

(Translation)

Minutes of Meeting of Islands District Council

Date : 9 July 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

Ms YEUNG Wai-sum, Amy, JP

Members

Mr NG Man-kit

Mr HO Siu-kei

Mr NG Choi-wah

Mr HO Chun-fai

Mr YU Hon-kwan, MH, JP

Mr CHOW Yuen-kuk, Jonathan

Mr CHOW Yuk-tong, SBS, MH

Ms KWOK Wai-man, Mealoha

Mr HUI Chun-lung, MH

Mr WONG Man-hon, MH

Ms WONG Chau-ping, MH

Mr WAN Yeung-kin

Mr WONG Hon-kuen, Ken

Mr YIP Pui-kei

Mr LAU Chin-pang

Ms LAU Suk-han

Ms LAU Shun-ting

Mr LUO Chenghuan

Attendance by Invitation

Mr WU Kwok-yuen, Jacky, JP

Head of the Sustainable Lantau Office,

Civil Engineering and Development Department

Ms CHEUK Hau-kwan, Elsa

Deputy Head of the Sustainable Lantau Office (Planning
& Conservation),

Civil Engineering and Development Department

Mr HO Kwok-fai, Godfrey

Chief Engineer/Lantau 3,

Civil Engineering and Development Department

Mr CHOW Ho-ming, Winson	Senior Engineer/11 (Lantau), Civil Engineering and Development Department
Mr YIU Kwong-hang, King	Engineer/25 (Lantau), Civil Engineering and Development Department
Mr SONG Ngan, Norman	Operations Director, Binnies Hong Kong Limited
Ms LEE Shuk-fan, Eunice	Technical Director, Binnies Hong Kong Limited
Ms SIU Lok-nga	Engineer, Binnies Hong Kong Limited
Mr CHOW Ming-him, Raymond	Partner, ERM-Hong Kong, Limited

In Attendance

Mr MOK Mong-chan	Assistant District Officer (Islands)1, Islands District Office
Ms TSE Yik-ting, Ellie	Assistant District Officer (Islands)2, Islands District Office
Mr LEE Sun-fu, Joe	Senior Executive Officer (District Management), Islands District Office
Mr AU Ho-yin, Gary	Senior Liaison Officer (1), Islands District Office
Ms LIU Pui-shan, Lis	Senior Liaison Officer (2), Islands District Office
Mr YEUNG Che-yuen, Patrick	Senior Engineer/1 (Lantau), Civil Engineering and Development Department
Ms LAM Bun-gee	District Social Welfare Officer (Central Western, Southern and Islands), Social Welfare Department
Mr HAU Chi-leung, Arnold	Senior Property Service Manager/Hong Kong Island and Islands, Housing Department
Mr FUNG Wai-nok	District Environmental Hygiene Superintendent (Islands), Food and Environmental Hygiene Department
Mr YAN Ka-kit, Ric	Chief Health Inspector (Islands)1, Food and Environmental Hygiene Department
Dr CHEUNG Hoi-yan	District Commander (Lantau), Hong Kong Police Force
Mr CHOW Shun-wai	District Commander (Marine Port District) (Acting), Hong Kong Police Force
Ms LI Ka-chai, Denise	Police Community Relations Officer (Lantau District), Hong Kong Police Force
Mr CHAN Sheung-yung, Cyrus	Police Community Relations Officer (Marine Port District), Hong Kong Police Force
Mr KWONG Wang-ngai, Walter	District Planning Officer/Sai Kung & Islands, Planning Department
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Ms HA Chung-wan, Joanne	District Leisure Manager (Islands), Leisure and Cultural Services Department
Mr AU Siu-fung, Kelvin	Chief Transport Officer/Islands, Transport Department

Secretary

Ms Kennis CHAN	Senior Executive Officer (District Council), Islands District Office
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Welcome remarks

The Chairman welcomed Members and representatives of the government departments to the meeting of the Islands District Council (IDC), and introduced the following representatives of departments:

- (a) Mr FUNG Wai-nok, District Environmental Hygiene Superintendent (Islands) of the Food and Environmental Hygiene Department (FEHD), who succeeded Mr CHAN Ka-leong;
- (b) Mr HAU Chi-leung, Arnold, Senior Property Service Manager/Hong Kong Island and Islands of the Housing Department, who stood in for Mr TO Chak-foo; and
- (c) Mr CHOW Shun-wai, District Commander (Marine Port District) (Acting) of the Hong Kong Police Force, who stood in for Mr Clive WALTON.

