

**For discussion
On 22 December 2015**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**PWP Item No. 786CL –
Tung Chung New Town Extension**

Detailed Design and Site Investigation

PURPOSE

This paper seeks Members' support for the proposal to upgrade part of PWP Item No. **786CL** "Tung Chung New Town Extension" to Category (Cat) A at an estimated cost of \$729.5 million in money-of-the-day (MOD) prices for engaging consultants to undertake detailed design and site investigation works for the implementation of Tung Chung New Town Extension (TCNTE).

PROJECT SCOPE AND NATURE

2. The part of **786CL** proposed to be upgraded to Cat A comprises -
 - (a) detailed design of the following -
 - (i) reclamation works for about 130 hectares (ha) of land including construction of associated seawall and eco-shoreline for the development of TCNTE at Tung Chung East and a Primary Distributor Road (Road P1);
 - (ii) site formation works for about 10 ha of land for the development of TCNTE at Tung Chung West;
 - (iii) engineering infrastructure works including roads, footbridges, drainage, sewerage, waterworks, sewage and salt water pumping stations, fresh water and salt water service reservoirs, and flood protection measures;
 - (iv) provision of new cycle tracks connecting to the existing cycle track network;

- (v) a river park adjacent to a portion of Tung Chung River and de-channelisation of a channelised portion of Tung Chung River;
 - (vi) landscaping, reprovisioning and ancillary works; and
 - (vii) environmental mitigation measures including noise barriers for the works mentioned in (i) to (vi) above.
- (b) associated site investigation works and supervision; and
 - (c) preparation of tender documents and assessment of tenders for the works described in items (a) and (b) above.
3. Two layout plans showing the proposed works are at **Enclosures 1 and 2**.
4. Subject to funding approval of the Finance Committee (FC), we will commence detailed design and the associated site investigation works in mid-2016 for completion in 2021. To meet the programme, the Civil Engineering and Development Department (CEDD) would invite tender in end 2015 tentatively but the tender will only be awarded upon obtaining FC's funding approval.
5. We would retain the remainder of **786CL** in Cat B, for which funding would be sought in accordance with the progress of the implementation programme of TCNTE.

JUSTIFICATION

6. Existing engineering infrastructure works for Tung Chung New Town (TCNT) development were completed in April 2003 to support a population capacity of about 124 000 and the population of TCNT is now about 80 000. The Government has been planning for TCNT to be further developed into a comprehensively planned new town with more population and adequate local and regional community facilities.

7. The Planning Department and CEDD jointly commissioned the "Planning and Engineering Study on the Remaining Development in Tung Chung - Feasibility Study" (the P&E Study) in January 2012 to review the remaining development of TCNT and to increase land supply. Following a three-stage public engagement process completed in October 2014, we have formulated the development proposal of TCNTE as shown on the Recommended Outline Development Plan and the major development parameters and land uses at **Enclosures 3 and 4**, taking into account the public views collected.

8. The proposed TCNTE will cover areas on the eastern and western flanks of the existing TCNT. It will provide about 49 400 residential flats which will accommodate a population of about 144 400 as proposed under the P&E Study. It will also provide about 500 000 m² gross floor area (GFA) for office use, 327 000 m² GFA for retail use, and 50 000 m² GFA for hotel use. Furthermore, land will be reserved in the extension areas for recreational, educational and community uses such as a standard sports ground, a post secondary institution and clinics. At Tung Chung West, a channalised 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 as a River Park for enhancement of ecology, improved recreational use and promotion of water-friendly culture. Upon completion of the development for the proposed TCNTE, the total population capacity of Tung Chung will be about 268 400.

9. The proposed TCNTE was included in both the 2014 and 2015 Policy Addresses as one of the key land delivery measures for meeting future land supply needs of Hong Kong. We target to achieve the first population intake by 2023 at the earliest.

10. To ensure the timely provision of adequate infrastructure to achieve the first population intake by 2023, we need to start the detailed design and site investigation works for TCNTE in mid-2016. In line with the usual arrangements for works projects, the proposed detailed design and associated site investigation works would proceed in parallel with other implementation steps, including statutory town planning process, public consultation, statutory environmental impact assessment process, statutory process for the reclamation plan and land clearance preparation. This well established approach has proved to be highly effective in expediting the implementation of the project.

