

## **Islands District Council**

### **IDC Paper No. 131/2017**

#### **Tung Chung New Town Extension Project**

##### **Objective**

1. This paper serves to brief members on the latest implementation progress of the Tung Chung New Town Extension (TCNTE) Project including the proposed road works and infrastructure works in Tung Chung East and Tung Chung West, and the proposed ecological conservation measures in Tung Chung West.

##### **Background**

2. The proposed TCNTE covers areas on the eastern and western flanks of the existing Tung Chung New Town. It will provide about 49,400 residential flats for a population of about 144,400. It will also provide about 500,000 square metres (m<sup>2</sup>) gross floor area (GFA) for office use, 327,000 m<sup>2</sup> GFA for retail use, and 50,000 m<sup>2</sup> GFA for hotel use, and will create about 40,000 job opportunities.

3. The Chief Executive in Council approved the related Outline Zoning Plans for TCNTE Project pursuant to Town Planning Ordinance, and authorized the reclamation works in Tung Chung East under Foreshore and Seabed (Reclamations) Ordinance on 7 February 2017.

##### **Latest Progress for Tung Chung East**

4. The site investigation works in Tung Chung East has been substantially completed. The funding for the reclamation works in Tung Chung East was approved by the Finance Committee (FC) of the Legislative Council (LegCo) on 13 October 2017. The reclamation works will commence shortly upon the award of the works Contract, with a view to handing over the first parcel of land to Housing Department for public housing development in 2020. Meanwhile, the detailed design for the infrastructure works in Tung Chung East is in progress. The central location of Tung Chung East is reserved for “Central Green”. To enhance the connectivity for at-grade pedestrian facilities, the section of the vehicular route across the “Central Green” will be constructed as an underpass. On the other hand, the road network will be designed to match with the planning concept of street shops and restaurants to create vibrancy for the community. On enhancing the external connection of its road network, the proposed Road P1 will be connected to the North Lantau Highway through the proposed Tai Ho Interchange.

5. We also propose to construct cycle tracks of about 9 kilometres (km) in total length with cycle parking facilities at suitable locations in Tung Chung East. The proposed cycle tracks will be constructed along the waterfront promenade and pedestrian walkways, connecting most areas of residential, commercial, school and social facilities, and the existing cycle track network in Tung Chung. The proposed cycle tracks also include a 5-km continuous route along the Tung Chung East waterfront promenade connecting to the proposed Cycle Park at Tai Ho Interchange of Road P1.

6. Apart from the abovementioned road and cycle track construction works, associated drainage, sewerage and water supply systems will also be constructed in the TCNTE area. The proposed road works and major infrastructure in Tung Chung East are shown in **Attachment 1**.

### **Latest Progress for Tung Chung West**

7. Site investigation works in Tung Chung West has commenced in July 2017, and the detailed design for the infrastructure is underway.

8. We will re-vitalise a section of the existing channelised Tung Chung Stream and construct a River Park (See **Attachment 2**) to enhance the ecological value of Tung Chung Stream and to promote water-friendly cultures. To effectively protect the ecology and environment of Tung Chung Valley, we propose to construct a series of Sustainable Urban Drainage System (See **Attachment 3**), including stormwater attenuation and treatment ponds, bioswales and porous pavements, etc., to control the quantity and quality of the surface runoff being discharged into the Tung Chung Stream from the development areas and the adjoining roads. In addition, site formation works at Tung Chung Areas 23, 42 and 46 (see **Attachment 4**) will be carried out for supplying the land for residential development of about 6,300 nos. of flats. To reduce the potential ecological impacts arising from the site formation works, we will implement compensatory planting of about 11 hectares in the areas adjacent to Fong Yuen.

9. The car parking facilities and associated road works at Chung Yan Road in Ma Wan Chung were gazetted on 22 September 2017. We are following up the statutory procedures and refining the design. In addition, we propose to modify the drainage system to increase waterflow for flushing the Ma Wan Chung bay area, widen Tung Chung Road North, and construct a coastal pedestrian walkway linking Ma Wan Chung and Tung Chung Town Centre for improving the infrastructure in Ma Wan Chung. The works areas are shown in **Attachment 5**. Besides, we are preparing the place-making works in Ma Wan Chung to improve the environment of Ma Wan Chung Village. We target to commence the works in early 2018.

10. To meet the development in Tung Chung Valley, the road network will be extended from the existing Chung Yan Road and Tung Chung Road to the residential areas under planning and the existing villages. Cycle tracks will be also extended to some of the new roads. The works areas are shown in **Attachment 6**.

