

**For consideration
on 18 May 2000**

**LEGISLATIVE COUNCIL
PANEL ON PLANNING, LANDS AND WORKS**

**PWP Item No. 667CL - North Lantau phase 3 development in Tung Chung,
engineering works**

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**PWP Item No. 668CL - North Lantau phase 3 development in Tai Ho,
engineering works**

PURPOSE

1. The purpose of this Paper is to brief LegCo Members on the proposed scope of North Lantau phase 3 development in Tung Chung and Tai Ho, which has been recommended in a Comprehensive Feasibility Study (CFS) on the remaining development in Tung Chung and Tai Ho undertaken by the Territory Development Department (TDD).

BACKGROUND

2. In October 1989, following completion of the Port and Airport Development Study, government decided to develop a new town at North Lantau as a supporting community for the new international airport. The North Lantau Development Study, completed in 1992, recommended that Tung Chung and Tai Ho be developed by phases into a new town having a population of 120 000 by 2006 upon completion of phases 1, 2 and 3, and 210 000 by 2011 on completion of phase 4. A final phase would bring the population up to 260 000. We completed phase 1 of the new town in mid 1997 and phase 2 development will be completed in 2002.

3. In mid 1996, Planning Department (PlanD) completed the Territorial Development Strategy Review which identified Tung Chung and Tai Ho as one of the strategic growth areas to meet the territorial housing demand in the medium to long term. In November 1996, government endorsed in principle the increase to the population target for Tung Chung and Tai Ho from 120 000 to 160 000 by 2006 upon completion of phase 3 development with a long term population of 320 000 upon completion of phase 4, the final phase of development by 2011.

4. With the changes in the development programme for the container terminals in Lantau Port and therefore a reduction on traffic flows, preliminary assessment by PlanD indicated that there might be scope for increasing the population target for phase 3 development. The feasibility of achieving this increase in population target was investigated in the CFS undertaken by TDD. The study commenced in September 1997 and was substantially completed at the end of 1999. It recommends that the population target for phase 3 development at 2006 be revised to 205 000 whilst the population target at 2011 remained at 320 000. (Enclosure 1A is the Recommended Outline Development Plan (RODP) showing the proposed arrangement of the New Town, and Enclosure 1B is the plan showing the phasing of the developments.)

5. Because of the large scale of the phase 3 development, and due to the geographical separation of Tung Chung and Tai Ho, we propose that works at Tung Chung and Tai Ho are dealt with as separate projects. Tung Chung development phase 3 forms project **667CL** and Tai Ho development phase 3 forms project **668CL**. We included **667CL** and **668CL** in Category B on 25 January 2000 after the completion of the preliminary project feasibility study for the projects. We now plan to move ahead with a detailed site investigation, design and the preparation of tender documents.

6. Due to insufficient in-house resources, we intend to engage consultants to

supervise the site investigation works and to carry out the detailed design and tendering. PWSC papers will be submitted in June 2000 for part upgrading of **667CL** and **668CL** to Cat. A to provide funding for detailed design, preparation of tender documents and site investigation. We plan to start detailed design in October 2000 for completion by 2005.

7. We plan to start the proposed engineering works mentioned in paragraphs 9 and 12 below by stages starting in early 2002 for completion in stages from 2004 to 2006. Separate PWSC papers will be submitted from mid 2001 to suit the staged implementation for part upgrading the projects to Cat. A to fund the construction work and consultants' fees for site supervision.

LAND USE PROPOSALS

8. The land uses in North Lantau phase 3 development in Tung Chung and Tai Ho have been derived from the CFS. The new town is a residential development with supporting infrastructure and a full range of community facilities. There is no industry. Land will be provided for a regional hospital at Tai Ho.