11. Due to insufficient in-house resources, we propose to engage consultants to undertake the detailed design and supervision of the associated site investigation works.

FINANCIAL IMPLICATIONS

12. We estimate the cost of the proposed detailed design and associated site investigation works to be \$729.5 million in MOD prices, broken down as follows –

		\$ million
(a) Consultants' fees for		384.2
(i) detailed design	356.2	
(ii) preparation of tender documents and assessment of tenders	27.3	
(iii) management of resident site staff (RSS) for supervision of site investigation works	0.7	
(b) Remuneration of RSS for site investigation works		14
(c) Site investigation works		150
(d) Contingencies		54.8
	Sub-total	<u>603.0</u> (in September 2015 prices)
(e) Provision for price adjustment		126.5
	Total	<u>729.5</u> (in MOD prices)

13. The proposed detailed design and associated site investigation works will not give rise to any recurrent consequences.

PUBLIC CONSULTATION

14. From 2012 to 2014, we conducted under the P&E Study a three-stage public engagement exercise on the development proposal of TCNTE. The Legislative Council (LegCo) Panel on Development was also consulted during the process, and the development proposal was generally supported¹. The public also supported an early implementation of TCNTE to meet the housing, economic and social needs.

¹ While LegCo members generally supported the proposal of TCNTE, some raised concerns about environmental issues, the capacity of the MTR Tung Chung Line and local employment. To address such concerns, the Government submitted to LegCo additional information in July 2015.

15. We briefed the Islands District Council (IsDC) on 7 September 2015 on the progress of the P&E Study, major public views collected through the Stage 3 Public Engagement, and the implementation plan and timeline of TCNTE. The IsDC supported the implementation of TCNTE.

16. The draft Outline Zoning Plans (OZPs) for TCNTE were considered and agreed by the Town Planning Board on 11 December 2015 as suitable for exhibition for public inspection under the Town Planning Ordinance (TPO) (Cap. 131). The draft OZPs are scheduled for gazettal under the TPO in tandem with the gazettal of the reclamation required under the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127) in January 2016.

ENVIRONMENTAL IMPLICATIONS

17. The proposed detailed design and associated site investigation works are not designated projects under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499) and would not generate adverse environmental impacts. An EIA on TCNTE was completed under the P&E Study and the EIA report was submitted to the Director of Environmental Protection (DEP) under the EIA Ordinance on 8 October 2015. The EIA report was exhibited for public inspection on 4 December 2015 for a period of 30 days. DEP will take into account comments from the public and the Advisory Council on the Environment when considering the approval of the EIA report.

18. The proposed site investigation works will only generate minimal construction waste. We will consider measures to minimise generation of construction waste and to reuse or recycle construction waste during site investigation works.

HERITAGE IMPLICATIONS

19. The proposed detailed design and associated site investigation works will not affect any declared monuments, proposed monuments, graded historic sites or buildings, or government historic sites as identified by the Antiquities and Monuments Office. Appropriate measures to mitigate possible impacts on Ma Wan Chung Site of Archaeological Interest and Sha Tsui Tau Site of Archaeological Interest due to the proposed development will be implemented in accordance with the recommendations of the EIA report.

LAND ACQUISITION

20. The proposed detailed design and associated site investigation works do not require any land acquisition. The details and scope of the land acquisition required for the implementation of TCNTE will be ascertained in the detailed design stage.

BACKGROUND INFORMATION

21. On 8 July 2011, the FC approved the upgrading of **712CL** “Planning and Engineering Study on the Remaining Development in Tung Chung” to Cat A at an approved project estimate of \$44 million in MOD prices for engaging consultants to undertake the P&E Study. The P&E Study has been completed substantially in December 2015.

22. We upgraded **786CL** to Cat B in September 2014.

23. No registered old and valuable trees have been identified at TCNTE. The proposed site investigation works will not involve any tree removal or planting proposals. We will take into consideration the need for tree preservation, and formulate tree preservation, removal, compensatory and new planting proposals during the detailed design stage. Such proposals will be implemented in the construction phase.

