCF Island of HZMB for transfer passengers and visitors to Hong Kong; construction of a bridge system and an autonomous transportation system to strengthen the overall transportation network and capacity among the SKYCITY, the HZMB Hong Kong Port and HKIA, as well as Tung Chung Town Centre in the next step; construction of the Hong Kong International Aviation Academy campus and student dormitories on the HKBCF Island; and reservation of land parcels on the HKBCF Island for the development of air cargo logistics and related supporting facilities for the airport community.

12. When the DEV Panel was consulted on the funding proposal for the site formation and infrastructure works to support the development of the Tung Chung New Town Extension ("TCNTE") and the District Cooling System for Tung Chung East ("TCE") at the meeting on 24 November 2020,¹ members were most concerned about the planning for and commissioning of transport and community facilities in a timely manner to serve the population intake of TCNTE. They worried that the commissioning schedule of the TCE Station commencing from 2029 could not tie in with the population intake of TCNTE

¹ The relevant funding proposal (i.e. [PWSC\(2020-21\)24](#)) was endorsed by PWSC on 13 January 2021.

commencing from 2024. Following an increase in public housing supply and hence population in TCNTE, members were also concerned whether there would be sufficient local employment opportunities for residents in the district. To promote local employment for residents in the district and alleviate the congestion problem of the Tung Chung Line, members suggested constructing a new light rail system to connect TCE, Tung Chung, the Airport Island and the HKBCF Island, and passed a motion on this suggestion.²

13. The Administration advised that the TCNTE development had adopted the approach of using railway as the backbone with most high-density residential developments located within a 500-metre radius of the MTR stations. In April 2020, the Administration invited MTR Corporation Limited ("MTRCL") to commence detailed planning and design for the Tung Chung Line Extension, which would comprise three components: a) a new intermediate TCE Station between Sunny Bay Station and Tung Chung Station, b) an extension of the existing Tung Chung Line to a new terminal station at Tung Chung West, and c) the Airport Railway Extended Overrun Tunnel (Remaining Section). During the interim period from the first population intake of TCNTE in 2024 until completion of Tung Chung Line Extension, the Administration would provide appropriate road-based transport service to meet the need of residents, as well as taking forward improvement works at some road junctions to alleviate road congestion. As the MTRCL and AAHK were conducting a joint study on transport facilities within the area of HKBCF Island, Airport Island and Tung Chung, the suggestion on the light rail system had been forwarded to MTRCL for consideration.

14. As regards local employment opportunities, the Administration advised that the floor areas for commercial development in TCNTE (i.e. 877 000 square metres) were expected to generate some 40 000 jobs, among which about 45% or 18 000 jobs were suitable for grassroot workers. Moreover, the development of SKYCITY on the Airport Island and the Hung Shui Kiu/Ha Tsuen NDA, which would be conveniently connected by the Tuen Mun-Chek Lap Kok Link, would also create many employment opportunities.

Initiatives for conservation of Lantau

15. Some members criticized SLO for paying lip service to the "Conservation for the South" whilst putting much effort on "Development in the North". Some members pointed out that since the establishment of SLO and as at January 2020, there were at least 29 cases of illegal development

² The wording of the motion and the Administration's response were issued to members vide [LC Paper No. CB\(1\)366/20-21\(01\)](#).

activities, dumping of construction waste and land/pond filling at South Lantau that had damaged the rural land there wantonly. They enquired about the Administration's progress and timetable of reviewing and amending the Town Planning Ordinance ("TPO") (Cap. 131) and the Waste Disposal Ordinance ("WDO") (Cap. 354) to stamp or curb illegal dumping activities and land/pond fillings at rural areas including South Lantau. Some members also criticized the Lantau Conservation Fund ("LCF") for ignoring marine conservation, and that the amount of \$500 million for carrying out minor local improvement works was not adequate.

16. The Administration advised that to conserve South Lantau, SLO was conducting the Ecological Study for Pui O, Shui Hau and Tai O and Neighbouring Areas which, among others, captured the current ecological conditions of the study area and explored appropriate conservation measures. SLO had set up LCF³ to support non-government organizations, local communities and land owners, etc., to carry out conservation and related projects involving private land in Lantau, as well as undertaking local improvement works on government land in support of conservation initiatives and improvement on rural environment in Lantau. LCF would be used to support projects for the whole Lantau region, and there would be an upper limit for individual projects, roughly \$2 to \$3 million each for projects on community engagement and public education, and around \$10 million each for conservation projects. For carrying out minor local improvement works, the Administration would review in due course whether the capital works expenditure of \$500 million would be sufficient. As regards marine conservation, there were other on-going/planned marine conservation initiatives such as the establishment of marine parks being implemented by the Administration.

17. On the review of TPO and WDO which were under the respective purview of the Development Bureau and the Environment Bureau, the Administration advised that while the review of TPO was on-going, SLO had been adopting administrative measures to deal with landfilling and dumping of construction and demolition ("C&D") waste at source in collaboration with relevant policy bureaux and departments. These measures included exploring mandatory installation of global positioning system in dump trucks engaged for public works projects with TCNTE project, Tung Chung Area 54 project and "Landslip Prevention and Mitigation Program" in Lantau as pilot trials; strengthening the restriction on contractors

³ The application period is from 28 December 2020 (Monday) to: 5:00 pm, 31 March 2021 (Wednesday) - for Conservation Management Agreement Project; or 5:00 pm, 26 February 2021 (Friday) - for Research Project / Education and Engagement Project.

of newly tendered public works contracts from occupying or renting private land of ecological value; requesting the relevant stakeholders including contractors and works proponents to enhance their monitoring and control over the disposal of C&D waste; and reinstating affected government land where appropriate, with the woodland restoration works at Ma Po Ping being close to completion as an example.

