

Islands District Council

IDC Paper No. 74/2015

Tung Chung New Town Extension Project

Objective

This paper serves to brief members on the latest progress of the Tung Chung New Town Extension Project (TCNTE), including the major public views collected through the Stage 3 Public Engagement (PE3), the implementation proposal of TCNTE and the way forward including relevant statutory procedures and the detailed design.

Background

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

3. Since 2012, three stages of Public Engagement have been held under the Study. During the three stages of Public Engagement, we consulted the Islands District Council on 18 June 2012, 24 June 2013 & 1 September 2014 respectively (IDC Paper Nos. 64/2012, 51/2013 & 76/2014 refer). PE3 conducted from 15 August 2014 to 31 October 2014 aimed to introduce the draft Recommended Outline Development Plan (RODP) and seek views from the public. During the PE3, we had consulted and sought views from the Islands District Council, Tung Chung Rural Committee, the Panel on Development of the Legislative Council and various stakeholders on the draft RODP. We also held roving exhibitions, 25 focus group meetings and a public forum. The public generally opined that TCNTE should be implemented as soon as possible. The public also provided views on proposed enhancements to community facilities, traffic and transport provisions, environmental conservation, district economic development, etc.

4. The draft RODP will be revised taking into consideration the public views collected through the PE3. The revised RODP will form the basis for preparation of the statutory plans and Environmental Impact Assessment (EIA) as well as the subsequent detailed design of the project.

Major Public Views

5. During PE3, we have received a total of 4,086 comments, of which 558 submissions were from individuals or various institutions, 3,528 were from eight standard form submissions containing identical or similar comments, and 13 groups of signature campaign submissions. The public generally agreed that the extension for Tung Chung New Town should be implemented as soon as possible and supported the decision that no reclamation will be pursued in Tung Chung West. Major concerns from the public are summarized below:

a) Development Scale and Land Use:

- i) the public generally agreed the proposed development scale for Tung Chung East (TCE) in order to meet the keen housing demand;
- ii) the public agreed that the comprehensive development in Metro Core Area in order to provide land for housing, office and retail uses;
- iii) there were views that the proposed subsidized housing in extension area should mainly be HOS to balance the numbers of PRH in Tung Chung;
- iv) villagers in Tung Chung West (TCW) generally agreed the development in TCW but concerned that the development right would be affected by the conservation related land uses. Besides, there was opined to review “Village Type Development” zone in order to meet the future small house demand; and
- v) there were views that the revitalization work for Ma Wan Chung should be implemented as soon as possible.

b) Economic Development

- i) the public generally agreed with the proposed economic development and opined that the government should consider development projects in Lantau in a comprehensive manner so as to ensure that there will be sufficient job opportunities for the Tung Chung residents. There were also opinions that the government should address the problem of job mismatch and allow residents to work in the same district; and
- ii) apart from the regional retailing facilities, the public also support the idea of street shops in order to meet the daily needs of the local and provide local retailing services, while some of the public were concerned about how the concept of regional retail services could be implemented.

c) Ecology and Environment

- i) Green groups welcomed that no reclamation will be pursued in TCW and designating conservation area along Tung Chung River. They also agreed with the

government that there are protective measures for the runoff to the Tung Chung River but the effectiveness of these measures is subject to verification;

- ii) there were requested for the preparation of a Development Permission Area Plan to control the development of the TCW area;
- iii) there were views that the air quality is poor in Tung Chung, the public concerned that whether the new town extension and developments nearby would cause negative impacts on the air quality; and
- iv) green groups supported that in view of the concept of revitalizing water bodies in planning drainage networks for New Development Areas brought up in the Policy Address 2015, a section of the Tung Chung River is recommended to be revitalized as a River Park in order to promote water-friendly culture.

d) Community Facilities

- i) the public supported the establishment of adequate and balanced community facilities (including wet markets, child care centers, elderly center, religious institution etc.) to meet the needs of the teenagers, elderly and minorities;
- ii) the public generally agreed to reserve sufficient land for development of primary and secondary schools to cope with the growing demand from school-age children in the district. However, there are also views that the government should comprehensively assess the future school-age children in Islands District before increase the school numbers so as to utilize the land resources effectively.

