

立法會 *Legislative Council*

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Panel on Development

Meeting on 25 April 2017

Updated background brief on Tung Chung New Town Extension

Purpose

This paper provides background information on Tung Chung New Town Extension ("TCNTE") and summarizes the views and concerns expressed by Members on the subject at the meetings of the Legislative Council, the Panel on Development ("DEV Panel"), the Public Works Subcommittee ("PWSC") and the Finance Committee ("FC") since the 2010-2011 legislative session.

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 000² with corresponding local and regional community facilities. Other than housing, the Plan placed emphasis on tourism, economic infrastructure and nature conservation. 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

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

² The current population of Tung Chung New Town is about 80 000. (Source: Website on [Tung Chung New Town Extension](#))

Mun-Chek Lap Kok Link ("TM-CLKL") and the third runway for the Hong Kong International Airport ("HKIA"). According to the Administration, given the strategic location of Tung 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 DEV Panel on 24 May 2011 to conduct a planning and engineering study³ ("the Tung Chung Study") to establish the scope and ascertain the feasibility of the remaining development of Tung Chung New Town.

The Tung Chung New Town Extension Study

3. The Tung Chung Study was jointly commissioned by the Civil Engineering and Development Department ("CEDD") and the Planning Department ("PlanD") in January 2012. Its overall objective was to explore the development potential and opportunities of Tung Chung and its adjacent areas with a view to recommending 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.

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

Three-stage public engagement and the Recommended Outline Development Plans

5. A three-stage public engagement ("PE") programme was conducted from 2012 to 2014 under the Tung Chung Study to gauge public views on the continued development of Tung Chung New Town. The Administration briefed DEV Panel on the proposals under the Tung Chung Study at each stage of the PE programme. Following the completion of

³ This planning and engineering study was proposed to the DEV Panel 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 Extension Study". In this paper, the study is referred to as "the Tung Chung Study".

the three-stage PE process in October 2014, the Administration formulated a development proposal for TCNTE as shown on the Recommended Outline Development Plans ("RODPs") in **Appendix I**. The major development parameters and land uses under the RODPs are in **Appendix II**.

6. Based on the RODPs, the Administration drew up draft Outline Zoning Plans ("OZPs") for TCNTE, which were gazetted in January 2016 and approved by the Chief Executive-in-Council on 7 February 2017. The approved OZPs have been available for public inspection since 17 February 2017.⁴

Detailed design and site investigation works for the implementation of the Tung Chung New Town Extension

7. At the meeting of DEV Panel in December 2015, the Administration consulted Panel members on its proposal to upgrade part of PWP Item No. 786CL "Tung Chung New Town Extension" to Category A at an estimated cost of \$729.5 million in MOD prices for engaging consultants to undertake detailed design and site investigation works for the implementation of TCNTE. Information about the scope of the works is in **Appendix III**. The funding proposal for the aforesaid works was endorsed by PWSC in February 2016 and approved by FC in May 2016.

Major views and concerns expressed by Members

8. The Tung Chung Study was discussed at a number of meetings of DEV Panel and PWSC from 2011 to 2014. At the Council meeting of 6 February 2013, a motion on "Developing a new North Lantau" was passed and the Administration was urged to, among 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. Another motion, on "Promoting the Economic Development of Lok Ma Chau and Lantau Island", was passed at the Council meeting of 8 January 2014. Some of the suggestions raised in the motion included "to expeditiously develop Tung Chung West" and "to expeditiously build Tung Chung West Station". The wordings of the two

⁴ Sources: Website on [Tung Chung New Town Extension](#)
Website of the Town Planning Board ([Plan publication in February 2017](#))

motions are in **Appendix IV**. The major concerns and views expressed by Members at the aforesaid meetings are summarized in the ensuing paragraphs.

Development of Tung Chung West

9. Members expressed support for the Administration's decisions of reducing the planned population in Tung Chung West (from 43 000 to about 25 000) and not pursuing the proposed reclamation in Tung Chung Bay. Some other Members raised objection to the proposed low-density residential developments in Tung Chung West and considered that the developments would lead to transfer of benefits from the Government to the land owners.