I. Confirmation of the Minutes of Meeting held on 6 May 2024

2. The Chairman said that the captioned minutes had incorporated the amendments proposed by the government departments. Members had no other amendment proposals and the minutes were confirmed unanimously.

II. Study Recommendations for South Lantau Eco-recreation Corridor (IDC Paper No. 34/2024)

3. The Chairman drew Members' attention to the IDC Paper No. 34/2024, and welcomed Mr WU Kwok-yuen, Jacky, JP, Head of the Sustainable Lantau Office, Ms CHEUK Hau-kwan, Elsa, Deputy Head of the Sustainable Lantau Office (Planning & Conservation), Mr HO Kwok-fai, Godfrey, Chief Engineer/Lantau 3, Mr CHOW Ho-ming, Winson, Senior Engineer/11 (Lantau) and Mr YIU Kwong-hang, King, Engineer/25 (Lantau) of the Civil Engineering and Development Department (CEDD); Mr SONG Ngan, Norman, Operations Director, Ms LEE Shuk-fan, Eunice, Technical Director and Ms SIU Lok-nga, Engineer of the Binnies Hong Kong Limited; and Mr CHOW Ming-him, Raymond, Partner of the ERM-Hong Kong, Limited to the meeting to present the paper.

4. Mr King YIU briefly presented the paper.

5. Mr YU Hon-kwan expressed his views as follows:

- (a) The proposed projects would attract more visitors to South Lantau, leading to an increase in the local transport demand. He opined that the transport ancillary facilities proposed by the Department were inadequate to meet the demand, and hoped that the Department would

improve the transport connection, such as strengthening the bus service network and addressing the parking space shortage in South Lantau.

- (b) Nowadays, many vehicles without a Lantau Closed Road Permit (LCRP) entered the closed roads. In view of the situation, he suggested that the Department should install an intelligent recognition system at the entrance at Shek Mun Kap, with the drop barrier to lift automatically when the LCRP of a vehicle was recognised five metres in front of the gate. This could not only reduce the waiting time for vehicles with a LCRP to enter and exit the closed road, but also prevent vehicles without a LCRP from entering the closed roads.
- (c) He suggested the Department consider building continuous pedestrian walkways along the shoreline from Shek Pik to Pui O.
- (d) He suggested the Department refer to the overwater bungalows/ resort villas in Fiji Islands and the stilt houses in Tai O to build accommodation and leisure facilities with special characteristics, so as to develop the proposed campsites into a holiday destination and attract visitors to stay for a longer period of time.
- (e) He requested the Department to provide the construction programme of the pier and additional water transport facilities.

6. Mr HO Chun-fai expressed his views as follows:

- (a) He hoped the Department would enhance its communication with the residents of South Lantau, so that the residents could participate to promote local tourism and benefit from the development projects.
- (b) The construction of a pier at Cheung Sha would facilitate the visitors to visit Cheung Sha and the nearby islands, thus contributing to the development of island popping tourism and the creation of a one-hour living circle among the outlying islands.
- (c) He had repeatedly reported the problem of the bends of South Lantau Road to the relevant departments at the IDC, but received no response. He hoped the departments concerned would follow up on the problem. In addition, he opined that in order to improve the transport network of Lantau Island, Mui Wo should be connected to Tai Ho Wan and even the Lantau Link, so as to facilitate residents and visitors to travel to and from the urban area.
- (d) He suggested the Department consider extending the mountain bike trail in Mui Wo to Shek Pik via South Lantau Road, so as to build a world-class mountain bike trail network.
- (e) He hoped the Planning Department (PlanD) could relax the restriction

on the use of private land in South Lantau, so that the land in question could be developed into campsites to tie in with the CEDD's plan to develop South Lantau.

- (f) He said that he had applied to the relevant departments for building a carpark in Shui Hau many years ago, but the application was not approved. He hoped the relevant departments would address the issue of parking space shortage in South Lantau.

