

LANTAU DEVELOPMENT ADVISORY COMMITTEE

Progress on Lantau Development

PURPOSE

This paper aims to report to the Lantau Development Advisory Committee (LanDAC) on the progress of the development work in Lantau.

BACKGROUND

2. The Government promulgated the Sustainable Lantau Blueprint (Blueprint) in June 2017, with “Development in the North; Conservation for the South” adopted as its overarching principle. The major economic and housing developments are planned in North Lantau and the East Lantau Metropolis (ELM), while Northeast Lantau will be developed into a node for leisure, entertainment and tourism. The predominant part of Lantau, in particular South Lantau, will be for conservation, leisure, cultural and eco-tourism purposes. To actively plan and implement the development and conservation initiatives in Lantau, the Government set up the Sustainable Lantau Office on 1 December 2017.

PROGRESS OF DEVELOPMENT WORK

3. On housing development, we are committed to developing three smart and low-carbon communities, namely Tung Chung New Town Extension, Siu Ho Wan development and the ELM. On economic development, there will be two major commercial and employment platforms in Lantau, namely the commercial and employment clusters near the Hong Kong International Airport and the third Core Business District, the ELM. On leisure, entertainment and tourism development, Northeast Lantau, including the Sunny Bay reclamation and the Hong Kong Disneyland Resort, will be developed into a leisure, entertainment and tourism node.

(Translated Version)

4. The progress of the relevant strategic development plans is as follows:

Tung Chung New Town Extension (TCNTE)

5. TCNTE, one of the major initiatives to increase medium- and long-term land supply, will provide approximately 49 400 units and commercial floor area of 877 000 square metres, accommodating a population increase of about 144 400.

6. Funding for the reclamation works at Tung Chung East has been approved by the Finance Committee of the Legislative Council (LegCo). The project commenced at the end of last year and is anticipated to be completed in 2023, with the first population intake targeted between 2023 and 2024. Associated infrastructure works will commence in due course to dovetail with the anticipated completion of the entire TCNTE project in 2030.

7. We reported to the Islands District Council the latest progress of the TCNTE project and addressed Council Members' concerns by giving an update on the latest situation in the meetings on 18 December 2017 and 23 April 2018 respectively. We have gained support from the Islands District Council for gazetting the road and drainage works under the TCNTE project, with a view to commencing the works as soon as possible. We have also planned for the gazettal of the associated works in phases in the second quarter of this year.

8. In response to the public and local expectations and views, we will enhance the landscapes in Ma Wan Chung area to publicise its fishing village characteristics and promote tourism development by means of a place-making beautification programme in Ma Wan Chung. The proposed plan will bring visual improvements to the existing pavilions, piers, signages, footbridges, and outer walls of the buildings in Ma Wan Chung in the form of paintings, stickers and hanging decorative materials, etc. The relevant service contract was awarded in February this year, under which the service provider is engaged in the design work and will consult local residents on the design details in due course.

9. We need to conduct site investigation works to align with the detailed design of new town extension at Tung Chung West by the consultants. The investigation works commenced in July 2017, with anticipated completion within 21 months.

10. We propose the introduction of various smart and low-carbon designs into the TCNTE project to provide a more suitable living environment to the public. Relevant information is set out in the discussion paper No. 07/2018 for Members' comments.

(Translated Version)

Topside Development at Hong Kong Boundary Crossing Facilities of Hong Kong-Zhuhai-Macao Bridge

11. We are now reviewing the public views collected in the Stage 1 Community Engagement (CE) exercise and conducting various technical assessments, in a bid to formulate a draft Recommended Outline Development Plan (RODP). Upon completion of the technical feasibility assessment, we will conduct the Stage 2 CE exercise in due course to consult the LanDAC and the public about the draft RODP.

Sunny Bay Reclamation

12. Sunny Bay is strategically located in Northeast Lantau, being in close proximity to the Hong Kong Disneyland Resort and accessible via railway and road networks. The Sunny Bay reclamation has been positioned as the “Northeast Lantau Tourism Gateway” in the Blueprint promulgated in June 2017. It could be planned and developed into a converging point for leisure, sports, recreation, entertainment and tourism activities to achieve synergy with the further development of the Hong Kong Disneyland Resort and the other major developments in North Lantau.

13. We plan to conduct the “Planning and Engineering Study on Sunny Bay Reclamation” to formulate detailed proposals for the reclamation, including land uses and engineering infrastructure. We briefed the Panel on Development of the LegCo on the study in early 2017. Panel Members generally supported submission of the funding proposal to the Public Works Subcommittee for consideration. We will submit the funding application to the LegCo at an appropriate time to commence the study.

Siu Ho Wan Development

14. The first-phase technical study of the Siu Ho Wan reclamation was substantially completed in end 2017. The study covered the major strategic infrastructural, engineering, environmental and social issues of the reclamation. The results of the study indicated that there were no insurmountable problems in the reclamation proposal. Based on the results of the technical study, we are now working out the scope of the detailed study and implementation programme.

15. In addition, according to the technical study, the Siu Ho Wan Depot Site of the Mass Transit Railway Corporation Limited (MTRCL) can provide not less than 14 000 residential units and ancillary commercial and community facilities in the medium to long term. Its draft Outline Zoning Plan was gazetted in end March 2018. The Government will continue to follow up with the MTRCL on various ongoing technical studies and other matters as and when appropriate, with a view to releasing the site early for potential development

(Translated Version)

Artificial Islands at the Central Waters (including ELM)

16. As far as conceptual spatial planning and land uses are concerned, there is enormous potential for developing the proposed ELM in the central waters, including the Kau Yi Chau development area, into a long-term strategic growth area. Constructing artificial islands by reclamation in the waters between eastern Lantau and Hong Kong Island West can provide a vast area of land for comprehensive and holistic planning. We will carry out the next phase of study on artificial islands in the central waters in due course.

CONCLUSION

17. Members are invited to note the progress of the development work in Lantau and offer comments.

Civil Engineering and Development Department
June 2018

Topical Strategic Studies

To facilitate the formulation of the strategic proposals on Lantau development, and to further explore and study the feasibility of the proposals, the relevant government departments have carried out four topical strategic studies. The progress of the topical strategic studies are as follows:

	Study	Progress
1	Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau	The study was completed in early 2017, and the consultancy study report has been uploaded to the website of the Planning Department for public inspection.
2	Study on Recreation and Tourism Development Strategy for Lantau	The study was substantially completed. The consultants are currently compiling the Final Report and its Executive Summary.
3	Preliminary Feasibility Study of Cable Car System from Ngong Ping to Tai O, and Spa and Resort Development at Cheung Sha and Soko Islands	The study was substantially completed. The consultants are currently compiling the Final Report and its Executive Summary.
4	Feasibility Study on Traffic, Transport and Capacity to Receive Visitors for Lantau	The study commenced on 26 July 2017, and was anticipated to be completed in mid 2019.