10. At Tung Chung West, a channelized section of Tung Chung River at the northeast of Shek Lau Po will be revitalized into a river park. Some Members suggested that the Administration should formulate a theme in developing the green features (such as mangroves and Tung Chung River) in the park. To enhance the green environment in Tung Chung West for public enjoyment and develop local green economies, the Administration should consult stakeholders, including the academics, and make reference to relevant overseas experience.

Connectivity

Railway transport

11. Members expressed concern on whether the train frequencies and the train fleet size of the existing MTR Tung Chung Line ("the Tung Chung Line") would be increased to cater for the transportation needs of the new population in TCNTE. Some Members urged the Administration to work out measures, including expansion of the Tung Chung Line, to address the problems that might arise from the potential insufficient capacity of the Tung Chung Line and greater demand for the Airport Express train services (which shared the same railway system with the Tung Chung Line) upon the commissioning of the third runway of HKIA.

12. The Administration advised that, according to the Preliminary Traffic and Transport Impact Assessment of the Tung Chung Study, it was anticipated that the Tung Chung Line, with two new railway stations, one in Tung Chung East and another in Tung Chung West, would be operating

below the Design Capacity⁵ upon the full development of TCNTE after 2031. Moreover, the maximum carrying capacity of the Tung Chung Line could be increased by the construction of an overrun tunnel (i.e. a new infrastructure) in future, and upgrading of the signalling system of the Tung Chung Line by 2026. As there were several other developments under construction or planning in North Lantau (such as the proposed Topside Development at the Hong Kong Boundary Crossing Facilities of HZMB, North Commercial District on the airport island and Sunny Bay development, etc.), the job opportunities to be created by such developments would relieve the traffic loading when more Tung Chung residents worked within the district.

Non-rail transport

13. Given the population of Tung Chung East in future would be over 120 000, Members expressed concern on whether adequate transport linkages, including cycle tracks, would be provided to facilitate the residents to travel in and out of Tung Chung East. Some Members opined that sufficient car parking spaces and bicycles parking spaces should be provided in the area.

14. The Administration advised that public transport would be a major means of transport in TCNTE. A working group on transport had been set up under the Lantau Development Advisory Committee ("LanDAC") to study the improvement of transport services in Lantau. Members of the working group included representatives of the Transport and Housing Bureau.

Provision of ancillary facilities

15. Some Members called on the Administration to provide adequate community facilities, such as wet markets, elderly and child care centres, community halls, swimming pools, etc. to address the needs of the new population of TCNTE. The Administration advised that a site near Area 39 of Tung Chung had been planned for the provision of an indoor sports

⁵ The Design Capacity of a railway line refers to the maximum number of passengers that can be carried per hour per direction when all the space within the train compartments is taken up by passengers based on a passenger density level of 6 persons (standing) per square metre ("ppsm") on average (and all seats are taken up) and train frequencies are maintained at the maximum levels that its signalling system permits. (Source: [LC Paper No. CB\(1\)1132/14-15\(01\)](#))

centre. Facilities to support social services for the elderly, children and youths would be provided according to the standards set out in the Hong Kong Planning Standards and Guidelines ("HKPSGs").

Employment opportunities and economic development in Tung Chung

16. Members opined that it was important to provide local job opportunities to the future residents of TCNTE, given the long travelling time and the high transport expenses for travelling out of Tung Chung to work. Some Members expressed concern about the lack of diversities in the employment opportunities to be generated from the proposed commercial developments (which were focused on the hotel, entertainment, catering and retail industries) in TCNTE. Members called on the Administration to provide diversified job opportunities to the future residents. Some Members suggested that the Administration should facilitate the development of the engineering, technology and creative industries in TCNTE to bring about more job opportunities for young people.