RECOMMENDED SCOPE OF ENGINEERING WORKS

9. The scope of **667CL** comprises engineering works for Tung Chung phase 3 development (Enclosure 2) as follows :—

- (i) reclamation of approximately 54 hectares of land and site formation of 86 hectares of land for housing development and supporting facilities;
- (ii) construction of seawall and river banks;
- (iii) formation of land for the town park, amenity area, village resite, Tung Chung West MTR Station;
- (iv) construction of primary roads P1, P2, distributors D2 and D3, local roads L3, L5, L7, L12, L13, L14, L15, L16 and ancillary road drainage system;
- (v) widening of existing Tung Chung Road between Road D2 and Road L15 and widening of existing Road P1 between Tung Chung pier and Road L2;
- (vi) construction of footbridges;
- (vii) construction of a public transport interchange in Area 36;
- (viii) construction of sewage pumping stations in Area 102 and 104, and upgrading of sewage pumping station in Area 12 and 101, and construction of sewerage system;
- (ix) construction of drainage box-culverts and stormwater drainage system;
- (x) environmental mitigation work and landscape work.

10. The estimated cost of engineering work for Tung Chung phase 3 development is \$2,488 million at December 1999 prices.

11. The estimated cost of site investigation work and consultant's fees for carrying out detailed design, preparation of tender documents and assessment of tenders for engineering works described in paragraphs 9(i) to 9(x) above and for supervision of site investigation is \$123.7 million in money-of-the date prices.

12. The scope of **668CL** comprises engineering works for Tai Ho phase 3 development (Enclosure 3) as follows :—

- (i) reclamation of approximately 96 hectares of land and site formation of 7 hectares of land for housing developments and supporting facilities;
- (ii) construction of seawalls;
- (iii) construction of primary roads P1, P3 and local roads L6, L9, L20, L21, L22, L23, L24 and ancillary road drainage system;
- (iv) construction of Tai Ho Interchange and associated slip roads;
- (v) construction of an emergency vehicular access (EVA) in Tai Ho south;
- (vi) construction of pedestrian subways;
- (vii) construction of a public transport interchange in Area 27 and associated roadwork;

- (viii) construction of sewage pumping stations and associated sewerage system;
- (ix) construction of drainage box-culverts and stormwater drainage system; and
- (x) environmental mitigation work and landscape work.

13. The estimated cost of engineering work for Tai Ho phase 3 development is \$3,332 million at December 1999 prices.

14. The estimated cost of site investigation work and consultant's fees for carrying out detailed design, preparation of tender documents and assessment of tenders for engineering works described in paragraphs 12(i) to 12(x) above and for supervision of site investigation is \$130.7 million in money-of-the date prices.

ENVIRONMENTAL IMPLICATIONS

15. The proposed detailed design and site investigation will not give rise to any adverse environmental impacts. We will control short-term impacts within established standards and guidelines through pollution control clauses in the site investigation contract.

16. We have carried out an Environmental Impact Assessment (EIA) as part of the CFS. We briefed the Advisory Council on the Environment on 21.2.2000 on the findings of the CFS and no adverse comments to the proposed development were received. We plan to submit in May 2000 the EIA report to the Director of Environmental Protection for approval under the EIA Ordinance.

17. For individual designated projects which are under Schedule 2 of the EIA Ordinance and within the project scopes of **667CL** and **668CL**, we will obtain relevant environmental permits from the Director of Environmental Protection before the construction works commence. We shall comply with all conditions in the environmental permits and implement mitigation measures as recommended in the CFS EIA studies.

