

## Islands District Council

### IDC Paper No. 109/2016

#### Tung Chung New Town Extension Project

#### Objective

This paper serves to brief members on the latest progress of the Tung Chung New Town Extension (TCNTE) Project including statutory procedures, detail design, site investigation (SI) works, infrastructure works for Tung Chung Area 58, establishment of community liaison centre and the reclamation at Tung Chung East (TCE).

#### 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 have formulated a development proposal of TCNTE as shown on the Recommended Outline Development Plan and the major development parameters and land uses at **Attachments 1 and 2**.

3. The proposed TCNTE will cover 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 (m<sup>2</sup>) gross floor area (GFA) for office use, 327,000 m<sup>2</sup> GFA for retail and hotel use, and 50,000 m<sup>2</sup> 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 with a view to enhancing ecology and promoting 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 and 2016 Policy Addresses as one of the medium to long term land supply initiatives. The first population intake is targeted for 2023 at the earliest.

### **Statutory Procedures**

6. We gazetted the draft Outline Zoning Plans (OZPs) and reclamation required under the Town Planning Ordinance (Cap. 131) and the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127) respectively on 8 January 2016 concurrently for the implementation of the TCNTE.

7. The Environmental Impact Assessment (EIA) Report for the project was approved with conditions under the EIA Ordinance by Environmental Protection Department on 8 April 2016 and the Environmental Permit was issued on 9 August 2016.

### **Detailed Design and Site Investigation 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. We need to carry out the marine and land SI works at TCE and Siu Ho Wan to facilitate the detailed design of reclamation and fresh water and salt water service reservoirs. We have started some prioritised marine SI works at TCE in September 2016 under the existing term contract. We are tendering the remaining SI works, which are scheduled to commence in December 2016 for completion within 13 months. **Attachment 3** shows the extent of proposed SI works.

### **Infrastructure Works for Tung Chung Area 58**

10. To address the request for land from religious organisations to facilitate religious developments, Tung Chung Area 58 is zoned as Government, Institution or Community use for future religious developments. We will construct an access road and the associated works for Area 58 as shown at **Attachment 4**. We planned to go through the gazettal procedures for the proposed road and associated works in 2017.

### **Establishment of Community Liaison Centre**

11. To facilitate the enhanced community liaison work, we will look for a suitable location for establishment of community liaison centre. We anticipate the associated works to

be completed in the second half of 2017.

### **Reclamation Work**

12. We anticipate the detailed design for the reclamation works will be completed in 2017. Subject to the authorization of the associated OZPs and reclamation works, or the actual progress of the associated statutory procedures, we plan to seek funding approval of FC of LegCo before end 2017 for the implementation of reclamation works at TCE for provision of land for development of TCNTE at TCE and construction of a primary distributor road (Road P1).

### **Advice Sought**

13. Members are invited to note the latest progress of the TCNTE Project. We appeal for members' support to proceed with the next stage of work for this project and seek funding approval of FC of LegCo for the reclamation works for timely implementation of TCNTE.

### **Attachments**

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

Attachment 2 – Major Development Parameters and Land Uses

Attachment 3 – Extent of Proposed SI works

Attachment 4 – Access Road and associated Works in Tung Chung Area 58

**Civil Engineering and Development Department**

**October 2016**