17. Some Members opined that the mismatch between manpower supply and job positions in Lantau might worsen upon the development of TCNTE. There were a large number of job vacancies in HKIA and the North Lantau Hospital on one hand and a great demand for jobs from local residents of Tung Chung on the other. The Administration advised that land for the use of tertiary education had been reserved in TCNTE for setting up, among others, training centres to equip local residents with the relevant skills to take up the jobs offered by the logistics and exhibition businesses in Lantau.

18. Taking in view that many low-income families and ethnic minorities lived in Tung Chung, some Members suggested that the Administration should promote local economic activities and provide opportunities for the low-income groups to operate small businesses by setting up open bazaars in public areas.

19. On the measures to be taken to tackle the employment problem in Tung Chung, the Administration advised that LanDAC had established working groups to study employment issues, including the employment mismatch in Tung Chung. On the other hand, a gross floor area of 500 000 m² would be provided in and around the Metro Core Area in Tung Chung East for the development of a regional office node to facilitate the diversification of jobs and the local economy of Tung Chung. According to the Administration, of the some 40 000 jobs to be provided in TCNTE,

about 45% (18 000 jobs) would require no or relatively low skills, i.e. clerical work, elementary occupations and sales. Together with the jobs to be provided in the surrounding areas, in particular in HKIA when the Three-Runway System ("3RS") came into operation, ample job opportunities from different sectors would be provided to meet the demand from the existing and new population in Tung Chung.

Environmental issues

Nature conservation

20. Development of TCNTE involves reclamation works for about 130 hectares of land at Tung Chung East. Members expressed concern about the impact of the reclamation works on the ecology at Tai Ho Wan and the impact of the proposed development of a marina at Tung Chung East on the marine ecology, the habitat of Chinese White Dolphins and the proposed marine park at the Brothers Islands. The Administration advised that an Environmental Impact Assessment ("EIA") was being carried out to assess and address the impact of the development of TCNTE on the ecological habitat in accordance with the requirements of the EIA Ordinance (Cap. 499).

Air pollution

21. Some Members expressed doubt on whether Tung Chung, well known for its air pollution problems, was a suitable place for further housing development. Some Members opined that air pollution in Tung Chung might be intensified following the commissioning of HZMB and the 3RS in HKIA. They suggested that the EIA should cover air pollution issues in Tung Chung and recommend measures to improve the air quality in the area.

22. The Administration advised that control strategies had been formulated to tackle the air pollution problem of Hong Kong. In addition to reducing emissions from local sources, the Administration had cooperated with the Guangdong Province in improving the air quality of the Pearl River Delta region. Taking into account the gaseous emissions arising from the concurrent projects in the vicinity of TCNTE, the preliminary air quality assessment for TCNTE revealed that the predicted cumulative air quality impacts on all air sensitive receivers for 2026

complied with the prevailing Air Quality Objectives⁶ and no adverse impacts were anticipated.

Noise pollution

23. Some Members pointed out that mitigation measures should be worked out to alleviate the noise pollution in Tung Chung caused by the movement of aircrafts in HKIA. The Administration advised that Noise Exposure Forecast ("NEF") was adopted in HKPSGs as the standard for assessing aircraft noise impact.⁷ HKPSGs required that no residential developments should be located within the NEF 25 contour.⁸ Based on the EIA findings for the 3RS, the predicted NEF 25 contour of the 3RS would be distant from the proposed TCNTE. The Airport Authority Hong Kong ("AAHK"), which carried out the 3RS project, had proposed a number of mitigation measures in the [3RS EIA report](#) to address various environmental issues, including aircraft noise. The Administration advised that, prior to the commencement of the operation of the 3RS, AAHK would submit an Aircraft Noise Monitoring Plan to the Director of Environmental Protection for approval. The Plan would include monitoring of aircraft noise at representative locations, including Tung Chung. Upon the full commissioning of the 3RS, planned for 2023, AAHK would collect and review the operation data annually and update the NEF 25 contour if there were major deviations from the assumptions adopted in the 3RS EIA report.

