

TOWN PLANNING BOARD

**TPB Paper No. 8801
for Consideration by
the Town Planning Board on 29.4.2011**

**Planning and Engineering Study
on the Remaining Development in Tung Chung**

PLANNING AND ENGINEERING STUDY
ON THE REMAINING DEVELOPMENT IN TUNG CHUNG

PURPOSE

1. The purpose of this paper is to inform and seek Members' views on the proposed Planning and Engineering Study on the Remaining Development in Tung Chung (the Tung Chung Study).

BACKGROUND

2. The Port and Airport Development Strategy (PADS) conducted in the late 80's recommended development of a new town in North Lantau, i.e. the North Lantau New Town (NLNT), as a supporting community of the new international airport in Chek Lap Kok. The North Lantau Development Study (NLDS) was then carried out in 1990.
3. According to the NLDS, NLNT was recommended to be developed in five phases with a population level at 120,000 by 2006 and 210,000 by 2011. There would also be a potential for an ultimate population of 260,000 after 2011.
4. In 1999, a comprehensive feasibility study for the remaining development in Tung Chung and Tai Ho (CFS) was completed and showed that it was feasible for NLNT to accommodate a population target of about 334,000. The then Panel on Planning, Lands and Works of the Legislative Council (LegCo) was briefed in May 2000 for funding approval to proceed with detailed design of engineering works based on the Recommended Outline Development Plan (RODP) of the CFS. Further work of the CFS was subsequently withheld as there were further changes in planning circumstances, including the announcement of new projects such as the then proposed Hong Kong section of the Hong Kong-Zhuhai-Macao Bridge (HZMB) to be landed in North Lantau.

5. In 2004, under the steer of the Lantau Development Task Force (LDTF) led by the Financial Secretary, a Concept Plan for Lantau was formulated and then further revised in mid-2007 to become the Revised Concept Plan for Lantau (the Revised Concept Plan) taking into account comments from the public consultation conducted. The Revised Concept Plan provided an overall planning framework for a balanced and coordinated development and promoted sustainable development for Lantau. It placed more emphasis on tourism, economic infrastructure and nature conservation with a corresponding reduction in housing development. Under the Revised Concept Plan, Tung Chung is to remain a comprehensively planned new town for a population of 220,000 with adequate community facilities and regional facilities to serve the whole of Lantau. Developments are proposed at Tung Chung only, mainly located to the east and west of the existing development in Tung Chung Central subject to feasibility study.
6. In October 2007, the Hong Kong Boundary Crossing Facilities (BCF) of the HZMB was proposed to be located at the northeastern corner of the Hong Kong International Airport and an environmental impact assessment (EIA) study for this project was completed by Highways Department in mid-2009. Against these latest developments, the preparatory work has started for the commissioning of the Tung Chung Study.

THE TUNG CHUNG STUDY

Study Objectives

7. The prime objective of the Tung Chung Study is to establish the detailed feasibility of the remaining development at Tung Chung east and west with the existing and committed developments in Tung Chung Central to remain intact. The Tung Chung Study will also consider the appropriate scope of the remaining development in Tung Chung in light of planning, environmental, transport, infrastructure and other considerations.

Study Area

8. The Study Area covers Tung Chung and its adjoining area in the form of fallowed land, foreshore and sea-bed. As delineated in the Revised Concept Plan, the possible expansion is likely to be located at Tung Chung east and west by reclamation. At the same time, reference should be made to the existing and committed developments on formed land in Tung Chung

Central mostly covered by the Outline Zoning Plan of Tung Chung Town Centre Area and the North Lantau New Town (NLNT) Phase IIB Area (Part) Layout Plan, which should be respected. The Study Area is shown in **Appendix A**.

9. Beyond this Study Area, boundaries may vary to meet different needs and specific purposes as required. For instance, the various impact assessments under the Tung Chung Study may look into the impact, say environmental impact, on areas beyond the Study Area.

