

(Translation)

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

Date : 29 April 2025 (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 LAM Bun-nee

Ms CHOW Siu-fung, Cora

Ms LAM Shuk-man, Mandy

Ms HA Chung-wan, Joanne

District Social Welfare Officer (Central Western, Southern & Islands), Social Welfare Department
Assistant District Social Welfare Officer (Central Western, Southern & Islands)2,
Social Welfare Department
Senior Executive Officer (Planning)21,
Leisure and Cultural Services Department
District Leisure Manager (Islands),
Leisure and Cultural Services Department

In Attendance

Mr MOK Mong-chan

Mr LAM Wai-chuen, Eddie

Mr KWONG Wang-ngai, Walter

Ms WONG Shuk-man, Suman

Assistant District Officer (Islands)1, Islands District Office
Senior Engineer/17 (Lantau),
Civil Engineering and Development Department
District Planning Officer/Sai Kung & Islands,
Planning Department
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 government departments to the meeting.

I. Confirmation of minutes of the meeting held on 25 February 2025

2. The Chairman said that the captioned minutes had incorporated the amendments proposed by government departments and had been distributed to Members for perusal before the meeting. Members did not propose any further amendments, and the minutes were confirmed unanimously.

II. Question on the optimisation of land resources in Tung Chung (DIDPC Paper No. 5/2025)

3. The Chairman drew the meeting's attention to the DIDPC Paper No. 5/2025.

4. The Chairman welcomed Ms LAM Shuk-man, Mandy, Senior Executive Officer (Planning)21 and Ms HA Chung-wan, Joanne, District Leisure Manager (Islands) of the Leisure and Cultural Services Department (LCSD); Mr KWONG Wang-ngai, Walter, District Planning Officer/Sai Kung & Islands of the Planning Department (PlanD); Ms LAM Bun-ngee, District Social Welfare Officer (Central Western, Southern & Islands) and Ms CHOW Siu-fung, Cora, Assistant District Social Welfare Officer (Central Western, Southern & Islands)2 of the Social Welfare Department (SWD); Ms WONG Shuk-man, Suman, Engineer/Lantau Development of the Transport Department (TD) and Mr LAM Wai-chuen, Eddie, Senior Engineer/17 (Lantau) of the Civil Engineering and Development Department (CEDD) to the meeting to respond to the question. The written replies of the LCSD, the Lands Department (LandsD), the PlanD, the TD, the Highways Department and the CEDD had been distributed to Members for perusal prior to the meeting.

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

6. Members expressed their views as follows:

- (a) As Tung Chung's population continued to grow, the relevant departments should better utilise the vacant site located in the northern part of Tung Chung Area 1 (formerly a community garden) as well as the site near the space beneath the road bridge in Tung Chung Area 52 for short-term uses in order to provide temporary social welfare facilities for the district. It was also hoped that a performance venue could be provided in Tung Chung to facilitate district development. Therefore, Members asked the relevant departments to provide detailed responses regarding the planning and development of the civic centre in Tung Chung Area 1. In addition, since the relevant departments indicated that the area near the space beneath the road bridge in Area 52 mainly comprised unleased and unallocated government land, Members enquired whether non-governmental organisations and social welfare organisations could rent the site on a short-term basis for temporary purposes.
- (b) Taking the site in Tung Chung Area 89 as an example, Members stated that after discussions with the relevant departments, it was decided to use the site as a temporary car park to address the shortage of parking spaces in Tung Chung North. Therefore, the relevant government departments should better utilise the vacant government sites in Tung Chung that had no concrete development timetable yet. For instance, non-governmental organisations should be allowed to rent the relevant sites on a short-term basis for community, group, or non-profit-making purposes, with a view to enhancing the traffic and ancillary community facilities in the district.
- (c) Members enquired with the relevant government departments about the commencement date of the works for the commercial site in Tung

Chung Area 6. It was suggested that the site should be released for short-term use to prevent it from being left idle if the works would not commence in the near future.

(Post-meeting note: The written replies of the CEDD and the District Lands Office, Islands (DLO/Is) had been forwarded to Members for perusal on 16 June 2025.)

(d) Members asked the relevant government departments to consolidate and list the planned uses of various sites in Tung Chung, the departments for which the sites had been reserved, and the estimated commencement dates of the relevant works. Members further requested that such information should be updated prior to each committee meeting to facilitate their ongoing follow-up on the optimisation of idle sites in subsequent meetings.

