

立法會
Legislative Council

LC Paper No. CB(1)1077/12-13(08)

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Panel on Development

Meeting on 28 May 2013

**Background brief on
Tung Chung New Town Development Extension Study**

Purpose

This paper provides background information on the Tung Chung New Town Development Extension Study ("the Tung Chung Study") and summarizes the views and concerns expressed by Members on the subject at the meetings of the Legislative Council and its committees since 2011.

Background

2. According to the Revised Concept Plan for Lantau¹ 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. According to the 2011 population census, the population of Tung Chung New Town was about 78 000. Currently, in the adjoining areas of Tung Chung, there are several large-scale infrastructure projects in progress or in the pipeline, such as the Hong Kong-Zhuhai-Macao Bridge ("HZMB"), the Tuen Mun-Chek Lap Lok Link and the three-runway system being planned for the Airport. According to the Administration, given the strategic location of Tung

¹ The Concept Plan can be downloaded at the following hyperlink:
http://www.pland.gov.hk/pland_en/lantau/en/revised/index.html

Chung, these projects would bring about the "bridgehead economy" benefits and there are potentials to develop Tung Chung into an attractive regional shopping and tourism node. Against this background and as part of the efforts to increase housing land supply, the Administration proposed at the meeting of the Panel on Development ("the Panel") on 24 May 2011 to conduct a planning and engineering study² ("the Tung Chung Study") to establish the scope and ascertain the feasibility of the remaining development in Tung Chung. The study area covered by the Tung Chung Study is at **Appendix I**.

The Tung Chung New Town Development Extension Study

3. According to the information provided by the Administration in 2011, the Tung Chung Study would 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 Study would 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 would also take into account the existing developments of Tung Chung New Town.

(b) The functional inter-relationship with the adjoining areas

Emphasis would 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 purposes, etc.

(c) Environmental concerns

Detailed air quality assessment on the further expansion of Tung Chung New Town would be conducted to ensure

² This planning and engineering study was proposed to the Panel on Development on 24 May 2011 under PWP Item No. 7712CL. In June 2012, when the Administration launched the Stage 1 Public Engagement for the study, it was renamed "the Tung Chung New Town Development Extension Study". In this paper, the study is referred to as "the Tung Chung Study".

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 Study would assess the potential impact of development 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 Study would 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 Tung Chung 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 ("PE") programme will be conducted.

5. With the endorsement of the Public Works Subcommittee ("PWSC"), the Finance Committee approved on 8 July 2011 a funding proposal at an estimated cost of \$44 million in money-of-the-day prices for conducting the Tung Chung Study, which commenced in January 2012 and is scheduled for completion by 2015.

Discussions at meetings of the Panel on Development and the Public Works Subcommittee

6. The proposal for conducting the Tung Chung Study was discussed at the meetings of the Panel and PWSC on 24 May and 14 June 2011 respectively. Queries had been raised over the need for conducting the Tung Chung Study as the development of Tung Chung should have already been mapped out in the engineering works proposal for Phase 3 of the Tung Chung New Town development under Public Works Project ("PWP") Item No. 667CL discussed by the former Panel on Planning, Lands and Works

on 18 May 2000. The Administration explained that in light of a number of new developments (such as the formulation of the Revised Concept Plan for Lantau and the construction of HZMB) since the original engineering works proposal was put forward in 2000, it was considered necessary to carry out another planning and engineering study on the remaining development in Tung Chung having regard to its previous development and restrictions.

7. Regarding the long timeframe of 30 months for the completion of the Tung Chung Study, the Administration advised that in view of the need to conduct PE exercises and to undergo the statutory EIA process, the Study would take a longer time to complete. The Administration would consider according priority to the development of Tung Chung East for meeting the long-term housing need of the community if this was feasible.

8. Noting that the Hong Kong Housing Authority ("HKHA") was conducting an assessment for changing the land use of Tung Chung Area 39, a site adjacent to Yat Tung Estate, for public housing development, members called on HKHA to expedite the process to meet the pressing demand for public rental housing.

9. To tie in with the transport needs of residents, members considered that the Tung Chung West Mass Transit Railway ("MTR") Station should be implemented as soon as possible. The Administration advised that the planning for the Station had been included as one of the seven local enhancement schemes for existing railway lines in the consultancy study for the review and update of the Railway Development Strategy 2000 ("RDS2000") undertaken by the Highways Department.

10. On the impact of the development and/or reclamation on the natural habitat and the local environment, members called on the Administration to 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. They stressed that the principle of co-existence of nature conservation and development should be adopted in the development of Tung Chung River and the waterfront areas. Members also suggested that the EIA should cover air pollution issues in Tung Chung and recommend measures to address related problems. The Administration advised that the Tung Chung Study would include a statutory EIA which would assess and address the impact of the development on the air quality and the ecological habitat in the study area.

