

Islands District Council

IDC Paper No. 18/2016

Main Engineering Infrastructural Works for Housing Development in Area 54, Tung Chung – Investigation, Design and Construction

Objective

This paper serves to brief members on Agreement No. CE76/2014 – Main Engineering Infrastructural Works for Housing Development in Area 54, Tung Chung – Investigation, Design and Construction, and to seek members' comments on the Project.

Background

2. Development of Tung Chung New Town forms an important part of the Government's Port and Airport Development Strategy, providing a community to support the Hong Kong International Airport at Chek Lap Kok. In 1992 the North Lantau Development Study (NLDS) was completed and a Tung Chung and Tai Ho Recommended Outline Development Plan was produced. The NLDS recommended that the New Town to be developed in phases.

3. In mid 1996, the Government completed the Territorial Development Strategic Review (TDSR) which identified housing shortfall in the medium to long term. The TDSR also identified the North Lantau New Town as a strategic growth area, among other areas, to meet the territorial housing demand.

4. The Phases 1 and 2 engineering works of Tung Chung development were completed in 1997 and 2001 respectively. The reclamation works for Phase 3A of Tung Chung development commenced in March 1999 and were completed in April 2003. Referring to Outline Zoning Plan of Tung Chung Town Centre Area, Phase 3A includes Areas 51 to 56.

5. The project under this Assignment is to provide supporting infrastructure works including, inter-alia, a public road (Road L3), drainage, sewerage and water supply system to support the Development and any other developments in the vicinity. An amenity area, including footpath and cycle track to the north of Ying Hei Road, is also included in this project to provide linkage between the Development and the public rental housing development in Tung Chung Area 56. The project also includes other upgrading works to existing sewers required to accommodate the need for the other developments to the north of Ying Hei Road.

Details of the Project

6. The scope of the works under the Project mainly comprises the following (see Attachment 1):
- (a) construction of a new carriageway (Road L3), footpaths and cycle tracks so as to connect Ying Hei Road/Tung Chung Waterfront Road with the Development, including provision of the associated public transport facilities, cul-de-sac and run in/run out;
 - (b) construction of an amenity area, including footpath and cycle track, to the north of Ying Hei Road;
 - (c) road improvement works at the junction of Ying Hei Road/Tung Chung Waterfront Road and the proposed Road L3; and
 - (d) ancillary works including, inter-alia, drainage, sewerage, water supply system and landscaping works. The sewerage works include construction of about 900 metres gravity sewers and associated manholes along the proposed Road L3, Yi Tung Road, Man Tung Road and Chun Tung Street, and across Airport Express Line, North Lantau Highway and Cheung Tung Road to the existing Tung Chung Sewage Pumping Station.

Traffic Impact Assessment and Mitigation Measures

7. The consultant has substantially completed the traffic review and assessment on the Project. The results of the assessment indicate that through implementation of proper phasing of construction work and temporary traffic management, construction of the infrastructural works required for Area 54 and Road L3 will not cause adverse traffic impacts to the surrounding road network.

8. We will require the contractor to take appropriate measures, including prompt reinstatement of the road and maintaining adequate width of vehicular access for public vehicles and provision of a clear traffic signages, in order to reduce the traffic impact to the public.

Environmental Review and Mitigation Measures

9. The consultant has substantially completed the environmental review of the project. The results show through implementation of proper mitigation measures, the infrastructural works required for Area 54 and Road L3 under the project will not cause insurmountable impacts to the surrounding environment.

10. During construction of the works, we will require the contractor to take appropriate environmental protection measures, including implementation of noise restrictions and noise mitigation measures, regular water spraying and provision of dust cover for the stockpile materials, in order to reduce the impact to the surrounding environment.

Tree Assessment

11. The consultant is conducting the tree survey and planting proposal. It is estimated that about 97 existing trees located at north of Ying Hei Road and south of Chun Tung Street will be affected by the construction works, and are proposed to be felled to suit the construction of the amenity area including footpath and cycle track, and the sewerage works. These trees include *Acacia confusa*, *Acacia auriculiformis*, *Leucaena leucocephala* and etc, which are common tree species in Hong Kong. We will also provide appropriate compensatory planting proposal for the felled trees, such as provision of compensatory trees within the site.

Implementation

12. Detailed design of the Project will be carried out soon. The works under the project is planned to gazette in April 2016 in accordance with Roads (Works, use and Compensation) Ordinance, and Roads (Works, Use and Compensation) Ordinance (Chapter 370) as applied by Water Pollution Control (Sewerage) Regulation. The construction of the works is anticipated to commence in mid 2017 and be completed in 2020, subject to statutory procedures and funding of the Project.

Comments

13. We would like to seek members' comments on and support the project.

Civil Engineering and Development Department

February 2016