⁶ The Air Pollution Control Ordinance (Cap. 311) set out Air Quality Objectives ("AQOs"), which are benchmarked against a combination of interim and ultimate targets under the World Health Organization's Air Quality Guidelines, and provides for the periodic review of the AQOs at least once every five years. (Source: http://www.epd.gov.hk/epd/english/environmentinhk/air/air_quality_objectives/air_quality_objectives.html)

⁷ Source: [LC Paper No. CB\(1\)1132/14-15\(01\)](#)

⁸ The noise impact arising from aircraft operation is represented by NEF contour, a criterion which takes into account the duration of flyover, the peak noise level, the tonal characteristics and the number of aircraft movements in the daytime and night-time period. For HKIA, HKPSGs stipulate a criterion of NEF 25 contour for planning of noise sensitive land uses. (Source: http://www.epd.gov.hk/epd/noise_education/web/ENG_EPd_HTML/m2/types_4.html)

Tolls of the Tsing Ma Bridge and the proposed Tuen Mun-Chek Lap Kok Link

24. Some Members urged the Administration to abolish the tolls for the Lantau Link (comprising Kap Shui Mun Bridge and Tsing Ma Bridge) and exempt the toll for the proposed TM-CLKL to relieve the burden arising from transportation costs on local residents and to reduce the costs for operating businesses in Tung Chung. The Administration advised that the proposal to abolish the tolls for the aforementioned crossings had been discussed at the meeting of the Traffic and Transport Subcommittee of LanDAC in January 2015. The tolls charged for the Lantau Link and the future TM-CLKL would allow the Administration to recover the full costs of providing, operating and maintaining the two major infrastructures, including the capital costs invested, in accordance with the "users-pay" principle. The Transport and Housing Bureau did not recommend pursuing the proposal further. The Administration undertook to consider and strike a balance among various factors, like the impacts of the tolls on traffic flow and the economy, as well as public affordability and acceptability, when reviewing the toll rates for the Lantau Link and setting the toll rates for TM-CLKL in future.

Recent development

25. At the meeting of DEV Panel to be held on 25 April 2017, the Administration will seek the Panel's support for upgrading part of PWP Item No. 786CL to Category A for carrying out reclamation at Tung Chung East and other advance works.

