

**For discussion
on 28 June 2012**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**TUNG CHUNG NEW TOWN DEVELOPMENT EXTENSION STUDY
STAGE ONE PUBLIC ENGAGEMENT**

PURPOSE

This paper is to seek Members' views on the planning of the Tung Chung New Town Extension.

BACKGROUND

2. According to the 2007 Revised Concept Plan for Lantau, Tung Chung New Town is to accommodate a population of 220,000. The engineering infrastructure works for Phases 1, 2 and 3A of Tung Chung New Town development have been completed to support a population capacity of about 108,000 (the current population of Tung Chung New Town is about 78,400). At present, the various plans already made for Tung Chung are being implemented by phases. Examples include public rental housing in Areas 39 and 56, private residential development in Area 55 near the waterfront and the North Lantau Hospital in Area 25. At the same time, there are several adjoining large-scale infrastructure projects in the pipeline. For example, the Hong Kong-Zhuhai-Macao Bridge (HZMB) scheduled to complete by end 2016, the Tuen Mun-Chek Lap Kok Link (TM-CLKL) as well as other related projects in the vicinity of Tung Chung including the adoption of a three runway system being planned for the Airport. Given the strategic location of Tung Chung, such infrastructure would bring about the so-called "Bridgehead Economy" benefits and there are potentials to develop Tung Chung into an attractive regional shopping and tourism node. Also, as part of the Government's enhanced efforts to increase housing land supply, there is a need to review and establish the planning and engineering aspects of expanding the Tung Chung New Town to Tung Chung East and Tung Chung West to meet the long-term housing need of our community and the aspirations of Tung Chung residents for more commercial and public facilities.

3. PlanD and CEDD jointly commissioned the Tung Chung New Town Development Extension Study (the Study) in January 2012. The Study will explore the development potential and opportunities of Tung Chung and its adjacent areas (in the form of fallow land, foreshore and sea-bed), determine the scope of Tung Chung extension and improve the community and regional facilities. A plan showing the study area is at **Enclosure 1**. The overall objective is to recommend a preferred development scheme for the continued development of Tung Chung New Town to meet the territorial long-term housing, social, economic and environmental needs. Specifically, through the Study, we hope to further increase land supply to meet housing and other development needs, enhance community facilities and provide more job opportunities.

OPPORTUNITIES AND CONSTRAINTS

4. The opportunities and constraints of the continued development of Tung Chung New Town are summarized as below:

Opportunities (Enclosures 2a and 2b)

- (a) Potential supply of land and housing – According to the Revised Concept Plan for Lantau, from the territorial and long-term perspectives, the new town extension will be an important source of land supply to meet Hong Kong's housing need in the years to come. Moreover, sites for supporting facilities including commercial, retail and services would be provided to cater for the territorial and local needs. More employment opportunities could also be created to the benefit of society and economy;
- (b) Local and regional transport hub – Tung Chung is located at a strategic location with future connection to the HZMB, TM-CLKL and the new cross boundary facilities. With direct linkage with these strategic infrastructures, Tung Chung will be a local and regional transport hub. The opportunities to develop Tung Chung into a “gateway town” taking account of the bridgehead economy are worth exploring;
- (c) Tourism development – Lantau is renowned for its famous tourist spots, including the Hong Kong Disneyland, Ngong Ping 360 and Tai O, etc. Moreover, Tung Chung has its own tourist attractions, e.g. historic

monuments and natural scenery. With its improved accessibility subsequent to the development of strategic infrastructures, Tung Chung will also have the potential for tourism development to draw overseas and local visitors to the region;

Constraints (Enclosures 3a & 3b)

- (d) Natural environment and historic monuments – The existing natural environment, historic monuments, fung shui woodland and breezeway may constrain the future development in Tung Chung. Researches on the relevant archaeological sites may have to be completed before the sites can be available for the Tung Chung expansion;
- (e) Air quality – The existing and planned infrastructure projects, including the Hong Kong International Airport, HZMB and TM-CLKL, would have cumulative impact on the air quality of Tung Chung, including both the construction and operational phases of the projects;
- (f) Noise and height constraints – Given its proximity to the Hong Kong International Airport and other infrastructures such as Hong Kong Link Road (HKLR) and TM-CLKL, the future extension of Tung Chung New Town will be subject to height constraints and noise impacts. The noise impact is compounded by the helicopter operation base of Government Flying Service located near the southern runway of the airport;
- (g) Natural stream and water quality – The ecological value of Tung Chung River and the water quality of the area will need to be carefully assessed in planning for the new town extension. Tung Chung River is also an ecologically important stream providing habitat for some freshwater fish species¹. The future development of the new town extension should avoid or minimize potential secondary impacts (e.g. changes in water quality, disturbance) on these areas during both the construction and operational phases; and
- (h) Existing village settlements – There are rural and village settlements in Tung Chung. Future development may need to respect these village settlements.

¹ Indigenous freshwater fish species include *Acrossocheilus beijiangensis* and uncommon freshwater fish species includes *Oryzias curvinotus*.

Land resumption and re-housing arrangement will be required if these settlements are not compatible with the future development of the new town extension.