7. Mr LAU Chin-pang expressed his views as follows:

- (a) He was pleased to learn about the Department's plan to construct the South Lantau Eco-recreation Corridor and he opined that the plan would be conducive to the development of South Lantau. He hoped the Department would respond to South Lantau residents' demand for more parking spaces and improving the transport ancillary facilities.
- (b) The PlanD's South Lantau Coast Outline Zoning Plan (OZP) zoned most of the private land in South Lantau as "Conservation Area" and "Coastal Protection Area", restricting the development of the relevant sites. To enable residents in South Lantau to benefit from the above-mentioned development projects, he put forward two proposals:
 - (i) The PlanD could appropriately relax the relevant land use restrictions, so that residents could develop their private land to tie in with the proposed development projects.
 - (ii) The CEDD and the PlanD could reserve a site for South Lantau residents to plan and develop (such as organising bazaars with local characteristics), with a view to boosting the local economy.

8. Ms LAU Shun-ting opined that the Department required a comprehensive plan for transport facilities when taking forward the above development projects.

9. Mr YIP Pui-kei expressed his views as follows:

- (a) The CEDD was studying the feasibility of constructing "two tunnels and one viaduct" on Lantau Island. He opined that the transport facility was an important component for the development of Lantau Island. Therefore, he suggested that the CEDD should accord priority to transport infrastructure, such as building piers and improving the roads on Lantau Island, so as to address the transport needs of local residents.
- (b) Considering the keen demand for better transport facilities and services from residents of Lantau Island and the estimated increase of about 4 000 to 6 000 visitors to South Lantau per day during holidays upon completion of the proposed facilities, he opined that the Department

should well plan for the transport facilities to cope with the demand.

- (c) In the course of taking forward large-scale development projects, the Government should provide channels for public participation, so as to promote collaboration among the Government, the business sector and the public.

10. Mr Jacky WU made a consolidated response as follows:

- (a) He thanked and noted Members' views, and said that the Department was open and would study in depth the relevant suggestions/comments.
- (b) The Department would plan for the transportation facilities according to the final plan of the development project.
- (c) The Department would explore the provision of additional bus stops or pick-up and drop-off points at suitable locations (such as Sunny Bay), so that members of the public and visitors could take buses or coaches to South Lantau at locations other than Tung Chung, thereby alleviating the traffic burden of Tung Chung.
- (d) The Department would follow up with relevant departments on issues related to enforcement on closed roads after the meeting.
- (e) The Department would study the suggestions on land use made by Members and advised that the proposed development would not be subject to the land uses of the OZP as the Department would apply to the concerned departments for amending the land uses for the development projects, if required.
- (f) The Department attached great importance to community participation in the development and hence promoting local economy. For example, the area next to the visitor centre could be used for bazaar participated by locals. In addition, the Department also welcomed Members' suggestions on other suitable locations.
- (g) The Department was currently conducting studies on the "two tunnels and one viaduct" on Lantau Island and the improvement works for South Lantau Road.
- (h) As regards the above-mentioned development projects, the Department did not have a definite timetable, but would take forward the projects with short, medium and long-term strategies. The Department expected to commence a detailed technical assessment at the end of this year and take forward some simple projects first.

11. Ms WONG Chau-ping said that the Government designated all roads on South Lantau as closed roads with a view to reducing the burden of the roads.

However, during the construction of the above development projects, the traffic flow of the roads on South Lantau would increase. In addition, after the completion of the proposed facilities, the number of visitors to South Lantau would also increase significantly, which would further aggravate the burden of the roads concerned. As such, she hoped the Department would carefully take into account the capacity of the roads on South Lantau.

12. Mr LUO Chenghuan expressed his views as follows:

- (a) Recently, the Central Government had further enhanced the Individual Visit Scheme to cover eight more Mainland cities, allowing the local residents to visit Hong Kong and Macao more flexibly and conveniently. Moreover, the duty-free allowance for luggage articles brought into the Mainland from Hong Kong by visitors who were Mainland residents was increased from the current level of RMB5,000 to RMB12,000. He opined that the Department should expedite the South Lantau Eco-recreation Corridor project to seize the opportunity.
- (b) The Department should accord priority to the construction of piers to facilitate visitors' visit to South Lantau by water transport. As for land transport, he suggested that the Department should widen Tung Chung Road and increase the number of parking spaces. In addition, he said that the Department should also plan the ancillary services such as accommodation and catering properly.
- (c) He requested the Department to actively listen to the views of the stakeholders and take forward the South Lantau Eco-recreation Corridor project as soon as possible, so as to promote the development of tourism in South Lantau, the Islands District and even Hong Kong.

