

## **Appendix H**

### **Minutes of Briefing Session to Town Planning Board**

**Minutes of 1014<sup>th</sup> Meeting of the  
Town Planning Board held on 22.6.2012**

**Present**

Permanent Secretary for Development  
(Planning and Lands)  
Mr. Thomas Chow

Chairman

Mr. Stanley Y.F. Wong

Vice-Chairman

Professor S.C. Wong

Mr. Timothy K.W. Ma

Professor P.P. Ho

Professor Eddie C.M. Hui

Dr. C.P. Lau

Ms. Julia M.K. Lau

Mr. Laurence L.J. Li

Mr. Roger K.H. Luk

Dr. W.K. Yau

Professor K.C. Chau

Mr. H.W. Cheung

Mr. Ivan C.S. Fu

Mr. Sunny L.K. Ho

Mr. Lincoln L.H. Huang

Mr. Dominic K.K. Lam

Mr. Patrick H.T. Lau

Ms. Christina M. Lee

Mr. H.F. Leung

Mr. Stephen H.B. Yau

Director of Lands

Miss Annie K.L. Tam

Principal Environmental Protection Officer (Strategic Assessment)

Environmental Protection Department

Mr. H.M. Wong

Principal Assistant Secretary (Transport)

Transport and Housing Bureau

Mr. Fletch W.W. Chan

Assistant Director (2), Home Affairs Department

Mr. Eric K.S. Hui

Director of Planning

Mr. Jimmy C.F. Leung

Deputy Director of Planning/District

Miss Ophelia Y.S. Wong

Secretary

**Absent with Apologies**

Professor Edwin H.W. Chan

Mr. Rock C.N. Chen

Mr. Maurice W.M. Lee

Mr. Clarence W.C. Leung

Dr. W.K. Lo

Ms. Anita W.T. Ma

Miss Bonnie J.Y. Chan

Dr. Wilton W.T. Fok

Miss Janice W.M. Lai

4. The Secretary reported that on 5.6.2012, the CE in C referred the following approved OZPs under section 12(1)(b)(ii) of the Ordinance:

- (a) Shouson Hill & Repulse Bay OZP No. S/H17/11;
- (b) Sha Tin OZP No. S/ST/26; and
- (c) South Lantau Coast OZP No. S/SLC/16.

5. The reference back of the above OZPs was notified in the Gazette on 15.6.2011.

(iii) & (iv)

[Closed Meeting]

6. Matters Arising Items (iii) and (iv) were recorded under confidential cover.

### **Agenda Item 3**

[Open Meeting]

Tung Chung New Town Development Extension – Stage One Public Engagement

**(TPB paper No. 9111)**

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[The meeting was conducted in Cantonese.]

### **Presentation Session**

7. Mr. Dominic K.K. Lam declared an interest in this item as he had current business dealings with Ove Arup and Partners Hong Kong Limited (ARUP) on other projects. As the item was mainly a briefing on the captioned study and no decision was involved, Members agreed that Mr. Dominic K.K. Lam should be allowed to stay at the meeting.

8. The following representatives of government departments and the study

consultants were invited to the meeting at this point:

Mr. Ivan M.K. Chung	District Planning Officer/Sai Kung & Islands (DPO/SKIs), Planning Department (PlanD)
Mr. David K.C. Lo	Chief Engineer/Islands, Civil Engineering and Development Department (CEDD)
Mr. C.K. Lam	Senior Engineer 9/Islands, CEDD
Mr. Henry Shiu	Ove Arup & Partners Hong Kong Limited (ARUP)
Ms. Theresa Yeung	ARUP
Mr. Daman Lee	ARUP
Ms. Joey Chiu	ARUP

[Mr. H.M. Wong arrived to join the meeting at this point.]

9. The Chairman extended a welcome and invited the representative of PlanD to brief Members on the Paper.

10. Mr. Ivan Chung gave a short introduction and made the following main points:

- (a) according to the 2007 Revised Concept Plan for Lantau, Tung Chung New Town had the potential to accommodate a population of 220,000 persons;
- (b) the Tung Chung New Town Development Extension Study (the Study) was jointly commissioned by PlanD and CEDD in January 2012 to explore the potential and opportunities of Tung Chung and its adjacent areas, determine the scope of Tung Chung extension and improve the community and regional facilities; and
- (c) the Stage 1 Public Engagement was launched in mid-June 2012 to solicit views and ideas from key stakeholders and the public on the planning objectives and principles, the opportunities and constraints and the key issues relating to the extension of Tung Chung New Town. The Stage 1

Public Engagement would last for two months.

11. With the aid of a powerpoint presentation, Mr. Henry Shiu presented the Stage 1 Public Engagement exercise as detailed in the Paper and made the following main points:

- (a) according to the 2007 Revised Concept Plan for Lantau, the target population of Tung Chung was 220,000 persons. In 2011, Tung Chung had a forecast population of about 78,400 persons and the current planned population of the new town was 108,000 persons;
- (b) implementation of the new town was being carried out in phases, including the public housing projects in Area 39 and Area 56, private residential developments in Area 55 and the development of the North Lantau Hospital in Area 25;
- (c) several large-scale infrastructure projects were implemented in the vicinity of Tung Chung, including the Hong Kong Link Road of the Hong Kong-Zhuhai-Macao Bridge (HKZMB) scheduled to be completed by end 2016, the Tuen Mun-Chek Lap Kok Link (TM-CLKL), the 3<sup>rd</sup> runway being planned for the Hong Kong International Airport and the new boundary crossing facilities associated with the HKZMB;
- (d) the major infrastructural projects would bring about “bridgehead economy” benefits enabling Tung Chung to be developed into an attractive regional shopping and tourism node. Besides, there was a need to review the future development of Tung Chung to meet Hong Kong’s long-term housing need and the aspirations of local residents for more commercial and public facilities;
- (e) the focus of the Study would be on the two potential expansion areas to the east and west of the existing new town. The Study would investigate the development potential and opportunities of these areas, including the fallow agricultural land and the foreshore and sea-bed;

### Opportunities

- (f) the new town extension would be an important source of land supply to meet Hong Kong's housing need in the future. Moreover, sites for commercial, retail and other services could be provided to cater for territorial and local needs and to create employment opportunities;
- (g) the study would examine the opportunity to develop Tung Chung into a "gateway town", taking advantage of Tung Chung as a local and regional transport hub with easy connections to the HKZMB, the TM-CLKL and new boundary crossing facilities;
- (h) the opportunity to develop tourism would also be explored in view of its improved accessibility and the abundance of tourist attractions in Lantau including the Hong Kong Disneyland, the Ngong Ping 360, numerous historical sites and its beautiful natural scenery;

[Mr. Fletch W.W. Chan arrived to join the meeting at this point.]

### Constraints

- (i) the existing natural environment, historic sites, fung shui woodland and breezeway might constrain the future development of Tung Chung;
- (j) the existing and planned infrastructure projects, including the 3<sup>rd</sup> runway for the airport, HKZMB, and TM-CLKL would have cumulative impact on the air quality of Tung Chung during both the construction and operational phases of the projects;
- (k) the extension of the new town would be subject to height constraints and noise impacts (Noise Exposure Forecast - NEF 25). The noise impact was compounded by the helicopter operation base of the Government Flying Services as helicopter transit routes cutting through the proposed new town extension areas would need to be reserved;

- (l) the ecological value of Tung Chung River and the water quality of the area would need to be carefully assessed. The future extension would need to avoid or minimise potential disturbance to ecologically important streams;
- (m) any future development would need to respect existing village settlements. Land resumption and re-housing arrangements would need to be provided should these villages be affected;

#### Stage 1 Public Engagement

- (n) the Stage 1 Public Engagement exercise would collect public views on the planning objectives and principles, the opportunities and constraints and the key issues. In particular, the views of the stakeholders would be sought on the need for development, interface with the ecology and environment, interface with the cultural heritage and the overall approach to economic development; and
- (o) as part of the Stage 1 Public Engagement exercise, the study team would conduct briefings to the District Council and the Town Planning Board, conduct a roving exhibition, organise a public forum at Tung Chung Community Centre, set up a study website to disseminate information and collect views, and carry out a street survey to collect public views.

[Mr. Laurence L.J. Li arrived to join the meeting at this point.]

#### Discussion Session

12. Members had the following questions and comments:

- (a) the Study should consider the surrounding Country Parks and the beautiful natural environment as an opportunity for the new town rather than a constraint. The public engagement exercise should guide public



discussion on how to develop the new town such that the surrounding natural environment would be accessible to the general public and for public enjoyment. It was inappropriate to regard the surrounding ecological features and Country Parks as constraints;

- (b) making reference to the government policy to develop a columbarium in each district, a Member suggested that the public engagement exercise should also solicit views on the acceptability of placing 'bad-neighbour' uses, subject to the provision of adequate mitigation measures, in the planning of the proposed new town extension;
- (c) the Study should examine the possibility of cavern developments and the option to place appropriate facilities supporting the new town underground;
- (d) there was no elaboration on the employment opportunities to be generated from the extension area and whether the jobs created would be filled by the existing and future residents of Tung Chung;
- (e) there was concern on how people could be attracted to move to the Tung Chung New Town Extension, given that the strategic transport networks mainly served cross boundary traffic and local residents travelling to the urban area had to rely on the MTR and buses which were costly;
- (f) the composition of the future population and whether there was any plan to attract certain population groups such as new immigrants or young families to move to the new town;
- (g) without any information on the existing characteristics of Tung Chung and role of the new town from the strategic planning perspective, it would be difficult for the general public to help 'envision' the Tung Chung New Town Extension;
- (h) noting that many job vacancies from firms supporting the operation of the

airport could not be filled, that there was a mis-match between the employment opportunities and the skills of the working population living in Tung Chung. Such mis-match would be exacerbated with the development of the third runway. The Study should examine how the proposed extension area would attract labour with the appropriate skills to move to Tung Chung or, alternatively, how to strengthen the linkage of the airport to the urban area to ensure that the jobs would be filled by labour from outside;

- (i) there was concern whether the target population of 220,000 persons for Tung Chung provided in the 2007 Revised Concept Plan for Lantau was still appropriate, given that the currently planned population was only 108,000 persons. In view of the need to attract a workforce with the appropriate skills, consideration should be given to provide housing with lower density so as to attract people with managerial or professional skills to move to Tung Chung. In so doing, the optimal planned population for the new town would have to be reviewed;
- (j) as Tung Chung was a new town that was built to serve the airport, there was concern on the continued development of public housing sites in the new town. Given the location of Tung Chung, there was little opportunity for it to grow and merge with adjacent new towns such as the case of Tuen Mun and Yuen Long;
- (k) whether a buffer area should be provided to protect conservation areas from the new development areas. In this regard, the proposed new town extension should avoid the areas around Tai Ho Bay which was an important conservation area;
- (l) the historical heritage of Tung Chung, the natural scenery, the ecological environment, the close proximity of the airport and the new cross boundary facilities being developed would provide great potential for tourism development in the area. The Study should promote public debate on how to materialise such potential without adversely affecting

the ecology and the environment. The Study should also examine how to attract people transiting the area to stay behind and enjoy the area as tourists; and

- (m) a Member noted that there was a wide income disparity in Tung Chung as the existing population were either low income households living in public housing or high income households working in airport-related jobs. In planning the extension of the new town, there was a need to examine the employment opportunities that would be created and the socio-economic characteristics of the future population.

13. In response to Members' questions raised above, Mr. Ivan Chung made the following points:

- (a) Members' views on the information presented in the consultation digest were noted and the consultants would take these views into consideration at the next round of public engagement;
- (b) the proposed population of 220,000 persons was not fixed and was only used as a starting point in soliciting public views and comments. The proposed population would be revised in accordance with the views collected from the public engagement exercise;
- (c) regarding Members' comments on the lack of information of the role played by Tung Chung, the public engagement digest did set out the main characteristics of Tung Chung New Town, including its proximity to the airport, its function as a transport hub, and its natural setting with beautiful scenery and areas of special ecological value that needed to be conserved;
- (d) one of the aims of the public engagement exercise was to solicit public views on the development potential of Tung Chung and the anticipated benefits of the 'bridgehead economy';

- (e) on the interface with other studies being conducted by the Government, the consultants were well aware of the other relevant studies including the Review and Update of the Railway Development Strategy 2000 conducted by the Transport and Housing Bureau and CEDD's study on Enhancing Land Supply Strategy – Reclamation Outside Victoria Harbour and Rock Cavern Development;
- (f) as for Members' concerns on the composition of the future population and the skills of future workforce, the consultants would examine the land use distribution between public housing and private housing at the next stage of the Study. The consultants were well aware of recent public objections to the proposed public housing development in Area 56 and the Study would consider the land use distribution carefully; and
- (g) the consultants were well aware of the need to strike a balance between development and its impact on the historical heritage, the ecology and the natural environment, as well as the potential for eco-tourism. These issues would be carefully examined at the next stage of the Study.

14. Mr. Fletch W.W. Chan said that the infrastructure being developed in the area were not just serving cross boundary traffic as the TM-CLKL would provide a direct linkage between Tung Chung and Tuen Mun New Town. Regarding employment opportunities, he said that upon completion of the 3<sup>rd</sup> runway for the airport, an estimated 140,000 jobs of different nature would be generated including job opportunities for managers, professionals and general workers. The Tung Chung New Town Extension was expected to become a very attractive place for people from all walks of life.

15. The Chairman said that the comments and views expressed by Members should be taken into account as appropriate in the next stage of the Study. As Members had no further questions and comments, the Chairman thanked the representatives of the Government and the study consultants for attending the meeting. They left the meeting at this point.

[Dr. W.K. Yau left the meeting temporarily at this point.]