Stage 1 public engagement

11. The Administration launched a two-month Stage 1 PE for the Tung Chung Study on 12 June 2012, which aimed at soliciting views and ideas from key stakeholders and the public on the planning objectives/principles, opportunities/constraints and key issues relating to the further development of Tung Chung New Town. The Administration has provided an information paper (LC Paper No. CB(1)2207/11-12(10))³ on the PE exercise to the Panel. Public views were sought on a number of aspects which are detailed in **Appendix II**. The PE exercise ended on 12 August 2012. With the public views gathered during the consultation, the consultant has formulated various development options with a view to initiating the Stage 2 PE in 2013.

Discussions at Council and Panel meetings in 2013

12. At the Council meeting of 6 February 2013, a motion on developing a new North Lantau was passed and the Administration was urged to, amongst others, expeditiously develop Tung Chung West and restrict the building height and density in Tung Chung new development areas to avoid the emergence of screen-like buildings and the heat island effect, which affected Tung Chung residents' health. The wording of the motion is at **Appendix III**. In May 2013, the Administration provided a progress report in relation to the motion. According to the progress report⁴, on the construction of an extension of the Tung Chung Line and the provision of an MTR station for Yat Tung Estate, the Administration was undertaking the Stage 2 PE of the RDS2000 until 20 May 2013. The Administration would consider the consultant's final report and recommendations in exploring the way forward for different railway projects (including the Tung Chung West Extension) having regard to transport demand, cost-effectiveness and the pace of development of new development areas, with a view to reporting the results to the public in 2014. On the concern about screen-like buildings and the heat island effect in the new development areas in Tung Chung, the Administration advised that under the Tung Chung Study, there were a series of assessments to be conducted, including the urban design and landscape

³ The paper can be downloaded at:
<http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0628cb1-2207-10-e.pdf>.

Due to time constraint, the paper was not discussed at the Panel meeting on 28 June 2012.

⁴ The progress report can be downloaded at the following hyperlink:
<http://www.legco.gov.hk/yr12-13/english/counmtg/motion/cm0206-m2-prpt-e.pdf>

assessment and the air ventilation assessment, etc. Upon the results of these assessments, the Administration would examine the building heights, development intensity, visual and air ventilation issues for the future Tung Chung New Town extension.