13. Mr NG Choi-wah opined that the above-mentioned development projects would help attract visitor flow, thereby driving the economic development of Lantau Island. He suggested that the Department should plan the transport amenities for each phase in detail, so as to ensure the transport services could cope with the flow of visitors upon the completion of the proposed facilities in each phase. He opined that a thorough planning of transport services could relieve residents' concerns about the proposals.

14. Mr HO Siu-kei expressed his views as follows:

- (a) Since most of the sites in South Lantau were designated as "Conservation" and "Green Belt" zones, he opined that the Department should plan for comprehensive sewage and fire services facilities in order to address the constraints on the rezoning of land use in the future.
- (b) He concurred with other Members' view that the Department should promote the collaboration among the Government, the business sector

and the public in the development projects.

- (c) He suggested that a marina area should be added to the pier at Cheung Sha, so as to provide convenience for visitors travelling to Cheung Sha by yacht.

15. Mr WAN Yeung-kin asked the Department whether green elements, such as solar panel and wind power generation, would be incorporated into the above development projects to reduce air pollution.

16. Mr NG Man-kit said that there were many islands worth visiting in the vicinity of South Lantau, such as Cheung Chau, Shek Kwu Chau, Tai A Chau and Siu A Chau. He suggested that the Department should explore the feasibility of providing ferry radio-call service. For example, a licensing system could be established to allow the licensees to carry visitors to different islands. If the proposal was feasible, it would not only bring additional income to the fishermen, but also facilitate visitors to visit different islands.

17. Ms LAU Suk-han expressed her views as follows:

- (a) She suggested that the Department should explore the feasibility of constructing a cycle track around Lantau Island. Although the works would pose a certain degree of difficulty, she opined that a round-island cycle track would complement the mountain bike trail at Chi Ma Wan and showcase to visitors the vibrancy of South Lantau.
- (b) The Lantau Conservation Fund (LCF) under the Department provided financial support to many research projects. She asked whether in-depth travel routes could be developed through the research projects. In addition, the current application threshold under the LCF was relatively high, and only large-scale projects would be funded. In this regard, she suggested that the Department should launch a fund programme with a lower application threshold, so as to provide support to local groups implementing conservation projects with local characteristics.
- (c) In addition to South Lantau, she requested the Department to also consider developing other places on Lantau Island (such as Tai O and Mui Wo) for the purpose of generating synergy.

18. Mr WONG Man-hon expressed his views as follows:

- (a) As regards the construction of the water sports and recreation centre, he opined that the Department should take the lead and provide the hardware facilities. He suggested that the Department should first construct facilities such as the centre building, and then open it up to non-governmental organisations or local people for application for operation. In addition, the Department should step up publicity to

attract visitors.

- (b) He suggested that the Department should consider opening the campsites to the public for application for operation, thereby enhancing the comfort level of the campsites and providing a variety of recreational facilities, so as to attract visitors to stay for a longer period of time.
- (c) The above-mentioned development projects aimed to attract all Hong Kong people and tourists from the Mainland and overseas to South Lantau, therefore well-planned transport facilities were very important. He suggested that the Department should open the closed roads from Tung Chung to South Lantau for one or two days per week on a pilot basis, and then, depending on the traffic flow, decide whether to further open the closed roads.

19. Mr HO Chun-fai expressed his views as follows:

- (a) The majority of South Lantau residents supported the above-mentioned development projects, but they were concerned about the rezoning of a large portion of private land in South Lantau as “Conservation Area” and “Coastal Protection Area”. In this connection, he opined that the relevant departments should relax the restrictions on the land use concerned, so that the land owners could participate in the promotion of the development of local tourism.
- (b) The Government’s imposition of additional restrictions on the use of private land might affect the assets and income of the landowners, but no compensation was provided in this regard. He emphasised that the restrictions on the use of private land had far-reaching implications and involved over a thousand stakeholders. He hoped to have in-depth discussions with the Department on the issue in the future.

20. Mr Jacky WU made consolidated responses as follows:

- (a) He welcomed Members’ opinions on the development projects. The Department would be pleased to be the contact point to liaise and communicate with the concerned government departments on the opinions of the local community.
- (b) The above development projects would be implemented in phases, and the details of the projects would be finalised upon technical assessments conducted at each phase. The Department would ensure the proposal would be optimised before commencing the works.
- (c) The Department had been liaising closely with the local community and rural committees on the above development projects.