24. We estimate that the proposed detailed design and associated site investigation works will create about 80 jobs (40 for labourers and another 40 for professional or technical staff), providing a total employment of 2 600 man-months.

WAY FORWARD

25. Subject to Members’ support, we plan to seek funding approval from the FC after consulting with the Public Works Subcommittee in early 2016.

**Development Bureau
Civil Engineering and Development Department
December 2015**

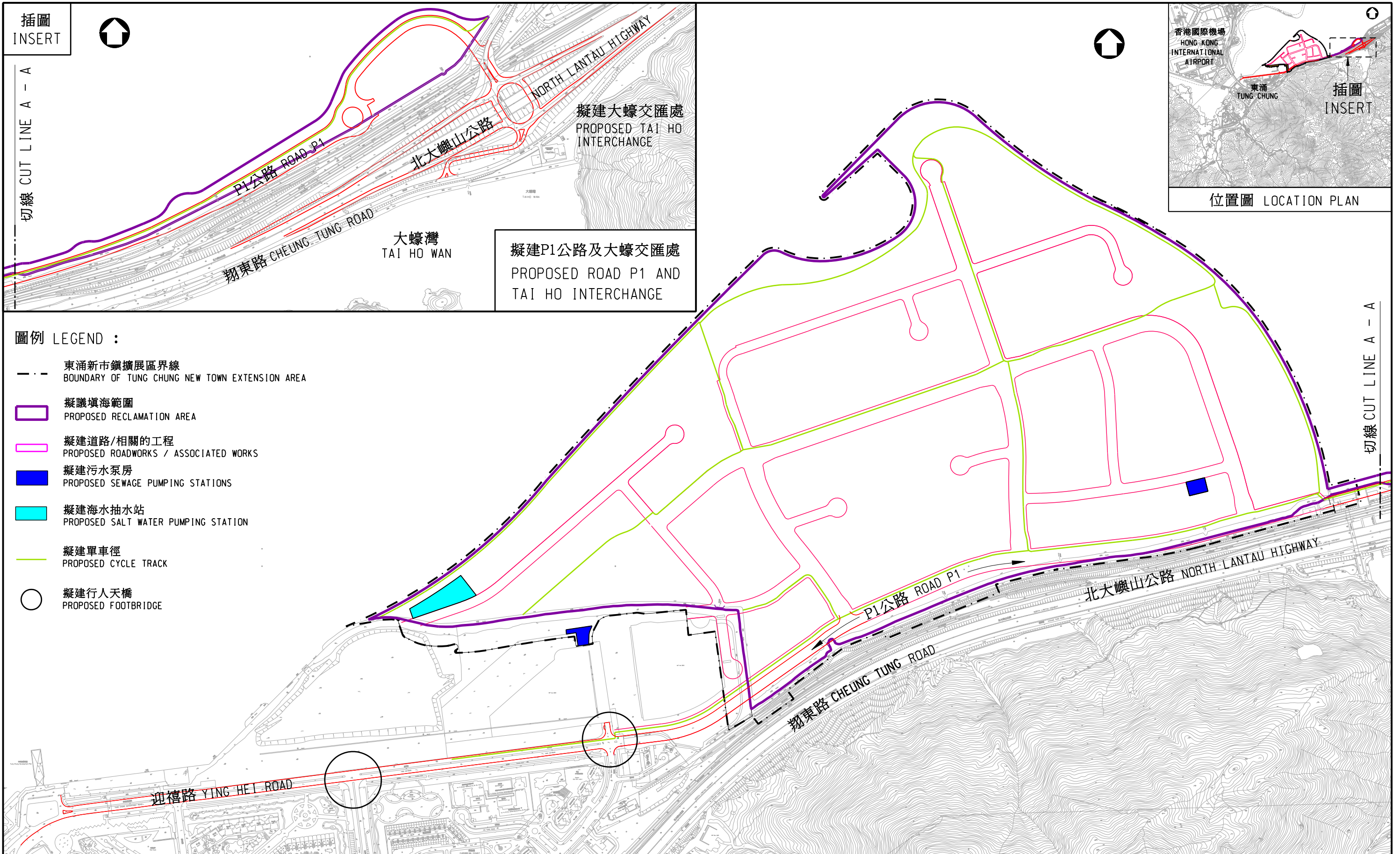
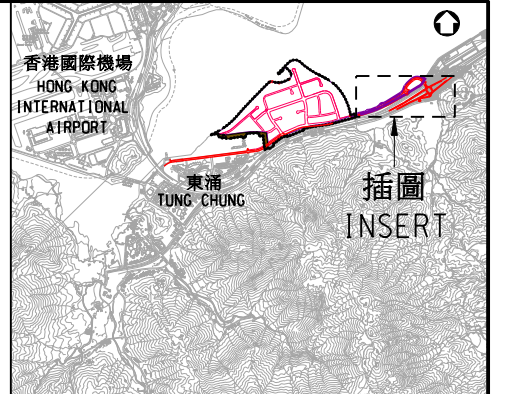