STAGE 1 PUBLIC ENGAGEMENT

5. As an integral part of the Study, the Stage 1 Public Engagement aims at soliciting views and ideas from key stakeholders and the public on the planning objectives/principles, opportunities/constraints and key issues relating to the Tung Chung New Town development. It was just launched on 12.6.2012 and will last for 2 months until 12.8.2012. To facilitate the public in giving comments on the Study, a Public Engagement Digest (**Enclosure 4**) is provided. In particular, views on the following aspects are sought:

Need for Development

- (a) how to increase supply of land and housing flats, by reclamation or other means;
- (b) how to satisfy people's different needs of housing;
- (c) how to allocate land for new community facilities;
- (d) how to make use of the improved accessibility of Tung Chung to improve people's livelihood;

Ecology and Environment

- (e) how to strike a balance between development and conservation;
- (f) how to overcome the constraints of ecology and environment;

Cultural heritage

- (g) how to strike a balance between cultural heritage and development;
- (h) how to meet the locals' demand and to conserve cultural heritage;
- (i) how to integrate development with protection of cultural heritage and rural environment;

Economic development

- (j) how to create different job opportunities;
- (k) how to use the location advantage for socio-economic development;
- (l) assess the impact of economic and tourism development on local communities; and
- (m) how to take advantage of the regional infrastructures projects to develop “Bridgehead Economy” .

6. With a view to gathering as much views and feedback from the community as possible, the Stage 1 Public Engagement includes the following activities:

- (a) briefings to the Panel on Development of LegCo, Tung Chung Rural Committee, Islands District Council and the Town Planning Board;
- (b) roving exhibitions at various locations to disseminate relevant information of the Study to the public;
- (c) public forum to be held on 7.7.2012 in Tung Chung Community Hall to provide a platform for the local community and other stakeholders to express their views, concerns and aspirations on the Tung Chung New Town development;
- (d) a Study website providing a convenient channel for the promulgation of engagement materials as well as the collection of public comments; and
- (e) street questionnaire survey to collect public views on the Study.

NEXT STEPS

7. Taking into account the public comments received during the Stage 1 Public Engagement, development proposals will be formulated and further public engagement exercises will be conducted.

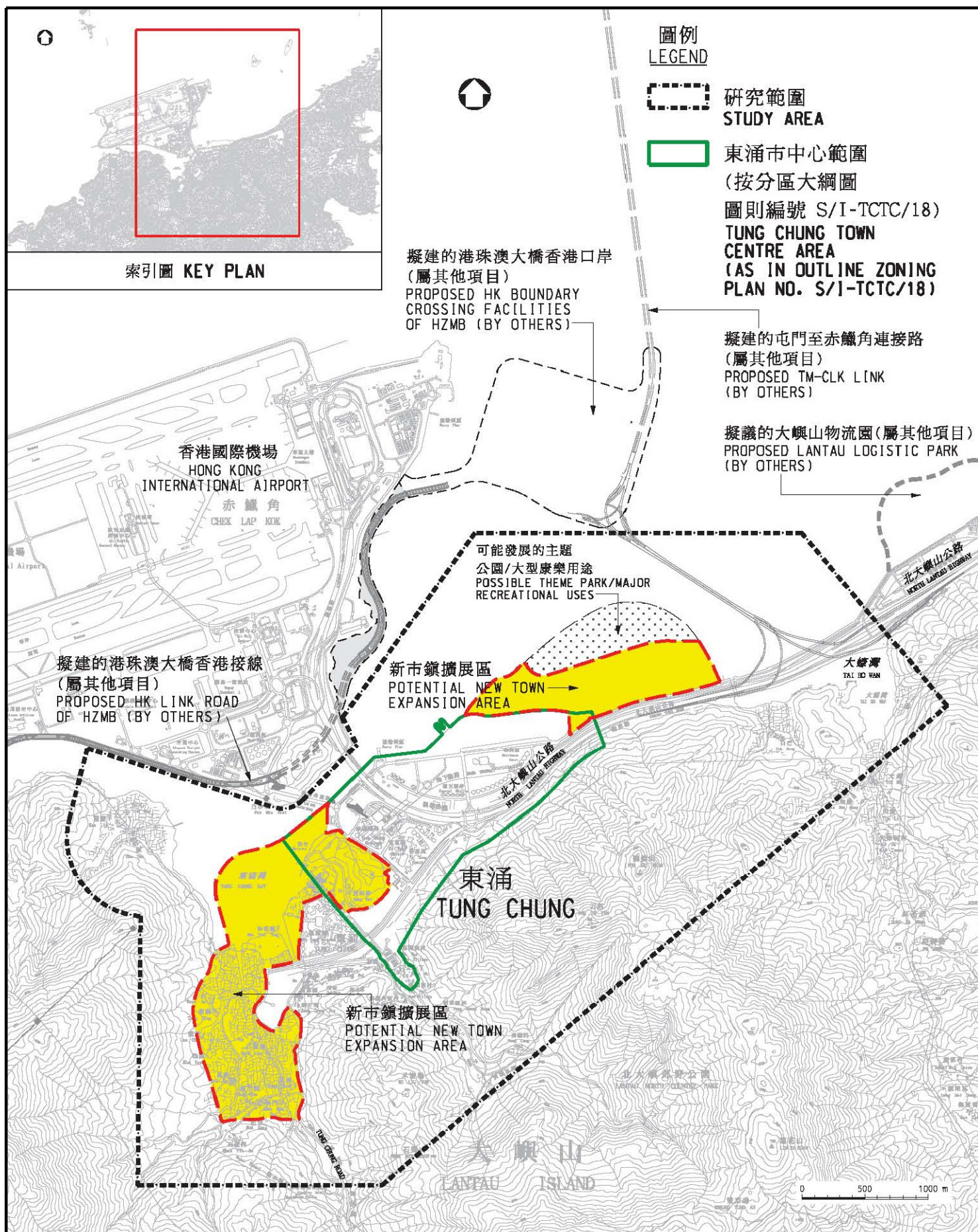
ADVICE SOUGHT

8. Members are invited to provide views on the planning for the continued development of Tung Chung New Town.

ATTACHMENTS

- | | |
|-------------------------------|---|
| Enclosure 1 | Study Area |
| Enclosures 2a & 2b | Opportunities of continued development of Tung Chung New Town |
| Enclosures 3a & 3b | Constraints of continued development of Tung Chung New Town |
| Enclosure 4 | Stage 1 Public Engagement Digest |

Development Bureau
June 2012



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

研究範圍位置圖
Study Area Location Plan

參考編號 Reference No.