- (d) The Department had completed or carried out improvement works of different stages in Mui Wo and Tai O in the past few years, and hoped to enhance the facilities (such as hiking trails, mountain bike trails, etc.) in South Lantau and other areas of Lantau Island so as to attract more visitors to Lantau Island, thereby revitalising the local economy.
- (e) The LCF had funded a research on the village relocation history during the construction of the Shek Pik Reservoir. The Department had planned to build a heritage trail next to the Shek Pik Reservoir to present the research findings with virtual reality technology. In addition, the Department also planned to set up an education centre in Shui Hau to promote the conservation of the local habitat.
- (f) Regarding the proposed round-island cycle track, as there were slopes on both sides of South Lantau Road, the construction of a standard cycle track would involve extensive works which might affect the ecological habitat in the vicinity. The Department would explore improving the existing facilities, including the mountain bike trail alongside the catchwater channel so as to enhance local connectivity and visitors' experience. He would conduct a site visit in this regard with Mr HO Chun-fai after the meeting to discuss feasible solutions.

(Post-meeting note: The site visit was conducted on 19 July this year.)

- (g) The Department would endeavour to enhance the supporting transport facilities. In addition, he welcomed more information from Members on the proposed marina for consideration.
- (h) The Department would actively consider incorporating green elements into the project facilities, where appropriate, for upholding the concept of sustainable development. The Department would also consider Members' suggestions on individual projects.

21. Mr LAU Chin-pang was pleased to learn that the Department had adopted the proposal of providing additional bus stops or pick-up and drop-off points at Sunny Bay. Currently, tourists arriving via the Hong Kong-Zhuhai-Macao Bridge (HZMB) and the airport had to travel to the Tung Chung Town Centre and then transfer to bus services in order to visit South Lantau. The inadequacy of transport services would seriously undermine tourists' desire to visit South Lantau. Therefore, he suggested that the Department should provide more public transport services between the Hong Kong Port of the HZMB or the airport and South Lantau, so as to facilitate tourists to visit South Lantau and at the same time alleviate the traffic pressure on Tung Chung.

22. Mr YIP Pui-kei expressed his views as follows:

- (a) In addition to the CEDD, some other departments also played very important roles in the above development projects. The meeting of today provided a platform for the relevant departments to discuss how

to facilitate the development projects.

- (b) The meeting participants repeatedly emphasised the importance of comprehensive transport facilities to the projects. He asked representatives of the TD how the Department would support the transport facility planning for the development projects.
- (c) Upon completion of the development projects, some of the water-based facilities might be handed over to the Leisure and Cultural Services Department (LCSD) for management. However, there was currently a shortage of lifeguards at some of the beaches and swimming pools under the management of the LCSD. He asked how the LCSD would address the problem.

23. Ms WONG Chau-ping was pleased to learn about the development plan for South Lantau, and she emphasised that the Department should optimize the development proposals in all aspects.

24. Mr Jacky WU made a consolidated response as follows:

- (a) He noted Members' suggestions on the additional public transport services between the Hong Kong Port of the HZMB, the airport and South Lantau.
- (b) As regards issues such as transport facilities and management, he said that the Department, as the contact point of the above-mentioned development projects, would actively communicate with the relevant departments. Meanwhile, the Department would complete the assessments like traffic impact and other aspects properly.

25. The Chairman said as mentioned by Mr WU, the CEDD was the point of contact for the projects and would actively communicate with the relevant departments. She asked TD to discuss the transport issue with the CEDD. In addition, the Chairman also requested the LCSD to follow up on the issue of lifeguard shortage after the meeting and discuss with the CEDD in due course how to support the above-mentioned development projects.