PUBLIC CONSULTATION

18. We consulted the Islands Provisional District Board on 26.4.1999 and several professional institutes and green groups on 8.5.1999 on the RODP, which was subsequently revised, incorporating comments from the parties consulted. We consulted again the Islands District Council on 31.1.2000 and professional institutes and the green groups on 15.1.2000 on the revised RODP. The Islands District Council had no objection to the engineering works but expressed that the local villagers in Tai Ho South had concerns on the “no development” proposal in Tai Ho South, in particular, the designation of the Site for Special Scientific Interest (SSSI) for Tai Ho Stream and the extent of the proposed village zones in Tai Ho Valley. Some local villagers cast doubt on the ecological value of the SSSI zoning for Tai Ho Stream, and opposed to such SSSI zoning and proposed that some alternative zonings should be worked out for these areas which could allow some types of developments while at the same time help conserve the areas. Individual village representatives were concerned about the curtailment of the village development areas by the SSSI zoning and considered that village development areas should be expanded to follow the boundary of the village “environs” as far as possible. The professional institutes and the green groups provided useful detailed comments, but had no fundamental objections to the plan.

19. We briefed the Advisory Council on the Environment on 21.2.2000 on the

RODP and there were no adverse comments on the development plan.

20. We consulted the Town Planning Board (TPB) on our development proposals on 12 May 2000. The Board agreed that the RODP as presented be taken as a basis for the formulation of statutory Outline Zoning Plans. The Board asked us to consider opening up the development at Tai Ho so as to provide wider views from the valley. We will gazette our development proposals under the Town Planning Ordinance in July 2000.

21. The views from the parties consulted will be considered and the RODP may be fine tuned to take into account these views where appropriate.

CURRENT PROGRAMME

22. To meet the target of completing Tung Chung and Tai Ho phase 3 developments by 2006, we need to start the detailed design in October 2000 after completion of selection of consultants so that tendering of works can be invited in October 2001 for commencement of works in early 2002. Relevant PWSC papers for part upgrading the projects **667CL** and **668CL** to Category A for funding the detailed design and site investigation are being processed for submission to PWSC and FC for consideration on 7 June 2000 and 23 June 2000 respectively.

ATTACHMENTS

Enclosure 1A Recommended Outline Development Plan for Tung Chung
and Tai Ho

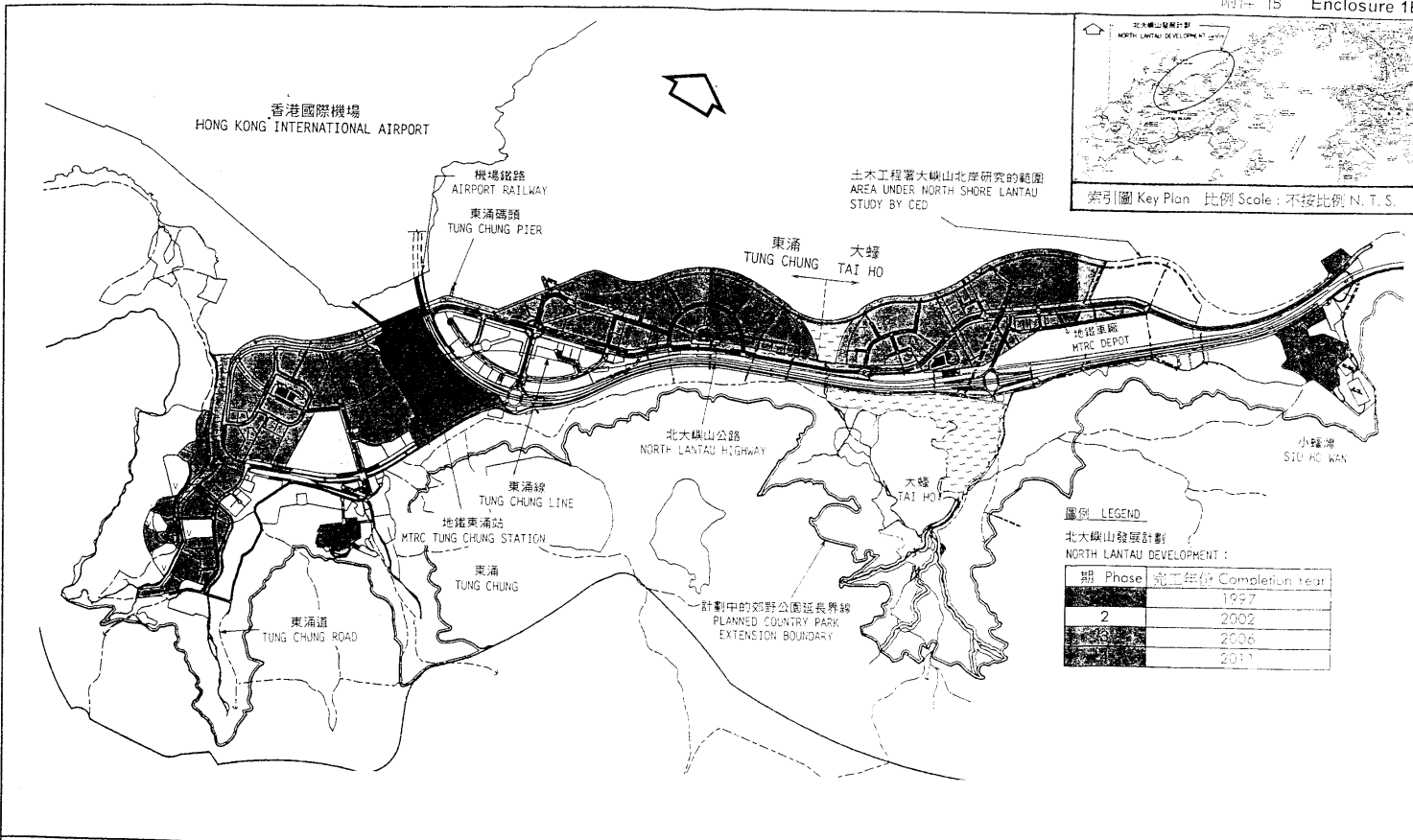
Enclosure 1B Drawing No. HKI-359, North Lantau Development