Scope of the Study

10. The scope of the Tung Chung Study comprises -
 - (a) detailed planning and engineering studies for the remaining development in Tung Chung including preparation of the Recommended Outline Development Plan (RODP) and the Recommended Layout Plans (RLP), confirmation of feasibility of development proposals, preliminary design of the associated engineering infrastructure works and formulation of implementation strategies;
 - (b) a statutory environmental impact assessment (EIA) covering all necessary aspects such as heritage impact, ecological as well as landscape and visual impact for the remaining development in Tung Chung and associated engineering infrastructure works; and
 - (c) associated site investigation works.

Planning Consideration

11. Since the completion of the CFS and the Revised Concept Plan, there have been changes in the planning circumstances and public aspirations in the environment and social needs which may have implications to the remaining development in Tung Chung. The Tung Chung Study will be conducted having regard to the following factors, as well as the recommendations of the former CFS Study and the Revised Concept Plan:
 - (a) the role of the remaining development in Tung Chung;
 - (b) the prevailing public housing policy and housing needs;

- (c) the need for conserving the natural environment and ecological sensitive areas;
- (d) the nature and technical feasibility in broad terms of the possible theme park/major recreational uses and their compatibility with the remaining development of Tung Chung;
- (e) the impact of the aircraft noise forecast level on the remaining development in Tung Chung; and
- (f) the requirements for transport, government, institution and community facilities due to increase and changes in the population and its profile.

Study Framework

12. Consultants will be appointed to undertake the Tung Chung Study. The Tung Chung Study jointly commissioned by the CEDD and the PlanD will be an integrated planning and engineering study, with an EIA and associated site investigation works on the recommended land use proposal for the Study Area and its supporting infrastructure. **Appendix B** highlights the flow chart and the key tasks of the study to be undertaken by consultants.
13. The Tung Chung Study will formulate RODP and RLPs for the Study Area taking into account new planning circumstances and current public aspiration. Detailed technical assessments will be conducted on the preferred land use option.
14. The proposed developments would constitute a Designated Project under Schedule 3 of the EIA Ordinance and an EIA study is required. To facilitate an expedited study with early public engagement process, the EIA study including the ecological impact assessment would be included as part of the Tung Chung Study under the coordination and management of the main study consultants.
15. A 3-round Public Engagement Programme (PEP) will be included in the Tung Chung Study to collect community input during the study process and to facilitate building public consensus.
16. During the Round 1 Public Engagement, the Consultants will organize public engagement activities to solicit views and ideas of key stakeholders on the planning objectives/principles, opportunities/constraints, urban

design principles, key issues relating to the remaining development in Tung Chung including changing circumstances since the completion of the CFS and the Revised Concept Plan released in 2007, new planning requirements and the public aspiration for the remaining development in Tung Chung. During the Round 2 Public Engagement, the Consultants will collect views from the key stakeholders and the general public on the preliminary ODPs. In the Round 3 Public Engagement, the Consultants will gather comments from the key stakeholders and the general public on the draft RODP and RLPs with a view to fostering public support and collecting input for the final RODP and RLPs.

Study Programme

17. The Tung Chung Rural Committee and Islands District Council have been consulted on 14 and 18 April 2011 respectively and indicated full support to the Tung Chung Study. LegCo Panel on Development will be consulted in May 2011 prior to CEDD seeking funding approval from the Finance Committee of the Legislative Council in July 2011 for the Tung Chung Study. It is estimated that the Tung Chung Study will commence in late 2011 for completion in 2014.
18. An implementation programme for the development will be considered and recommended in the Tung Chung Study taking into consideration the lead time required for various public consultation and statutory procedures.

PREPARATION OF OUTLINE ZONING PLANS

19. The majority of the proposed remaining area in Tung Chung is not covered by any Outline Zoning Plans (OZPs). To implement the proposed development in the remaining area in Tung Chung, OZPs will need to be prepared to incorporate the land uses, layout and key development parameters recommended in the RODP and RLPs. Members' views and suggestions during the study process would be incorporated as appropriate into the RODP, which will form the basis for subsequent preparation of the OZP.