Council questions

18. Questions relating to the work by SLO were raised at various Council meetings. The relevant hyperlinks are in **Appendix II**.

Latest development

19. At the meeting of DEV Panel to be held on 23 February 2021, the Administration will brief the Panel on the progress of work by SLO.

Relevant papers

20. A list of relevant papers with their hyperlinks is in **Appendix II**.

Major tasks undertaken by the Sustainable Lantau Office

Development projects

- (a) Tung Chung New Town Extension
- (b) Infrastructure works for public housing development at Area 54, Tung Chung
- (c) Studies related to Artificial Islands in the Central Waters
- (d) Engineering study on Road P1 (Tai Ho - Sunny Bay section)
- (e) Topside development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge

Local improvement works

- (a) Improvement works at Mui Wo
- (b) Improvement works at Tai O
- (c) Improvement works at Ma Wan Chung
- (d) Local roads and pier facilities improvement works in South Lantau

Conservation initiatives

- (a) Conservation of ecologically important habitats
- (b) Funding support for conservation projects
- (c) Cultural and historical studies
- (d) Strengthening controls on landfilling and dumping of construction and demolition waste

Sustainable leisure and recreation facilities

- (a) Sunny Bay reclamation
- (b) Improvement and expansion works for mountain bike trail networks
- (c) Improvement works for leisure and recreation facilities

(Sources: [Website of the Sustainable Lantau Office](#), and enclosure 2 of [LC Paper No. CB\(1\)328/19-20\(04\)](#))

Progress of work by the Sustainable Lantau Office

List of relevant papers

Committee	Date of meeting	Paper
Panel on Development	22 November 2016 and 16 December 2016	<p>Administration's paper on "staffing proposal on establishment of the Sustainable Lantau Office and re-organization of the existing Development Offices of the Civil Engineering and Development Department" [LC Paper No. CB(1)133/16-17(06)]</p> <p>Minutes of meeting (22 November 2016) [LC Paper No. CB(1)411/16-17]</p> <p>Minutes of meeting (16 December 2016) [LC Paper No. CB(1)579/16-17]</p> <p>Administration's follow-up paper [LC Paper No. CB(1)515/16-17(01)]</p>
Panel on Development	28 February 2017 and 28 March 2017	<p>Administration's paper on "751CL - Planning and engineering study on Sunny Bay reclamation" [LC Paper No. CB(1)578/16-17(07)]</p> <p>Minutes of meeting (28 February 2017) [LC Paper No. CB(1)818/16-17]</p> <p>Minutes of meeting (28 March 2017) [LC Paper No. CB(1)951/16-17]</p>
Panel on Development	26 March 2019	<p>Administration's paper on "studies related to artificial islands in the central waters, Lantau Conservation Fund and work progress of the Sustainable Lantau Office" [LC Paper No. CB(1)729/18-19(03)]</p>

Committee	Date of meeting	Paper
		<p>Minutes of meeting [LC Paper No. CB(1)1313/18-19]</p> <p>Administration's follow-up paper [LC Paper No. CB(1)1088/18-19(01)]</p>
Panel on Development	20 January 2020	<p>Administration's paper on "PWP Item No. 782CL - Engineering study on Road P1 (Tai Ho - Sunny Bay Section) and work progress of the Sustainable Lantau Office" [LC Paper No. CB(1)328/19-20(04)]</p> <p>Minutes of meeting [LC Paper No. CB(1)621/19-20]</p>
Panel on Development	24 November 2020	Administration's paper on "Tung Chung New Town Extension - Site formation and infrastructure works, and the District Cooling System for Tung Chung East area" [LC Paper No. CB(1)222/20-21(03)]

Hyperlinks to relevant Council questions:

Date	Council question
23 November 2016	Question raised by Hon Holden CHOW on " Transport infrastructure in Lantau "
17 May 2017	Question raised by Hon Jimmy NG on " Economic development of Lantau Island and opportunities to be brought about by Guangdong-Hong Kong-Macao Bay Area "
17 January 2018	Question raised by Hon Holden CHOW on " North Lantau traffic situation "

Date	Council question
2 May 2018	Question raised by Hon Holden CHOW on " Traffic situation of North Lantau and Hong Kong Boundary Crossing Facilities of Hong Kong-Zhuhai-Macao Bridge "
7 November 2018	Question raised by Hon Claudia MO on " Financial implications of reclamation projects under Lantau Tomorrow Vision "
14 November 2018	Question raised by Hon Alice MAK on " Lantau Tomorrow Vision "
28 November 2018	Question raised by Hon Jimmy NG on " Development of industries on Lantau Island "
16 December 2020	Question raised by Hon Wilson OR on " Closed roads in South Lantau "
6 January 2021	Question raised by Hon Vincent CHENG on " Illegal land filling and fly-tipping in Lantau "