

## **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 (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, 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

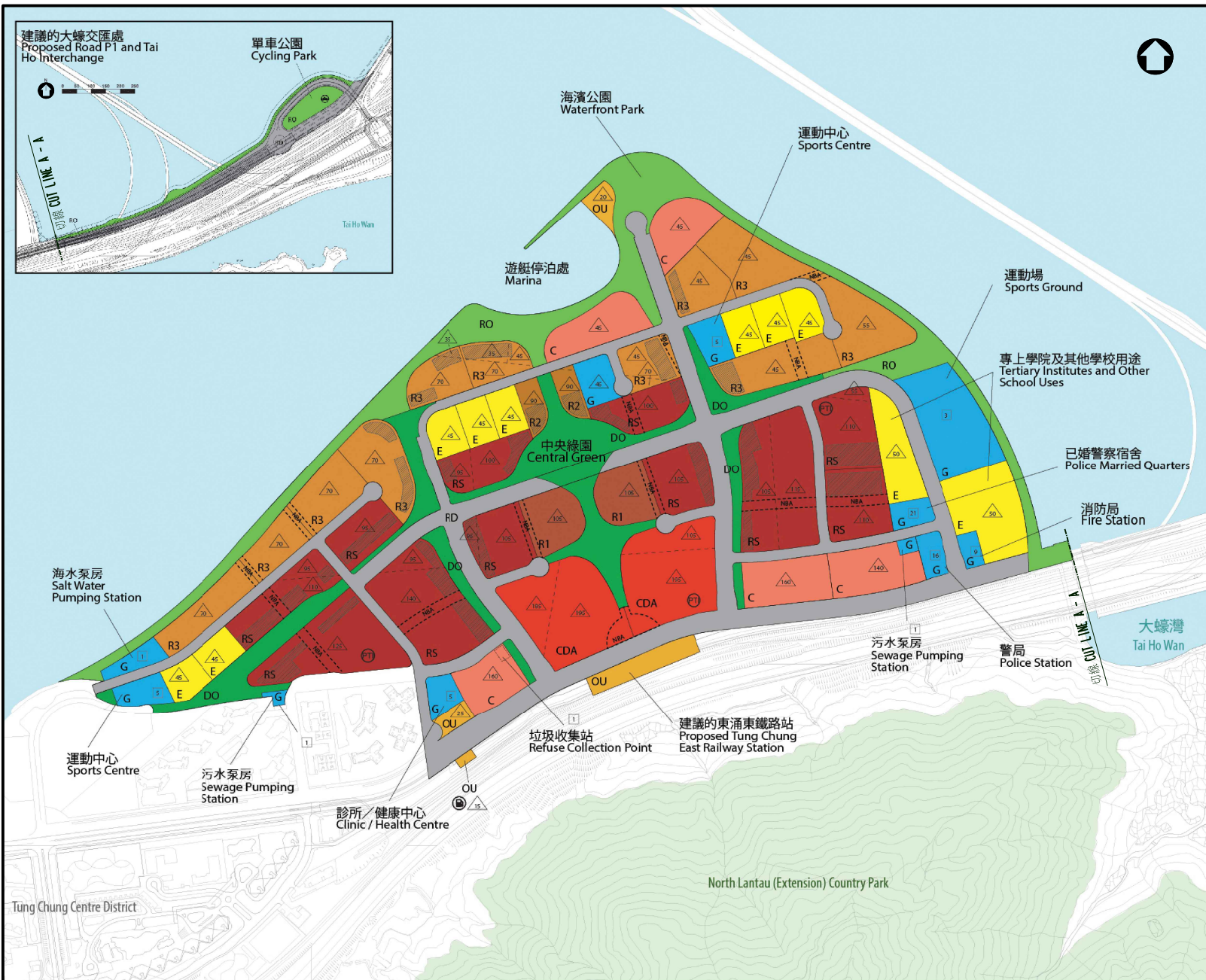
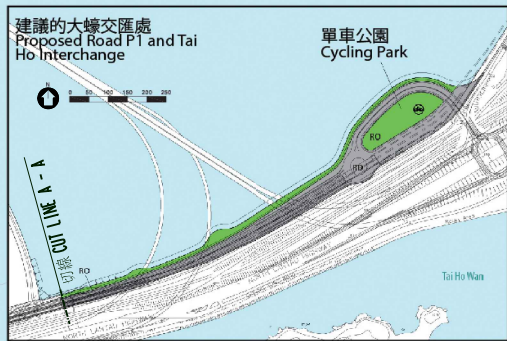
Attachment 4 – Proposed Engineering Infrastructure Improvement for Tung Chung Area 6

