

(Translation)

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

Date : 28 October 2025 (Tuesday)
Time : 2:30 p.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong

Present

Vice-Chairman

Mr CHOW Yuen-kuk, Jonathan

Members

Mr HO Chun-fai
Mr YU Hon-kwan, MH, JP
Mr NG Man-kit
Mr NG Choi-wah, MH
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, MH

Attendance by Invitation

Mr CHAK Hok-leung, Ryan	Senior Engineer/23 (South and Sustainable Lantau), Civil Engineering and Development Department
Mr AU Wai-hung, Felix	Senior Estate Surveyor/1 (District Lands Office, Islands), Lands Department
Mr Collin CHAN	Director, Engineering, Airport Authority
Mr Paul LAU	General Manager, Engineering, Airport Authority
Mr Kelvin WU	Senior Project Engineer, Civil and Structural, Airport Authority
Mr Adrian CHEUNG	Director, Corporate Affairs, Airport Authority

Mr Chris WONG	General Manager, Land and SKYTOPIA Projects, Airport Authority
Mr Horace CHAN	General Manager, Landside, Airport Authority

In Attendance

Mr MOK Mong-chan	Assistant District Officer (Islands)1, Islands District Office
Mr CHEN Wing, Wing	Engineer/29 (South and Sustainable Lantau), Civil Engineering and Development Department
Mr CHAN Kwun-hang, Coway	Senior Town Planner/Islands 2, Planning Department
Mr LEE Lap-man	Engineer/Islands 2, Transport Department

Secretary

Mr LEE Cher-hin, Vincent	Executive Officer I (District Council), Islands District Office
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Absent with Apology

Mr HO Siu-kei

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**Welcoming Remarks**

The Vice-Chairman welcomed Members and representatives of government departments to the meeting and introduced Mr CHEN Wing, Wing, Engineer/29 (South and Sustainable Lantau) of the Civil Engineering and Development Department (CEDD), who stood in for Mr LAM Wai-chuen, Eddie; and Mr LEE Lap-man, Engineer/Islands 2 of the Transport Department (TD), who stood in for Ms WONG Shuk-man, Suman.

2. The Committee accepted the application for absence from the meeting submitted by Mr HO Siu-kei in accordance with the Islands District Council Standing Orders.

I. **Confirmation of minutes of the meeting held on 26 August 2025**

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

II. Update on the “Airport City” projects at Hong Kong International Airport  
(DIDPC Paper No. 8/2025)

4. The Vice-Chairman drew the meeting’s attention to the DIDPC Paper No. 8/2025.
5. Mr Chris WONG, Mr Kelvin WU and Mr Horace CHAN briefly presented the paper with the aid of PowerPoint slides.
6. Mr YU Hon-kwan declared his interest that the company by which he was employed was a shareholder of Citygate, therefore he would not express opinions on issues relating to the construction of a footbridge connecting the elevated platform of Tung Chung Station with Citygate under the “Airport Tung Chung Link” (ATCL) project.
7. Members expressed their views as follows:
  - (a) Members enquired whether the ATCL project could improve the traffic between the airport and Tung Chung to provide convenience to Tung Chung residents who needed to commute to work at the airport. Members suggested that the Airport Authority Hong Kong (AAHK) and the TD should study and ensure the feasibility of constructing a footbridge connecting the elevated platform of Tung Chung Station with Citygate under the ATCL project, in order to divert pedestrian flows.
  - (b) Members suggested that the AAHK should consider the potential growth in market demand for ancillary art storage facilities and explore the expansion of such storage facilities. Members were concerned about whether the number of berths for superyachts in the yacht bay of the airport would be sufficient, and whether superyachts would have difficulty passing through the elevated link road connecting Tuen Mun and Chek Lap Kok due to their height. Members were also concerned about the latest development of the water leisure and recreational amenities adjacent to the Airport Island and the Hong Kong Boundary Crossing Facilities (HKBCF) Island.
  - (c) Members enquired about the end date of the temporary traffic management measures for the ATCL project. Members were concerned about the potential impact of these measures on traffic congestion on Tat Tung Road and about the implementation details, including the reprovisioning of the bus stops beneath the Citygate footbridge and the parking spaces for local coaches and motorcycles. As such, they suggested making use of the land to the north of Area 1 of the Tung Chung Town Centre, i.e. the existing site behind the Tat Tung Road Bus Terminus in Tung Chung, for the reprovisioning of parking facilities for local coaches and motorcycles; and installing speed-reduction signs

