

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

發展局

香港花園道美利大廈九樓



Development Bureau

9/F, Murray Building
Garden Road, Hong Kong

電話 Tel: 2186 8795

傳真 Fax: 2868 4530

本局檔號 Our Ref. DEVB(PL-P) 50/06/54

來函檔號 Your Ref. CB1/PL/DEV

By fax: 2869 6794

28 July 2010

Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong
(Attn: Mr Daniel SIN)

Dear Mr Sin,

Panel on Development

**Issues raised at the meeting between Legislative Council Members
And Islands District Council Members on 27 May 2010**

Thank you for your letter of 9 July 2010 to the Secretary of Development. We would like to respond to the issues raised in your letter with regard to the planning and development of Tung Chung New Town, as follows –

Development of Tung Chung New Town

The development of Tung Chung New Town is divided into four phases. The reclamation, land formation and majority of land development under phases 1, 2 and 3A, which occupy about 260 ha of land, have been completed. At present, Tung Chung New Town has a population capacity of around 100 000. The remaining development of Tung Chung comes under the future proposed New Town extension. According to the “Revised Concept Plan for Lantau” published in 2007, reclamation works will be required in Tung Chung East and West for the proposed New Town extension. A total population target of about 220,000 is planned for the whole of the future Tung Chung New Town.

The development of the future Tung Chung extension is closely related to the infrastructure projects of the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road (HKLR), the HZMB Hong Kong Boundary Crossing Facilities (HKBCF) and the Tuen Mun-Chek Lap Kok Link. Upon finalisation of the detailed planning for the HKLR and the HKBCF as well as the completion of the Hong Kong International Airport Master Plan 2030 Study, the Civil Engineering and Development Department together with the Planning Department will, subject to the detailed planning and study findings, determine if the planning and engineering feasibility study could commence as soon as possible to assess the impacts of the proposed further development of Tung Chung with regard to the environmental, visual, air ventilation and traffic aspects. Public consultation will be conducted. The Government will also engage the public on the scale of reclamation and the future planning of the extension.

Community Facilities and Employment in Tung Chung New Town

In planning and developing Tung Chung New Town, the Administration aims to fulfill the need for community facilities of Tung Chung residents. Adequate land has been reserved for different types of community facilities (e.g. schools, medical and health facilities, police station, fire station, post office, library, community and recreational facilities as well as open spaces) in accordance with the Hong Kong Planning Standards and Guidelines. Having regard to the population growth and land use planning, relevant Government bureaux and departments have coordinated the planning and implementation of various community facilities. They have also speeded up individual developments with a view to putting the facilities into operation as early as practicable to come with population growth and distribution. In fact, many of the community facilities have been developed and already come into operation. The remaining facilities will be developed and implemented by concerned departments at the appropriate time having regard to the demand. For the remaining development of Tung Chung New Town, we will continue to reserve adequate land for community facilities and open space to meet future needs as Tung Chung continues its development. Information on the leisure and cultural, medical and educational facilities in Tung Chung New Town is set out at Annex.

As regards employment, the Administration has reserved adequate land for “Commercial” use, “Comprehensive Development Area” (CDA) and “Government, Institution and Community” (GIC) facilities to cope with the development of Tung Chung New Town and to provide job opportunities. In the nearby Chek Lap Kok, over 80% of the land has been earmarked for “Other Specified Uses” (OU) (including airport, airport related

services and facilities and business park). This provides Tung Chung residents with various employment opportunities. In addition, the Labour Department has all along adopted a variety of measures to help job seekers secure employment and employers recruit staff. To respond speedily to the recruitment needs of employers and to enhance the dissemination of employment vacancy and job-related information to job seekers, the Labour Department has organised job fairs and “Job Info Days” from time to time with Islands District Office. In the coming months, the Labour Department will implement a pilot scheme to provide non-government organizations (NGOs) with vacancy search terminals connected to the department’s vacancy database. This will facilitate NGOs’ provision of placement service to the public.

Development of Tai Ho

According to the “Revised Concept Plan for Lantau” published in 2007, Tai Ho including Tai Ho Stream and its surrounding valley is considered to have ecological, heritage and landscape conservation value. The Administration is therefore obliged to protect Tai Ho against adverse impacts as a result of any development.

Development of Logistics Park

Regarding the proposal to develop a Logistics Park, according to the Transport and Housing Bureau, there is a consensus that the logistics sector in Hong Kong should take advantage of our competitive edge and migrate to providing higher value services and handling high value goods. To facilitate such migration, the Administration is implementing the initiative to form a logistics cluster in the Kwai Tsing area through the gradual release of permanent sites to anchor professional third party logistics and regional distribution services. The first site in Tsing Yi is expected to be released through open tender in the last quarter of this year. In the mean time, the Administration shall keep in view the development of the Lantau Logistics Park having regard to, amongst other things, the need of the logistics sector and the global and local economic situation, such as market response to the aforementioned sites.

Yours sincerely,

(Annie KONG)
for Secretary for Development

c.c.

Director of Planning (Attn.: Ms Margaret Lam)

Director of Civil Engineering and Development (Attn.: Mr David Ngu)

S for Transport & Housing (Attn.: Mr Cyrus Cheung)

Director of Labour (Attn.: Mr Kieron Sheung)

Encl.