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**



圖例 LEGEND:

- RS 租住公屋/居屋 Special Residential (PR 5-6.5)
- R1 住宅發展區1 Residential 1 (PR 6.5)
- R2 住宅發展區2 Residential 2 (PR 5)
- R3 住宅發展區3 Residential 3 (PR 2.5-3.5)
- G 政府 Government
- E 教育 Educational
- OU 其他指定用途 Other Specified Uses
- CDA 綜合發展區 Comprehensive Development Area
- C 商業 Commercial (PR 3-9.5)
- DO 地區休憩用地 District Open Space
- RO 區域休憩用地 Regional Open Space
- RD 建議道路 Proposed Road
- NEA 非建築用地 Non-Building Area
- 地區商業平台 Local Commercial Podium
- △ 55 最高建議物高度 (在主水平基準上若干米) Maximum Building Height (mPD)
- 9 最高建議物高度 (樓層數目) Maximum Building Height (Storeys)
- PTI 公共交通匯處 Public Transport Interchange

圖則名稱 drawing title

東涌東建議發展大綱圖  
RECOMMENDED OUTLINE DEVELOPMENT PLAN OF TUNG CHUNG EAST

項目編號 item no.

比例 scale

A4 1 : 12 000

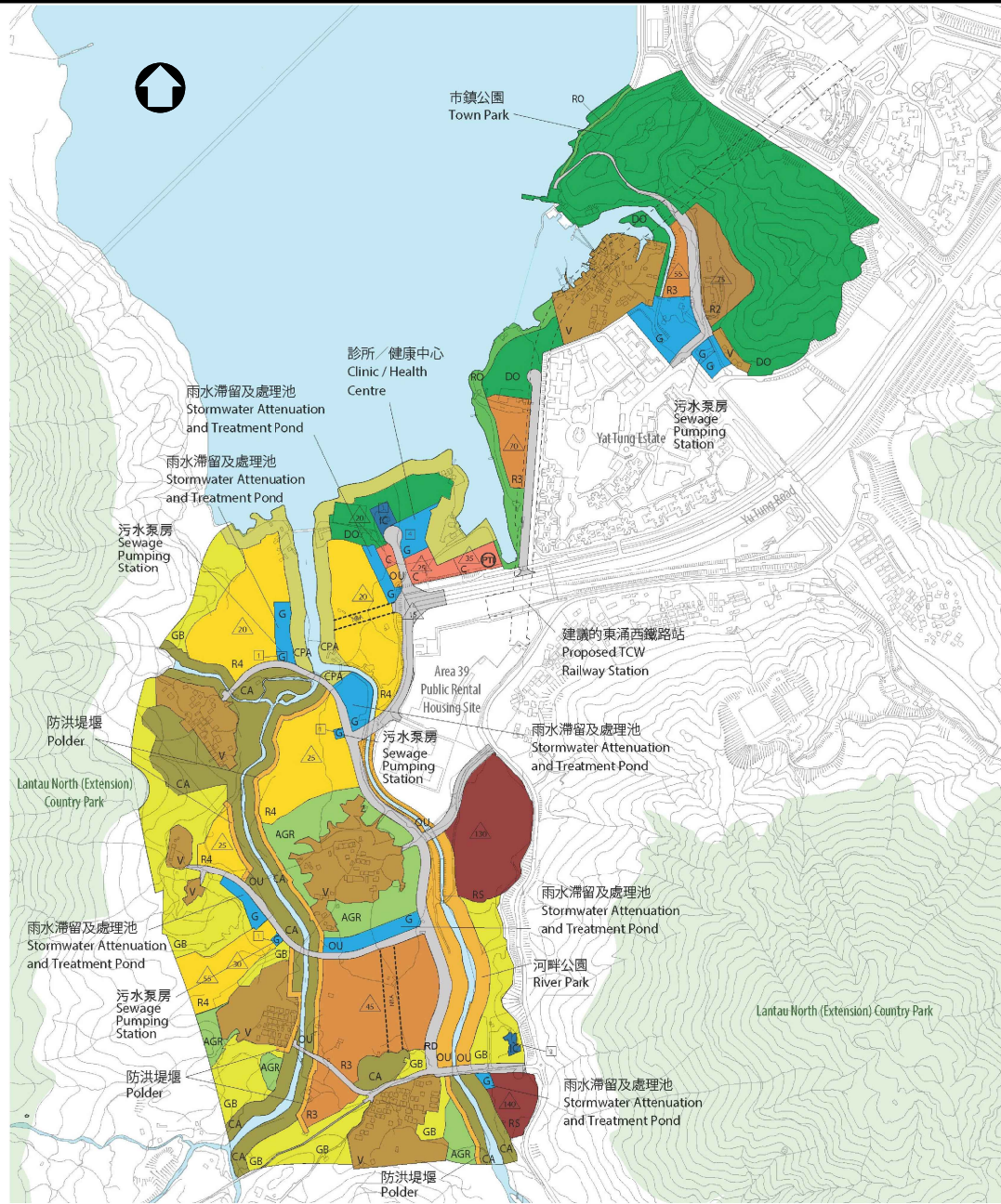
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HK I -2492

