

Islands District Council
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Tung Chung New Town Extension Project

Objective

This paper serves to brief Members on the latest status of the Tung Chung New Town Extension (TCNTE) project including the proposed site formation, road and infrastructure works in Tung Chung East (TCE) and Tung Chung West (TCW) extension areas.

Background

2. The TCNTE project is one of the Government's major measures to increase housing and land supply in the medium term. It covers the east and west flanks of the existing Tung Chung New Town. The overall area exceeds 200 hectares including 130 hectares of reclamation in TCE (see **Figure 1**).

3. In terms of housing development, the TCNTE project will provide about 62 100¹ housing units (49 500 and 12 600 new units in TCE and TCW respectively) upon full development. The overall public-private housing ratio is about 72:28 and it can accommodate a new population of about 184 000¹.

4. In terms of economic development, TCE will form a commercial hub, providing a total floor area of approximately 827 000 square metres (m²) for office and retail uses. Together with the 50 000 m² of retail floor area in TCW, a total of about 40 000 job opportunities can be created.

5. The Chief Executive-in-Council approved the three draft Outline Zoning Plans of Tung Chung Extension Area, Tung Chung Town Centre Area and Tung Chung Valley in accordance with the Town Planning Ordinance, and authorised the reclamation works at TCE in accordance with the Foreshore and Seabed (Reclamations) Ordinance on 7 February 2017. The reclamation and advanced works of TCE has commenced in end 2017. The

¹ The above figures are achievable through the revision of the flat design of public housing and the increase in the plot ratio for optimising the use of public housing sites. The minor relaxation of development parameters of selected public housing developments is subject to the approval of Town Planning Board. Civil Engineering and Development Department (CEDD) has conducted the relevant technical assessments. The preliminary assessments reveal that the increase of flat production is technically feasible.

first parcel of reclaimed land was handed over to the Hong Kong Housing Authority in March 2020 for public housing development and about 10 000 public housing units are expected to be provided in 2024. The whole extension project is expected for full completion in 2030.

Latest Status of Road and Infrastructure Works in TCE

6. The road and infrastructure works in TCE extension area will be implemented in phases. In the first phase, we will construct roads in TCE extension area, Road P1 (Tung Chung to Tai Ho section) and the elevated Tai Ho Interchange which will connect to the North Lantau Highway and provide external access for TCE extension area and Tung Chung New Town. We will also construct footpaths, subways, cycle tracks, noise barriers as well as infrastructure such as drainage, sewerage and water supply (fresh and salt water) facilities to cope with the development of TCE (see **Sheets 1 and 2 in Figure 2**).

7. We also plan to construct a 4.9 kilometre long waterfront promenade in TCE with eco-shoreline and carry out landscaping works in the central green and linear parks.

Latest Status of Site Formation, Road and Infrastructure Works in TCW

8. The site formation, road and infrastructure works in TCW extension area will be implemented in phases. The first phase of the works in TCW includes site formation, construction of roads, footpaths, cycle tracks, noise barrier, and drainage, sewerage and water supply (fresh and salt water) facilities as shown in **Figure 2 (Sheet 3)**, to cope with the public housing development in TCW.

9. In addition, whilst taking forward the development, we will also carry out ecological conservation works and improvement of community facilities in the extension area, which include dechannelisation of the existing channelised Tung Chung Stream and construction of the first phase of the River Park (see **Figure 3**); construction of a series of sustainable urban drainage systems (SUDS) (see **Figure 4**) to protect the ecology and environment of Tung Chung Valley more effectively; and tree planting at suitable locations for woodland compensation. For community facilities, we will construct vehicle parking facilities on the Ma Wan Chung nullah, and provide open space facilities at suitable locations on the natural hills in Area 29A. While preserving its natural green landscape and the sites with

archaeological interest, we will also enhance the existing walking trails to facilitate the public hiking and enjoying the beautiful scenery of Ma Wan Chung fishing village. We will also construct coastal pedestrian access along the north shore of Area 29A to facilitate the public's travel between Tung Chung Town Centre and Ma Wan Chung area.

Other City Facilities

10. In addition, under the TCNTE project, we will introduce a number of city facilities, including electric vehicle charging facilities, water intelligent network, automatic meter reading system for water consumption and underground waste recycling bins, and construct common utility tunnels under the major roads to minimize inconvenience caused by excavation of the major roads due to maintenance of public utilities (see **Figure 5**).

Impacts on Existing Trees

11. We have just completed the survey for the existing trees. There are about 9 950 no. of trees within the first phase of the site formation, road and infrastructure works under the TCNTE project. Of these, about 5 960 no. of trees will be preserved and about 3 990 no. of trees will be removed, including about 3,860 no. of trees to be felled and about 130 no. of trees to be transplanted. Among the above, about 22 no. of important trees will be affected. The exact numbers are subject to review by relevant departments. We will plant about 2 000 no. of trees, 36 000 no. of whip trees, 626 000 no. of shrubs and 75 800 no. of groundcover/climbers/herbaceous plants as compensation.

Conclusion

12. Members are invited to note the latest status of the TCNTE project. We plan to seek funding approval for site formation, road and infrastructure works for the first phase of the TCNTE project from the Finance Committee of the Legislative Council in end 2020/early 2021 to tie in with the implementation programme of the housing and commercial developments at the TCNTE. We appeal for the Members' support to timely implement the project as scheduled.

Attachments

- Figure 1 - Project Boundary of Tung Chung New Town Extension
- Figure 2 - Proposed Tung Chung New Town Extension Site Formation, Road and Infrastructure Works
- Figure 3 - Proposed River Park (Conceptual Plan)
- Figure 4 - Sustainable Urban Drainage System (Conceptual Plan)
- Figure 5 - Other City Facilities (Conceptual Plan)

Civil Engineering and Development Department

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