插圖
INSERT



位置圖 LOCATION PLAN

切線 CUT LINE A - A

切線 CUT LINE A - A

圖例 LEGEND :

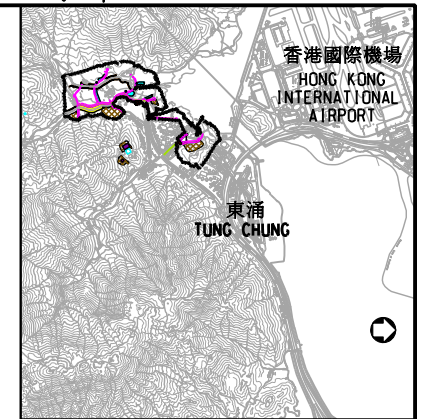
- 東涌新市鎮擴展區界線
BOUNDARY OF TUNG CHUNG NEW TOWN EXTENSION AREA
- 擬議填海範圍
PROPOSED RECLAMATION AREA
- 擬建道路/相關的工程
PROPOSED ROADWORKS / ASSOCIATED WORKS
- 擬建污水泵房
PROPOSED SEWAGE PUMPING STATIONS
- 擬建海水抽水站
PROPOSED SALT WATER PUMPING STATION
- 擬建單車徑
PROPOSED CYCLE TRACK
- 擬建行人天橋
PROPOSED FOOTBRIDGE

圖則名稱 drawing title

東涌新市鎮擴展工程項目平面圖 - 東涌東及P1公路
TUNG CHUNG NEW TOWN EXTENSION PROJECT LAYOUT PLAN - TUNG CHUNG EAST AND ROAD P1



