

(Translation)

Islands District Council
Minutes of Meeting of
District Infrastructure and Development Planning Committee

Date : 27 August 2024 (Tuesday)
Time : 2:30 p.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong

Present

Chairman

Mr CHOW Yuk-tong, SBS, MH

Vice-Chairman

Mr CHOW Yuen-kuk, Jonathan

Members

Mr HO Siu-kei
Mr HO Chun-fai
Mr YU Hon-kwan, MH, JP
Mr NG Man-kit
Mr NG Choi-wah
Mr HUI Chun-lung, MH
Ms KWOK Wai-man, Mealoha
Mr WONG Man-hon, MH
Ms WONG Chau-ping, MH
Mr WONG Hon-kuen, Ken
Mr YIP Pui-kei
Mr LAU Chin-pang
Ms LAU Suk-han
Ms LAU Shun-ting

Co-opted Member

Mr LI Wing-foo

Attendance by Invitation

Ms LI Chui-ting

Estate Surveyor/Special Duties 1(District Lands Office,
Islands), Lands Department

In Attendance

Mr MOK Mong-chan	Assistant District Officer (Islands)1, Islands District Office
Mr LAM Wai-chuen, Eddie	Senior Engineer/17 (Lantau), Civil Engineering and Development Department
Mr CHAU Cheuk-leung, Brian	Senior Town Planner/Islands 2, Planning Department
Ms LAW Yuk-ling, Kirstie	Town Planner/Islands 7, Planning Department
Ms WONG Shuk-man, Suman	Engineer/Lantau Development, Transport Department

Secretary

Mr LEE Cher-hin, Vincent	Executive Officer I(District Council), Islands District Office
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### **Welcoming remarks**

The Chairman welcomed Members and representatives of the government departments to the meeting, and introduced Mr LI Wing-foo, co-opted member, Mr CHAU Cheuk-leung, Brian, Senior Town Planner/Islands 2 and Ms LAW Yuk-ling, Kirstie, Town Planner/Islands 7 of the Planning Department (PlanD), who stood in for Mr KWONG Wang-ngai, Walter.

#### **I. Confirmation of minutes of the meeting held on 25 June 2024**

2. The Chairman said that the captioned minutes had incorporated the amendments proposed by the government departments, and had been distributed to Members for perusal prior to the meeting. Members had no amendment proposals and the minutes were confirmed unanimously.

#### **II. Question on the progress of the Tung Chung New Town Extension project (DIDPC Paper No. 8/2024)**

3. The Chairman welcomed the guests to the meeting to respond to the question. The written replies of the District Lands Office, Islands (DLO/Is), the PlanD and the Civil Engineering and Development Department (CEDD) had been distributed to Members for perusal prior to the meeting.

4. Mr YIP Pui-kei briefly presented the question.

5. Mr Brian CHAU, Mr Eddie LAM and Ms LI Chui-ting presented the written replies of the PlanD, the CEDD and the DLO/Is respectively.

6. Members expressed their views as follows:

- (a) There would be new public housing estates completed in Tung Chung in the next few years. Members suggested that the DLO/Is could discuss with the relevant government departments to release some sites in the extension area for which the construction or development plans would not be available in the next few years for other temporary uses, such as recreational and cultural use, temporary car parks or social welfare services, so as to address the needs of residents.
- (b) Taking Tung Chung Area 106B, Area 106C and Area 110 as examples, these sites were currently vacant and had not yet been connected to public roads. Members suggested that the relevant government departments should consider building roads first, with a view to making optimal use of these sites for other temporary uses.
- (c) Members asked the DLO/Is how much area would be occupied by the district cooling system in Area 120, Tung Chung, and whether other parts of the site could be released for other temporary uses. In addition, Members were also concerned about the construction timetable for the temporary fee-paying public car park to be provided in Area 89 (South), Tung Chung.
- (d) Currently, vehicles in Tung Chung heading for North Lantau Highway had to travel via Ying Hei Road and Yi Tung Road. Members asked whether there would be other roads in the extension area to connect North Lantau Highway.

7. Ms LI Chui-ting made a consolidated response as follows:

- (a) While the specific implementation timetables for the sites in the extension area had to be determined by the relevant bureaux and departments, the DLO/Is would closely monitor the progress of land formation and infrastructure works. The DLO/Is would communicate with the relevant bureaux or departments in a timely manner, so as to support their development projects. The DLO/Is would also, without impairing the long-term development, consider using the relevant sites for effective temporary or short-term uses, so as to make optimal use of resources.
- (b) Tung Chung Area 106 and Area 110 were zoned “Residential (Group B)” in the Tung Chung Extension Area Outline Zoning Plan. The Government’s land policy aimed to maintain a sustained and steady land supply. Based on this principle, the Government would closely monitor the market situation and announce land sale programmes in a timely manner. After the long-term development use or land sale timetable for a site was confirmed, on the premise that the long-term

development use would not be affected, the DLO/Is would make optimal use of resources and consider granting the site for effective temporary or short-term uses through temporary land allocation or short-term tenancy in accordance with the appropriate procedures.

- (c) As for the utilisation of Tung Chung Area 120, please refer to the written reply. In summary, part of the land in Tung Chung Area 120 (West) had been permanently allocated to the Electrical and Mechanical Services Department (EMSD) for the construction of a district cooling system, and another part of the land was also allocated to the EMSD on a short-term basis for the provision of temporary offices and construction areas. The rest of the land in Tung Chung Area 120 (East) would be handed over to the Housing Department in October 2025 for the provision of temporary offices and construction areas for public housing development. The above-mentioned long-term and short-term uses had taken up almost the entire site.
- (d) Tung Chung Area 89 was located in the “Government, Institution or Community” zone. The DLO/Is was currently processing the Education Bureau’s application for permanent land allocation for school construction. The DLO/Is would consider suitable short-term uses on the premise that the long-term development uses would not be affected. The specific construction timetable for the fee-paying public car park would depend on the implementation timetable for the school development, the relevant departments and district stakeholders’ opinions on the short-term use, and the time required for the open tender procedure. The DLO/Is had consulted the relevant departments and the local community on the proposal of granting short-term lease for the fee-paying public car park in Area 89 (South) through open tendering.

8. Mr Eddie LAM said Road L3 adjacent to Tung Chung Area 106 was expected to open for use in the first quarter of 2025.

9. Ms Suman WONG said the Transport Department would liaise with the relevant government departments on a regular basis to identify suitable sites for the provision of short-term tenancy temporary car parks. In addition, according to the road planning, Road P1 (Tung Chung East – Tai Ho Section) would be built to the southeast of the extension area to connect to the North Lantau Highway via the Tai Ho Interchange.

### III. Any Other Business

10. No other business was raised by Members.

IV. Date of Next Meeting

11. There being no other business, the meeting was adjourned at 2:58 p.m.  
The next meeting would be held on 29 October 2024 at 2:30 p.m.

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