(Post-meeting note: The written replies of the PlanD, the CEDD and the DLO/Is had been forwarded to Members for perusal on 20 June 2025.)

7. Ms LAM Bun-ngee gave a consolidated response as follows:

(a) The Government had been adopting a multi-pronged approach to provide more welfare facilities, including those for elderly services, rehabilitation services, and childcare services, in order to meet public needs. In planning welfare facilities, the SWD would make reference to the planning standards and guidelines for such facilities as set out in the “Hong Kong Planning Standards and Guidelines”. The SWD would also take into account related factors, such as population structure, land use planning and the specific circumstances of individual districts, with a view to providing the most appropriate social welfare services.

(b) In view of the setup costs involved in welfare facilities and the need to ensure the continuity of welfare services, the SWD inclined to establish such facilities in non-temporary premises. The Department had already reserved premises in the Tung Chung New Town Extension area (including Tung Chung East and Tung Chung West) for the establishment of multiple welfare facilities.

(c) As for the establishment of temporary welfare facilities, the Department would consider the local demand for the relevant welfare services; whether the site or premises were suitable for welfare facility purposes; the duration for which they would be available for such use; the setup costs involved; and whether the premises conformed with the requirements stipulated by the relevant departments for welfare facilities (such as the building and fire safety requirements and the provisions of barrier-free facilities for persons with disabilities).

8. Mr Eddie LAM gave a consolidated response as follows:

- (a) Regarding the short-term development plan for the site in the northern part of Tung Chung Area 1 (formerly a community garden), it had been reserved for the temporary reprovisioning of transport facilities upon the commencement of the future commercial development and public market project in Area 6 adjacent to the Tung Chung MTR station.
- (b) After reviewing the temporary site in Tung Chung Area 16A, the CEDD would return, in advance, a portion of that site near Ying Hei Road (approximately 350 square metres) to the LandsD in the third quarter of this year for community service purposes.
- (c) The CEDD did not carry out any works on the site near the space beneath the road bridge in Tung Chung Area 52 and had no objection to the site being used for other temporary purposes.
- (d) The site near the Tung Chung New Development Ferry Pier and the entrance to the waterfront promenade in Tung Chung Area 52 had been reserved for use by the CEDD. The Department had also reserved a portion of the vacant site from the east side of the entrance to the waterfront promenade to the Tung Chung Community Liaison Centre for the use of a temporary office to support the Tung Chung New Town Extension project.

9. Ms Mandy LAM indicated that the LCSD had noted Members' views on the development of the civic centre in Tung Chung Area 1, and would follow up with the relevant sections and give a response after the meeting.

(Post-meeting note: After the meeting, the LCSD responded that the construction of the civic centre was still at an initial planning stage and no implementation timetable had been drawn up at this stage.)

10. Ms Suman WONG stated that the TD was responsible for the traffic management of public roads. If the development plans/projects in Tung Chung Area 52 were to affect the existing pedestrian walkways or carriageways, the Department would review the facilities' design and offer its views to ensure the safety of road users.

11. Mr Walter KWONG stated that the sites in the Tung Chung New Town had been planned for various long-term uses. Before the implementation of these long-term uses, the sites might be used for temporary purposes to meet community needs. The approval of temporary land uses fell under the purview of the LandsD. Government departments or non-governmental organisations could contact the LandsD if they intended to use the sites for temporary purposes.

12. The Secretariat stated that it would write to the DLO/Is after the meeting to

enquire whether non-governmental organisations and social welfare organisations could rent the site near the space beneath the road bridge in Tung Chung Area 52 for temporary purposes.

(Post-meeting note: The written reply of the DLO/Is had been forwarded to Members for perusal on 16 June 2025.)

III. Annual District Plan - 2025 - 2026 - Planning
(DIDPC Paper No. 4/2025)

13. The Chairman drew the meeting's attention to the DIDPC Paper No. 4/2025.
14. Members had no comment on the content of the Paper.

IV. Any Other Business

15. No further business was raised by Members.

V. Date of Next Meeting

16. There being no other business, the meeting was adjourned at 3:10 p.m. The next meeting was scheduled for 24 June 2025 at 2:30 p.m.

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