Enclosure 2 Drawing No. HKI-345, North Lantau phase 3 development in
Tung Chung – engineering works

Enclosure 3 Drawing No. HKI-346, North Lantau phase 3 development in
Tai Ho – engineering works

Territory Development Department

May 2000

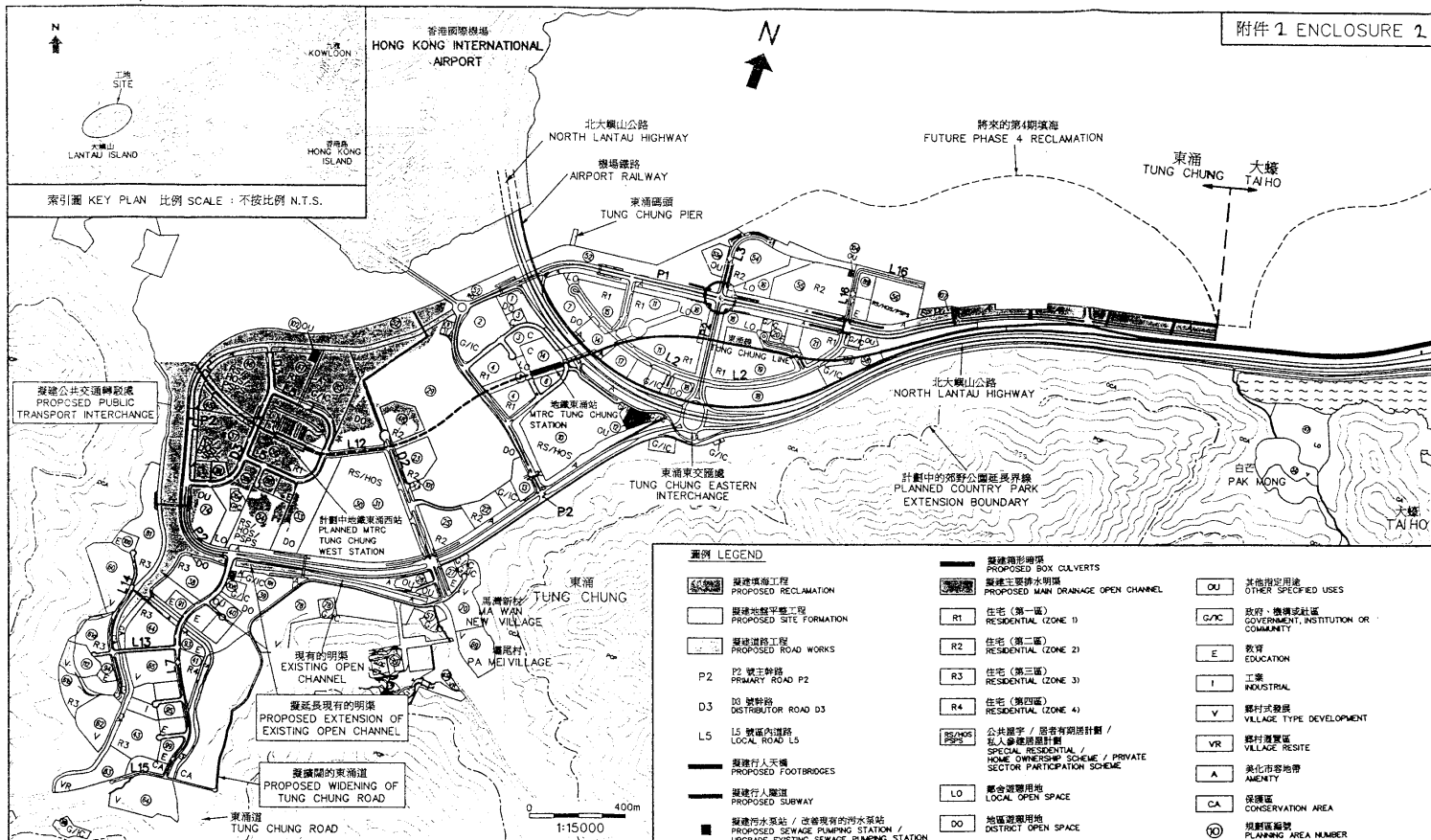


二零零零年至二零零一年度工務小組文件 PWSO SUBMISSION 2000-2001

圖則名稱 drawing title

北大嶼山發展計劃
NORTH LANTAU DEVELOPMENT

繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office
W. L. Lam	<i>W. L. Lam</i>	07-04-2000	667CL & 668CL	港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
核對 checked	簽署 initial	日期 date	比例 scale	
Anka Leung	<i>Anka Leung</i>	07-04-2000	不按比例 N.T.S.	
核實 approved	簽署 initial	日期 date	圖則編號 drawing no.	
C. W. Lam	<i>C. W. Lam</i>	07-04-2000	HKI-359	地政總署 LAND SURVEY DEPARTMENT

