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Panel on Development

Meeting on 28 June 2012

Background brief on Tung Chung New Town Development Extension

Purpose

This paper provides background information on Tung Chung New Town Development Extension and a brief account of the views and concerns expressed by members of the Panel of Development ("the Panel") and the Public Works Subcommittee ("PWSC") on the subject.

Background

2. According to the Revised Concept Plan for Lantau formulated in 2007, Tung Chung in North Lantau is to be developed into a comprehensively planned new town for a total population of 220 000 with corresponding local and regional community facilities. Other than housing, the Plan placed emphasis on tourism, economic infrastructure and nature conservation. The engineering infrastructure works for Phases 1, 2 and 3A of the Tung Chung New Town development have been completed to support a population capacity of about 108 000. As at May 2011, the population of Tung Chung New Town was about 82 000. Against this background and as part of the effort to increase housing land supply, the Administration proposed at the meeting of the Panel on 24 May 2011 to conduct a planning and engineering study ("the P&E Study") to establish the scope and ascertain the feasibility of the remaining development in Tung Chung.

The planning and engineering study

3. According to the Administration, the P&E Study will make reference to the Revised Concept Plan for Lantau and address the following key issues --

- (a) Review of previous studies and changes in planning circumstances

The P&E 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. It will also take into account the existing developments of Tung Chung New Town.

- (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 the guidance promulgated by the Environmental Protection Department. Tung Chung Bay to the west of the New Town is currently a mudflat. The P&E Study will assess the potential impact on the 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 P&E Study will examine the population capacity of the remaining development in Tung Chung with regard to planning, environmental, transport, infrastructure and other considerations.

4. As advised by the Administration, the remaining development in Tung Chung, if it is to be proceeded with, 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 Environmental Impact Assessment ("EIA") and the outcome of the P&E Study. To facilitate the participation of various stakeholders in the community during the formulation of the development proposals and the associated EIA, a comprehensive three-stage public engagement programme will be conducted.

5. With the endorsement of PWSC, the Finance Committee approved on 8 July 2011 a funding proposal for conducting the P&E Study. The Study was scheduled for commencement in December 2011 and completion in mid-2014.

Views and concerns raised by members

6. The proposal for conducting the P&E Study was discussed at the meetings of the Panel and PWSC on 24 May and 14 June 2011 respectively. Major views and concerns expressed by members are summarized as follows --

Supply of public housing units

- (a) As the Hong Kong Housing Authority was conducting assessment for changing the land use of Tung Chung Area 39, a site adjacent to Yat Tung Estate, for public housing development, the Authority should expedite the process to meet the pressing demand for public rental housing.

Construction of the Tung Chung West Mass Transit Railway Station

- (b) The construction of the Tung Chung West Mass Transit Railway Station was incorporated in the project scope of Public Works Project Items 667CL and 668CL as early as in 2000 but it was not included in the P&E Study. The Administration must honour its promise to construct the station as soon as possible to cater for residents' transportation needs.

Environmental concerns

- (c) The Administration should ensure that no damage would be done to the ecological habitat at the basin and estuary of Tung Chung River during the process of development.
- (d) The EIA should cover air pollution issues in Tung Chung, which might have been caused by the emissions of aircrafts at the airport and the "wall effect" created by high-rise residential buildings, and suggest measures to address related problems, such as enhancing greening works and stipulating requirements on air flows among buildings blocks.
- (e) The waterfront areas should be developed under the principle of co-existence of nature conservation and development.

Recent Developments

7. The Administration will brief the Panel at its meeting on 28 June 2012 on the latest position of the P&E Study and seek members' views on Tung Chung New Town Development Extension.

Relevant papers

8. A list of relevant papers is shown in the **Appendix**.

Council Business Division 1
Legislative Council Secretariat
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Tung Chung New Town Development Extension

List of relevant papers

Date	Meeting/Event	References
24 May 2011	Panel on Development	<p>Administration's paper -- PWP Item No. 7712CL -- Planning and engineering study on the remaining development in Tung Chung (LC Paper No. CB(1)2205/10-11(03)) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev0524cb1-2205-3-e.pdf</p> <p>Minutes (LC Paper No. CB(1)265/11-12) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20110524.pdf</p>
14 June 2011	Public Works Subcommittee	<p>Administration's paper -- 712CL -- Planning and engineering study on the remaining development in Tung Chung (LC Paper No. PWSC(2011-12)24) http://www.legco.gov.hk/yr10-11/english/fc/pwsc/papers/p11-24e.pdf</p> <p>Minutes (LC Paper No. PWSC81/10-11) http://www.legco.gov.hk/yr10-11/english/fc/pwsc/minutes/pwsc20110614.pdf</p>
8 July 2011	Finance Committee	<p>Minutes (LC Paper No. FC68/11-12) http://www.legco.gov.hk/yr10-11/english/fc/fc/minutes/fc20110708.pdf</p>