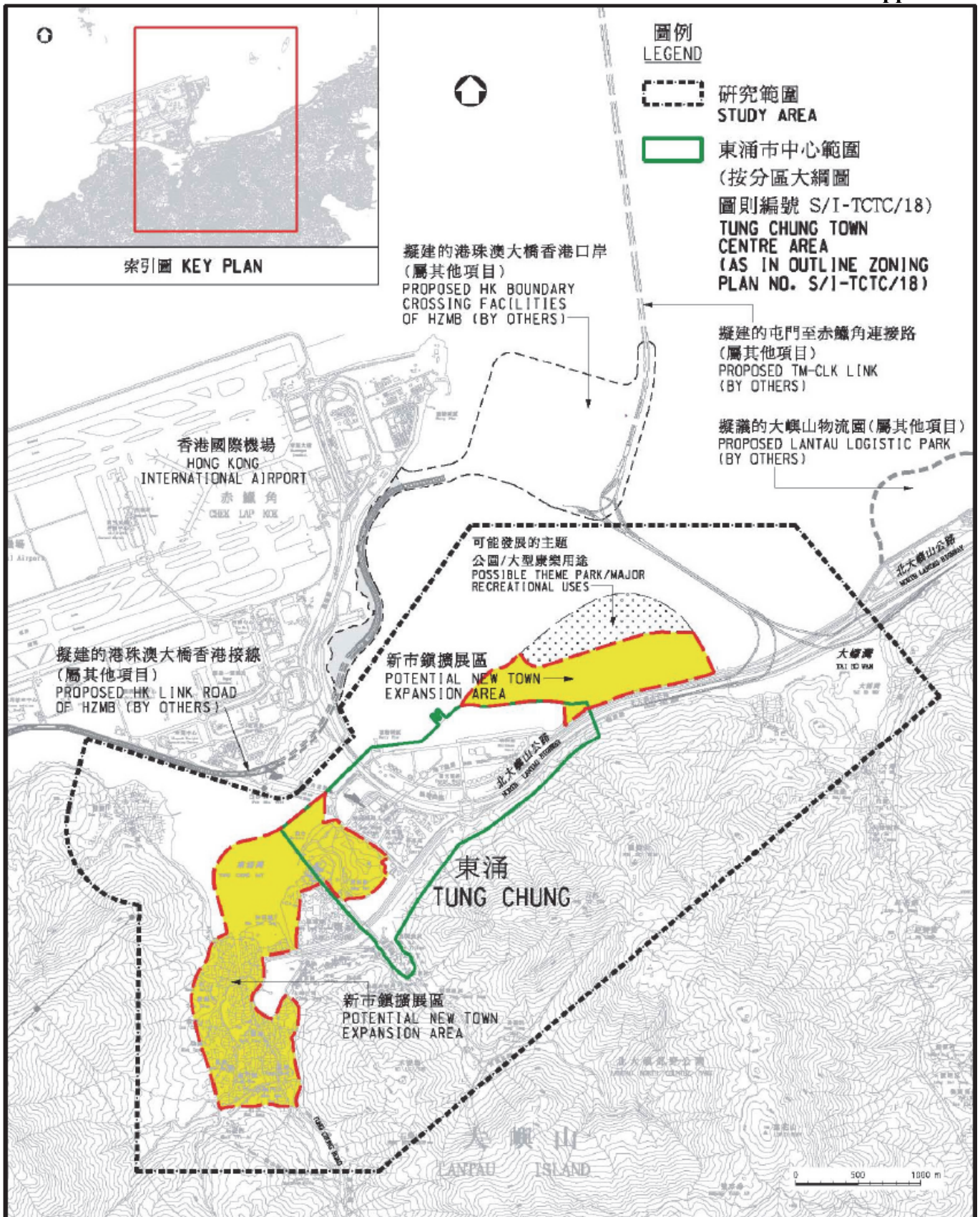
13. At the DEV Panel meeting on 22 January 2013 at which the Secretary for Development briefed members on the relevant policy initiatives in the Chief Executive's 2013 Policy Address, members requested the Administration to expedite the further development of Tung Chung so as to address the problems of insufficient employment opportunities and inadequate transport infrastructure in the area. During the special meeting of the Finance Committee to examine the Estimates of Expenditures 2013-2014, members enquired whether the proposed target population of 220 000 under the Tung Chung Study would be changed if the Administration decided not to proceed with reclamation at Tung Chung West in view of some local residents' objections. The Administration advised that the Tung Chung Study was still in progress and the target population of 220 000 was a preliminary estimation subject to adjustments as the study progressed. On members' concern about the long time taken for the Study, the Administration explained that time was needed to conduct the PE exercises and to address stakeholders' concerns. While the Stage 2 PE would be launched in 2013, the Administration would strive to compress the time for completing the Tung Chung Study as far as possible.

Recent Developments

14. The Administration will brief the Panel at its meeting on 28 May 2013 on the latest position of the Tung Chung Study and seek members' views on the Stage 2 PE which was launched on 21 May 2013.

Relevant papers

15. A list of relevant papers is shown at **Appendix IV**.



索引圖 KEY PLAN

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
1 : 40000

圖則編號 drawing no.
HK I-Z1708

規劃署
PLANNING
DEPARTMENT

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

Tung Chung New Town Development Extension Study

Stage 1 Public Engagement

Views were sought on the following aspects --

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"

Source: The Administration's paper on "Tung Chung New Town Development Extension Study -- Stage One Public Engagement (LC Paper No. CB(1)2207/11-12(10))"

**Motion on
"Developing a new North Lantau"**

**Moved by Hon CHAN Han-pan
at the Council meeting of 6 February 2013**

**Motion as amended by Hon Ronny TONG, Hon Tony TSE,
Hon Alice MAK, Hon YIU Si-wing and Dr Hon KWOK Ka-ki**

That, Hong Kong develops rapidly, with North Lantau having been developed into an area with considerable development potential in tourism as well as convention and exhibition industries; as further planning for North Lantau is underway and a number of major infrastructure projects in North Lantau, including the Hong Kong-Zhuhai-Macao Bridge (HZMB), a new control point at HZMB, the Tuen Mun-Chek Lap Kok Link and a third runway at the airport, are in progress, and the Administration is conducting a Planning and Engineering Study on the Remaining Development in Tung Chung, this Council urges the Administration to extensively consult various sectors on the development of North Lantau, and under the principle of balancing conservation and development and through holistic planning, improve North Lantau's internal and external transport links, make good use of control point facilities to develop a "bridgehead economy", which should include studying the opening up of the SkyPier inside Chek Lap Kok Airport for use by non-airport passengers to enable tourists and local residents to travel by water to tourist attractions in Lantau Island and Tung Chung to promote district economy, so as to develop Tung Chung into a key area of tourism as well as convention and exhibition services, and a vibrant community with local characteristics which is good for living, doing business and leisure activities, and capitalize on the opportunities arising from the North Lantau development to actively implement a "local professions first" policy and create employment opportunities, so as to drive the economic development of Hong Kong; this Council also urges the Administration, when formulating planning proposals on the development of North Lantau, to involve actively not only the Development Bureau but also other relevant Policy Bureaux, including the Transport and Housing Bureau, the Home Affairs Bureau and the Environment Bureau, and to preserve valuable features of the district economy and culture and ensure their sustainable development; specific measures should include:

- (1) to expeditiously develop Tung Chung West, including constructing an extension of Tung Chung Line, setting up an MTR station for Yat Tung Estate, conducting a study on lowering the fares of the Tung Chung Line, and launching reasonably-priced monthly tickets on a zonal basis for the Tung Chung Line;
- (2) to study the development of “on-street economy”, including setting up a Tung Chung bazaar or night market and implementing a local dual economy, so as to provide small business operators with development opportunities and residents with more diversified shopping choices;
- (3) to avoid monopoly by large consortia, and build more public markets managed by the Food and Environmental Hygiene Department to provide local small business operators with stalls at relatively low rents, and provide residents with inexpensive consumption choices to alleviate their burdens of the costs of living;
- (4) to abolish the toll for Lantau Link to increase residents' outbound mobility;
- (5) to set up training colleges and educational institutions which match the mode of local economic development;
- (6) to build coastal cycle tracks in North Lantau and provide bicycle ferry services to facilitate residents go by bicycle to and fro Sunny Bay, Park Island and Tsuen Wan, and develop green and low-carbon transport; and
- (7) to ensure sufficient healthcare personnel, so that the North Lantau Hospital due for completion soon can offer comprehensive healthcare services and come into operation as early as possible;

this Council also urges the Administration to allocate land for constructing large shopping areas with retail and wholesale functions, build more hotels, expedite the expansion of the Hong Kong Disneyland, perfect the support facilities of AsiaWorld-Expo and provide adequate parking spaces; besides, before developing new communities in Tung Chung and implementing concrete planning for increasing the population in North Lantau, the Administration must fully consult the residents to forge consensus, and implement the following measures:

- (8) to strictly restrict the building height and density in Tung Chung new development areas to avoid the emergence of screen-like buildings and the heat island effect, which affect Tung Chung residents' health;

- (9) to ensure that when the North Lantau Hospital commences service, its accident and emergency department can immediately operate round the clock, and it can provide comprehensive specialist out-patient and in-patient services;
- (10) to study the development of eco-tourism, opening-up of monuments and heritage trails, establishment of berths, and building of water sports centres and relevant commercial support facilities in North Lantau; and
- (11) to build a new standard outdoor sports ground in the Tung Chung area to provide residents with a sports venue.

Tung Chung New Town Development Extension Study

List of relevant papers

Date	Meeting/Event	References
24 May 2011	Panel on Development	<p>Administration's paper on 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 of meeting (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 on 712CL -- Planning and engineering study on the remaining development in Tung Chung (PWSC(2011-12)24) http://www.legco.gov.hk/yr10-11/english/fc/pwsc/papers/p11-24e.pdf</p> <p>Minutes of meeting (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 of meeting (LC Paper No. FC68/11-12) http://www.legco.gov.hk/yr10-11/english/fc/fc/minutes/fc20110708.pdf</p>

Date	Meeting/Event	References
16 May 2012	Council meeting	<p>Hansard -- oral question (No. 6) on "measures to improve the economy and livelihood of residents of Tung Chung" (P. 9865 - P. 9876) http://www.legco.gov.hk/yr11-12/english/counmtg/hansard/cm0516-17-translate-e.pdf</p>
28 June 2012	Panel on Development	<p>Administration's paper on Tung Chung New Town Development Extension Stage One Public Engagement (LC Paper No. CB(1)2207/11-12(10)) http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0628cb1-2207-10-e.pdf</p> <p>Paper on Tung Chung New Town Development Extension prepared by the Legislative Council Secretariat (LC Paper No. CB(1)2207/11-12(11)) http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0628cb1-2207-11-e.pdf</p>
22 January 2013	Panel on Development	<p>Administration's paper on 2013 Policy Address -- Policy Initiatives of Development Bureau (LC Paper No. CB(1)428/12-13(03)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0122cb1-428-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)735/12-13) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130122.pdf</p>

Date	Meeting/Event	References
6 February 2013	Council meeting	<p>Hansard -- Motion debate on "developing a new North Lantau" (P. 6684 to P. 6785) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm0206-translate-e.pdf</p> <p>Progress report on the motion http://www.legco.gov.hk/yr12-13/english/counmtg/motion/cm0206-m2-prpt-e.pdf</p>