along a section of North Lantau Highway near Tung Chung MTR Station. Members also requested the AAHK to ensure that the site access of the temporary works site would not affect the emergency vehicular access connecting the nearby Sunlight Market to North Lantau Highway. Finally, Members invited the relevant parties to provide detailed information on the specific measures at the next meeting.

- (d) Members enquired about the progress of the widening works of Tat Tung Road and whether the site access of the Tung Chung New Visitation Church construction site next to the Tat Tung Road Bus Terminus was located on Tat Tung Road.
- (e) Members enquired about the opening date of the “11 SKIES” shopping mall and whether there was any plan to organise airport job fairs. Members also suggested that the AAHK should encourage airport employers to provide shuttle bus services for Tung Chung resident to facilitate local recruitment and alleviate traffic congestion in the Tung Chung Town Centre.
- (f) Members suggested that, after the completion of the pedestrian walkway extension works at the Cherry Blossom Garden on the Airport Island, clear signage should be installed along the pedestrian walkway to guide the public to the garden via the new walkway, thereby reducing the need for road crossing.

8. Mr Collin CHAN gave a consolidated response as follows:

- (a) The main purpose of the ATCL project was to improve the traffic between the airport and Tung Chung, thereby facilitating both tourists and Tung Chung residents. The ATCL project would connect Terminal 2 with the adjacent shopping malls, including the “11 SKIES” shopping mall, AsiaWorld-Expo and other airport facilities, in an effort to align with the development of the “Airport City”.
- (b) Regarding the suggestion to construct a footbridge at Tung Chung Station to connect with Citygate under the ATCL project, the design of the station for the ATCL had already taken into account the arrangement for linking up with Citygate. The AAHK would continue to liaise with the property management company of the shopping mall in light of Members’ views.

9. Mr Chris WONG gave a consolidated response as follows:

- (a) The AAHK conducted a market survey on the demand for art storage facilities. At present, such facilities were located in warehouse buildings in Kwai Chung, Tsuen Wan and Tsing Yi, with a total gross floor area of about 300 000 square feet. The AAHK planned to convert an existing

facility of over 50 000 square feet into an art storage facility to provide the market with more high-quality space for art storage, so as to meet the short- to medium-term demand. As for long-term planning, the AAHK would consider the development of the airport's art ecosystem in conjunction with the overall development of the "Airport City". If demand continued, the AAHK would explore other available land resources for the long-term development of art storage facilities.

- (b) When planning the yacht bay of the airport, the AAHK had reserved berths for large yachts (such as those over 30 metres in length) in response to market demand. In view of the air draft restriction of approximately 21 metres for the elevated link road connecting Tuen Mun and Chek Lap Kok in the waters south of the HKBCF Island, the AAHK had reserved over 20 berths in the waters east of the HKBCF Island for use by superyachts, so as to prevent certain superyachts from being restricted by this height. The AAHK planned to invite developers and operators to submit expressions of interest in 2026.
- (c) The AAHK planned to provide water sports facilities in the shallower waters to the east of the Airport Island (with a water depth of about 1.5 to 2 metres), offering multi-purpose facilities adaptable to market trends, so that the public and tourists could enjoy water sports activities.