e) Transport facilities and other infrastructure

- i) the public welcomed the proposed TCE and TCW stations. The public hoped that the proposal can be implemented as soon as possible but concerned that whether the capacity of Tung Chung Line can meet the future demand;
- ii) the public opined that there should be sufficient transport services for the high-density residential development. The public also requested for the strengthening of transport services in the Tung Chung area (such as bus service);
- iii) there are views that the proposed Road P1 (Tung Chung to Tai Ho Section) should be constructed first in order to minimize the impact from heavy vehicles on the existing new town during construction period;
- iv) there are views that the internal and external connectivity (such as roads / cycling network) of the area should be strengthened (e.g. in between Tai Ho / Siu Ho Wan and the proposed Metro Core Area; existing waterfront area in Tung Chung Town Centre and Ma Wan Chung; and Tung Chung Town Centre and TCW); and
- v) villagers living outside the proposed extension areas request for the construction of sewerage facilities for their villages.

6. We have received public comments concerning the overall planning and sustainable development during the consultation process. We will consider the comments received in detailed design stage and will consult members and concerned groups when necessary.

Preparation of Recommended Outline Development Plan

7. We are reviewing the comments on land use proposals and developments received in PE3 and will revise the draft RODP subject to detailed planning and technical assessments. Amendments under consideration are in **Appendix 1**. According to the latest revision, the planned population and flat numbers recommended in TCE and TCW are summarized below:

	Tung Chung East		Tung Chung West		Total	
Estimated Planned Population (about)	119,000		25,000		144,000	
Estimated Flat Number (about)	40,800		8,600		49,400	
	Subsidized Housing 25,700	Private Housing 15,100	Subsidized Housing 5,200	Private Housing 3,400	Subsidized Housing 30,900	Private Housing 18,500
Estimated extra Job Opportunities	About 40,000					

Implementation Programme and Way Forward

8. We have commenced the statutory process under the Environmental Impact Assessment Ordinance (EIAO). We plan to prepare the statutory plans for TCNTE for gazettal later this year in parallel with the reclamation of Tung Chung East (including Road P1) under the Foreshore and Sea-bed (Reclamations) Ordinance. It is anticipated that the full development of TCNTE will take place in 2023 while the first population intake is scheduled for end 2023 the earliest.

9. We are in the process of engaging consultants to undertake the detailed design and plan to seek funding approval from the Finance Committee of the Legislative Council (FC of LegCo) for the detailed design and site investigation upon completion of the statutory EIAO process so as to commence the detailed design in 2016 as scheduled.

Ma Wan Chung Improvement Works

10. During the planning process of TCNTE, revitalization of Ma Wan Chung has been

considered. We recommend to implement the following infrastructure improvement works (see Attachment 2):

- a) to deck over a section of nullah near Chung Mun Road to provide parking facilities;
- b) to modify the drainage system to enhance water flushing to the bay area;
- c) to construct a coastal pedestrian access linking with the town centre; and
- d) to improve Ma Wan Chung sewerage system and streetscape.

11. Subject to the support of the Islands District Council, we will implement the Ma Wan Chung Improvement Works in phases. Improvement works with less planning complexity and not involving land resumption will be given priority for early implementation. Accordingly, Phase 1 will cover improvement works items a) and b) above. We are preparing feasible options of these two improvement works and strive to proceed with the gazettal of the relevant road works by end 2015.

Other Associated Works Item

12. We have engaged consultants to carry out the detailed design for Road L3 linking Ying Hei Road and Tung Chung Areas 53A / 54 and the associated infrastructure works (see Attachment 3) for timely implementation to suit the commercial and housing developments programmes in the vicinity.

Next Stage of Work

13. Members are invited to note the latest progress of the TCNTE Project. We appeal for members' support to proceed with the next stage of work and seek funding approval of FC of LegCo for timely implementation of the TCNTE Project.

Attachments

Attachment 1 – Proposed amendments to Draft RODP under Consideration

Attachment 2 – Proposed Ma Wan Chung Improvement Works

Attachment 3 – Layout Plan of Proposed L3 Road Linking Ying Hei Road and Tung Chung Area 53A / 54 and associated Infrastructure Works

Civil Engineering and Development Department

Planning Department

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