

Islands District Council
Paper No. IDC 76/2014

TUNG CHUNG NEW TOWN EXTENSION STUDY
STAGE THREE PUBLIC ENGAGEMENT
DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN

PURPOSE

1. This paper seeks the Islands District Council Members' views on the draft Recommended Outline Development Plans (RODPs) formulated for the Tung Chung New Town Extension (TCNTE) under the Stage Three Public Engagement (PE3) of the Tung Chung New Town Extension Study (the Study).

BACKGROUND

2. In January 2012, the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) jointly commissioned the Study with the overall objective to extend Tung Chung into a distinct community and propose a development plan which can meet housing, social, economic, environmental and local needs.

3. The PE of the Study is divided in three stages. The Stage One PE (PE1), which aimed at soliciting public views on the planning objectives/principles, opportunities/constraints and key issues related to TCNTE, was held from 12 June 2012 to 12 August 2012. The Stage Two PE (PE2) was held from 21 May to 21 July 2013 in which initial land use options for Tung Chung East (TCE) (comprising two development themes i.e. Theme 1 - Livable Town and Theme 2 - Economic Vibrancy) and Tung Chung West (TCW) were presented to the public for discussion (**Plans 1 and 2**).

MAJOR PUBLIC VIEWS IN PE2

4. More than 3,000 public submissions were received during PE2. The public generally urge for an early implementation of the proposed development and provided comments in relation to planning of TCE and TCW, provision of community and transport facilities in Tung Chung, conservation of environment and cultural heritage, development of tourism, job opportunities and local economic aspects. The public generally support the further development in TCE and TCW with various comments on the proposed options. The public generally support the economic development in Tung Chung to create more job opportunities and higher density of residential development in TCE. Besides, the public generally agree to conserve the Tung Chung River and preserve the rural character of Tung Chung Valley. However, the controversial issue would be the proposed 14 ha reclamation in TCW.

DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLANS

5. Having regard to the public comments received, planning and engineering considerations and departmental advices, a preferred scheme has been drawn up to provide the basis for formulating the draft RODPs for TCE and TCW respectively. The majority of the public comments support a balanced development approach for the new town extension. A hybrid approach for “Theme 1 – Livable Town” and “Theme 2 – Economic Vibrancy” for TCE has been adopted as a preferred scheme to formulate the RODP for TCE. Adopting Theme 2 as the basis for the hybrid approach, the development potential of TCE has been optimized through revision of the plot ratio (PR) and layout of the residential area. For TCW, the originally proposed 14 ha reclamation in Tung Chung Bay will not be further pursued.

Planned Population, Housing Mix and Development Parameters

6. According to the draft RODPs, about 48,000 flats will be provided in TCNTE which would accommodate a proposed population of about 140,000 persons and provides about 40,000 jobs. The major planning parameters adopted in the draft RODPs are summarized as follows:

Table 1 (Population and Housing Mix):

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| Population | | | | | |
|---|---------------------------|-------------------------|-----|---------------|--------------------------|
| Proposed Population in the draft RODPs ¹ | | | | About 140,000 | |
| Proposed Flat Number (about) | TCE | TCW | | Total | |
| Subsidized Housing | 25,000 | 5,000 | | 30,000 | |
| Private Housing | 15,000 | 3,000 | | 18,000 | |
| Total | 40,000 | 8,000 | | 48,000 | |
| Housing Mix | | | | | |
| | Existing Ratio in TCNT | Proposed in draft RODPs | | | Upon Full Development |
| | | TCE | TCW | Total | |
| Subsidized Housing | 63% | 62% | 63% | 62% | 63% |
| Private Housing | 37% | 38% | 37% | 38% | 37% |

Table 2 (Land Use Budget and Plot Ratio):

| <i>Major Land Uses</i> | | <i>Remarks</i> |
|---------------------------------------|---|--|
| Residential | Subsidized: about 28 ha Private: about 39 ha Total: about 67 ha | Excluding “Metro Core Area” Domestic Plot Ratio (PR): 0.75 to 6.5 |
| Metro Core Area | about 8 ha | Domestic PR: 6 Non-domestic PR: 2.5 |
| Commercial | about 9 ha | Non-domestic PR: 3 to 9.5 |
| GIC & Other Specified Uses | about 20 ha | |
| Open Space | about 47 ha | Including waterfront promenade, district open space, and Town Park* |

¹ The proposed population of the TCNTE excludes the planned population for the existing TCNT. The planned population of the existing TCNT is about 124,000.

| | | |
|----------------------------------|--------------|---|
| Conservation Related Uses | about 35 ha | Including “Coastal Protection Area”, “Conservation Area” and “Green Belt” zones |
| Others | about 49 ha | Including “Village Type Development”, “Agriculture”, Roads and other uses |
| Total | about 235 ha | |

* The Town Park also serves the existing population of TCNT.

IMPLEMENTATION

7. To facilitate an early start of the next stage of the project, CEDD will undertake a detailed engineering design consultancy after the completion of this Study. Subject to completion of the required statutory and funding approval procedures, the first phase of the site formation, reclamation and infrastructure works are anticipated to commence in 2017. The first population intake will be around Year 2023.

8. PlanD will prepare the statutory plans for submission to TPB upon finalization of the RODPs to tie in with the implementation programme.

PUBLIC ENGAGEMENT PROGRAMME

9. PE3 will last for about two and a half months until 31 October 2014 to seek public comments on the draft RODPs. A public forum will be held on 11 October 2014. Roving exhibitions will be arranged at different locations during the PE period. To facilitate the public in giving their comments on the Study, a Public Engagement Digest (**Appendix 1**) is provided. All relevant information on the Study is available at the Study webpage at <http://www.tung-chung.hk>.

10. The public views received from PE3 will be taken into account in refining the recommended development proposals before finalizing the Study.

ADVICE SOUGHT

11. Members are invited to offer views on the draft RODPs at **Plans 3 and 4** for the Study.

ATTACHMENTS

| | |
|-------------------|--|
| Plan 1 | Initial Land Use Options for Tung Chung East |
| Plan 2 | Initial Land Use Option for Tung Chung West |
| Plan 3 | Draft Recommended Outline Development Plan for Tung Chung East |
| Plan 4 | Draft Recommended Outline Development Plan for Tung Chung West |
| Appendix 1 | Stage Three Public Engagement Digest |

Planning Department
Civil Engineering and Development Department
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