10. Mr Kelvin WU gave a consolidated response as follows:

- (a) The works at Tung Chung Station under the ATCL project involved a number of complex procedures, including foundation works and re-routing of underground utilities. The AAHK therefore expected to implement temporary road closures and traffic diversion arrangements on Tat Tung Road from November 2025 until the end of 2028. The temporary traffic management measures would be adjusted in accordance with the progress of the works, and the AAHK would maintain liaison with the Committee and local communities to keep them informed of the latest traffic diversion arrangements. Before implementing any traffic diversion arrangements, the AAHK would discuss and study the proposal with the relevant government departments to ensure that the impact on the traffic in the Tung Chung Town Centre would be minimised.
- (b) The AAHK discussed with government departments the arrangement for closing the coach and motorcycle parking spaces on Tat Tung Road under the second phase of the temporary traffic management measures, aiming to identify suitable sites for temporary parking for coaches and motorcycles during the works period. The AAHK thanked Members for their views and would consider using the existing site behind the Tat Tung Road Bus Terminus in Tung Chung for the reprovisioning of parking spaces for local coaches and motorcycles. The AAHK would

continue to discuss the relevant suggestions with the relevant government departments.

- (c) The AAHK conducted on-site inspections of traffic flow and bus patronage in relation to the relocation of the bus stops beneath the Citygate footbridge and would carry out relevant studies.
- (d) The AAHK communicated with the relevant government departments and gained an understanding of their proposed design for the widening of Tat Tung Road. The proposal involved converting part of the existing footpath into a carriageway, which would entail works such as re-routing of underground utilities. Besides, part of Tat Tung Road would be used as a temporary works site during the foundation and structural works for Tung Chung Station under the ATCL project. As such, the AAHK planned to coordinate with the relevant government departments upon the commencement of works under the ATCL project, so as to review the most appropriate timetable to facilitate the government departments' widening works of Tat Tung Road.
- (e) According to the AAHK's understanding, the construction works for the Tung Chung New Visitation Church were currently underway. In order to minimise the impact on the traffic on Tat Tung Road, the site access of the temporary works site for the ATCL project would not be located on Tat Tung Road, but would instead be positioned at the end near Cheung Tung Road and Sunlight Market, adjacent to the emergency vehicular access (emergency access) connecting to North Lantau Highway. The AAHK noted Members' views on ensuring that the site access of the temporary works site would not affect the accessibility of the emergency access.

11. Mr Paul LAU said that the AAHK would, after the meeting, commence a study with the consultant as soon as possible to explore whether speed-reduction signs could be installed along the section of North Lantau Highway near Tung Chung MTR Station to alert drivers.

12. Mr LEE Lap-man gave a consolidated response as follows:

- (a) The TD would examine the temporary traffic management measures submitted by the AAHK to ensure that the impact of the measures on the traffic in the Tung Chung Town Centre (in particular the Tat Tung Road area) would be minimised.
- (b) The Department and other relevant departments would consider and vet the AAHK's proposal to re-provision the parking facilities for local coaches and motorcycles on the land to the north of Area 1 of the Tung Chung Town Centre (i.e. the existing site behind the Tat Tung Road Bus Terminus). As the proposal involved land use and other issues, it was

believed that the AAHK would further discuss the matter with the relevant departments.

- (c) Owing to site constraints, it would be difficult for the nearby church development project not to use Tat Tung Road for site access. As for the ATCL project, the Department would require the AAHK to ensure that its works vehicles would not use Tat Tung Road as far as practicable.

13. Mr Adrian CHEUNG gave a consolidated response as follows:

- (a) The “11 SKIES” shopping mall was one of the major projects under the Airport City development and, upon full commissioning, would become the largest integrated retail, dining and entertainment commercial complex in Hong Kong. The construction works of the mall had already been completed. In view of the changes in the behavioural patterns of consumers and visitors in recent years, the AAHK intended to make the best use of the airport’s geographical and spatial advantages in its planning to create a distinctive mall and add a new attraction to Hong Kong. The AAHK had all along maintained close communication with the developer regarding the future facilities and development of the mall. At this stage, a definite opening timetable could not be provided to the Committee, but the AAHK would strive to develop the project in the most optimal manner. The AAHK would report to the Committee on the latest development, planning and opening timetable of the mall in a timely manner.
- (b) Regarding employment, various sectors at the airport continued to recruit staff. As the number of flight movements, passengers and cargoes had continued to increase after the pandemic, the airport would continue to recruit staff at different levels to meet operational needs. The AAHK planned to organise a large-scale recruitment exercise in December 2025, which was expected to offer over 1 000 job vacancies. The AAHK also planned to organise a number of employment promotion activities in 2026, which were expected to provide job opportunities for residents who would move into Tung Chung in the future. In addition to the sustained development of the aviation industry, airport-related commercial projects were also being actively pursued, providing substantial employment opportunities for the public.
- (c) The AAHK noted Members’ suggestion to encourage companies at the airport to provide shuttle bus services for Tung Chung residents and would relay these views to airport employers.