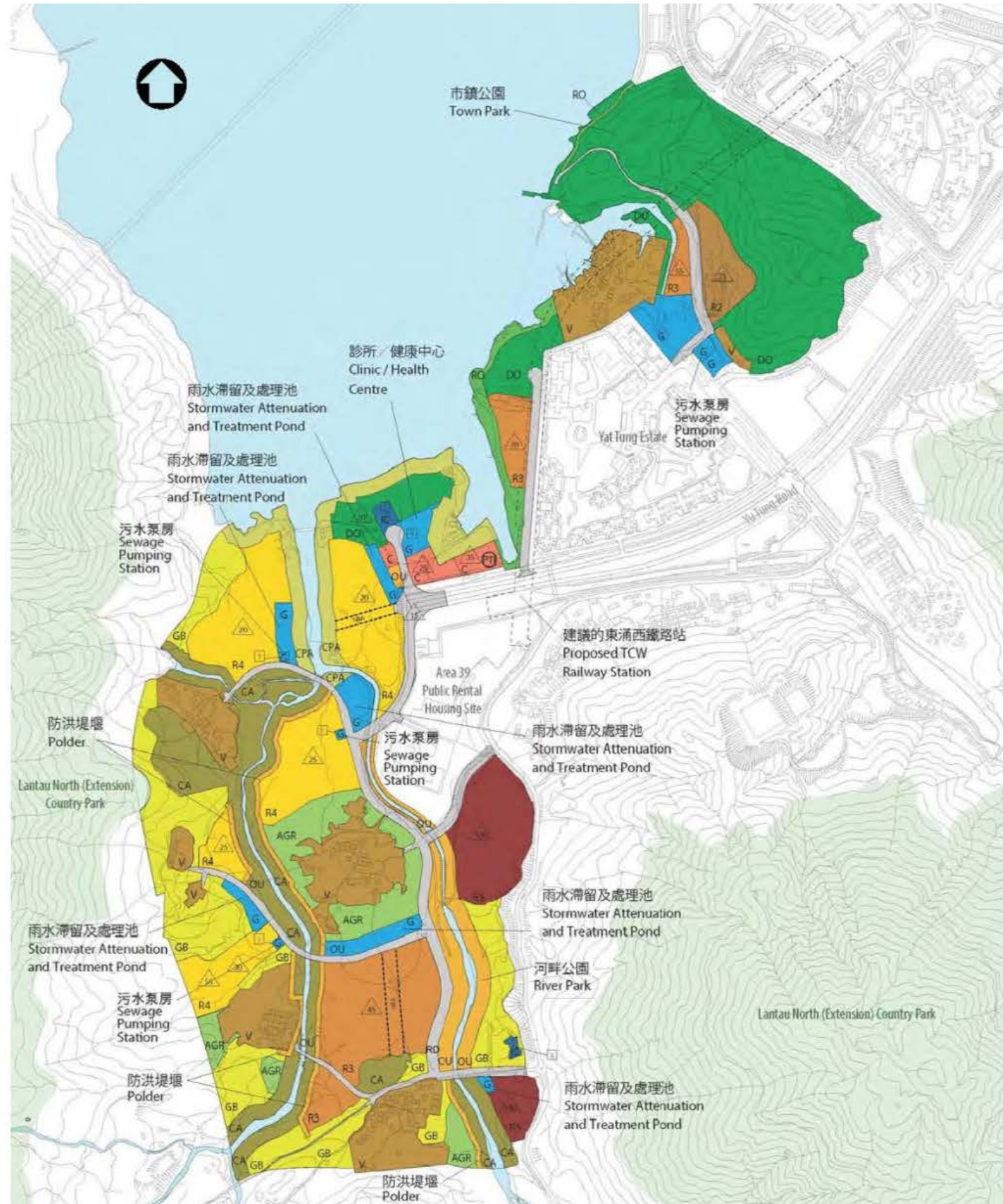
Relevant papers

26. A list of relevant papers is shown in **Appendix V**.

東涌東建議發展大綱圖
Recommended Outline Development Plan of Tung Chung East



東涌西建議發展大綱圖 Recommended Outline Development Plan of Tung Chung West



圖例 LEGEND:

- 租住公屋／居屋
Special Residential (PR 5-6)
- 住宅發展區2
Residential 2 (PR 4)
- 住宅發展區3
Residential 3 (PR 1.5-3.5)
- 住宅發展區4
Residential 4 (PR 1)
- 政府
Government
- 其他指定用途
Other Specified Uses
- 機構及社區
Institution and Community
- 商業
Commercial (PR 3-9.5)
- 地區休憩用地
District Open Space
- 非建築用地
Non-Building Area
- 區域休憩用地
Regional Open Space
- 鄉村式發展
Village Development Area
- 自然保育區
Conservation Area
- 海岸保育區
Coastal Protection Area
- 農業
Agriculture
- 綠化地帶
Green Belt
- 建議道路
Proposed Road
- 最高建築物高度
(在主水平基準上若干米)
Maximum Building Height
(mPD)
- 最高建築物高度
(樓層數目)
Maximum Building Height
(Stores)

資料來源：立法會CB(1)300/15-16(05)號文件(附件三)
Source: LC Paper No. CB(1)300/15-16(05) (Enclosure 3)

東涌新市鎮擴展主要土地用途及發展參數
Tung Chung New Town Extension Major Land Uses and Development Parameters

住宅供應、新增人口及職位 Housing Supply, New Population and Job Opportunities	東涌東 Tung Chung East		東涌西 Tung Chung West		總計 Total	
	40,800		8,600		49,400	
估計新增住宅量(約) Estimated No. of Flats to be provided (about)	資助房屋 Subsidized Housing 25,700	私人住宅 Private Housing 15,100	資助房屋 Subsidized Housing 5,200	私人住宅 Private Housing 3,400	資助房屋 Subsidized Housing 30,900	私人住宅 Private Housing 18,500
	63%	37%	60%	40%	63%	37%
估計新增人口(約) Estimated New Population (about)	118,900		25,500		144,400	
估計新增職位(約) Estimated New Job Opportunities (about)			40,000			