M/LI/12/81

項目編號 item no.

比例 scale

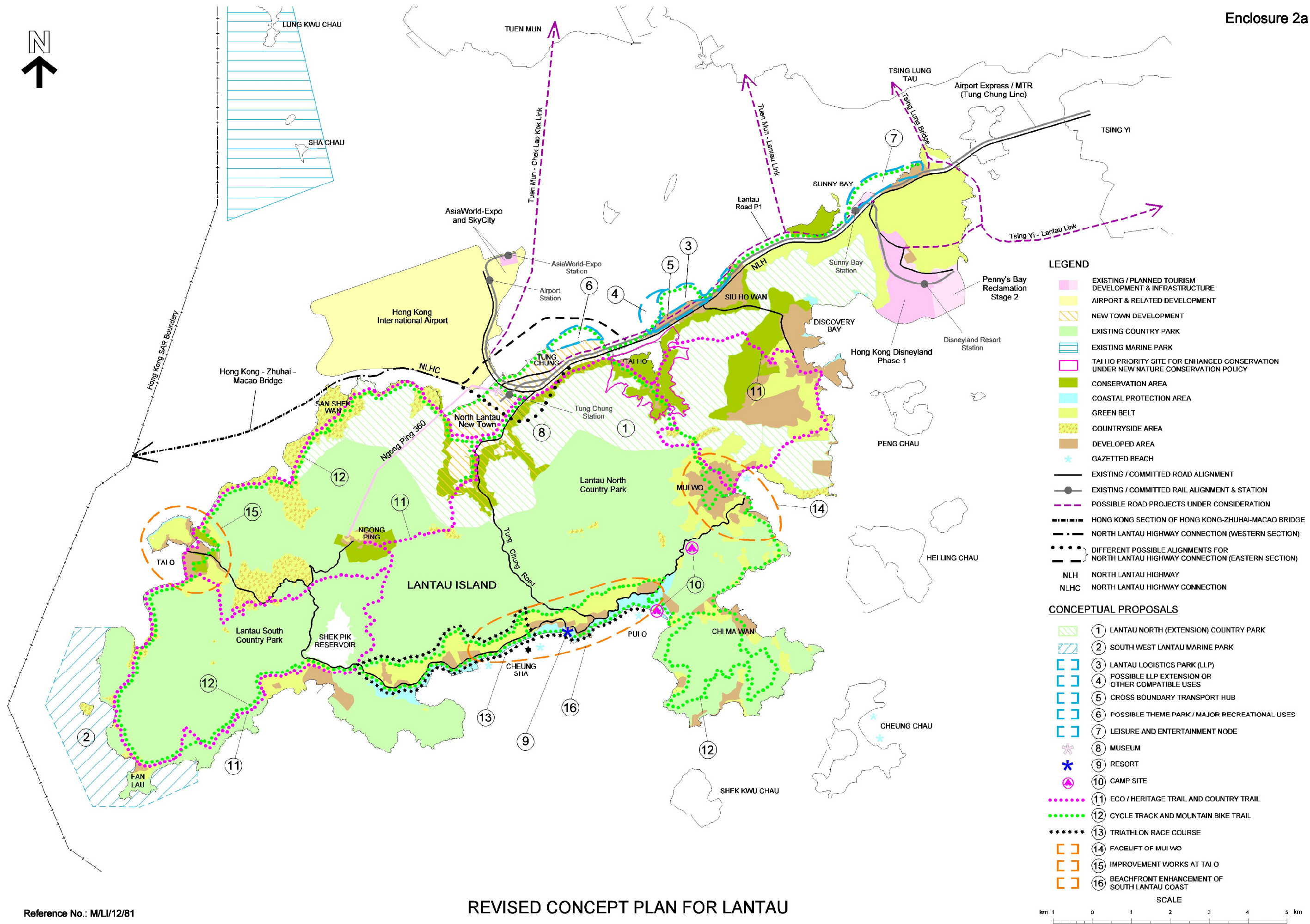
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圖則編號 drawing no.

