

Islands District Council

IDC Paper No. 54/2017

Tung Chung New Town Extension Project

Objective

1. This paper serves to brief members on the latest implementation programme of the Tung Chung New Town Extension (TCNTE) Project including statutory procedures, site investigation (SI), proposed reclamation and infrastructure works and the proposed works in Tung Chung Area 6, Ma Wan Chung, Tung Chung Valley and Tung Chung Stream.

Background

2. The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) jointly commissioned the “Planning and Engineering Study on the Remaining Development in Tung Chung - Feasibility Study” (P&E Study) in January 2012 to review the remaining development potential of Tung Chung New Town (TCNT). Following a three-stage public engagement exercise completed in October 2014, we formulated a development proposal of TCNTE as shown on the Recommended Outline Development Plan at **Attachment 1**.

3. The proposed TCNTE covers areas on the eastern and western flanks of the existing TCNT. It will provide about 49,400 residential flats for a population of about 144,400 as proposed in the P&E Study. The public:private housing ratio is around 6:4. It will also provide about 500,000 square metres (m²) gross floor area (GFA) for office use, 327,000 m² GFA for retail and hotel use, and 50,000 m² GFA for hotel use, and will create about additional 40,000 job opportunities.

4. Further, land is reserved in the extension areas for recreational, educational and community uses such as sports ground, post-secondary institution and clinic. At Tung Chung West, a channelised section of Tung Chung River at the northeast of Shek Lau Po together with the immediate upstream section up to Shek Mun Kap Road will be revitalised into a river park for recreational use, which can enhance ecology and promote water-friendly culture. Upon completion of the proposed TCNTE, the total population capacity of Tung Chung will increase to about 270,000.

5. The proposed TCNTE was included in the 2014, 2015, 2016 and 2017 Policy Addresses as one of the medium to long term land supply initiatives. The first population intake is

targeted in 2023.

Statutory Procedures

6. The draft Tung Chung Extension Area Outline Zoning Plan (OZP) was approved on 7 February 2017.

7. The approved Tung Chung Extension Area Outline Zoning Plans (OZP) was exhibited for public inspection on 17 February 2017.

Detailed Design and SI Works

8. The Finance Committee (FC) of Legislative Council (LegCo) approved our funding application for the detailed design and associated SI works for the TCNTE project on 27 May 2016. The consultants are undertaking the detailed design and associated SI works.

9. The land SI works to facilitate the detailed design of reclamation and infrastructure works at Tung Chung East (TCE) is anticipated to complete in early 2018. The SI works to facilitate the detailed design of formation and engineering infrastructure works at Tung Chung West (TCW) is targeted to commence in July 2017 for completion within 21 months. The extent of proposed SI works at TCW is shown at **Attachment 2**.

TCE Reclamation and Infrastructure Works

10. The statutory procedures and detailed design for the reclamation and advance works have been completed. We are seeking funding approval of the FC of LegCo for implementation of the construction works. If the funding application is approved by the FC of LegCo, we plan to commence construction in end 2017, with completion anticipated by end 2023. To enable better monitoring of the works during the construction period by the resident site staff, we intend to use a piece of vacant government land adjacent to Ying Tung Road for setting up the site office.

11. The detailed design for the infrastructure works for TCNTE is also in progress. In order to achieve the first population intake at TCE in 2023, we plan to commence LegCo funding procedure and take forward the associated waterworks and sewerage works after completion of detailed design in 2018. The proposed works comprises a fresh water service reservoir at Siu Ho Wan, a salt water service reservoir at south of Chek Lap Kok New Village, a salt water pumping station at the reclamation area and the associated pipeworks. In addition, we will also take forward construction of the sewage pumping station at Tung Chung Area 104 and the associated pumping mains. The extent of proposed waterworks and sewerage works for TCNTE is shown in

Attachment 3.

Infrastructure Improvement Works for Tung Chung Area 6 and Ma Wan Chung, and Conservation at Tung Chung Valley and Tung Chung Stream

12. As regards implementation of the infrastructure improvement works at TCW, we anticipate that detailed design of the following works will be completed by 2018 for construction to proceed. (see **Attachments 4, 5, and 6**):

- (i) Engineering infrastructure improvement for Tung Chung Area 6;
- (ii) Provision of parking facilities and roadworks at Chung Yan Road;
- (iii) Modification of the drainage system to enhance water flushing to the Ma Wan Chung bay area;
- (iv) Improvement of Ma Wan Chung Streetscape;
- (v) Woodland Compensation in Tung Chung Valley; and
- (vi) Restoration of ecological function of the channelized Tung Chung Stream.

Advice Sought

13. We plan to gazette the proposed car park and roadworks at Chung Yan Road in July 2017 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370). We also plan to commence the statutory procedure under relevant ordinance for the proposed sewerage works in TCE and TCW.

14. Members are invited to note the latest implementation programme of the TCNTE Project. We appeal for members to express their views and support the Project.

Attachments

Attachment 1 – Recommended Outline Development Plans of Tung Chung East and Tung Chung West

Attachment 2 – Extent of Proposed SI works at Tung Chung West

Attachment 3 – Extent of Proposed Waterworks and Sewerage Works for Tung Chung New Town Extension

Attachment 4 – Proposed Engineering Infrastructure Improvement for Tung Chung Area 6

Attachment 5 – Proposed Infrastructure Improvement Works at Ma Wan Chung

Attachment 6 – Proposed Conservation at Tung Chung Stream and Tung Chung Valley

Civil Engineering and Development Department

June 2017