主要土地用途 Land Uses	住宅(東涌東,除都會中心區) Residential (TCE, excluding Metro Core Area)	住宅(東涌西) Residential (TCW)	都會中心區 Metro Core Area	商業(東涌東) Commercial (TCE)	商業(東涌西) Commercial (TCW)	政府、機構或社區 Government, Institution or Community	休憩用地 Open Space	保育相關用途 Conservation Related Uses	鄉村、道路及其他用途 Village, Road and Other Uses	總計 Total
大約面積(公頃) Approx. Area (ha)	44.0	27.9	7.6	7.6	1.1	21.4	49.0	28.6	63.0	250.2
地積比 Plot Ratio	2.5 - 6.5	1 - 6	住宅 Domestic 6 非住宅 Domestic 2.5	3 - 9.5	2 - 3	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A

資料來源：[立法會CB\(1\)300/15-16\(05\)號文件\(附件四\)](#)
Source: [LC Paper No. CB\(1\)300/15-16\(05\) \(Enclosure 4\)](#)

**Part up-grading of PWP Item No. 786CL to Category A
for the detailed design and site investigation works for the implementation
of Tung Chung New Town Extension — scope of works**

The part of 786CL upgraded comprised:

- (a) detailed design of the following –
 - (i) reclamation works for about 130 hectares ("ha") of land including construction of associated seawall and eco-shoreline for the development of Tung Chung New Town Extension ("TCNTE") at Tung Chung East and a Primary Distributor Road (Road P1);
 - (ii) site formation works for about 10 ha of land for the development of TCNTE at Tung Chung West;
 - (iii) engineering infrastructure works including roads, footbridges, drainage, sewerage, waterworks, sewage and salt water pumping stations, fresh water and salt water service reservoirs, and flood protection measures;
 - (iv) provision of new cycle tracks connecting to the existing cycle track network;
 - (v) a river park adjacent to a portion of Tung Chung River and de-channelization of a channelized portion of Tung Chung River;
 - (vi) landscaping, reprovisioning and ancillary works; and
 - (vii) environmental mitigation measures including noise barriers for the works mentioned in (i) to (vi) above.
- (b) associated site investigation works and supervision; and
- (c) preparation of tender documents and assessment of tenders for the works described in items (a) and (b) above.

Source: [LC Paper No. CB\(1\)300/15-16\(05\)](#)

Motion on "Developing a new North Lantau"

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

The following motion, as amended by Hon Ronny TONG, Hon Tony TSE, Hon Alice MAK, Hon YIU Si-wing and Dr Hon KWOK Ka-ki, was passed --

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 from 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.

**Motion on
"Promoting the economic development of Lok Ma Chau and Lantau Island"**

**Moved by Hon WONG Ting-kwong
at the Council meeting of 8 January 2014**

The following motion, as amended by Ir Dr Hon LO Wai-kwok, Dr Hon KWOK Ka-ki, Hon Alice MAK and Hon Charles Peter MOK, was passed --

That, with the gradual materialization of the Guangdong-Hong Kong-Macao "one-hour living circle", cross-boundary flows of people and goods are bound to increase further; in this connection, this Council urges the Government to expeditiously study the setting up of a business and shopping centre in Lok Ma Chau and, in the light of the impending completion of the Hong Kong-Zhuhai-Macao Bridge, set up an inter-departmental development committee to promptly formulate an overall development plan and perfect the infrastructure support for Lantau Island, so as to promote the development of diversified industries such as tourism, convention and exhibition, logistics and environmental protection, etc., including building more hotels and shopping malls on Lantau Island, so as to stimulate the economic development of the areas concerned, thereby creating diversified employment and business start-up opportunities; this Council also urges the Government to develop eco-tourism, open up monuments and heritage trails, build water sports centres, build more relevant commercial support facilities on Lantau Island, and set up flea markets, holiday bazaars and markets and cooked food centres managed by the Food and Environmental Hygiene Department, etc. in Tung Chung; the Government should also improve the external transport of Lantau Island, especially the bus services in Tung Chung West, and request the MTR Corporation Limited to reduce the fares of the Tung Chung Line and expeditiously build Tung Chung West Station; this Council also urges the Government to, with a "people-oriented" mindset and on the premise of balancing conservation and development, expeditiously plan for the development of Lok Ma Chau and Lantau Island to stimulate the economy; the relevant proposals include:

- (1) to develop 'on-street economy', including conducting studies on the setting up of night markets in Tung Chung and the establishment of markets with characteristics and traditional culture in suitable places of Lantau Island and Lok Ma Chau, so as to implement a dual economy, thereby providing small business operators with development opportunities and offering residents and tourists more diversified shopping choices;

- (2) to develop new industries such as research and development of new technology-intensive industries, cultural and creative industries and the environmental industry, etc., in Lantau Island and the Lok Ma Chau Loop, so as to create more positions at the middle and low levels for providing residents with various employment opportunities;
- (3) to conduct studies on the development of cycling tourism in Lantau Island and Lok Ma Chau, including expeditiously implementing the construction of coastal cycle tracks in North Lantau, extending the cycle track works connecting the Northwest and Northeast New Territories to Lok Ma Chau and providing bicycle ferry services from Lantau Island to Sunny Bay, Park Island and Tsuen Wan, etc., so as to enable both areas to develop green and low-carbon transport and green economies;
- (4) making reference to the model of 'holiday markets' in overseas countries, to promote bazaar culture and organic produce markets in both areas, so as to promote local fresh fisheries and agricultural products and facilitate the development of relevant industries;
- (5) to construct training colleges which match the mode of local economic development on the sites for developing higher education in the Lok Ma Chau Loop, so as to train more local talents to dovetail with Hong Kong's future economic development;
- (6) to expeditiously develop Tung Chung West, and expeditiously implementing the alignment and station points of the Northern Link mentioned in the 'Railway Development Strategy 2000', so as to provide transportation support for the development of both areas;
- (7) to open up the Sky Pier for use by inner harbour ferries, so as to increase Tung Chung's connection with other areas; and
- (8) to abolish the toll for Lantau Link and launch reasonably-priced monthly tickets on a zonal basis for the Tung Chung Line, so as to reduce the travelling expenses of Lantau Island residents and tourists;

this Council also urges the Government to, by making use of their cross-boundary advantages, reserve sites in Lok Ma Chau and Lantau Island for developing scientific research and data storage, and for building the relevant ancillary facilities, thereby enhancing Hong Kong's competitiveness.

Tung Chung New Town Extension

List of relevant papers

Council/Committee	Date of Meeting	Paper
Panel on Development	24 May 2011	<p><u>Administration's paper</u> 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))</p> <p><u>Minutes of meeting</u> (LC Paper No. CB(1)265/11-12)</p>
Public Works Subcommittee	14 June 2011	<p><u>Administration's paper</u> on "712CL — Planning and engineering study on the remaining development in Tung Chung" (LC Paper No. PWSC(2011-12)24)</p> <p><u>Minutes of meeting</u> (LC Paper No. PWSC81/10-11)</p>
Legislative Council	16 May 2012	<p><u>Hansard</u> — Oral question (No. 6) on "Measures to improve the economy and livelihood of residents of Tung Chung" (P. 9865 - P. 9876)</p>
Panel on Development	28 June 2012	<p><u>Administration's paper</u> on "Tung Chung New Town Development Extension Stage One Public Engagement" (LC Paper No. CB(1)2207/11-12(10))</p> <p><u>Paper on Tung Chung New Town Development Extension</u> prepared by the Legislative Council Secretariat (LC Paper No. CB(1)2207/11-12(11))</p>