### **Advice Sought**

11. Members are invited to note the latest progress of the TCNTE Project. We target to gazette the proposed road and sewerage works in **Attachments 1, 5 and 6** in phases from 2018, with a view to applying for funding from the FC of the LegCo in phases from 2019 for the road works and infrastructure to tie in with the implementation programme of TCNTE. Members are invited to express their views and support the Project.

### **Attachments**

Attachment 1 – Proposed Road Works and Major Infrastructure in Tung Chung East

Attachment 2 – Proposed Tung Chung Stream River Park

Attachment 3 – Proposed Sustainable Urban Drainage System

Attachment 4 – Proposed Site Formation at Area 23, Area 42 and Area 46

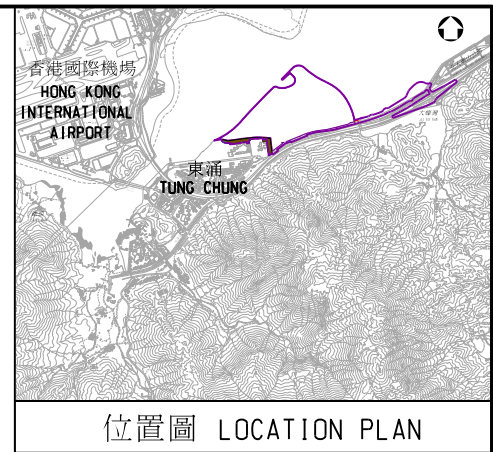
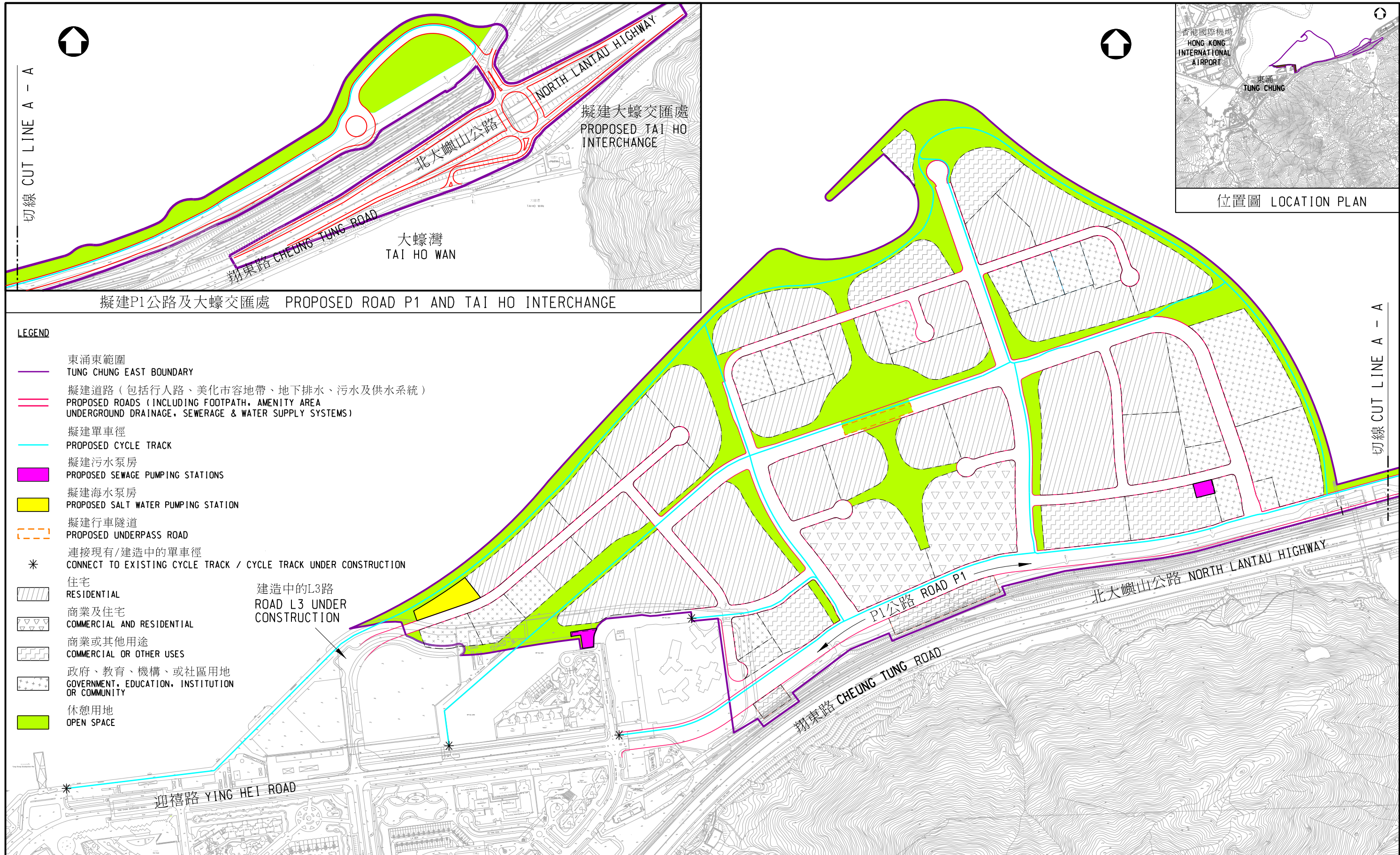
Attachment 5 – Proposed Infrastructure Improvement Works for Ma Wan Chung

