

Islands District Council
Paper No. IDC 34/2011

Planning and Engineering Study on the Remaining Development in Tung Chung

PURPOSE

The purpose of this paper is to seek Members' support and views for conducting a planning and engineering study on the remaining development in Tung Chung (the Study).

BACKGROUND

2. According to the Revised Concept Plan for Lantau (Revised Concept Plan) published by the Administration in 2007, Tung Chung in North Lantau is to remain a comprehensively planned new town for a total population of 220 000 with corresponding community and regional facilities.

3. Tung Chung is being developed in phases. Infrastructure works for Phases 1, 2 and 3A have been completed to cater for the current population capacity of about 108 000 people. As mentioned in the Revised Concept Plan, the Administration will commission a consultancy for the "Feasibility Study for the Remaining Development in Tung Chung" to comprehensively review the planning and development for the remaining parts of Tung Chung. As the Tung Chung New Town is bounded by the airport in the north, and a country park in the south, the remaining developments will likely be located at its east and west.

4. Based on the current planning parameters and assumptions, residential land uses will be the major component of the proposed remaining development in Tung Chung with ancillary land uses for commercial developments, community facilities and open spaces supporting the population. In addition, the Study will assess, in broad terms and as a long term option, the technical feasibility for development of a site at Tung Chung east into possible theme park/major recreational uses.

5. So far, there have been public views asking the Administration to start the Study as soon as possible because the early implementation of the remaining development in Tung Chung would make us better cope with the needs of the current population in regard to community, commercial and transport facilities and services. It would also help alleviate the long-term housing need of the territory.

STUDY OBJECTIVES

6. The Civil Engineering and Development Department and the Planning Department will jointly commission the Study to comprehensively review how the remaining development in Tung Chung should be planned and taken forward. The Study will recommend appropriate land use proposals and associated infrastructures taking into

account new planning parameters and prevailing public aspirations collected during the public engagement exercises.

STUDY AREA AND PROPOSED RECLAMATION AREA

7. The Study Area (shown at the **Annex**) covers Tung Chung and its adjoining areas. As delineated in the Revised Concept Plan, the possible expansion is to be located at Tung Chung east and west with lands to be formed by reclamation. Since reclamation may affect the marine habitat and the coastal areas, the scale of reclamation and the feasibility of development proposals will be validated against the findings of the environmental impact assessment and the outcome of the Study.

SCOPE OF THE STUDY

8. To meet the objectives stated above, the scope of the Study comprises:-
- (a) a detailed planning and engineering study to establish the scope of the remaining development in Tung Chung, including formulation of a Recommended Outline Development Plan and a Recommended Layout Plan, various technical assessments (e.g. traffic and transport impact assessment, air ventilation assessment, etc.) and preparation of preliminary design of engineering works supporting the development proposals;
 - (b) a statutory environmental impact assessment (EIA) covering all necessary aspects such as air quality, water quality, ecology, fisheries, heritage and archaeology, noise and visual impacts;
 - (c) public engagement exercises to facilitate participation of the public in the formulation of the planning and development proposals and to discuss issues on the EIA study;
 - (d) formulation of the implementation strategy and programme for the development proposals;
 - (e) associated site investigation; and
 - (f) evaluation of interface matters with adjacent land uses and infrastructure projects.

The Study will last about 30 months including the time for conducting the EIA.

PUBLIC ENGAGEMENT

9. During the Study, the consultants will conduct public engagement for broad participation of stakeholders and to build public consensus on the way forward. Hopefully, with collaborative efforts from the parties concerned, we would be able to

formulate the development proposals, conduct the EIA and implement the development plans as smoothly as possible.

NEXT STEP

10. We plan to consult the Town Planning Board in April 2011 and the Legislative Council Panel on Development in May 2011. It is our target to secure funding within the Legislative session in 2010/11, so that we can start the Study in 2011 for completion in 2014.