辦事處 office

港島及離島拓展處  
HONG KONG ISLAND AND ISLANDS  
DEVELOPMENT OFFICE





圖例 LEGEND:

- R5 租住公屋/居屋  
Special Residential (PR 5-6)
- R2 住宅發展區2  
Residential 2 (PR 4)
- R3 住宅發展區3  
Residential 3 (PR 1.5-3.5)
- R4 住宅發展區4  
Residential 4 (PR 1)
- G 政府  
Government
- OU 其他指定用途  
Other Specified Uses
- IC 機構及社區  
Institution and Community
- C 商業  
Commercial (PR 3-9.5)
- DO 地區休憩用地  
District Open Space
- N/A 非建築用地  
Non-Building Area
- RO 區域休憩用地  
Regional Open Space
- V 鄉村式發展  
Village Development Area
- CA 自然保育區  
Conservation Area
- CPA 海岸保育區  
Coastal Protection Area
- AGR 農業  
Agriculture
- GB 綠化地帶  
Green Belt
- RD 建議道路  
Proposed Road
- 55 最高建議物高度  
(在主水平基準上若干米)  
Maximum Building Height  
(mPD)
- 9 最高建議物高度  
(樓層數目)  
Maximum Building Height  
(Storeys)

圖則名稱 drawing title

東涌西建議發展大綱圖  
RECOMMENDED OUTLINE DEVELOPMENT PLAN OF TUNG CHUNG WEST

項目編號 item no.