Attachment 6 – Proposed Road Works and Sewage System in Tung Chung West

**Civil Engineering and Development Department**


**December 2017**



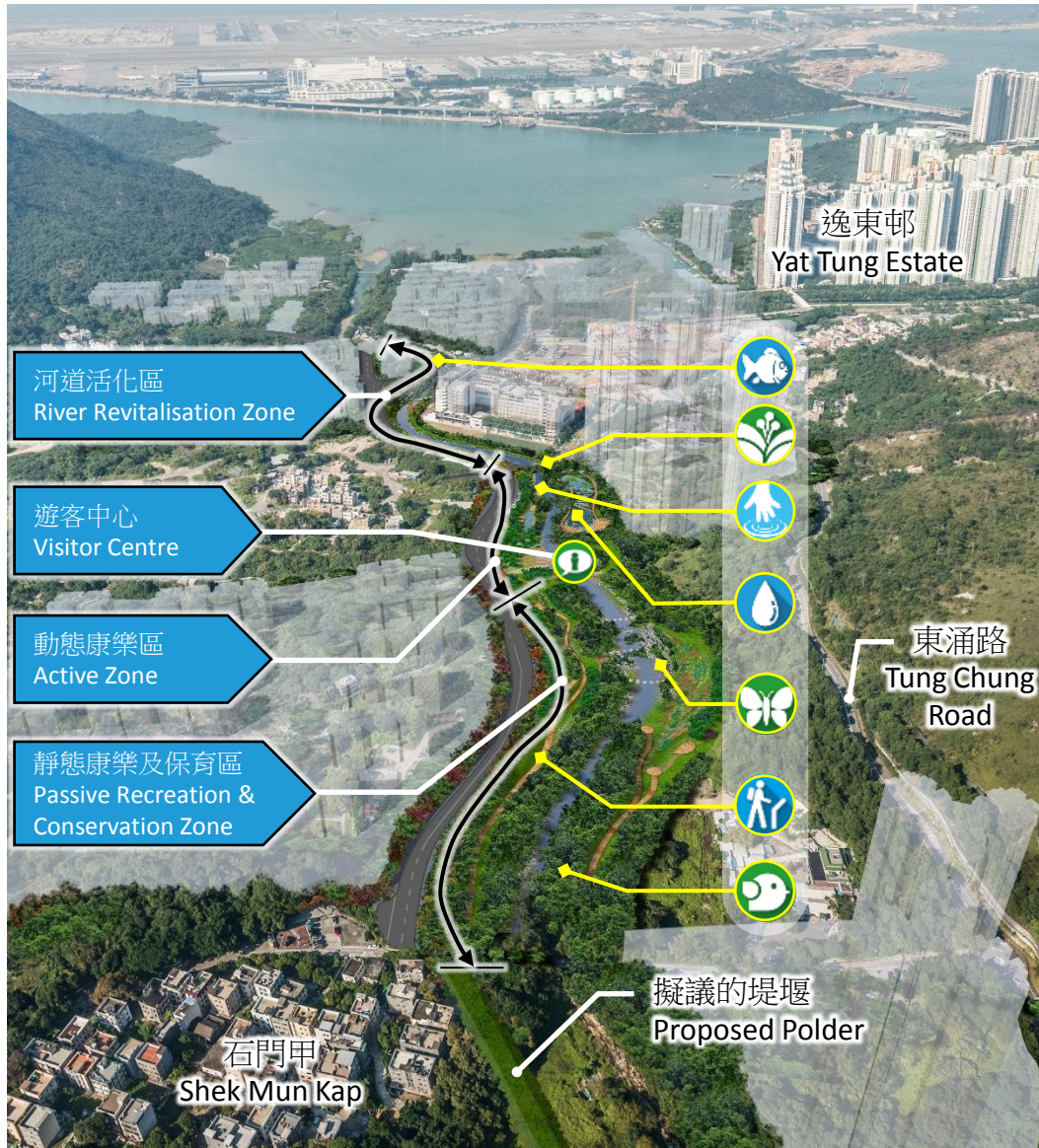


- LEGEND**
- 東涌東範圍  
TUNG CHUNG EAST BOUNDARY
  - 擬建道路 (包括行人路、美化市容地帶、地下排水、污水及供水系統)  
PROPOSED ROADS (INCLUDING FOOTPATH, AMENITY AREA UNDERGROUND DRAINAGE, SEWERAGE & WATER SUPPLY SYSTEMS)
  - 擬建單車徑  
PROPOSED CYCLE TRACK
  - 擬建污水泵房  
PROPOSED SEWAGE PUMPING STATIONS
  - 擬建海水泵房  
PROPOSED SALT WATER PUMPING STATION
  - 擬建行車隧道  
PROPOSED UNDERPASS ROAD
  - 連接現有/建造中的單車徑  
CONNECT TO EXISTING CYCLE TRACK / CYCLE TRACK UNDER CONSTRUCTION
  - \*  
住宅  
RESIDENTIAL
  - 商業及住宅  
COMMERCIAL AND RESIDENTIAL
  - 商業或其他用途  
COMMERCIAL OR OTHER USES
  - 政府、教育、機構、或社區用地  
GOVERNMENT, EDUCATION, INSTITUTION OR COMMUNITY
  - 休憩用地  
OPEN SPACE

建造中的L3路  
ROAD L3 UNDER  
CONSTRUCTION

圖則名稱 drawing title	項目編號 item no.	辦事處 office
擬議的東涌東道路網絡及主要基礎設施 PROPOSED ROAD WORKS AND MAJOR INFRASTRUCTURES IN TUNG CHUNG EAST	比例 scale 1 : 7500 (A3)	可持續大嶼辦事處 SUSTAINABLE LANTAU OFFICE
	圖則編號 drawing no. SLO-Z0011	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT





魚梯 Fish Ladder



蝴蝶花園 Butterfly Garden



四季林蔭道 Flowering Avenue



遠足徑 Hiking Trail



雨水滯留及處理池  
Attenuation and Treatment Pond



觀鳥屋 Bird Hide



親水活動 Active Water Play



遊客中心 Visitor Centre

圖則名稱 drawing title

擬議的東涌河河畔公園  
PROPOSED TUNG CHUNG STREAM RIVER PARK

項目編號 item no.

-

比例 scale

-

圖則編號 drawing no.