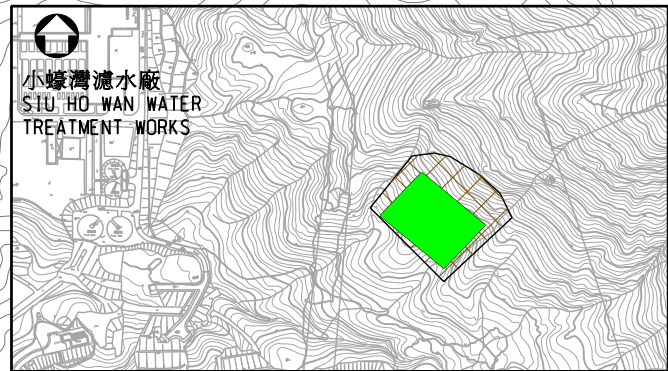
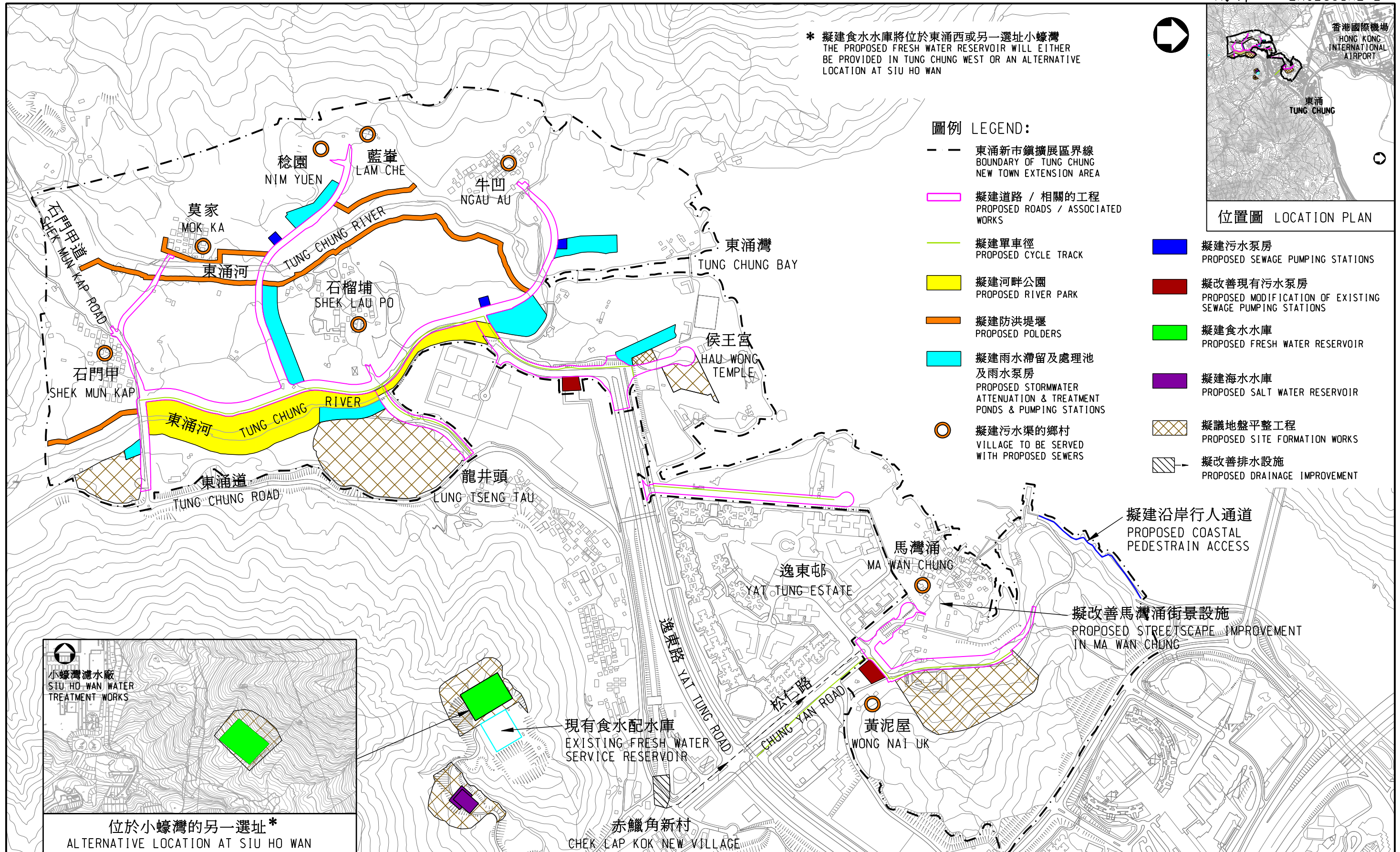
* 擬建食水水庫將位於東涌西或另一選址小蠔灣
 THE PROPOSED FRESH WATER RESERVOIR WILL EITHER
 BE PROVIDED IN TUNG CHUNG WEST OR AN ALTERNATIVE
 LOCATION AT SIU HO WAN



位置圖 LOCATION PLAN

圖例 LEGEND:

- 東涌新市鎮擴展區界線
BOUNDARY OF TUNG CHUNG
NEW TOWN EXTENSION AREA
- 擬建道路 / 相關的工程
PROPOSED ROADS / ASSOCIATED
WORKS
- 擬建單車徑
PROPOSED CYCLE TRACK
- 擬建河畔公園
PROPOSED RIVER PARK
- 擬建防洪堤堰
PROPOSED POLDERS
- 擬建雨水滯留及處理池
及雨水泵房
PROPOSED STORMWATER
ATTENUATION & TREATMENT
PONDS & PUMPING STATIONS
- 擬建污水渠的鄉村
VILLAGE TO BE SERVED
WITH PROPOSED SEWERS
- 擬建污水泵房
PROPOSED SEWAGE PUMPING STATIONS
- 擬改善現有污水泵房
PROPOSED MODIFICATION OF EXISTING
SEWAGE PUMPING STATIONS
- 擬建食水水庫
PROPOSED FRESH WATER RESERVOIR
- 擬建海水水庫
PROPOSED SALT WATER RESERVOIR
- 擬議地盤平整工程
PROPOSED SITE FORMATION WORKS
- 擬改善排水設施
PROPOSED DRAINAGE IMPROVEMENT

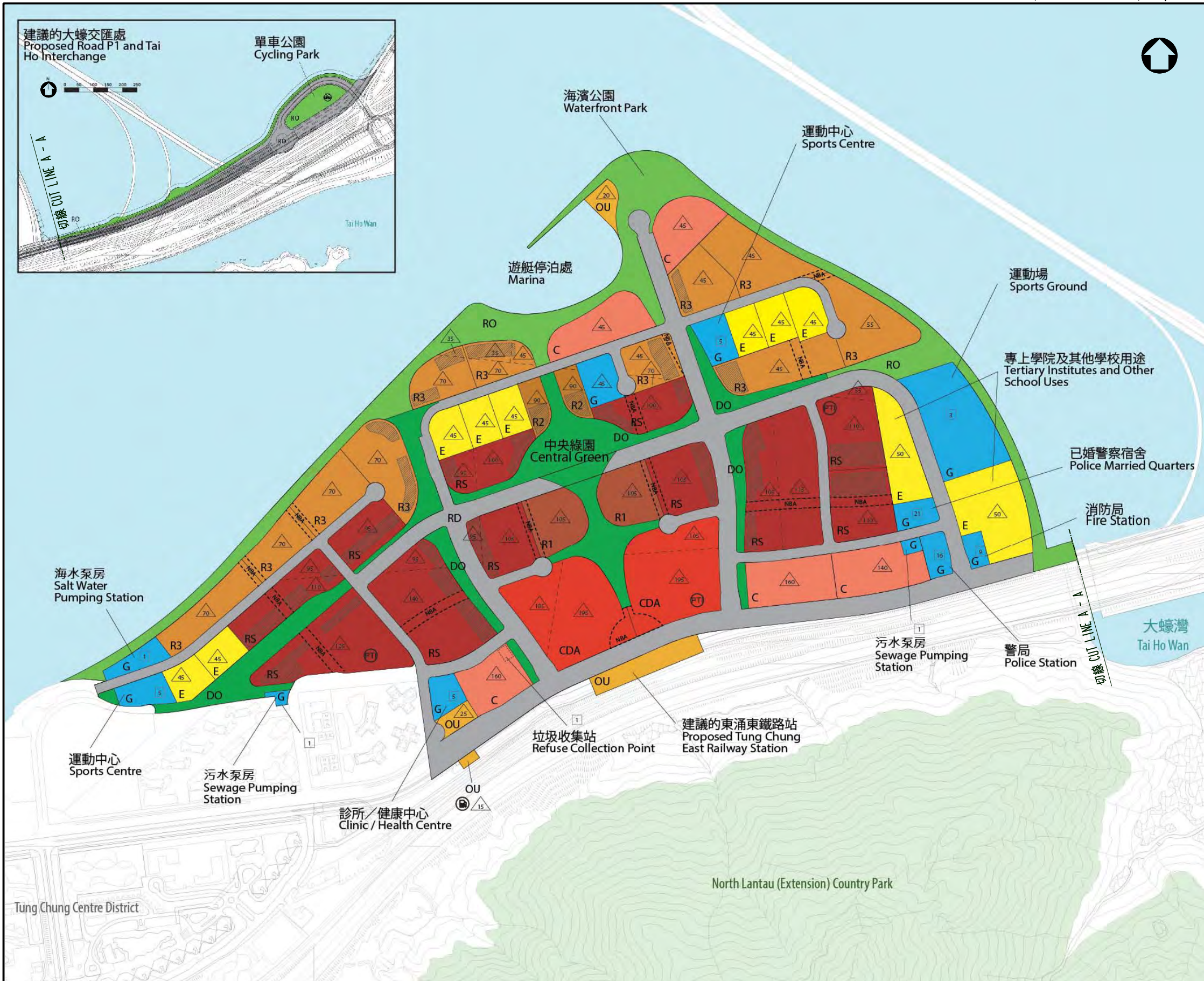


位於小蠔灣的另一選址*
ALTERNATIVE LOCATION AT SIU HO WAN

圖則名稱 drawing title

東涌新市鎮擴展工程項目平面圖 - 東涌西
 TUNG CHUNG NEW TOWN EXTENSION PROJECT LAYOUT PLAN - TUNG CHUNG WEST

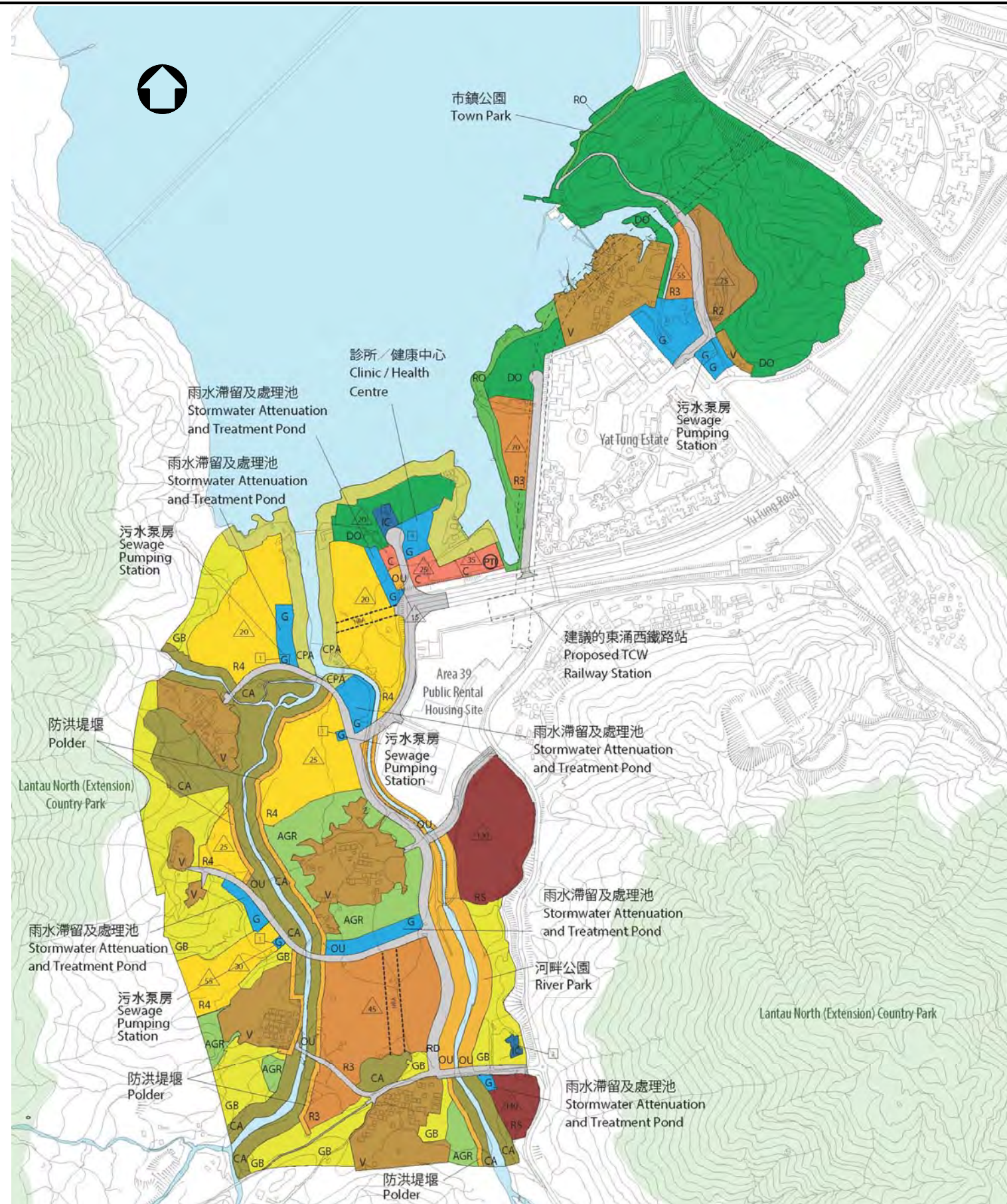




- 圖例 LEGEND:**
- RS 租住公屋/居屋
Special Residential (PR 5-6.5)
 - R1 住宅發展區1
Residential 1 (PR 6.5)
 - R2 住宅發展區2
Residential 2 (PR 5)
 - R3 住宅發展區3
Residential 3 (PR 2.5-3.5)
 - G 政府
Government
 - E 教育
Educational
 - OU 其他指定用途
Other Specified Uses
 - CDA 綜合發展區
Comprehensive Development Area
 - C 商業
Commercial (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
 - NBA 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 公共交通交匯處
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



- 圖例 LEGEND:**
- 租住公屋/居屋
Special Residential (PR 5-6)
 - 住宅發展區2
Residential 2 (PR 4)
 - 住宅發展區3
Residential 3 (PR 1.5-3.5)
 - 住宅發展區4
Residential 4 (PR 1)
 - 政府
Government
 - 其他指定用途
Other Specified Uses
 - 機構及社區
Institution and Community
 - 商業
Commercial (PR 3-9.5)
 - 地區休憩用地
District Open Space
 - 非建築用地
Non-Building Area
 - 區域休憩用地
Regional Open Space
 - 鄉村式發展
Village Development Area
 - 自然保育區
Conservation Area
 - 海岸保育區
Coastal Protection Area
 - 農業
Agriculture
 - 綠化地帶
Green Belt
 - 建議道路
Proposed Road
 - 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



住宅供應、新增人口及職位 Housing Supply, New Population and Job Opportunities	東涌東 Tung Chung East		東涌西 Tung Chung West		總計 Total	
	40,800		8,600		49,400	
估計新增住宅量(約) Estimated No. of Flats to be provided (about)	資助房屋 Subsidized Housing 25,700	私人住宅 Private Housing 15,100	資助房屋 Subsidized Housing 5,200	私人住宅 Private Housing 3,400	資助房屋 Subsidized Housing 30,900	私人住宅 Private Housing 18,500
	63%	37%	60%	40%	63%	37%
估計新增人口(約) Estimated New Population (about)	118,900		25,500		144,400	
估計新增職位(約) Estimated New Job Opportunities (about)	40,000					

主要土地用途 Land Uses	住宅(東涌東, 除都會中心區) Residential (TCE, excluding Metro Core Area)	住宅(東涌西) Residential (TCW)	都會中心區 Metro Core Area	商業(東涌東) Commercial (TCE)	商業(東涌西) Commercial (TCW)	政府、機構或社區 Government, Institution or Community	休憩用地 Open Space	保育相關用途 Conservation Related Uses	鄉村、道路及其他用途 Village, Road and Other Uses	總計 Total
大約面積(公頃) Approx. Area (ha)	44.0	27.9	7.6	7.6	1.1	21.4	49.0	28.6	63.0	250.2
地積比 Plot Ratio	2.5 - 6.5	1 - 6	住宅 Domestic 6	3 - 9.5	2 - 3	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
			非住宅 Domestic 2.5							

圖則名稱 drawing title

東涌新市鎮擴展主要土地用途及發展參數
TUNG CHUNG NEW TOWN EXTENSION MAJOR LAND USES AND DEVELOPMENT PARAMETERS