比例 scale

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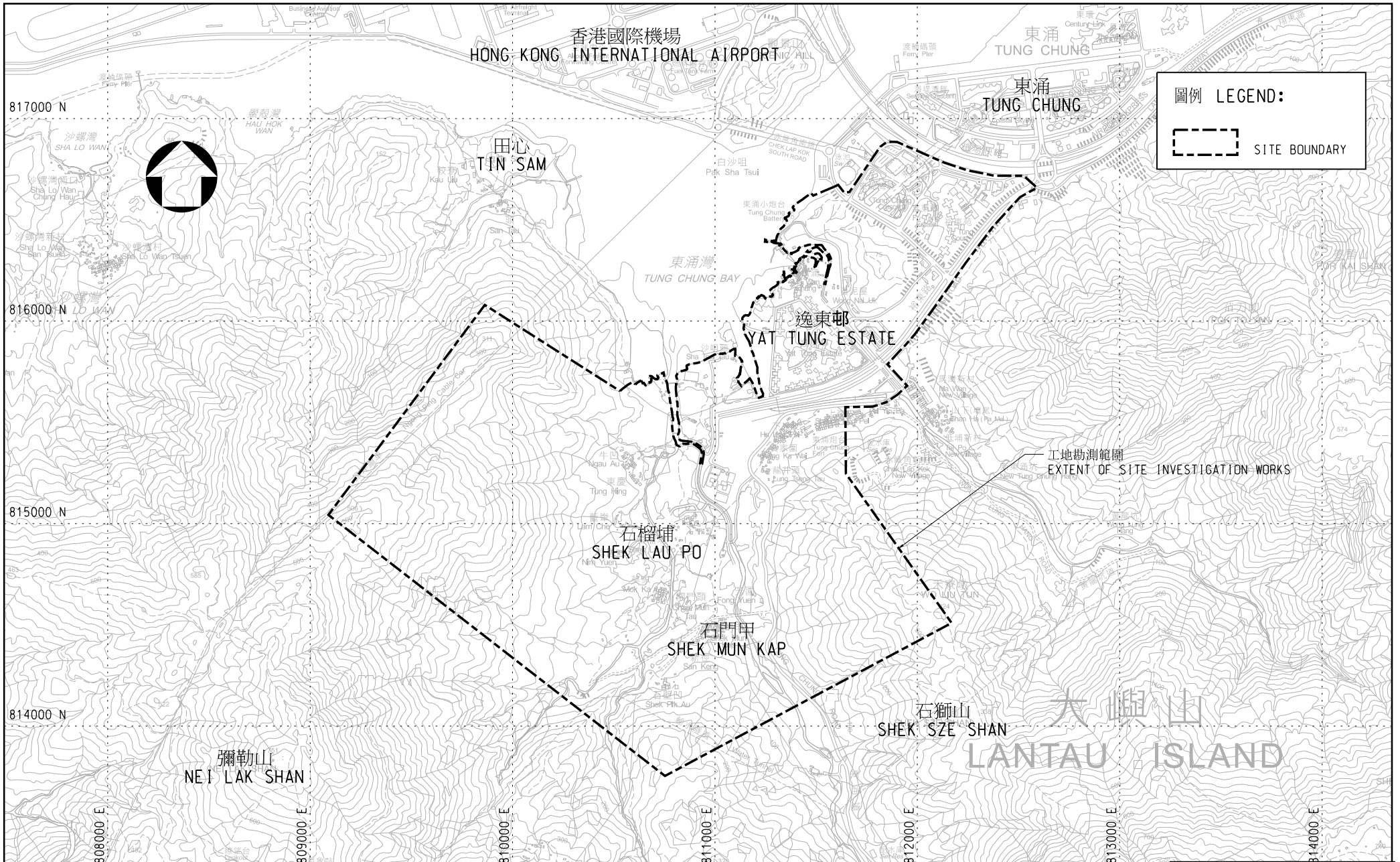
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HK I - Z2493