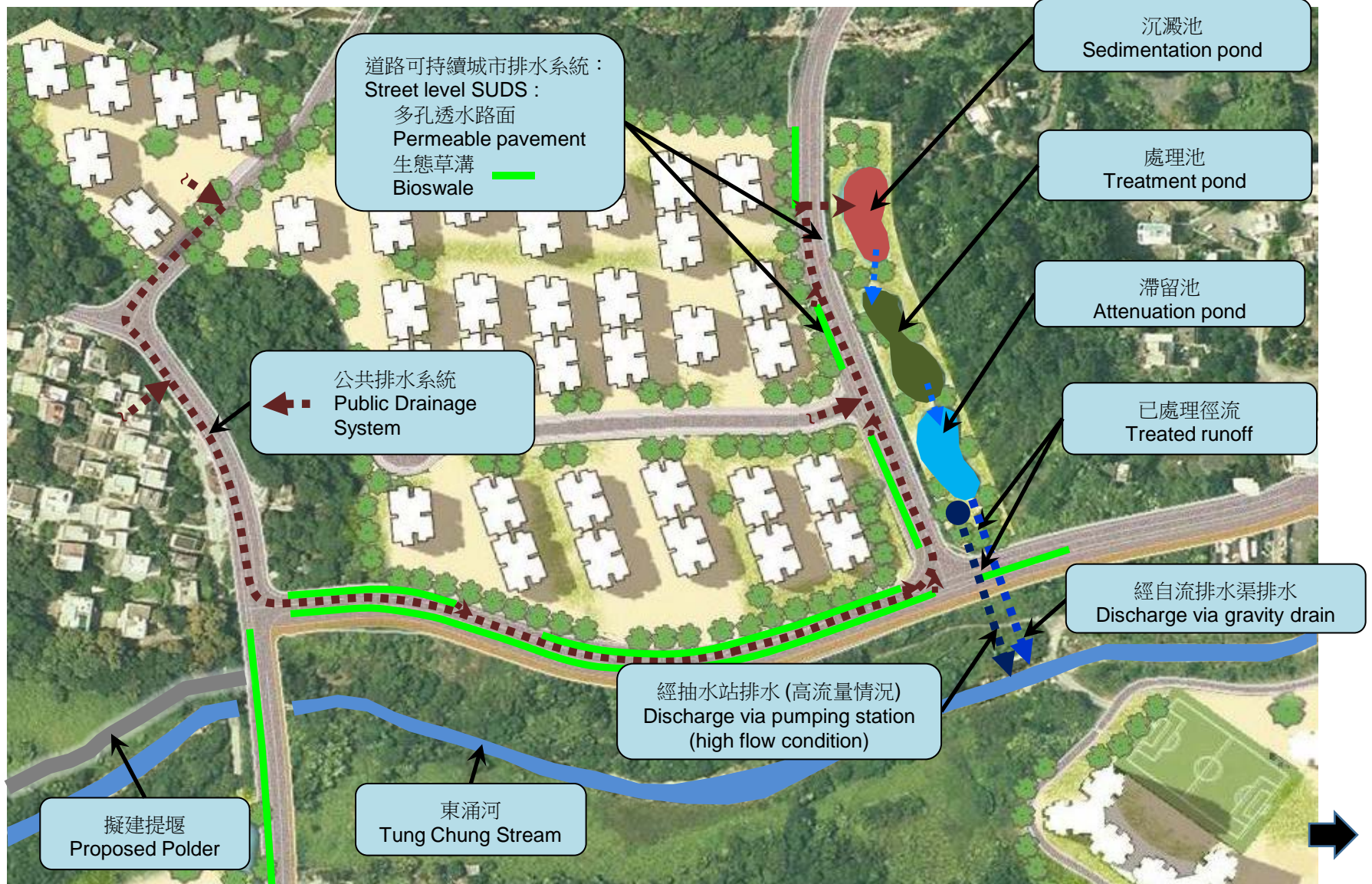
SLO-Z0001

辦事處 office

可持續大嶼辦事處  
Sustainable Lantau Office

CEDD 土木工程拓展署  
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT





道路可持續城市排水系統：  
Street level SUDS：  
多孔透水路面  
Permeable pavement  
生態草溝  
Bioswale

公共排水系統  
Public Drainage System

沉澱池  
Sedimentation pond

處理池  
Treatment pond

滯留池  
Attenuation pond

已處理徑流  
Treated runoff

經自流排水渠排水  
Discharge via gravity drain

經抽水站排水 (高流量情況)  
Discharge via pumping station  
(high flow condition)