III. Question on the construction of a government office building in Tung Chung (IDC Paper No. 35/2024)

26. The Chairman drew Members' attention to the IDC Paper No. 35/2024, and welcomed Mr KWONG Wang-ngai, Walter, District Planning Officer/Sai Kung & Islands of the Planning Department (PlanD); Ms LAM Bun-gee, District Social Welfare Officer (Central Western, Southern and Islands) of the Social Welfare Department (SWD); Ms HA Chung-wan, Joanne, District Leisure Manager (Islands) of the LCSD; Mr FUNG Wai-nok, District Environmental Hygiene Superintendent (Islands) and Mr YAN Ka-kit, Ric, Chief Health Inspector (Islands)¹ of the FEHD;

and Mr AU Siu-fung, Kelvin, Chief Transport Officer/Islands of the Transport Department (TD) to the meeting to respond to the question. The written replies of PlanD, the Labour Department (LD), the Education Bureau (EDB), the Immigration Department (ImmD), the LCSD (including its Islands District Leisure Services Office and Cultural Services Branch), the FEHD and the TD had been distributed to Members for perusal before the meeting. The Chairman said that the question was jointly raised by 18 Members and would be briefly presented by Mr YIP Pui-kei on behalf of Members.

27. Mr YIP Pui-kei briefly presented the question.
28. Mr LAU Chin-pang expressed his views as follows:
 - (a) He and Mr YIP Pui-kei had raised the captioned question at the meeting of the District Infrastructure and Development Planning Committee held in April this year. As Members were generally of the view that the issue was of concern, they decided to raise it again at this meeting.
 - (b) Many government departments stated in their written replies that they had currently provided services to the public through channels such as online platforms. However, some elderly people did not know how to use the e-services and therefore preferred to visit departmental offices in person to complete the various formalities. He opined that as land resources would become more abundant with the extension of the Tung Chung New Town, the departments should consider constructing a government office building in Tung Chung, where different departments could set up offices to provide services to the public.
 - (c) At present, the LD only provided interactive employment services in Tung Chung, but not conciliation services for labour relations. If Tung Chung residents or airport staff wished to use the services, they needed to travel to other districts. With the continuous population growth in Tung Chung and the ongoing development of the airport, it was expected that the employed population in the district would increase accordingly. Therefore, he opined that the Department should provide counter services in Tung Chung for the convenience of the public.
 - (d) It was learnt that the progress of the construction project of the public market in Tung Chung Area 6 was stalled. Therefore, he suggested that the FEHD should consider constructing a municipal services building, including a public market, in Tung Chung Area 1 under the “single site, multiple use” model instead.
 - (e) At present, many members of the public drove northbound via the Hong Kong-Zhuhai-Macao Bridge (HZMB). As such, he opined that if the TD set up an office in Tung Chung, it would not only alleviate

the pressure on other district offices, but also facilitate the public to apply for the “Northbound Travel for Hong Kong Vehicles”.

29. Mr LUO Chenghuan said that with the rapid development of Tung Chung, the population would increase to 300 000 in the future, which would in turn increase the residents’ demand for public services. He understood the current financial constraints of the Government and the need to accord priority to the investment of resources in areas such as innovation and technology to improve the economy and enhance competitiveness. He also hoped that the relevant departments would consider the captioned proposal to meet the needs of the public.

30. Mr YIP Pui-kei said that Tung Chung residents often needed to travel to different places in other districts to use various public services, which not only involved long travelling time, but also high travelling expenses, causing inconvenience to the residents. He opined that since Tung Chung was situated at the centre of Lantau Island, the construction of a government office building there would benefit the residents of Tung Chung and even the entire Lantau Island. Moreover, as Tung Chung was an important transport hub in view of its proximity to the HZMB port and the airport, he considered it necessary to construct a government office building in Tung Chung. Since it would take time to construct a government office building, he urged the relevant departments to carry out the planning and follow up as early as possible.

31. Mr YU Hon-kwan said that in view of the continuous population growth in Tung Chung, Members wished to fight for the provision of a government office building in the district for the residents. He understood that the departments concerned had given detailed written replies, but they mainly focused on the alternative means for residents to access public services in the absence of a government office building. Members wished to point out the impact of not having a government office building, which in his view was the most imminent concern of the residents. Noting that no department had yet taken the lead and Members wished to continue to pursue with the departments concerned, he hoped that the Chairman would share her views or provide guidance.

32. The Chairman said it was mentioned in PlanD’s written reply that the relevant bureaux and departments would consider whether or not to construct a government office building in the light of the availability of resources and the actual needs of the district. She first invited PlanD to respond to the proposal of constructing the government office building, and the FEHD and the TD to respond to the services currently provided in Tung Chung.

33. Mr Walter KWONG said that Tung Chung Area 1 was zoned “Government, Institution or Community” for development of various government or community facilities (including the construction of government office buildings). He said that whether the Government would construct government facilities would depend on the demand for the relevant public services. If there was a need to construct government office building(s), PlanD would provide assistance in terms of planning, and the

Government Property Agency (GPA) would take up the role as the coordinator and facilitator.

34. Mr FUNG Wai-nok said as stated in the written reply, the FEHD was planning to construct a public market in Area 6, but the project was still at the planning stage. The FEHD would update Members on the latest progress in a timely manner. Moreover, the Department was open to the suggestion of constructing public markets in other areas in Tung Chung.

35. Mr Kelvin AU said as stated in the written reply, the TD was currently providing 22 online licensing services to support the use of the “iAM Smart”. The Department would examine the need to provide more online or counter services subject to the availability of resources.

36. The Chairman noted Members’ concern about the captioned issue and the written replies of the departments concerned pointing out that the service demand in the district had to be assessed in considering the captioned proposal, and the setting up of new offices would require the injection of substantial resources, hence the departments needed to strike a balance between meeting the needs of the community and optimising the use of government resources. She also noted that the LCSD had advised in its written reply that land had been reserved in Tung Chung Area 1 for the construction of performance venues, which were not recommended to be included in a complex due to the planning requirements of the venues. The Chairman said that in the light of Members’ requests and suggestions raised at the meeting, she asked the Secretariat to liaise with the GPA after the meeting with a view to urging the GPA to coordinate with the relevant departments to reconsider seriously the construction of the government office building in the light of Members’ views.

(Post-meeting note: The GPA referred the views of Members of the IDC at the meeting on the construction of the government office building to the EDB, the FEHD, the ImmD, the LD, the LCSD, PlanD, the SWD and the TD for consideration. The above bureaux and departments noted Members’ views. The SWD responded that it had reserved premises in various development projects in the Tung Chung New Town Extension Area for the provision of welfare facilities to meet the demand for welfare services arising from population growth. The SWD had no plan to provide welfare facilities in Tung Chung Area 1 at this stage. Other bureaux and departments had nothing to add to the written replies to the IDC Paper No. 35/2024.)

37. Mr HUI Chun-lung opined that the departments should give due consideration to the needs of residents and construct the government office building. By way of illustration, he pointed out that there were many government offices in Kowloon (such as Lai Chi Kok Government Offices, Sham Shui Po Government Offices, Cheung Sha Wan Government Offices and Mongkok Government Offices), which were relatively close to each other and were easily accessible to local residents. In the past, Tung Chung might have given people an impression of remoteness, so the relevant departments might not have given careful consideration to the construction of a government office building in the district, which in his view had caused inconvenience to the lives of the residents. As regards the LCSD’s use of the

Sheung Wan Civic Centre and Ngau Chi Wan Civic Centre as examples to explain the difficulties in the co-development of cultural and non-cultural projects, he opined that it might not be appropriate to make reference to the above examples as they had been built for a long time. Citing the Kwai Tsing Theatre as an example, he said that although the theatre was in the vicinity of the MTR station and residential areas, it did not cause noise nuisance to the nearby residents due to the installation of vibration isolation device in the theatre. He suggested that the departments concerned should make reference to the design of the Kwai Tsing Theatre and explore measures to construct a government office building and a performance venue at the same time with the use of modern technology.

38. Mr LAU Chin-pang said that the construction project of the public market in Area 6 had been stalled for a long time. He therefore suggested that the relevant departments should shift the resources earmarked for the construction of the market in the above area to the construction of a municipal services building (including a public market) or a government office building in Area 1, so as to provide more space to attract departments to set up offices in Tung Chung. It was understood that the SWD was renting offices from The Link Asset Management Limited. He opined that if a municipal services building (including a public market) or a government office building was constructed, the departments would be able to use government offices without having to pay rents, and some of the offices could even be used for commercial purposes. He also agreed with Mr HUI Chun-lung's view that the departments concerned should give due consideration to the needs of the public and construct the relevant government facilities. He asked the departments concerned to actively consider the above suggestions for the convenience of residents in Tung Chung and South Lantau.

39. Ms LAU Suk-han said that in the past, Tung Chung did not have sufficient land resources for government departments to set up offices. However, as more land would be made available in the district under the Tung Chung New Town Extension project, the relevant departments should consider constructing a government office building and setting up offices in Tung Chung to enhance the standard of public services in the district. In addition, she suggested that the sharing of counters among several departments for the provision of services could be explored if necessary. As for the offices currently rented by the relevant departments, she suggested that consideration could be given to allowing non-governmental organisations or groups to rent them in the future in order to optimise the use of resources.