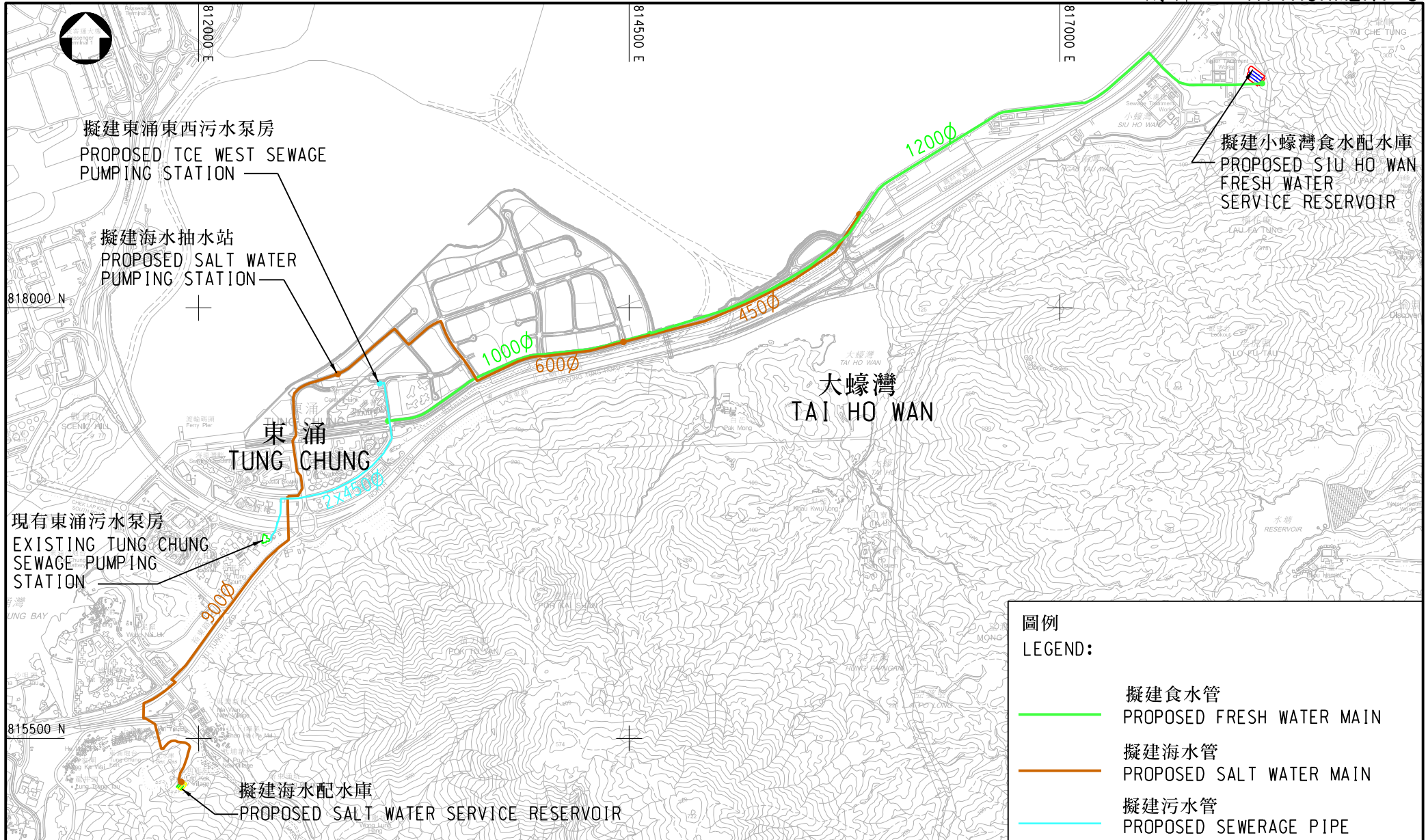
辦事處 office

香港及離島拓展處  
HONG KONG ISLAND AND ISLANDS  
DEVELOPMENT OFFICE

土木工程拓展署  
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT



<p>圖則名稱 drawing title</p>	<p>項目編號 item no.</p>	<p>辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE</p>