ADVICE SOUGHT

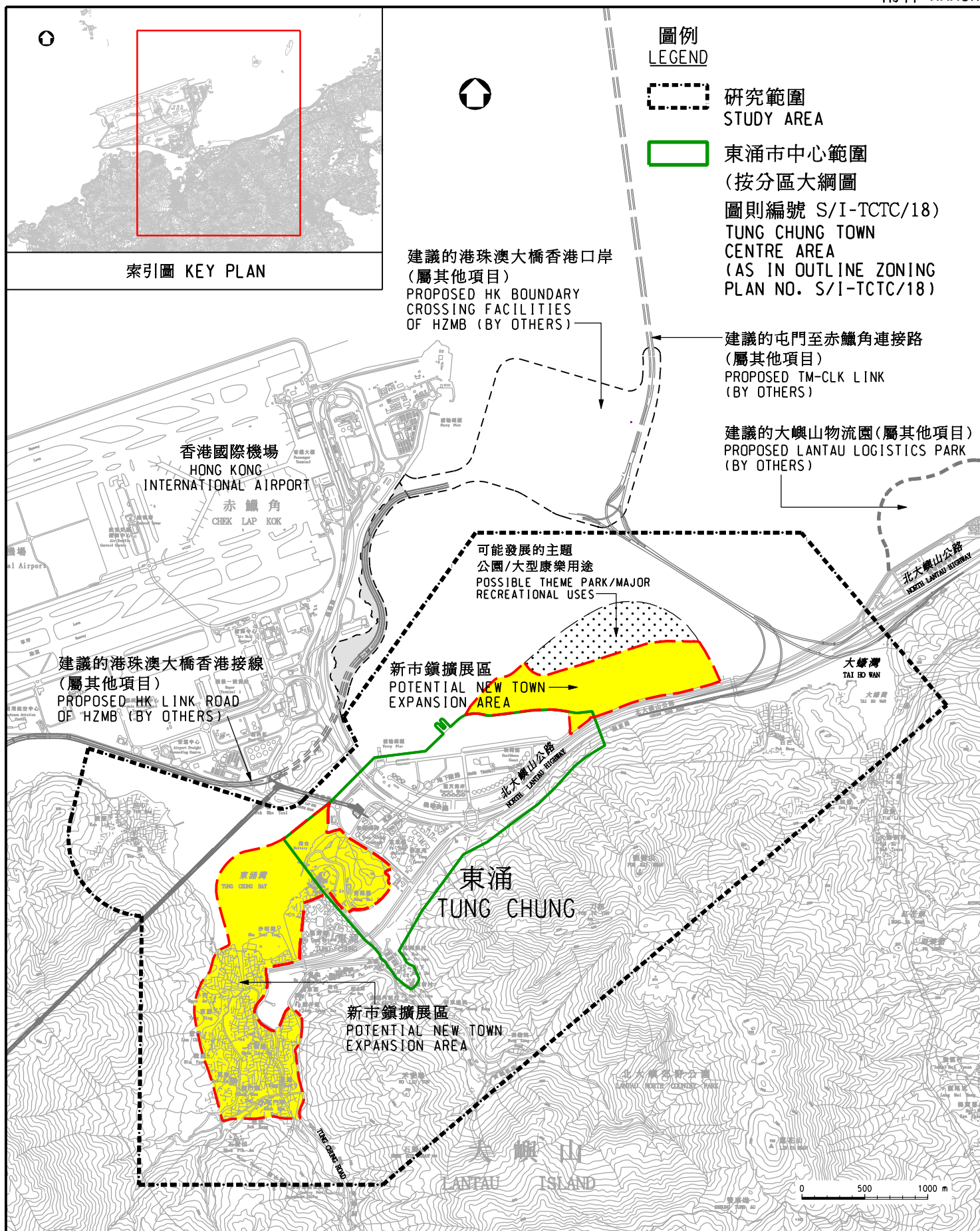
11. Members are cordially requested to offer their views and support to conduct the Study.

ATTACHMENT

Annex Study Area Location Plan

**Civil Engineering and Development Department
Planning Department**

April 2011



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

項目編號 item no.

比例 scale

1 : 4000

圖則編號 drawing no.

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