

**Islands District Council**

**Paper No. 64/2012**

**TUNG CHUNG NEW TOWN EXTENSION STUDY**  
**STAGE ONE PUBLIC ENGAGEMENT**

**PURPOSE**

This paper is to seek Members' views on the Tung Chung New Town Extension.

**BACKGROUND**

2. The Revised Concept Plan for Lantau in 2007 (the Revised Concept Plan) provides a planning framework for balancing and compromising development and takes into account of sustainable development in Lantau. The Revised Concept Plan aims to improve the rural environment, promote green tourism and develop the economic and infrastructure. According to the Revised Concept Plan, Tung Chung New Town is to accommodate a population of 220,000 with associated local and regional facilities. The engineering infrastructure works for the 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). 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 feasibility of the remaining development of Tung Chung New Town to meet the long-term housing need of our community and the needs of Tung Chung's residents. Against this background, the purposes of the Tung Chung Extension Study (the Study) is to discuss the potential and development opportunities for future Tung Chung New Town Extension and enhance community and regional facilities. Subsequently, the Government decided to proceed with the Hong Kong-Zhuhai-Macao Bridge (HZMB) and related projects in the vicinity of Tung Chung. In reviewing the extension of Tung Chung New Town, we shall propose a compatible development option taking into account of new planning parameters and public aspirations.

3. A consultant was commissioned in January 2012 to carry out the planning and engineering study. Bearing the need to preserve the natural environment, local cultural heritage and landscape, we wish to make use of this opportunity to extend Tung Chung New Town into a diversified and expanded community through increasing land and housing supply by reclamation and development of hinterland areas. The Study aims to provide more

business opportunities, enhanced community facilities and a comfortable living environment.

## **PUBLIC ENGAGEMENT**

4. To facilitate the participation of various stakeholders and the public during the formulation of development proposals for the Tung Chung New Town, a 3-stage Public Engagement Programme as an integral part of the Study will be conducted as elaborated below:

- (a) Stage 1 – to solicit 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.
- (b) Stage 2 – to collect views from key stakeholders and the public on the preliminary outline development plan (PODP) which will form a basis for more detailed engineering feasibility studies and EIA to facilitate the preparation of the draft RODP and draft recommended layout plans (RLPs).
- (c) Stage 3 – to gather comments from key stakeholders and the public on the draft RODP and RLPs with a view to fostering public support and collecting input for the final RODP and RLPs.

## **STAGE 1 PUBLIC ENGAGEMENT**

5. The Stage 1 Public Engagement has commenced on 12.6.2012 and will last for 2 months until 12.8.2012. The Stage 1 Public Engagement includes (activities timetable in **Attachment I**):

- (a) briefings to the Legislative Council Panel on Development, Islands District Council, Town Planning Board and Tung Chung Rural Committee;
- (b) roving exhibitions at various locations to disseminate relevant information of the Study to the public;
- (c) a public forum to be held on 7.7.2012 in Tung Chung Community Hall. The forum will 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 has been launched to establish a convenient channel for the promulgation of engagement materials as well as the collection of public comments; and
- (e) questionnaire to collect public views on the Study.

6. To facilitate the public to give comments on the Study, the Public Engagement Digest has been prepared at **Attachment II** and will specifically seek views on the following:

*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 locational 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" .

7. Taking into account the public comments received during the Stage 1 Public Engagement, the consultants will formulate development proposals in the PODP.

## **ADVICE SOUGHT**

8. Members are invited to give views on the planning for the continued development of Tung Chung New Town, in particular on the key issues set out in paragraph 6.

## **ATTACHMENTS**

**Attachment I**                      Activities Timetable of Stage 1 Public Engagement

**Attachment II**                    Stage 1 Public Engagement Digest

**PLANNING DEPARTMENT**

**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**JUNE 2012**

**Activities Timetable of Stage 1 Public Engagement**

<b>Activities</b>	<b>Dates</b>	<b>Venues</b>
Briefing to Tung Chung Rural Committee	12 June 2012	Tung Chung Rural Committee
Briefing to Islands District Council	18 June 2012	Islands District Council
Briefing to Town Planning Board	22 June 2012	Town Planning Board
Briefing to the Legislative Council Panel on Development	26 June 2012	Legislative Council Panel on Development
Roving Exhibition 1	18-21 June 2012	Tung Chung MTR Station
Roving Exhibition 2	22-25 June 2012	Fu Tung Plaza
Roving Exhibition 3	27-30 June 2012	Yat Tung Estate
Roving Exhibition 4	3-6 July 2012	Tung Chung Rural Committee
Public Forum	7 July 2012	Tung Chung Community Hall, Tung Chung Municipal Services Building, 39 Man Tung Road, Tung Chung