<p>擬議的工地勘测工程範圍 EXTENT OF PROPOSED SI WORKS</p>	<p>比例 scale 1:25000</p>	<p>土木工程拓展署 CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</p>
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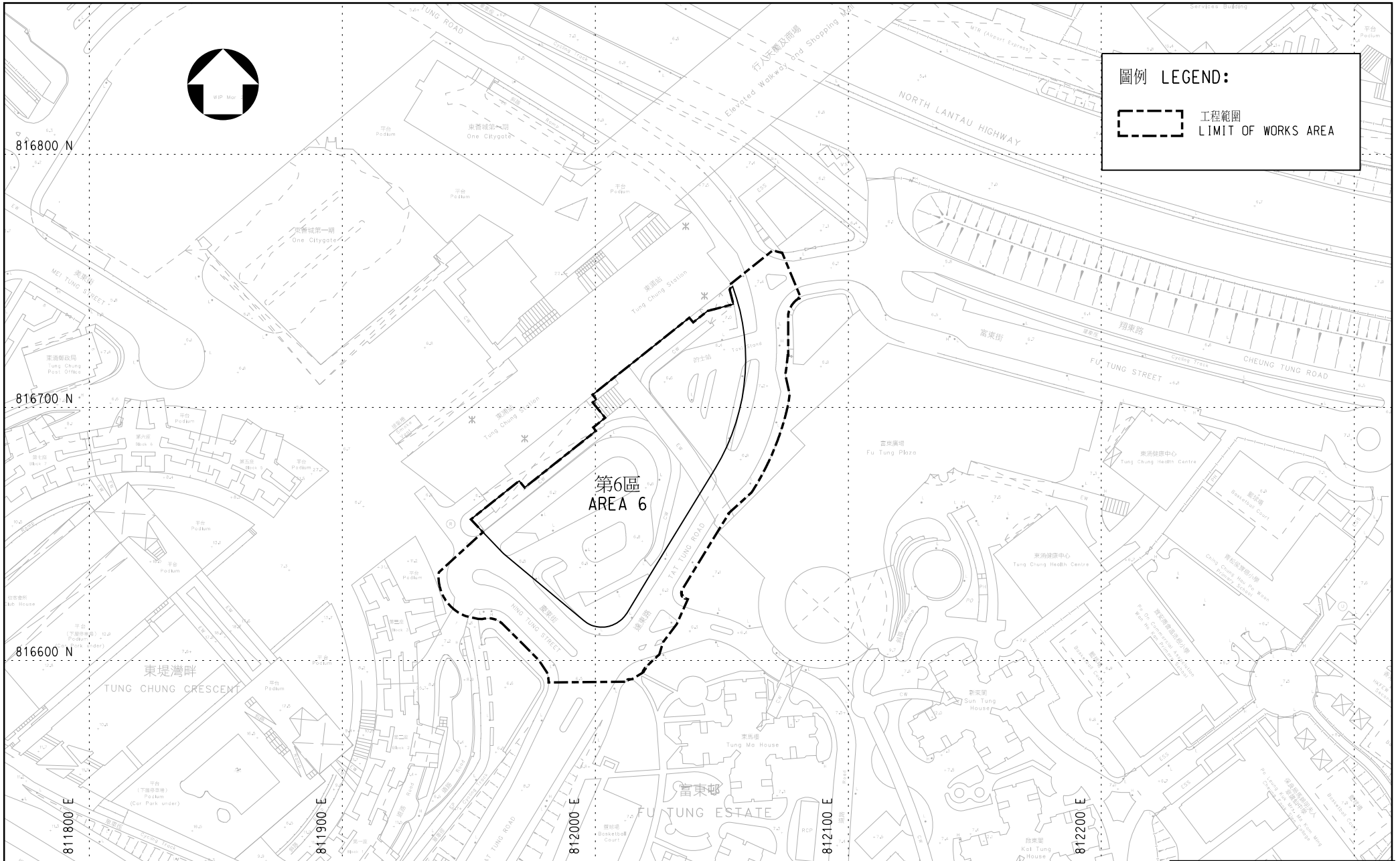
	擬建食水管 PROPOSED FRESH WATER MAIN
	擬建海水管 PROPOSED SALT WATER MAIN
	擬建污水管 PROPOSED SEWERAGE PIPE