擬建提堰  
Proposed Polder

東涌河  
Tung Chung Stream

圖則名稱 drawing title

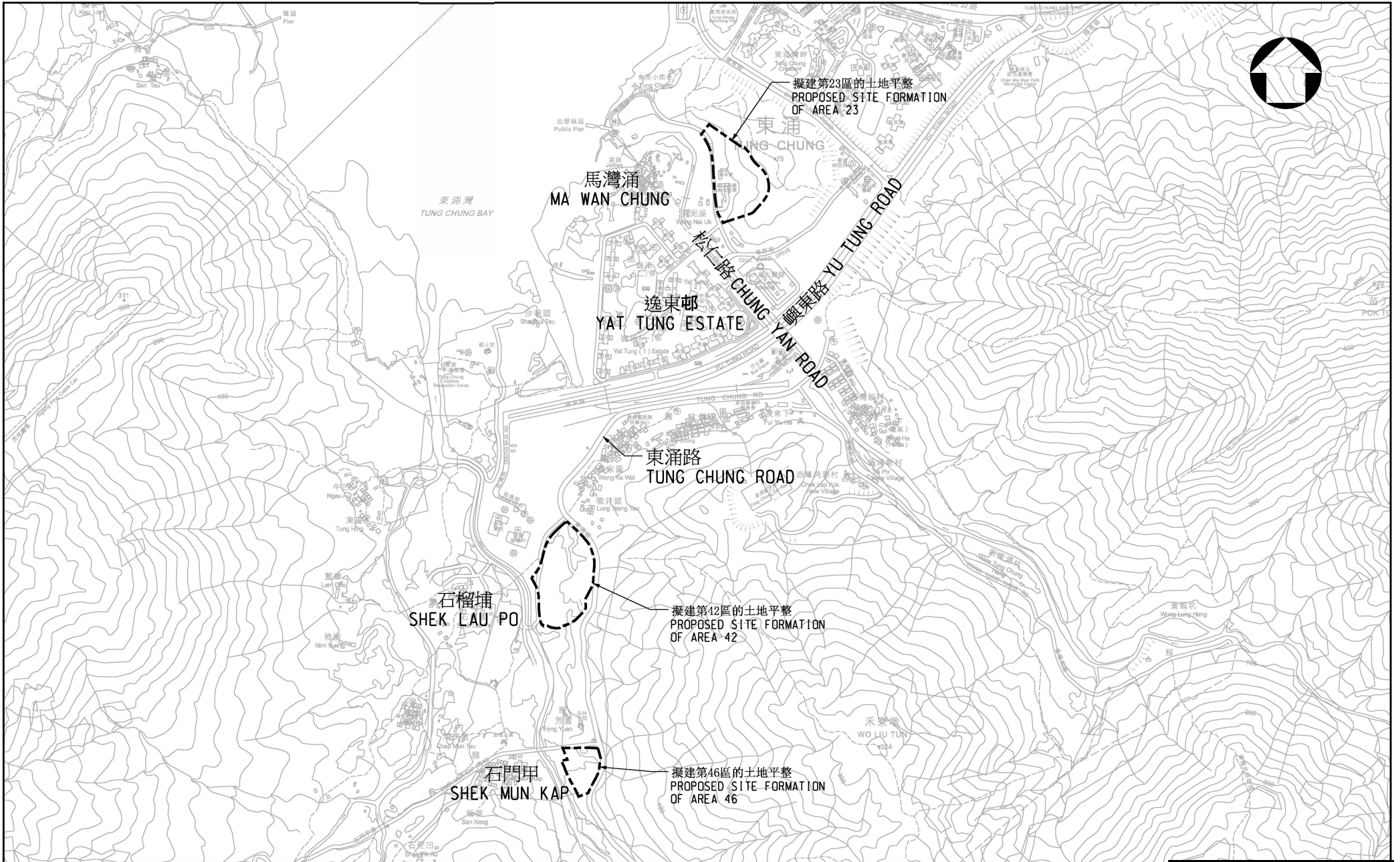
擬議的可持續城市排水系統  
Proposed Sustainable Urban Drainage System

項目編號 item no.	-
比例 scale	-