HKI-Z1708

規劃署
PLANNING
DEPARTMENT

土木工程拓展署
CEDD CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT



Opportunities

Meeting Territory Needs



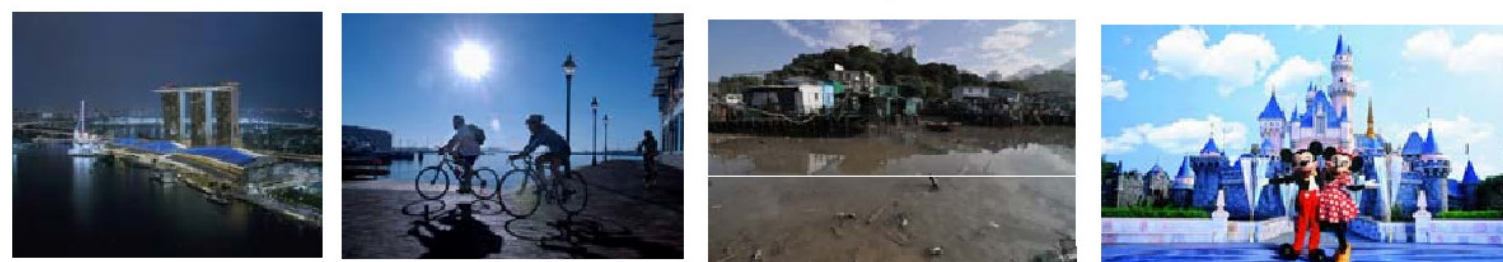
Meeting Local Needs



Sustainability & Green Initiatives



Tourism and Recreation Development



Connection between East and West

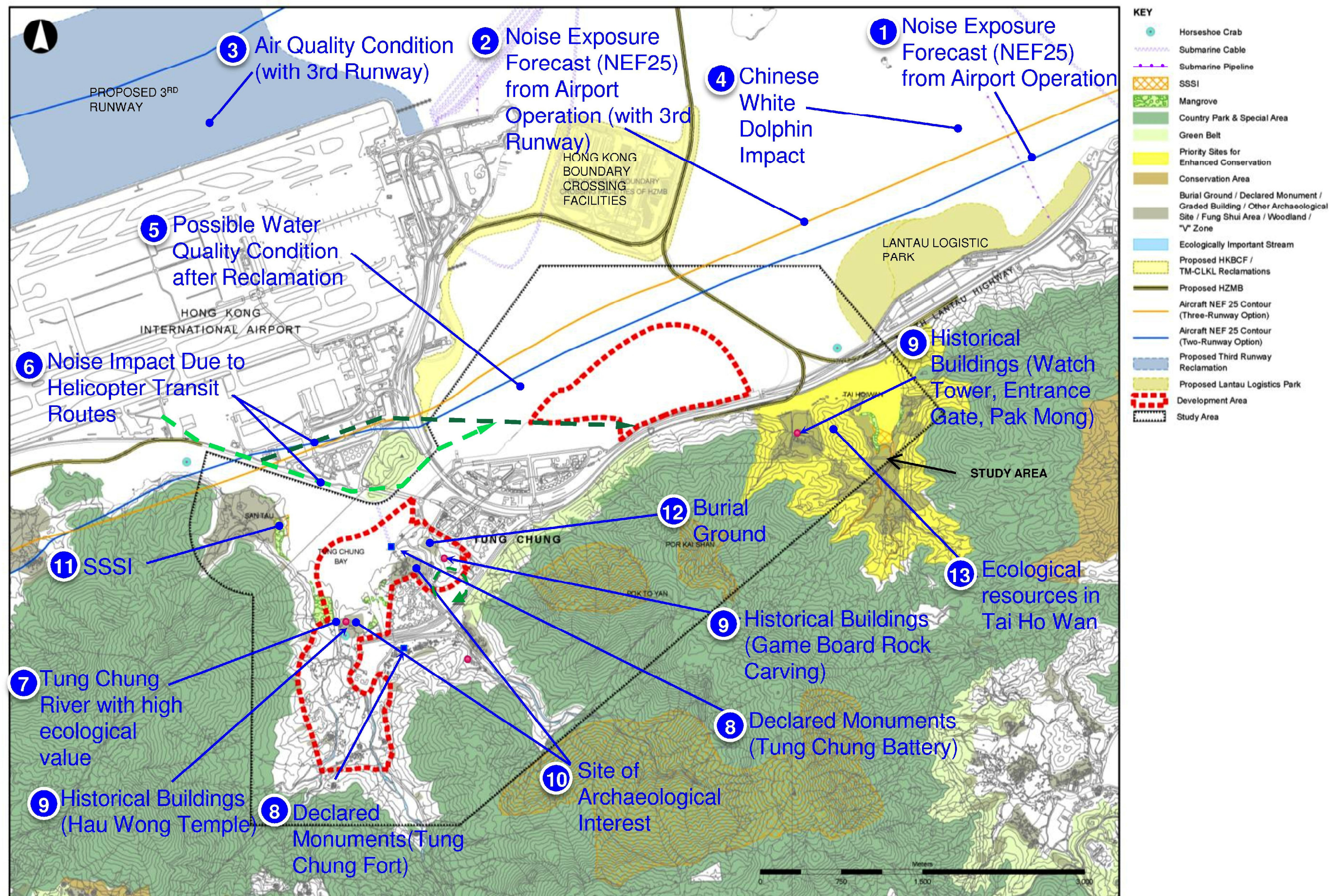


Socio-Economics



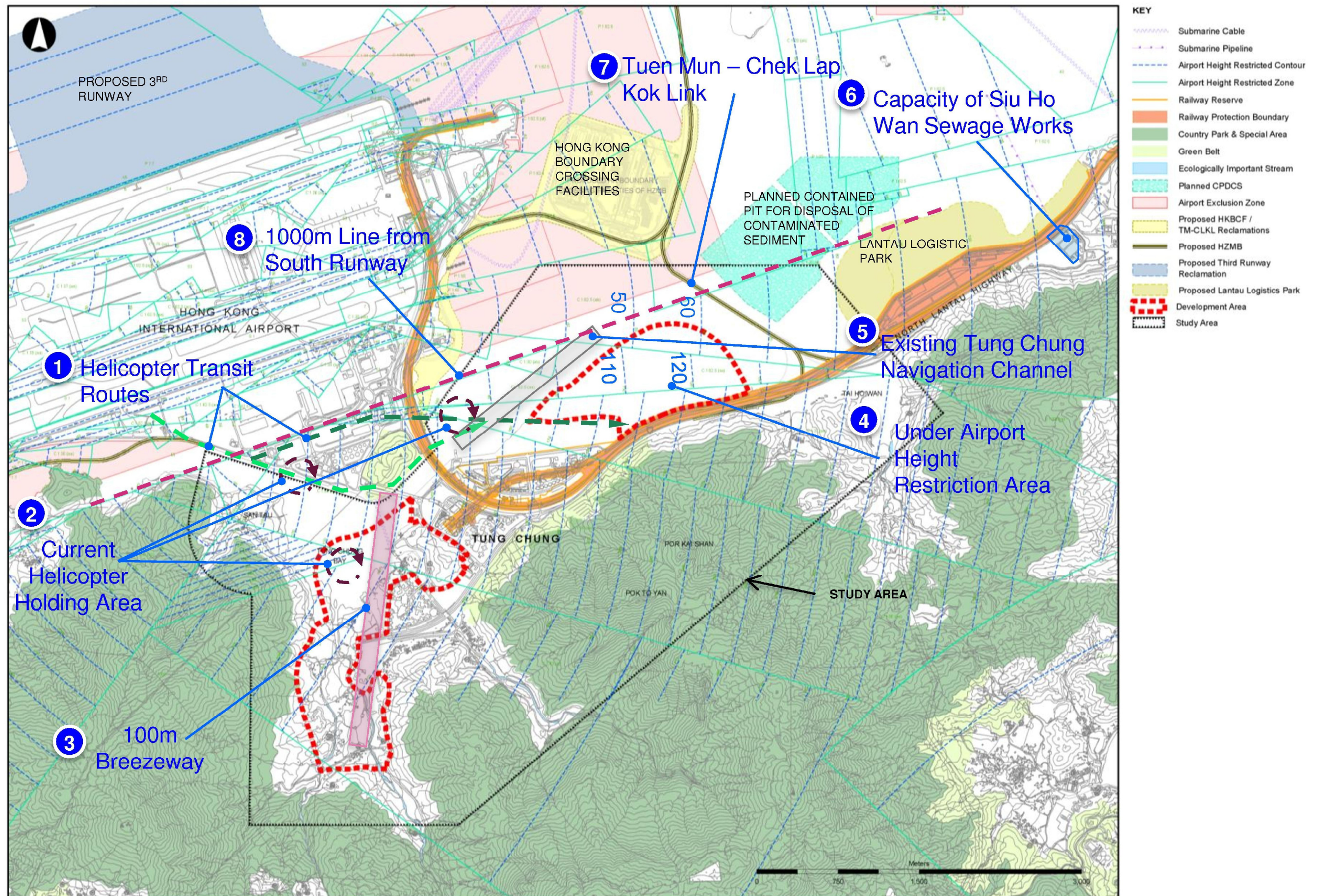
Constraints

Enclosure 3a



Constraints

Enclosure 3b



*Tung Chung New Town
Extension Study*

**Stage 1 Public
Engagement Digest**

June 2012

A photograph of four children (three girls and one boy) sitting in a circle on a yellow and orange checkered background, holding hands. They are all smiling and looking towards the camera. The boy is at the top, wearing a dark grey shirt. The girl on the left is wearing a green shirt. The girl at the bottom is wearing a light purple shirt. The girl on the right is wearing a white shirt and has red bows in her hair.

**United
We Build
Tung Chung**



The Revised Concept Plan for Lantau was completed in 2007. The vision of the concept plan includes developing Tung Chung into a new town with population capacity of about 220,000. Subsequently, the Government decided to proceed with several infrastructure projects in the vicinity of Tung Chung. We now need to review how to extend Tung Chung New Town. Taking new planning parameters and public aspirations into account, we shall propose compatible land uses and associated infrastructures. Bearing the need to preserve the natural environment, local cultural heritage and landscape, we wish to make use of this opportunity to extend Tung Chung New Town into a diversified and expanded community through increasing land and housing supply by reclamation and development of hinterland areas. The Study aims to provide more business opportunities, enhanced community facilities and a comfortable living environment.

We now invite you to express your views on Tung Chung New Town Extension. To turn our vision into reality: developing Tung Chung into an enhanced community.

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Our Tung Chung

Tung Chung New Town has been developed since the 1990s and has gradually developed into a distinct and diversified community, bringing a pleasant living, working and leisure environment to the residents.

According to the 2011 Hong Kong Population Census, Tung Chung's population distribution is as follows* :

- Public housing : about **44,700** persons
- Subsidised home ownership housing: about **6,100** persons
- Private housing : about **25,700** persons
- Others : about **1,900** persons

* Includes non-domestic housing, temporary housing and non-domestic household population

Current Tung Chung' s population: about **78,400** persons

Our Objectives

Population targets : **220,000**

Given Tung Chung's great development potential, this planning and development study aims to identify the development potential and opportunities to extend Tung Chung into a distinct community that meets its residents' needs.

Study Objectives:

- To increase land supply for satisfying housing and other development needs
- To enhance community facilities
- To balance the needs of development and conservation
- To increase job opportunities





Old Tung Chung

1960s

Tung Chung lies on the north-western coast of Lantau Island. It was formerly a rural village around Tung Chung Bay.

