

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 (m²) gross floor area (GFA) for office use, 327,000 m² GFA for retail use, and 50,000 m² 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