14. Mr Horace CHAN said that, after the completion of the pedestrian walkway extension works at the Cherry Blossom Garden on the Airport Island, the public could choose to use the new pedestrian walkway to access the garden. The AAHK would

coordinate with the relevant government departments to provide clear directional signage in the Tung Chung area to guide the public to use the new walkway.

15. The Vice-Chairman suggested that the AAHK should set up a works community liaison group for the ATCL project and invite members of the Islands District Council (IsDC) to participate, with a view to strengthening communication between the AAHK and local communities. He also requested the Secretariat to follow up with the AAHK after the meeting.

16. Mr Collin CHAN said that the AAHK was willing to set up a works community liaison group for the ATCL project and would follow up with the Secretariat in due course.

(Post-meeting note: The AAHK expected to invite all IsDC members, Co-opted Members of this Committee and representatives of local communities, such as property management companies, nearby organisations and schools, to become members of the Airport Tung Chung Link Works Liaison Group by end-November, and planned to hold the first meeting in the first quarter of 2026.)

### III. Follow-up Item:

#### a) Question on the optimisation of land resources in Tung Chung

17. The Vice-Chairman said that the Planning Department (PlanD), the CEDD and the District Lands Office, Islands (DLO/Is) had updated and compiled a list setting out in detail the planned uses of various sites in Tung Chung, the departments for which the sites had been reserved, as well as the expected commencement dates of the relevant works. He welcomed Mr CHAN Kwun-hang, Coway, Senior Town Planner/Islands 2 of the PlanD, Mr CHEN Wing, Wing, Engineer/29 (South and Sustainable Lantau) of the CEDD; and Mr AU Wai-hung, Felix, Senior Estate Surveyor/1 (DLO/Is) of the Lands Department to the meeting to respond to the question.

18. Members expressed their views as follows:

- (a) During the implementation of the temporary traffic management measures for the ATCL, as the coach and motorcycle parking spaces on Tat Tung Road would need to be reprovisioned, Members enquired whether the TD could make good use of the land to the north of Area 1 of the Tung Chung Town Centre (i.e. the existing site behind the Tat Tung Road Bus Terminus) as a reprovisioning option.
- (b) Members were concerned about the progress of the works for the temporary car park in Tung Chung Area 59A and its expected commissioning date.
- (c) Members were concerned about the progress of the works for the joint-



user complex in Area 107, and requested the Secretariat to follow up with the Leisure and Cultural Services Department (LCSD) after the meeting.

(Post-meeting note: The written reply of the LCSD was forwarded to Members for perusal on 8 December 2025.)

- (d) Members suggested that the CEDD should arrange for heavy vehicles to enter the site from the eastern side of the Tung Chung reclamation area to avoid passing through the Tung Chung Town Centre, in order to alleviate the traffic congestion there.

19. Mr LEE Lap-man said that the relevant departments would consider and vet the suggestion for the AAHK to re-provision the parking facilities for local coaches and motorcycles in Tung Chung Area 1.

20. Mr Felix AU said that, as the CLP Power Hong Kong Limited (CLP) would need to carry out electricity works within Area 59A, the DLO/Is was currently discussing the relevant details with the CLP, including the scope and timetable of the works and their impact on the temporary car park under the current proposal. The DLO/Is was awaiting the relevant information from the CLP. The tendering process of the temporary car park project was expected to commence in March 2026, and the DLO/Is would report the progress to Members in a timely manner.

21. Mr Wing CHEN said that, in support of the Tung Chung New Town Extension, the CEDD had already provided an additional site access on North Lantau Highway near Siu Ho Wan, so that vehicles of the works sites within the Tung Chung reclamation area could enter and exit via Siu Ho Wan, thereby reducing the need for works vehicles to pass through the Tung Chung Town Centre. As for the Housing Department's works sites, such as those in Tung Chung Areas 100, 103 and 109, since the adjacent Wui Tung Street and Kam Tung Street had already been opened for public use, it was more convenient for works vehicles to enter and exit via the Tung Chung Town Centre. The Department would urge the Housing Department to require its contractors' works vehicles to continue using the access in Siu Ho Wan.

b) Question on the progress of the construction of infrastructures in Tung Chung West

22. The Vice-Chairman welcomed Mr CHAK Hok-leung, Ryan, Senior Engineer/23 (South and Sustainable Lantau) of the CEDD to the meeting to respond to the question. The Vice-Chairman invited Members to express their views on the construction progress and works timetable for Tung Chung Town Park in Tung Chung West (i.e. Tung Chung Battery Park within the open space in Tung Chung Area 29A), the public car park at the Chung Yan Road roundabout (i.e. Ma Wan Chung car park), as well as Tung Chung River Park as set out in the agenda.

23. Members expressed their views as follows:

- (a) With reference to the paper tabled under Agenda Item 3(a), Members noted that the expected completion date of the Tung Chung Town Park (i.e. the Tung Chung Battery Park within the open space in Tung Chung Area 29A) was October this year. However, Members had not yet received further information on the completion of works or opening date of the park. In addition, the paper showed that the expected completion date of the public car park at the Chung Yan Road roundabout (i.e. Ma Wan Chung car park) was December this year. Members enquired whether the works were proceeding as scheduled.
- (b) Members enquired about the construction progress of the Tung Chung River Park.
- (c) As a number of road excavation works were underway in Tung Chung West, the relevant roads would be closed for a considerable period. Members enquired whether the roads concerned could be reopened by mid-2026, and requested the relevant government departments to provide the latest information.

24. Mr Ryan CHAK gave a consolidated response as follows:

- (a) Due to the adverse weather in recent months, the works timetable for the Tung Chung Town Park (i.e. the Tung Chung Battery Park within the open space in Tung Chung Area 29A) had been adjusted. The infrastructural works were expected to be completed by the end of this year. The park would subsequently be handed over for management by the LCSD, which would determine the actual opening date.
- (b) The public car park at the Chung Yan Road roundabout (i.e. Ma Wan Chung car park) was expected to be completed in December this year. Upon completion of the infrastructural works, the car park would be handed over to the relevant government department for operation.
- (c) The Tung Chung River Park was expected to be completed by the end of 2026.
- (d) The road works at Chung Yan Road were expected to be completed by the end of 2025, while the road works at Yu Tung Road were expected to be completed in 2026.

#### IV. Any Other Business

25. Members were concerned that the stream restoration works for the Tung Chung Stream currently underway might not be able to fully withstand the impact of inclement weather this year and the backflow of floodwater from the western tributary of the Tung Chung Stream. They requested the relevant government departments to

take note of and follow up on the situation.

26. Mr Ryan CHAK indicated that the CEDD noted Members' views, and would relay them to the relevant sections and review the flood prevention design.

27. Members said that the Education Bureau (EDB) had indicated at the meeting on 24 June this year that it was unable to provide the number of school-age children in the Tung Chung New Town Extension Area. As such, Members enquired whether schools in Tung Chung would be able to provide sufficient school places.

(Post-meeting note: The Secretariat followed up with the EDB after the meeting. The written reply of the EDB was forwarded to Members for perusal on 8 December 2025.)

V. Date of Next Meeting

28. There being no other business, the meeting was adjourned at 3:57 p.m. The next meeting would be held at 10:00 a.m. on 16 December 2025.

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