圖則名稱 drawing title

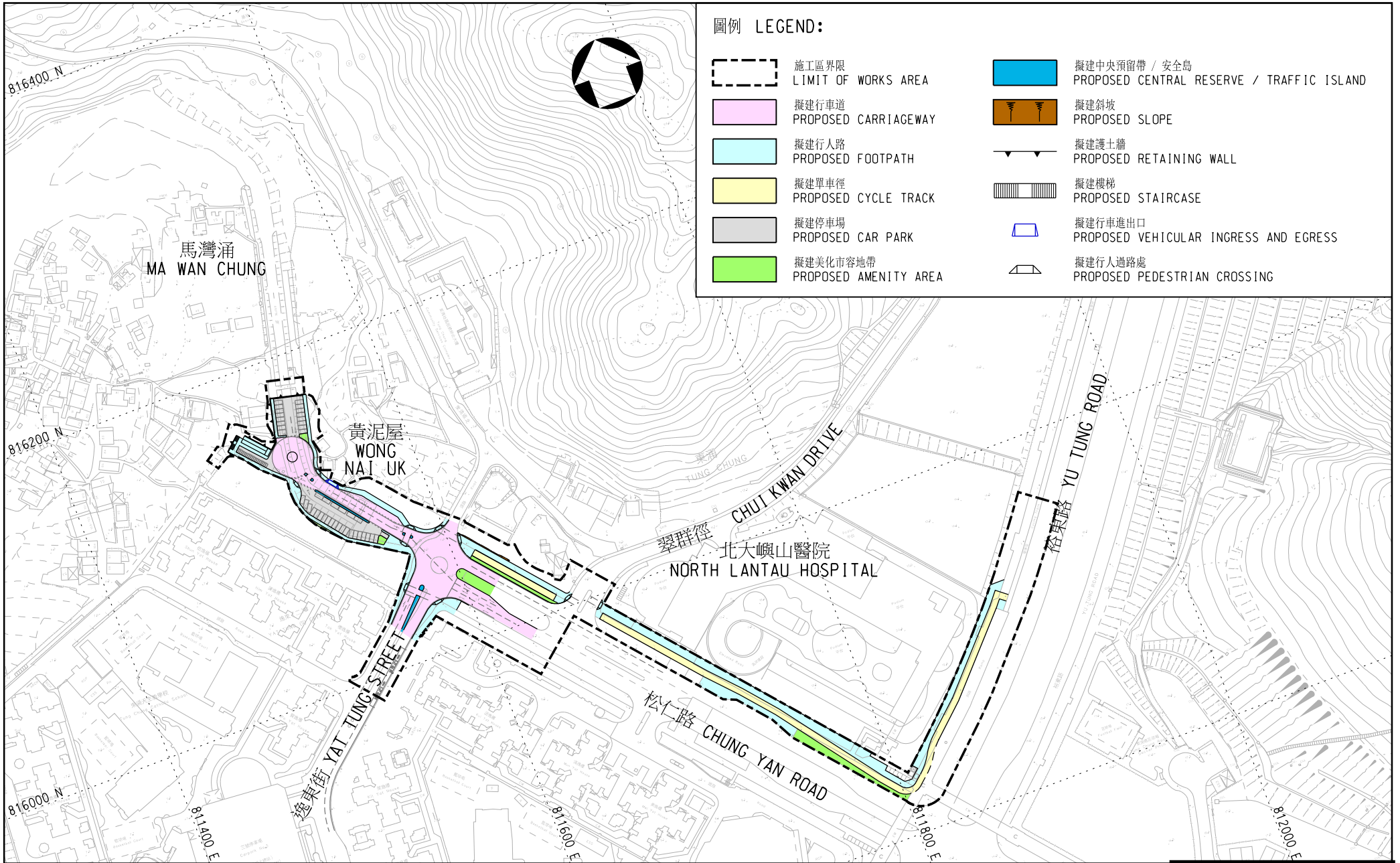
擬議的水務及污水工程  
PROPOSED WATERWORKS AND SEWERAGE WORKS

項目編號 item no.	辦事處 Office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
比例 scale 1 : 30 000	
圖則編號 drawing no. HK I-Z2505	土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT





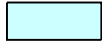

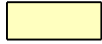
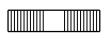








<p>圖則名稱 drawing title</p>	<p>項目編號 item no.</p>	<p>辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE</p>
<p>擬議的東涌第6區基礎設施改善工程 PROPOSED ENGINEERING INFRASTRUCTURE IMPROVEMENT FOR TUNG CHUNG AREA 6</p>	<p>比例 scale 1:2000</p>	<p>CEDD 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</p>
<p></p>	<p>圖則編號 drawing no. HK I-Z2499</p>	<p>A4 297MM X 210MM</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        |  | 擬建護土牆<br>PROPOSED RETAINING WALL                           |
|  | 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        |  | 擬建行車進出口<br>PROPOSED VEHICULAR INGRESS AND EGRESS           |
|  | 擬建美化市容地帶<br>PROPOSED AMENITY AREA |  | 擬建行人過路處<br>PROPOSED PEDESTRIAN CROSSING                    |

圖則名稱 drawing title

擬議的馬灣涌基礎設施工程  
PROPOSED INFRASTRUCTURE IMPROVEMENT WORKS AT MA WAN CHUNG

項目編號 item no.

比例 scale

1:3000

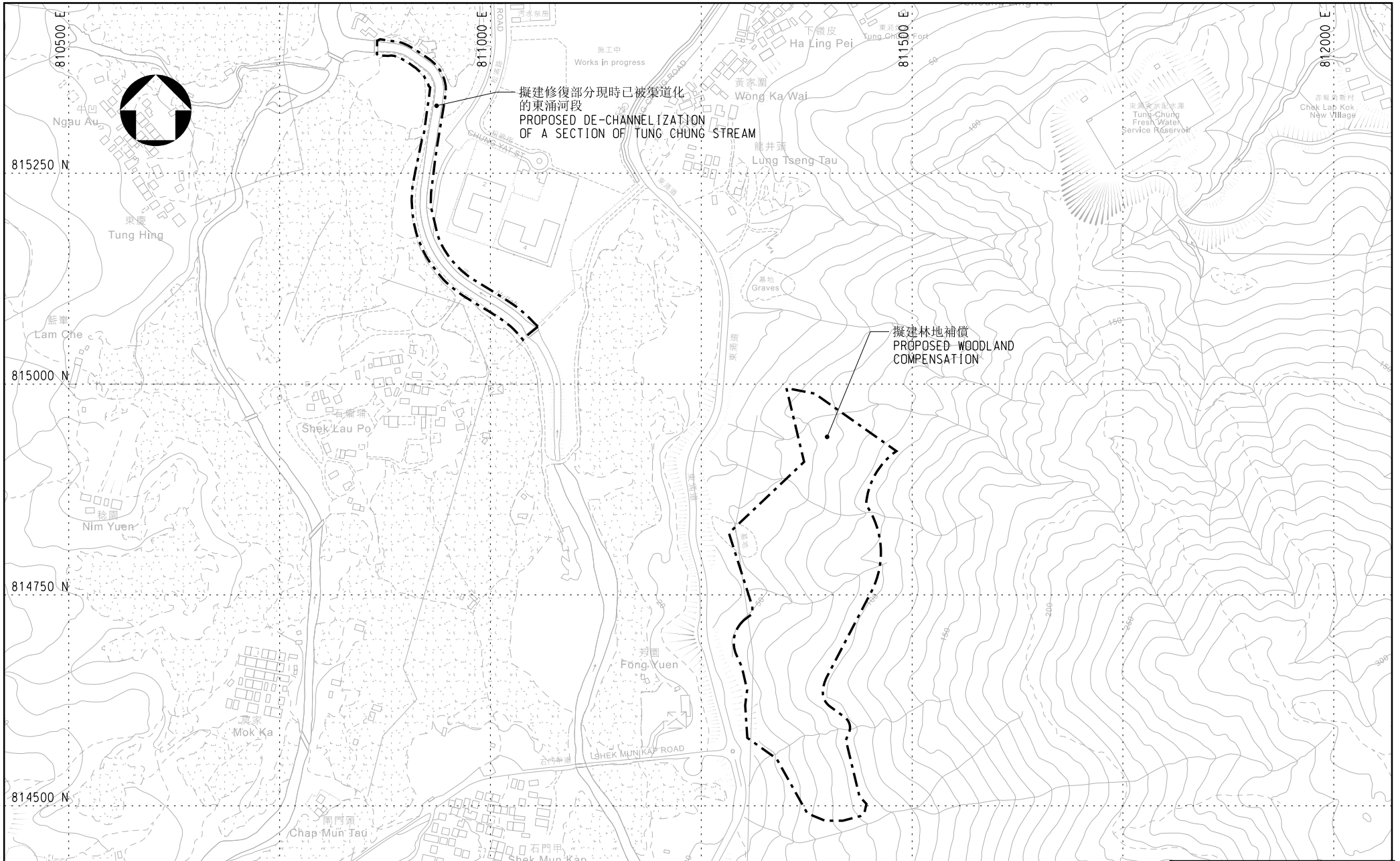
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HK 1-Z2500

辦事處 office

港島及離島拓展處  
HONG KONG ISLAND AND ISLANDS  
DEVELOPMENT OFFICE

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



擬議的東涌谷和東涌河保育  
PROPOSED CONSERVATION AT TUNG CHUNG STREAM AND TUNG CHUNG VALLEY

項目編號 item no.	辦事處 office
比例 scale	港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
圖則編號 drawing no.	土木工程拓展署 CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
HK I-Z2502	