

**For discussion
on 24 May 2011**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**PWP Item No. 7712CL – Planning and engineering study
on the remaining development in Tung Chung**

PURPOSE

This paper briefs Members on the proposal to upgrade **7712CL** to Category A at an estimated cost of \$44.0 million in money-of-the-day (MOD) prices for carrying out a planning and engineering study (the Study) on the remaining development in Tung Chung and associated site investigation works.

PROJECT SCOPE AND NATURE

2. The scope of **7712CL**, which we propose to upgrade to Category A comprises -

- (a) a detailed planning and engineering study to establish the scope and ascertain the feasibility of the remaining development in Tung Chung to meet the long term housing needs of the territory, including the formulation of the Recommended Outline Development Plan (RODP) and Recommended Layout Plan (RLP), preparation of preliminary design of engineering works supporting the proposed developments, and formulation of the implementation strategies;
- (b) a statutory environmental impact assessment (EIA) for the remaining development in Tung Chung and associated engineering infrastructure;
- (c) public engagement exercises in relation to the formulation of the development proposals and the EIA study;
- (d) associated site investigation including supervision; and

- (e) evaluation of interface matters with adjacent land uses and infrastructure projects.

3. A site plan showing the area covered by the Study is at **Enclosure**. The study site covers Tung Chung and its adjoining area in the form of fallow land, foreshore and sea-bed (Study Area).

4. Subject to the funding approval of the Finance Committee, we plan to commence the Study in December 2011 for completion in 30 months.

BACKGROUND AND JUSTIFICATION

5. The Port and Airport Development Strategy conducted in the late 80s recommended development of a new town in North Lantau, i.e. North Lantau New Town (NLNT), as a supporting community for the new international airport in Chek Lap Kok. The North Lantau Development Study (NLDS) was then carried out in 1990. According to the NLDS, NLNT was recommended to be developed in phases with a population level at 120 000 by 2006 and 210 000 by 2011. There would also be a potential for an ultimate population of 260 000 after 2011.

6. In 1999, a comprehensive feasibility study for the remaining development in Tung Chung and Tai Ho was completed and showed that it would be feasible for NLNT to accommodate a population target of about 334 000. The then Panel on Planning, Lands and Works of Legislative Council was briefed in May 2000 on the development proposals.

7. In 2004, under the steer of the Lantau Development Task Force (LDTF) led by the Financial Secretary, the Concept Plan for Lantau was formulated and then further revised in mid-2007 to become the Revised Concept Plan for Lantau (Revised Concept Plan) taking into account comments expressed during the public consultation conducted. The Revised Concept Plan provides an overall planning framework for a balanced and coordinated development and promotes sustainable development for Lantau. It places emphasis on tourism, economic infrastructure and nature conservation with a corresponding reduction in housing development. According to the Revised Concept Plan, Tung Chung in North Lantau is to remain a comprehensively planned new town for a total population of 220 000 with corresponding local and regional community facilities. The engineering infrastructure works for the Phases 1, 2 and 3A of Tung Chung New Town development have been completed to support a population capacity of

about 108 000 (at present, the population of Tung Chung New Town is about 82 000). Against this background, and as part of the Government's enhanced efforts to increase housing land supply, we need to review and establish the planning and engineering feasibility of the remaining development of Tung Chung New Town to help meet the long term housing need of our community.

8. If proceeded with, the remaining development in Tung Chung will likely be located at Tung Chung East and West by reclamation. The scale and feasibility of reclamation and the development proposals will be decided upon in the light of the findings of the EIA and the outcome of the Study. The existing and committed developments on formed land in Tung Chung Central will be taken as given.

STUDY FRAMEWORK

9. Consultants will be appointed to undertake the Study, which will be jointly commissioned by the Civil Engineering Development Department and the Planning Department. The Study will be an integrated planning and engineering study, with an EIA and associated site investigation works on the recommended land use proposals and supporting infrastructure.

10. The Study will make reference to the Revised Concept Plan. Planning and technical assessments on the environment, heritage, traffic and transport, infrastructure, engineering, air ventilation, landscape and urban design aspects of the recommended proposals will be carried out in the study process, taking into account new planning circumstances and prevailing public aspirations.

11. The following key issues will be addressed in the Study:

- (a) Review of previous studies and changes in planning circumstances
The Study will review the findings and recommendations of previous studies, and the latest strategic planning, housing, traffic, transport and infrastructure proposals relevant to the Study Area. We will also take into account the existing developments of Tung Chung New Town as well as the public aspirations and concerns expressed.
- (b) The functional inter-relationship with the adjoining areas
Emphasis will be put on the inter-relationship with the nearby areas such as the Hong Kong International Airport at Chek Lap Kok, Northshore Lantau, as well as a possible theme park/major

recreational uses in Tung Chung East for long term planning purpose, etc.

(c) Environmental concerns

Detailed air quality assessment on the further expansion of Tung Chung New Town will be conducted to ensure compliance with the latest Air Quality Objectives and guidance promulgated by the Environmental Protection Department.

Tung Chung Bay to the west of the New Town is currently a mudflat. The Study will assess the potential impacts on seagrass communities at the nearby San Tau Site of Special Scientific Interest and the horse-shoe crabs at the Bay, as well as the possible implications of future reclamation on the ecological habitat at the basin and estuary of Tung Chung River.

(d) Population capacity

The Study will examine the population capacity of the remaining development in Tung Chung New Town with due regard to planning, environmental, transport, infrastructure or other considerations; alternatives of a preferred development scheme will be explored.

PUBLIC ENGAGEMENT DURING THE STUDY

12. To facilitate the participation of various stakeholders in the community during the formulation of development proposals for the remaining development in Tung Chung and the associated EIA, a comprehensive programme for public engagement will be conducted during the Study. This arrangement is considered pivotal to building consensus, and will in turn facilitate smooth implementation of the recommendations of the Study. We will engage the Panel on Development, the Islands District Council (IDC), the local community, green groups, other stakeholders as well as the general public during various stages of the Study.

13. A 3-stage Public Engagement Programme (PEP) will be included in the Study to collect community input, as elaborated below:

- (a) Stage 1 - to solicit views and ideas from key stakeholders and the public on the planning objectives/principles, opportunities/constraints, urban design principles and key issues relating to the remaining development in Tung Chung.
- (b) Stage 2 - to collect views from key stakeholders and the public on the preliminary outline development plan which will form a basis for

more detailed engineering feasibility studies and EIA to facilitate the preparation of the draft RODP and draft RLP.

- (c) Stage 3 - to gather comments from key stakeholders and the public on the draft RODP and RLP with a view to fostering public support and collecting input for the final RODP and RLP.

14. Upon commencement of the Study, a comprehensive public engagement strategy will be prepared setting out the detailed arrangement and programme of the public engagement activities for each stage of the PEP.

FINANCIAL IMPLICATIONS

15. We estimate the capital costs of **7712CL** to be \$44.0 million in MOD prices, made up as follows.

	\$ million	
(a) Consultants' fees for	26.8	
(i) planning and engineering study	19.6	
(ii) environmental impact assessment	6.5	
(ii) supervision of site investigation works	0.7	
(b) Site Investigation works	4.5	
(c) Expenses for public engagement programme and other miscellaneous items	3.3	
(d) Contingencies	3.4	
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Sub-total	38.0	(in September 2010 prices)
(e) Provision for price adjustment	6.0	
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	44.0	(in MOD prices)
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PUBLIC CONSULTATION

16. Members of IDC have been urging the Administration to expedite the expansion of Tung Chung New Town and hence for early commencement of the Study. IDC considers that better community facilities and regional facilities would be provided to the residents of Tung Chung if there is a larger population. The expansion of the New Town would also boost economic activities, in particular with other infrastructural developments in the area. A Legislative Council case conference on the remaining development in Tung Chung was held in November 2010 and similar comments were made.

17. We consulted the Tung Chung Rural Committee, IDC and the Town Planning Board (TPB) on 14 April, 18 April and 29 April 2011 respectively. They all support the proposal to conduct the Study.

18. We have updated the green groups on the latest proposal of the project on 19 April 2011. We take note of their concern on the possible implications of future reclamation on the ecological habitat at the basin and estuary of Tung Chung River and will assess and address these issues in the Study.

ENVIRONMENTAL IMPLICATIONS

19. The Study is a designated project under Schedule 3 of the Environmental Impact Assessment Ordinance (EIAO) (Cap 499). We will prepare and submit an EIA study report in compliance with the requirements under the EIAO, the Technical Memorandum on the EIA Process and the EIA Study Brief. An application for approval of the EIA study report will be submitted to the Director of Environmental Protection under the EIAO. Some works items (such as reclamation, roads and sewage pumping stations) that may be proposed under the Study to support the remaining development in Tung Chung are designated projects under Schedule 2 of the EIAO that require Environmental Permits prior to construction and operation. The assessments to be carried out in the EIA will cover all necessary aspects such as air quality, water quality and hydraulics, ecology, fisheries, heritage and archaeology, noise and visual impacts.

20. The Study and the associated site investigation works will only generate very little construction waste. We will require the consultants to fully consider measures to minimise the generation of construction waste and to reuse/recycle construction waste as much as possible in the future implementation of the construction projects.

HERITAGE IMPLICATIONS

21. The Study and the associated site investigation works will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

22. The Study and the associated site investigation works will not require any land acquisition and/or clearance. The Study will examine the need and extent of land acquisition and/or clearance required for implementation of the remaining development in Tung Chung.

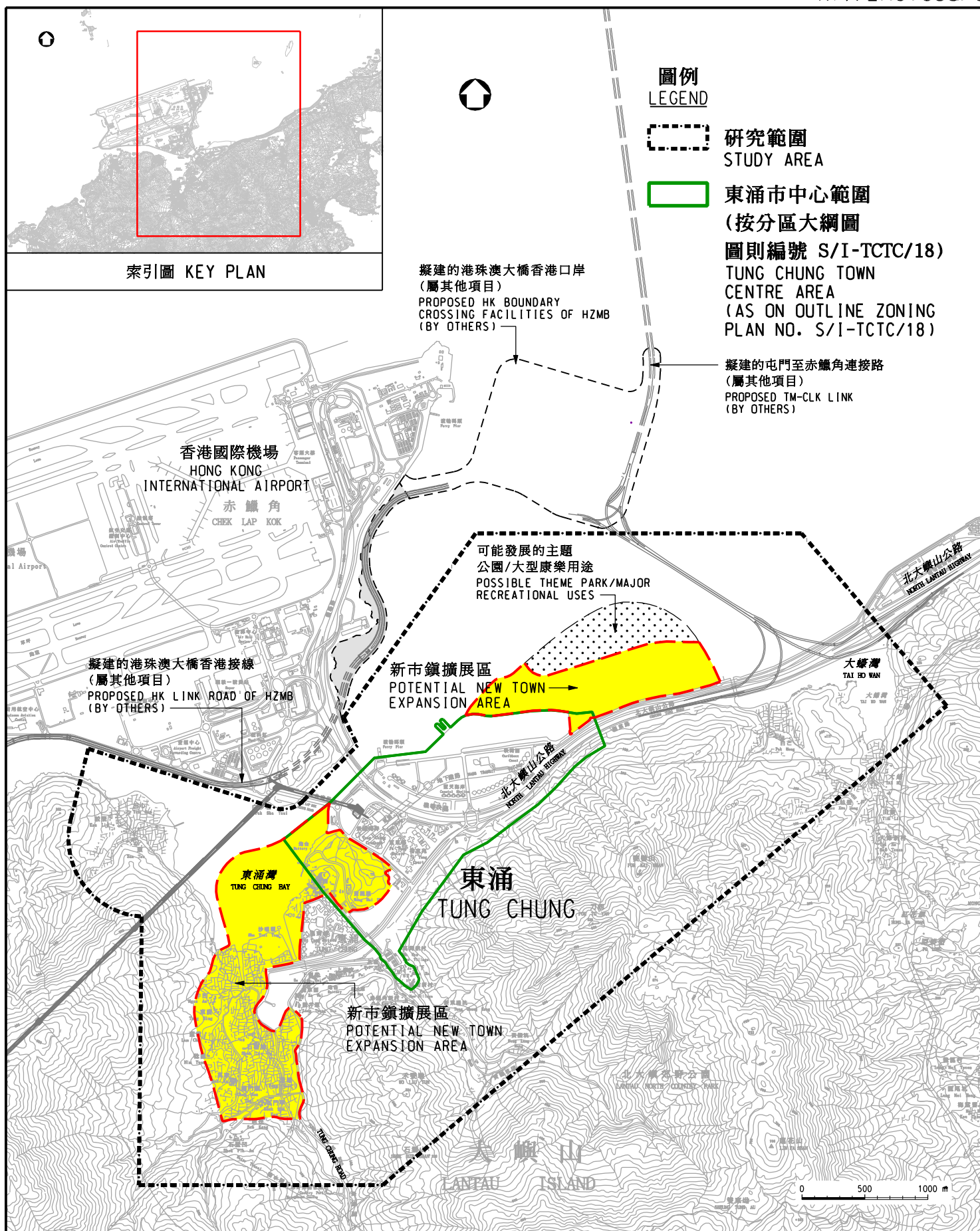
WAY FORWARD

23. We plan to seek the Public Works Subcommittee's endorsement in June 2011 for upgrading **7712CL** to Category A with a view to seeking funding approval from the Finance Committee in July 2011.

ATTACHMENT

Enclosure Study Area Location Plan

Development Bureau
May 2011



圖則名稱 drawing title

東涌餘下發展計劃的規劃及工程研究
PLANNING AND ENGINEERING STUDY ON THE
REMAINING DEVELOPMENT IN TUNG CHUNG

項目編號 item no.

7712CL

比例 scale

1 : 4000

圖則編號 drawing no.

HKI-Z1708

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