40. Mr YIP Pui-kei opined that in view of the growing population in Tung Chung and the increase in land resources, the relevant departments should actively consider the captioned proposal. The construction of a government office building in Tung Chung, a key new town developed by the Government, could facilitate the use of public services by residents and enhance the public's perception that Tung Chung was a livable district. In addition, he considered that the setting up of offices by different departments in Tung Chung would bring the departments closer to the residents, thereby enhancing the efficiency of policy implementation.

41. The Chairman said that the Government advocated a "people-based"

governing belief and the needs of the public were the basis for the Government's consideration of planning and provision of public services. As the future population of Tung Chung would increase to over 300 000, it was necessary for the Government to enhance the public facilities and services in the district. The Secretariat would reflect Members' suggestions to the GPA after the meeting and ask the GPA to follow up. Regarding Mr LAU Chin-pang's suggestion for the FEHD to construct a municipal services building (including a public market) or a government office building in Area 1 instead, she asked the FEHD to consider the suggestion and provide a reply to the IDC in due course.

(Post-meeting note: The FEHD replied that the CEDD was conducting further technical feasibility studies on the entire commercial building development project (including the part of the new public market announced in October 2018) in the commercial site in Area 6 adjacent to the Tung Chung MTR Station and would report the details to the IDC in due course upon completion of the studies. The FEHD had no plan at this stage to build a public market in Area 1. The full version of the FEHD's written reply was forwarded to Members for reference on 3 September 2024.)

IV. Schedule of Meetings for IDC and its Committees in 2025 (IDC Paper No. 36/2024)

42. The Chairman drew Members' attention to the IDC Paper No. 36/2024, which set out the dates and time of meetings to be held in 2025. She said that the paper was submitted to the IDC earlier than in the past to enable Members to be aware of the schedule of meetings for the coming year as early as possible, thereby facilitating Members to plan their schedules well in advance to ensure that they could reserve time for attending the meetings.

43. Mr YU Hon-kwan expressed gratitude to the Secretariat for rescheduling some of the meetings originally held in the afternoons of Tuesdays to the mornings to avoid clashing with the meetings of the rural committees. He pointed out that the meeting of the Food, Environment and Hygiene Committee proposed to be held in the afternoon of 10 February 2025 appeared to clash with the meeting of the District Fire Safety Committee (Islands District) (DFSC). Also, the meetings of the Community Involvement, Culture and Recreation Committee proposed to be held in the afternoons of 3 June and 2 December 2025 and the meeting of the Traffic and Transport Committee to be held in the afternoon of 9 December 2025 would be on the same dates as the meetings of the Independent Police Complaints Council, of which he was a member. In this connection, he asked whether the said committee meetings could be rescheduled to the mornings, otherwise he might need to be absent from some of the meetings.

44. The Chairman said that the DFSC was also a committee under the Islands District Office (IsDO), and therefore the IsDO would reschedule the meeting dates as appropriate. If Members had other suggestions for rescheduling the meeting dates after the meeting, they should inform the Secretariat by 5:00 p.m. on 16 July for consideration and follow-up. In addition, she particularly reminded Members of the

importance of attending the IDC meetings. According to paragraphs 15 to 16 of the Performance Monitoring Guidelines for Members of the District Councils and paragraph 64 of the Islands District Council Standing Orders, the annual attendance rate of a District Council (DC) member at meetings of the DC or its committees/working groups should not be lower than 80%, and details of members' attendance would be made available for public inspection. If a member could not attend a meeting, he/she was required to submit an application to the Secretariat before the meeting.

(Post-meeting note: The Secretariat distributed an updated version of the schedule of meetings for 2025 to Members on 26 July this year.)

V. Reports on the Work of the IDC Committees / Working Group
(IDC Papers No. 37-42/2024)

45. Members noted and endorsed the papers unanimously.

VI. Any Other Business

46. No other business was raised by Members.

VII. Date of Next Meeting

47. There being no other business, the meeting was adjourned at 4:14 p.m. The next meeting would be held at 2:30 p.m. on 10 September 2024 (Tuesday).

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