ADVICE SOUGHT

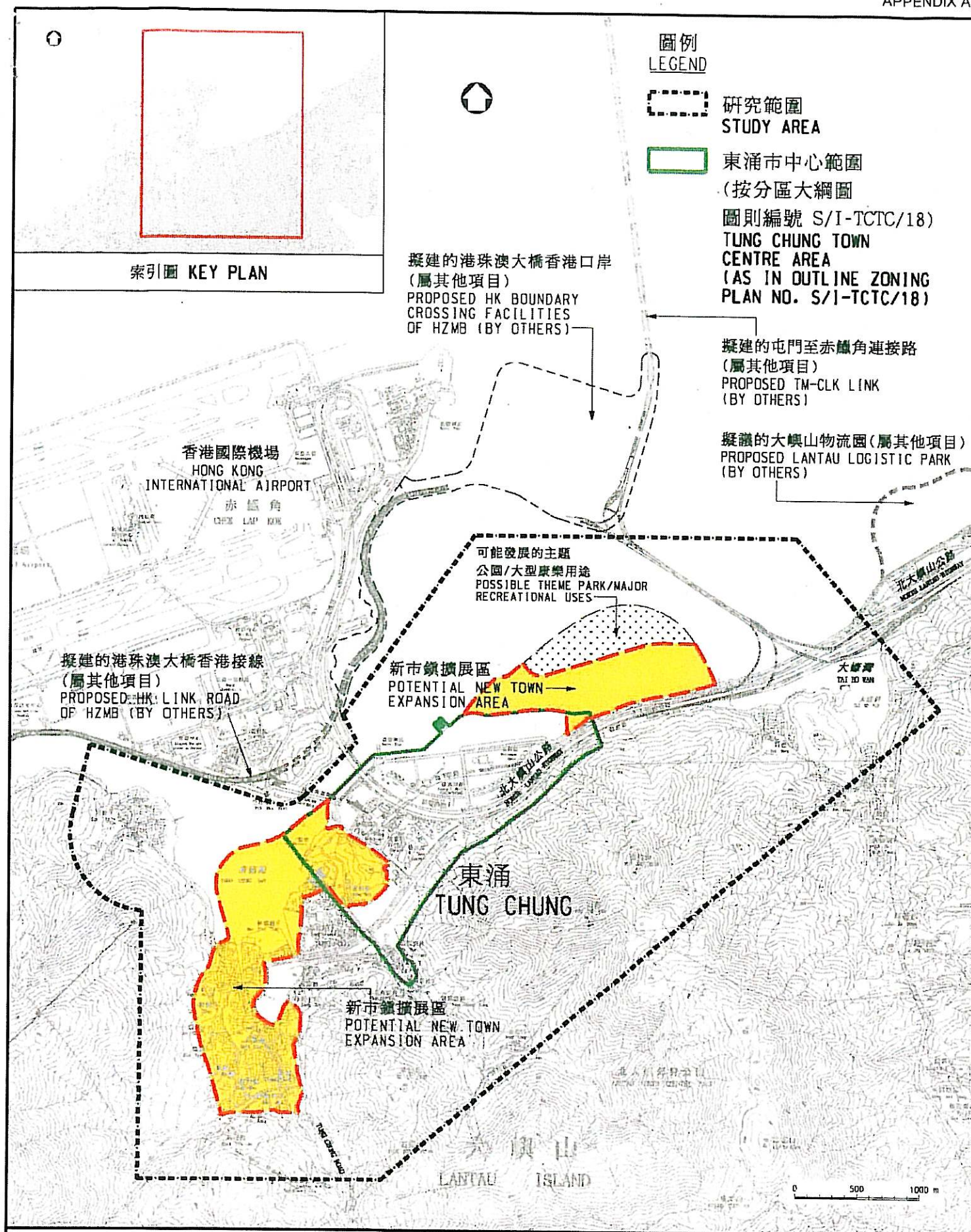
20. Members' views are invited to provide comments on the proposed Planning and Engineering Study on the Remaining Development in Tung Chung.

ATTACHMENTS

Appendix A: Study Area Location Plan

Appendix B: Flow Chart of Key Tasks of the Study

**Planning Department
and Civil Engineering and Development 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

研究範圍位置圖
Study Area Location Plan

Reference No.

M/LI/11/41

項目編號 item no.

比例 scale
1 : 4000

圖則編號 drawing no.

HK I-Z1708



規劃署
PLANNING
DEPARTMENT

土木工程拓展署
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

Flow Chart of Key Tasks to be Undertaken by Consultants