圖則編號 drawing no.	SLO-Z0002

辦事處 office  
可持續大嶼辦事處  
Sustainable Lantau Office

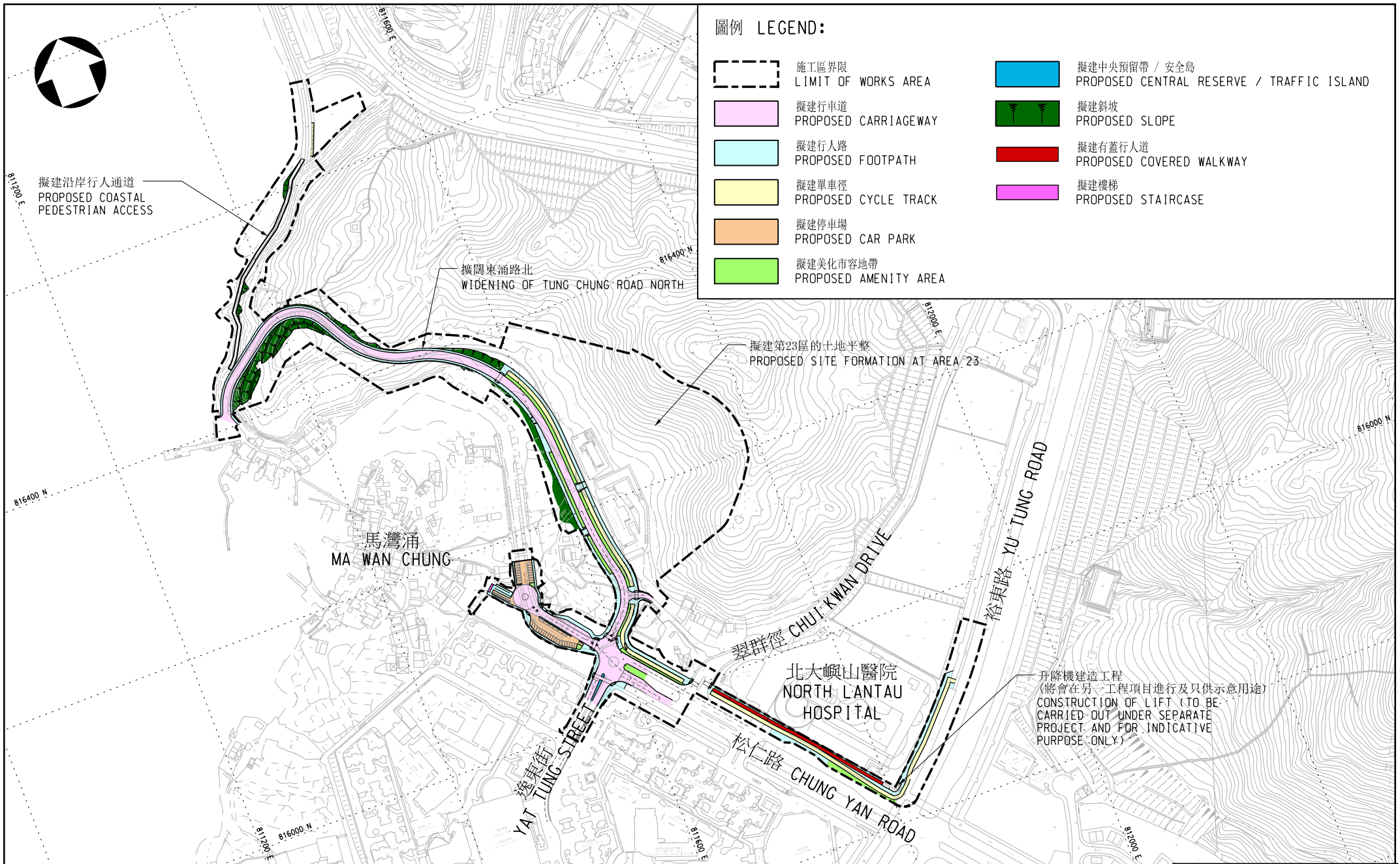
CEDD 土木工程拓展署  
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT







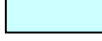

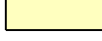





<p>圖則名稱 drawing title</p> <p><b>擬議的第23區、42區和46區工地平整工程範圍</b>  <b>PROPOSED SITE FORMATION AT AREA 23, AREA 42 AND AREA 46</b></p>	<p>項目編號 item no.</p>	<p>辦事處 office</p> <p>可持續大嶼辦事處 Sustainable Lantau Office</p>
	<p>比例 scale</p> <p>1:15000</p>	<p>CEDD 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</p>
<p>圖則編號 drawing no.</p> <p>SLO-Z0009</p>		





圖例 LEGEND:

- |   |                                   |   |  |
|---|-----------------------------------|---|--|
|  | 施工區界限<br>LIMIT OF WORKS AREA      |  | 擬建中央預留帶 / 安全島<br>PROPOSED CENTRAL RESERVE / TRAFFIC ISLAND |
|  | 擬建行車道<br>PROPOSED CARRIAGEWAY     |  | 擬建斜坡<br>PROPOSED SLOPE                                     |
|  | 擬建行人路<br>PROPOSED FOOTPATH        |  | 擬建有蓋行人道<br>PROPOSED COVERED WALKWAY                        |
|  | 擬建單車徑<br>PROPOSED CYCLE TRACK     |  | 擬建樓梯<br>PROPOSED STAIRCASE                                 |
|  | 擬建停車場<br>PROPOSED CAR PARK        |   |  |
|  | 擬建美化市容地帶<br>PROPOSED AMENITY AREA |   |  |

圖則名稱 drawing title

擬議的馬灣涌基礎設施改善工程  
PROPOSED INFRASTRUCTURE IMPROVEMENT WORKS FOR MA WAN CHUNG

項目編號 item no.

比例 scale

1:5000

圖則編號 drawing no.



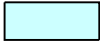
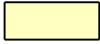



SLO-Z0003

辦事處 office

可持續大嶼辦事處  
Sustainable Lantau Office



圖例 LEGEND:

-  施工區界限  
LIMIT OF WORKS AREA
-  擬建行車道  
PROPOSED CARRIAGEWAY
-  擬建行人路  
PROPOSED FOOTPATH
-  擬建單車徑  
PROPOSED CYCLE TRACK
-  擬建停車場  
PROPOSED CAR PARK
-  擬建美化市容地帶  
PROPOSED AMENITY AREA
-  擬建中央預留帶 / 安全島  
PROPOSED CENTRAL RESERVE / TRAFFIC ISLAND



圖則名稱 drawing title

擬議的東涌西道路網絡及污水系統  
PROPOSED ROAD WORKS AND SEWAGE SYSTEM IN TUNG CHUNG WEST

第1頁(共2頁)  
SHEET 1 OF 2

項目編號 item no.

比例 scale

1:10000

圖則編號 drawing no.