Revised Concept Plan for Lantau

2007

In conjunction with the preservation of cultural heritage and ecological environment in Lantau, the 2007 plan aimed to improve the rural environment, promote green tourism and develop the economic infrastructure. The target was to develop Tung Chung into a new town with a population of about 220,000.

Tung Chung's Development



Study Area

Our Study Area covers current Tung Chung and its surrounding areas, including fallow agricultural land, foreshore and seabed. We shall also examine the extension of Tung Chung by reclamation.





Major Development Opportunities

Land and Housing Supply

This development will increase the land and housing supply in Tung Chung. Coupled with the community development and job creation, Tung Chung is to be developed into a community with population capacity of 220,000. This in turn helps to meet the housing demand of Hong Kong due to population growth.

Tourism Development

Lantau has numerous popular tourist attractions, including Ngong Ping 360 and the Giant Buddha. Tung Chung is also home to many tourism resources, such as the waterfront and declared monuments. Together with the cross-border transportation such as HKZMB in the vicinity, Tung Chung can be developed into a tourism and resort centre of Hong Kong.

Territorial Transportation Hub

With the completion of the Hong Kong-Zhuhai-Macau Bridge (HKZMB), Tuen Mun-Chek Lap Kok Link and other cross-border facilities in the near future, Tung Chung is well-positioned to benefit from the synergy of "Bridgehead Economy" and thereby to become a transportation hub for both tourism and logistics in Pearl River Delta region.

Major Development Constraints

Noise and Building Height

Noise from the Airport, MTR and helicopter holding areas, and the airport height restrictions may impose constraints on nearby developments.

Air Quality

Various transport infrastructures in the vicinity of Tung Chung, including the HKZMB, the Airport and North Lantau Highway, may affect air quality and hinder the development of residential sites.

Existing Villages

There are many local indigenous villages in Tung Chung West. If the areas are to be developed, it may involve land acquisition and affect village environment.

Natural Environment and Declared Monuments

Country Parks, Feng Shui Woods, natural environment, breezeways and declared monuments of Tung Chung may impose restrictions on possible development areas.

River and Water Quality

The Tung Chung River basin in Tung Chung West possesses species with ecological value, such as the Romer's Tree Frog and Brown Fish Owl. The corresponding conservation measures may impose constraints on extension works and land development.



Visions for Development

The extension of Tung Chung New Town is a long-term planning and development project. Under the principles of sustainable development, we wish to actively listen and respond to the public's aspirations and needs for social and economic development, cultural heritage conservation, and ecological and environmental protection.



| Concerns | Key Issues |
|-------------------------|---|
| Development Needs | <ul style="list-style-type: none"> Land supply and demand Housing needs and allocation Promotion of community development and integration Improvement of district and regional transportation networks Enhancement of community facilities |
| Ecology and Environment | <ul style="list-style-type: none"> Conservation of species with ecological value and natural landscapes Impact on ecology and environment from future land development, new town extension, roads and infrastructure projects |
| Cultural Heritage | <ul style="list-style-type: none"> Conservation of declared monuments, historic heritage and archaeological sites Conservation of traditional rural culture |
| Economic Development | <ul style="list-style-type: none"> Coordination with development of nearby infrastructures including the Airport and the HKZMB Development of tourism Development of community economy |

Development Needs

Major Public Expectations

- Increase land supply to meet the demand for housing, economic and community development
- Allocate various types of housing properly to meet population growth and housing demand
- Increase and improve existing community facilities to build a diversified community
- Improve the existing transport networks
- Promote community integration

Further Thoughts

- How to increase land and housing supply? Through reclamation or other means?
- How to allocate various types of housing to meet the needs of all residents in Tung Chung?
- How to allocate the new community facilities effectively?
- How to enhance the connectivity through coordinating district, regional and cross-border transport facilities?

A People-Oriented Community

You are the master of Tung Chung. We wish to build a people-oriented community with you such that Tung Chung can have better development in three aspects: living, job opportunities and leisure, bringing a harmonious and integrated living environment to local residents.





Hau Wong Temple

Tung Chung Heritage and photo exhibition

Ecology and Environment

Major Public Expectations

- Preserve valuable species such as the Brown Fish Owls, Romer's Tree Frogs, Chinese White Dolphins, Horseshoe crabs, rare fishes, and butterflies, etc and their natural habitats including mangroves, the Tung Chung River estuary and mudflats.
- Preserve natural landscape such as Country Parks.
- Minimise impacts of development on the environment, such as air quality, noise and water quality.
- Develop eco-tourism
- Develop environmental education facilities

Sustainable Development

In conjunction with the development of community and economy, we are very concerned about the potential impacts of the development on the surrounding natural ecology and environment. We will make concerted efforts to consult various stakeholders and conduct an Environmental Impact Assessment, ensuring sustainable development in Tung Chung.

Further Thoughts

- How to balance the need of development and preservation of natural environment?
- What will the slopes, rivers and countryside areas in Tung Chung impose technical and environmental constraints?
- How to achieve consensus on the issue of environmental protection among the society?

Cultural Heritage

Major Public Expectations

- Preserve declared monuments, historical buildings and archaeological sites, such as Tung Chung Fort, Tung Chung Battery, Hau Wong Temple, Tin Hau Temple, Watchtower and the entrance gate in Pak Mong Village.
- Build a community with distinct local characteristics by integrating local culture and development
- Make the best use of the cultural heritage in Tung Chung to tie in with the overall tourism and cultural development in Lantau

Further Thoughts

- How to protect the cultural heritage upon development?
- How to satisfy the needs of different residents under the principles of conservation of cultural heritage?
- What design elements can help to integrate the cultural heritage, traditional villages and the new town?