Council/Committee	Date of Meeting	Paper
Panel on Development	22 January 2013	<p>Administration's paper on "2013 Policy Address — Policy Initiatives of Development Bureau" (LC Paper No. CB(1)428/12-13(03))</p> <p>Minutes of meeting (LC Paper No. CB(1)735/12-13)</p>
Legislative Council	6 February 2013	<p>Hansard — Motion debate on "Developing a new North Lantau" (P. 6684 to P. 6785)</p> <p>Progress report on the motion</p>
Panel on Development	28 May 2013	<p>Administration's paper on "Tung Chung New Town Extension Study — Stage 2 Public Engagement" (LC Paper No. CB(1)1077/12-13(07))</p> <p>Minutes of meeting (LC Paper No. CB(1)56/13-14)</p> <p>Administration's follow-up paper (LC Paper No. CB(1)1323/12-13(01))</p>
Legislative Council	11 December 2013	<p>Hansard — Oral question (No. 1) on "Development of bridgehead economy on Lantau Island" (P. 4219 - P. 4229)</p>
Legislative Council	8 January 2014	<p>Hansard — Motion debate on "Promoting the economic development of Lok Ma Chau and Lantau Island" (P. 5344 to P. 5419)</p> <p>Progress report on the motion</p>

Council/Committee	Date of Meeting	Paper
Panel on Development	28 January 2014	<p>Administration's paper on "Initiatives of Development Bureau in the 2014 Policy Address and Policy Agenda" (LC Paper No. CB(1)741/13-14(03))</p> <p>Minutes of meeting (LC Paper No. CB(1)1246/13-14)</p>
Panel on Development	28 October 2014	<p>Administration's paper on "Tung Chung New Town Extension Study — Stage 3 Public Engagement — Draft Recommended Outline Development Plan" (LC Paper No. CB(1)89/14-15(05))</p> <p>Minutes of meeting (LC Paper No. CB(1)347/14-15)</p> <p>Administration's follow-up paper (LC Paper No. CB(1)275/14-15(01))</p>
Special meeting of the Panel on Development	3 December 2014	<p>Minutes of special meeting (LC Paper No. CB(1)448/14-15)</p> <p>Administration's follow-up paper (LC Paper No. CB(1)1132/14-15(01))</p>
Panel on Development	27 January 2015	<p>Administration's paper on "Initiatives of Development Bureau in the 2015 Policy Address and Policy Agenda" (LC Paper No. CB(1)447/14-15(03))</p> <p>Administration's paper on "Increasing Land Supply" (LC Paper No. CB(1)407/14-15(01))</p>
Panel on Development	22 December 2015	<p>Administration's paper on "PWP Item No. 786CL — Tung Chung New Town Extension o Detailed Design and Site Investigation" (LC Paper No. CB(1)300/15-16(05))</p>

Council/Committee	Date of Meeting	Paper
		<p>Updated background brief on Tung Chung New Town Extension prepared by the Legislative Council Secretariat (LC Paper No. CB(1)300/15-16(06))</p> <p>Minutes of meeting (LC Paper No. CB(1)561/15-16)</p>
Public Works Subcommittee	24 February 2016 29 February 2016	<p>Administration's paper on "786CL — Tung Chung New Town Extension" (PWSC(2015-16)55)</p> <p>Minutes of meeting on 24 February 2016 (LC Paper No. PWSC160/15-16)</p> <p>Minutes of meeting on 29 February 2016 (LC Paper No. PWSC170/15-16)</p> <p>Administration's follow-up paper (LC Paper No. PWSC200/15-16(01))</p>
Finance Committee	20 May 2016 27 May 2016	<p>Minutes of meeting on 20 May 2016 (at 5:10 pm) (LC Paper No. FC336/15-16)</p> <p>Administration's follow-up paper (LC Paper No. FC229/15-16(01))</p> <p>Minutes of meeting on 27 May 2016 (at 3:15 pm) (LC Paper No. FC310/15-16)</p> <p>Minutes of meeting on 27 May 2016 (at 5:25 pm) (LC Paper No. FC311/15-16)</p> <p>Administration's follow-up paper (LC Paper No. FC240/15-16(01))</p>