SLO-Z0004




辦事處 office

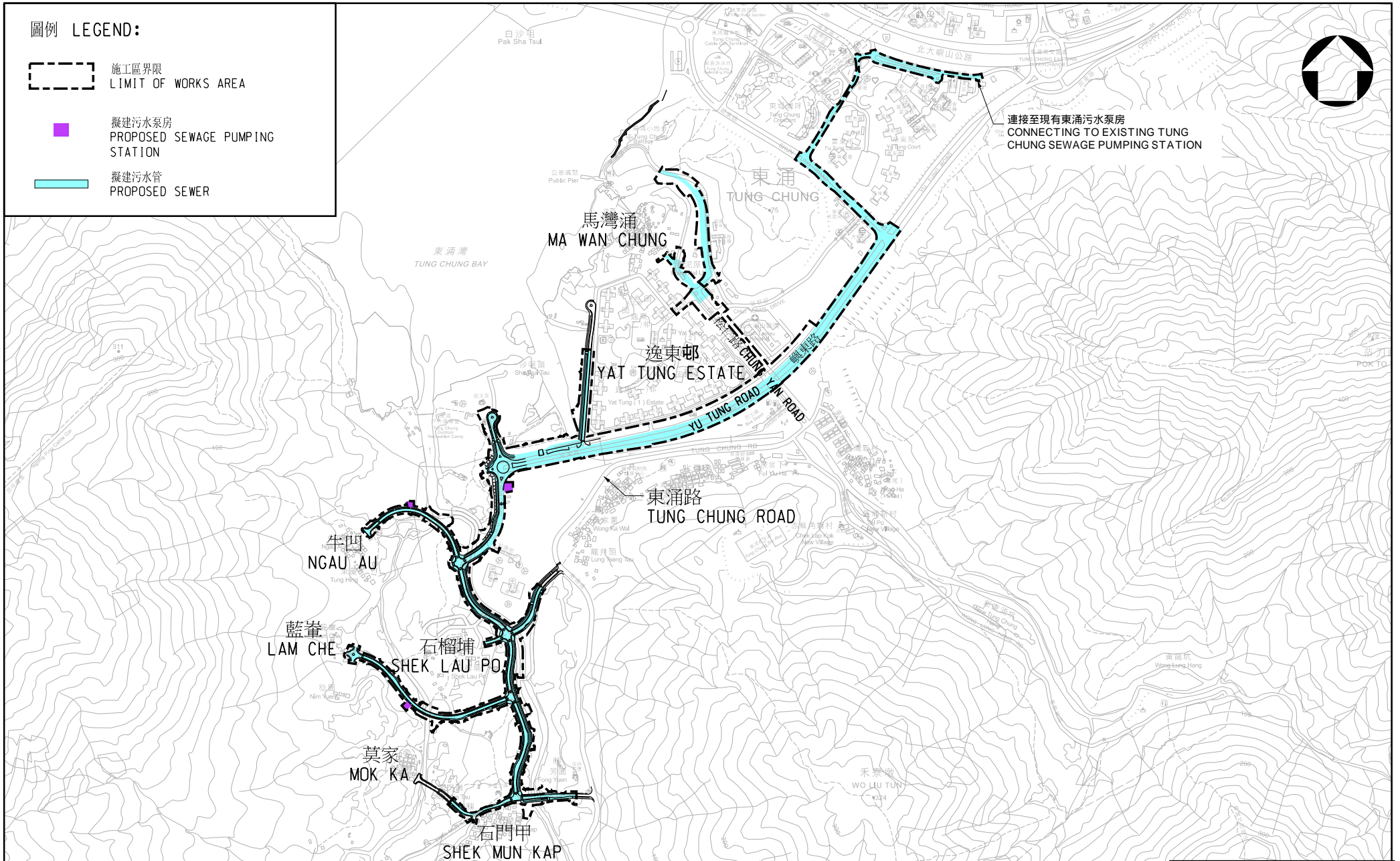
可持續大嶼辦事處  
Sustainable Lantau Office

 土木工程拓展署  
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT



圖例 LEGEND:

-  施工區界限  
LIMIT OF WORKS AREA
-  擬建污水泵房  
PROPOSED SEWAGE PUMPING STATION
-  擬建污水管  
PROPOSED SEWER



圖則名稱 drawing title

擬議的東涌西道路網絡及污水系統  
PROPOSED ROAD WORKS AND SEWAGE SYSTEM IN TUNG CHUNG WEST

第2頁(共2頁)  
SHEET 2 OF 2

項目編號 item no.

比例 scale

1:15000

圖則編號 drawing no.

SLO-Z0010

辦事處 office

可持續大嶼辦事處  
Sustainable Lantau Office

 土木工程拓展署  
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT