

TOWN PLANNING BOARD

TPB Paper No. 9111

**For Consideration by the
Town Planning Board on 22.6.2012**

**Tung Chung New Town Development Extension
Stage One Public Engagement**

TUNG CHUNG NEW TOWN DEVELOPMENT EXTENSION
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 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 (2007), 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, Tuen Mun-Chek Lap Kok Link (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; and
- (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* (北江光唇魚) and uncommon freshwater fish species includes *Oryzias curvinotus* (弓背青鱗).

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 has just been 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.

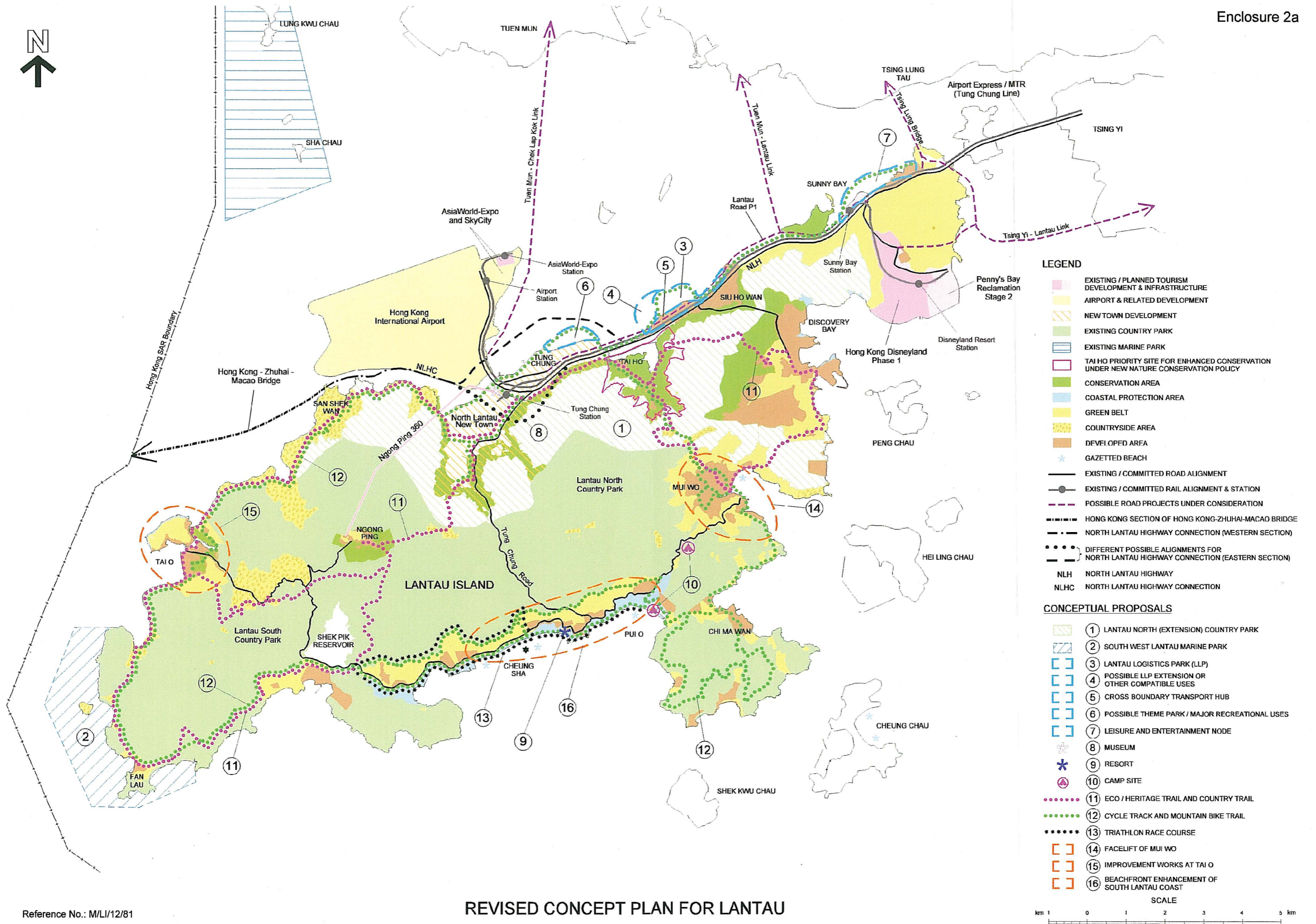
ATTACHMENTS

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|-------------------------------|----------------------------------------------------------------------|
| 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 |

PLANNING DEPARTMENT

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

JUNE 2012

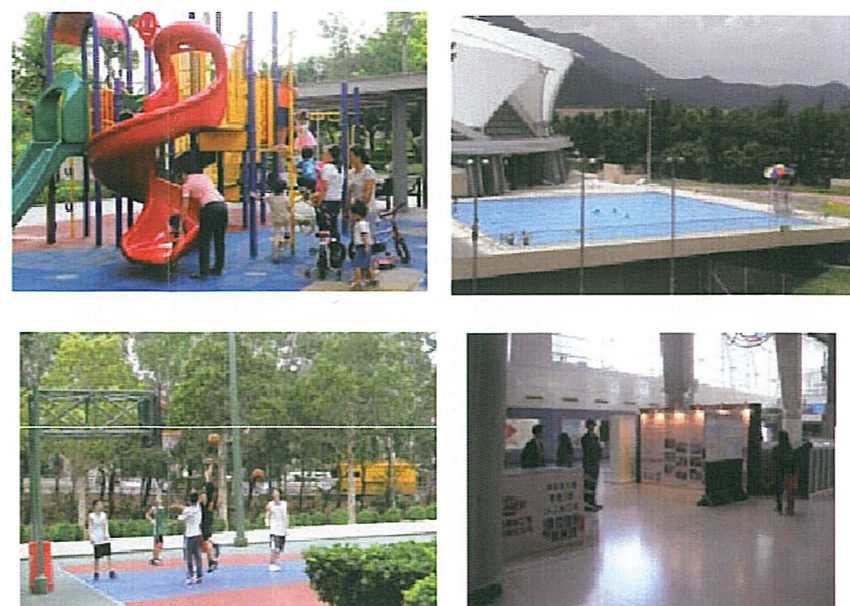


Opportunities

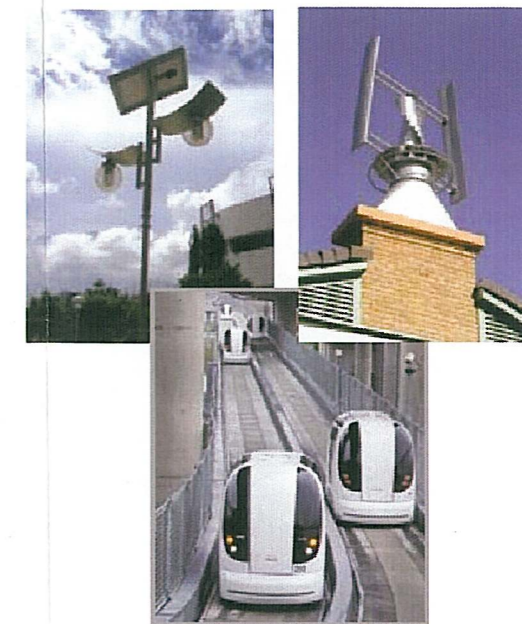
Meeting Territory Needs



Meeting Local Needs



Sustainability & Green Initiatives



Tourism and Recreation Development



Connection between East and West

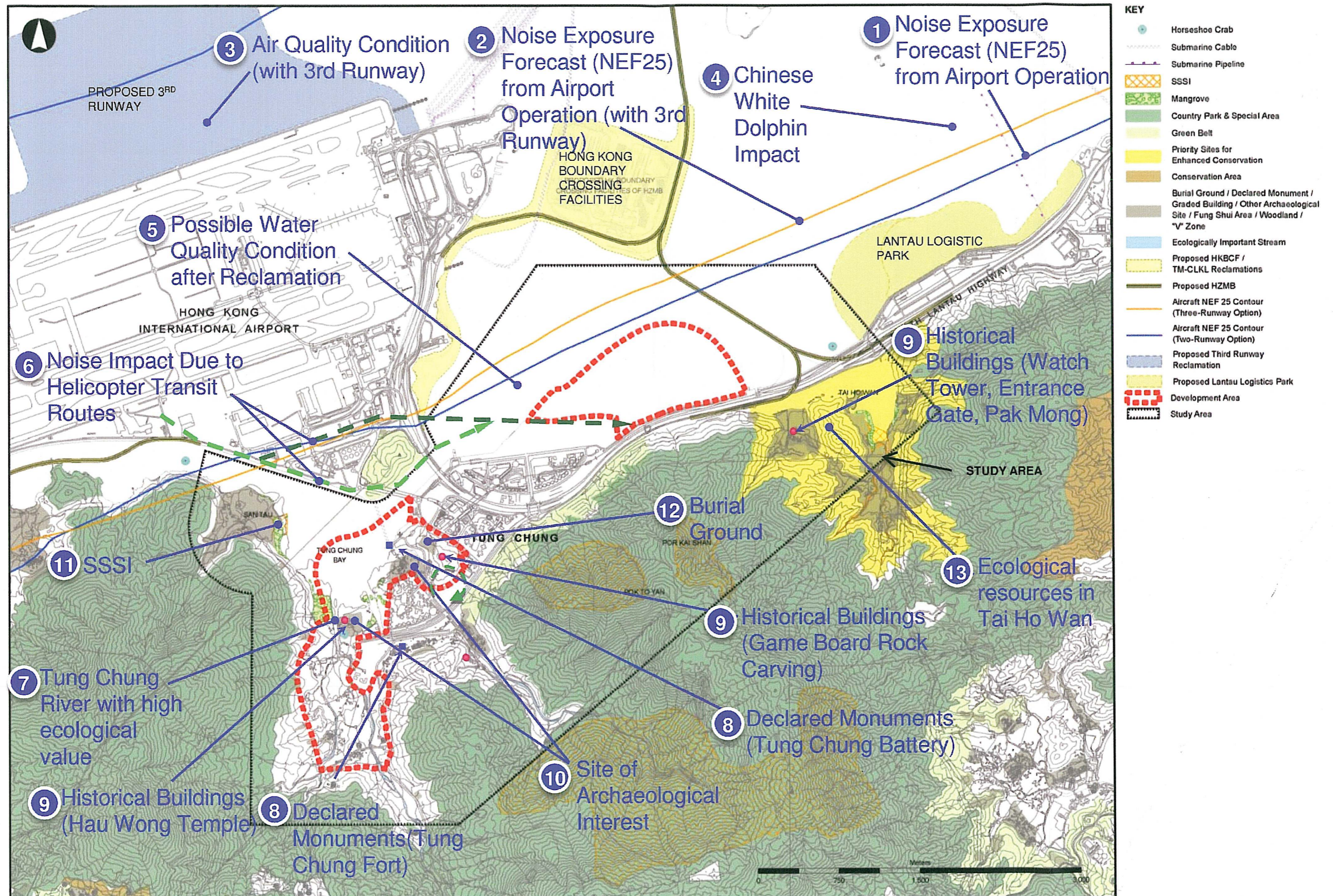


Socio-Economics



Constraints

Enclosure 3a



Constraints

Enclosure 3b