Development of Local Characteristics by Integrating the Old and the New

Although Tung Chung is a new town, there are many traditional villages and declared monuments in the district. These are part of Hong Kong's cultural heritage. In the course of development, we will explore how to conserve the cultural heritage and highlight Tung Chung's unique characteristics of integrating the old and the new, transforming the district into a cultural tourism attraction.

Tung Chung Fort





Economic Development

The International Gateway to Pearl River Delta Region and the World

Geographically Tung Chung enjoys a superb location, as it is surrounded by many tourist attractions and strategic infrastructures such as the Hong Kong International Airport and HKZMB. How should this geographical advantage be best-leveraged to create more job and commercial opportunities for residents?



Major Public Expectations

- Coordinate Tung Chung's development with the economic development of North Lantau and Hong Kong as a whole
- Make use of the development opportunities of the adjoining Hong Kong International Airport and infrastructural projects to develop local economy
- Develop tourism that highlights Tung Chung's local characteristics
- Increase local job opportunities
- Develop the community's economy and provide a better business environment for local small businesses

Further Thoughts

- How to create different types of opportunities to meet the need of the diversified population in Tung Chung?
- How to develop local economy to benefit residents by leveraging the geographical advantage of Tung Chung?
- How will the development of economy and tourism affect the life of Tung Chung's residents?
- How can "bridge-head economy" be developed by making use of the synergy brought by the future road network in the Region.

Sustainable Living Environment

We shall ensure that Tung Chung New Town Extension is an effective and feasible long-term development, thus allowing the next generation to enjoy well-developed community network, more development opportunities and

enhanced living environment, based on the principles of sustainable development, we shall integrate various needs of society, environment and economy.

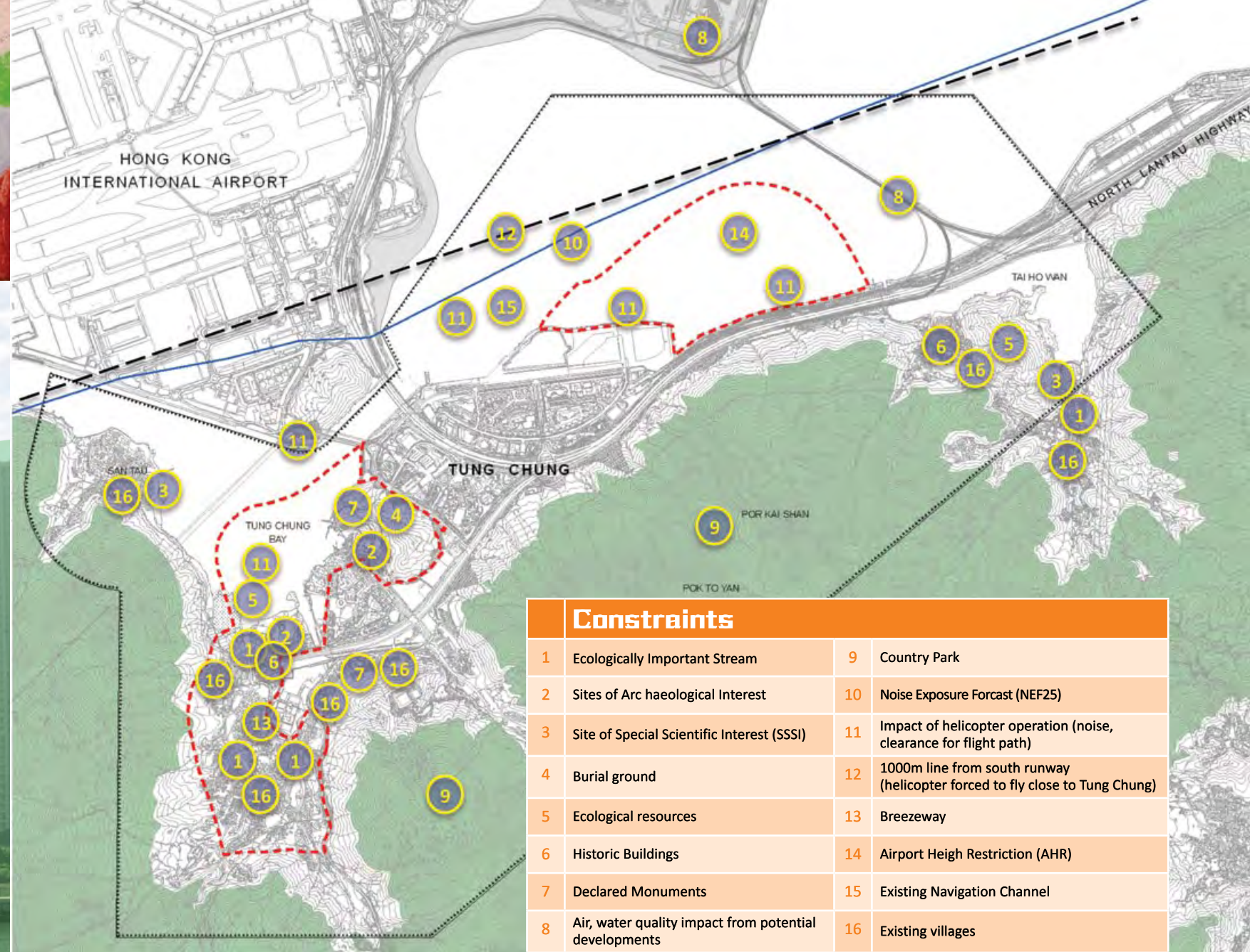
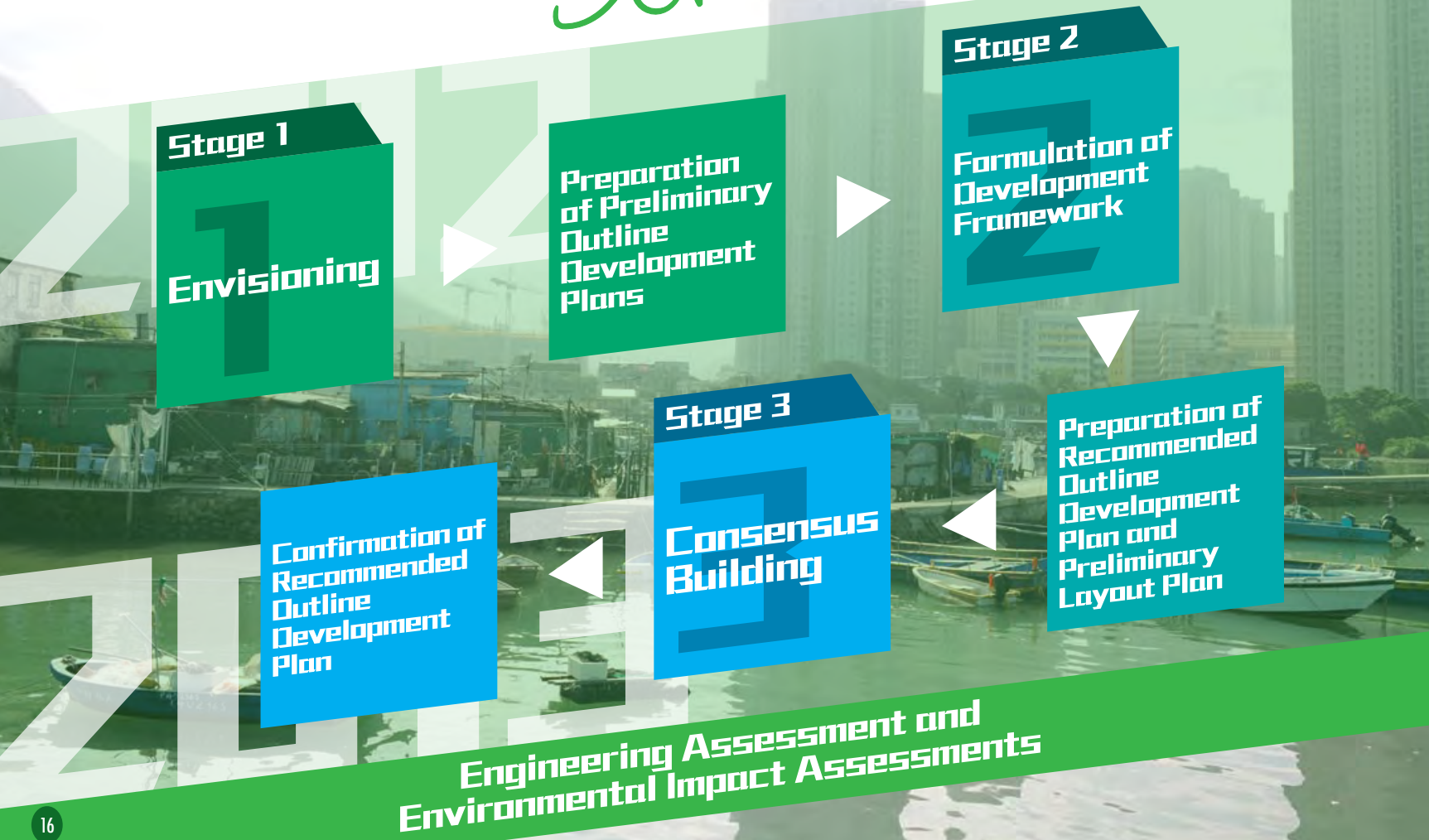
Your valuable opinions are of paramount importance in helping us to achieve this goal. What are your ideas for Tung Chung as a better place to live, work and relax?





Public Engagement Schedule

Study process



Major Constraints of Tung Chung's Development



Activities Overview

The public engagement exercise for this Study comprises three stages. We shall share information and collect public views in an open and transparent dialogue.

The two-month Stage 1 public engagement was launched on 12 June 2012. Your views and aspirations on Tung Chung's planning will help us to formulate the Preliminary Outline Development Plan.

Timetable

| Activities | Date | Venues |
|---------------------|-----------------|--|
| Roving Exhibition 1 | 18-21 June 2012 | Tung Chung MTR Station |
| Roving Exhibition 2 | 22-25 June 2012 | Fu Tung Plaza |
| Roving Exhibition 3 | 27-30 June 2012 | Yat Tung Estate |
| Roving Exhibition 4 | 3-6 July 2012 | Tung Chung Rural Committee |
| Public Forum | 7 July 2012 | Tung Chung Community Hall, Tung Chung Municipal Services Building 39 Man Tung Road, Tung Chung |

Apart from participating in the public engagement activities, you are welcome to give your views and suggestions to the Planning Department and Civil Engineering and Development Department by email, fax or post on or before 12 August 2012.

Planning Department

| | |
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Please also visit <http://www.tung-chung.hk>