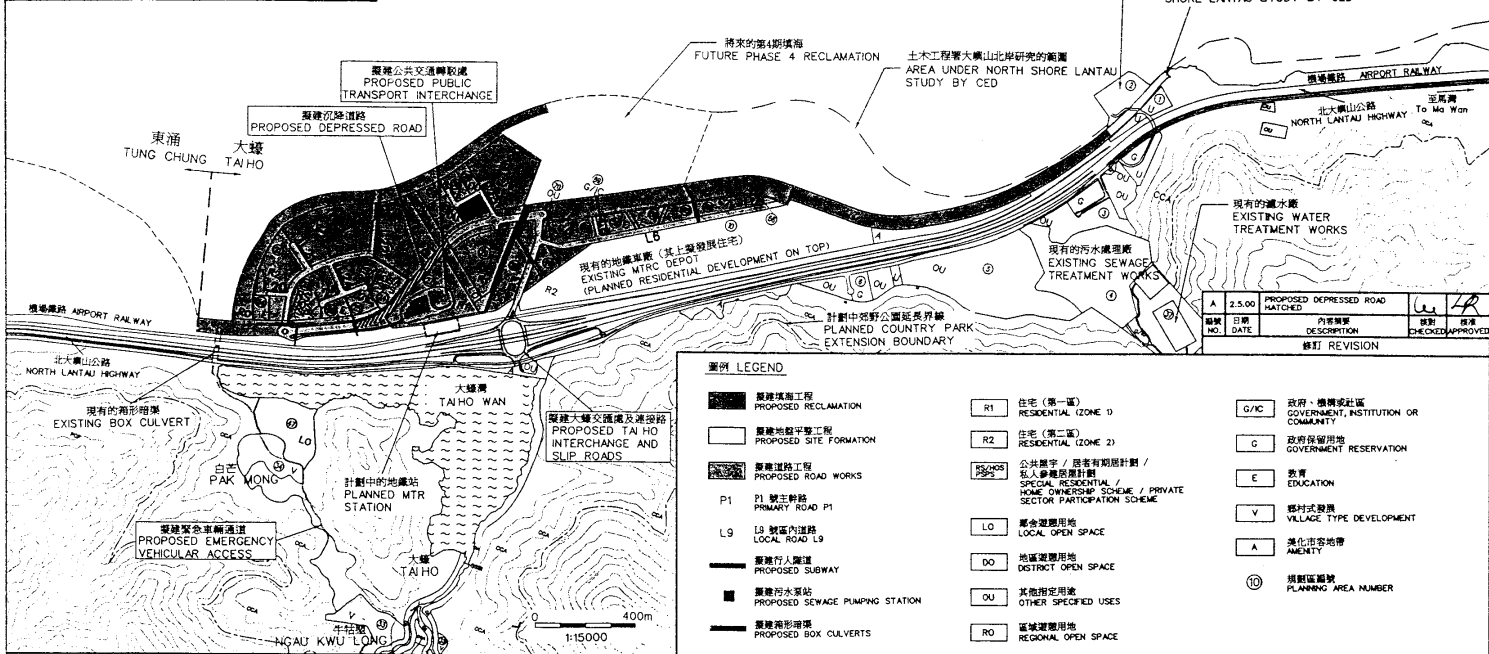
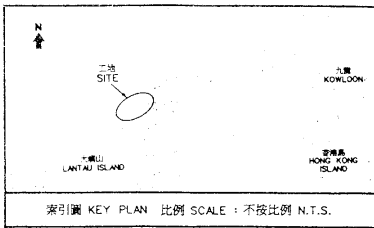


二零零零年至二零零一年度工務小組文件 PWSC SUBMISSION 2000-2001

圖則名稱 drawing title

北大嶼山東涌發展計劃第3期工程
NORTH LANTAU PHASE 3 DEVELOPMENT IN TUNG CHUNG - ENGINEERING WORKS

繪圖 drawn W. L. Lam	簽署 initial <i>W. L. Lam</i>	日期 date 31-03-2000	項目編號 item no. 667CL	辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE 拓展署 TERRITORY DEVELOPMENT DEPARTMENT
核對 checked Anka Leung	簽署 initial <i>Anka Leung</i>	日期 date 25-04-2000	比例 scale AS SHOWN	
核准 approved C. W. Lam	簽署 initial <i>C. W. Lam</i>	日期 date 25-04-2000	圖則編號 drawing no. HKI-345	



二零零零年至二零零一年度工務小組文件 PWSC SUBMISSION 2000-2001		繪圖 drawn W. L. Lam	簽署 initial SIGNED	日期 date 31-03-2000	項目編號 item no. 668CL	辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
圖名 drawing title 北大嶼山大嶼發展計劃第3期 - 工程 NORTH LANTAU PHASE 3 DEVELOPMENT IN TAI HO - ENGINEERING WORKS		校對 checked Mark Lee	簽署 initial SIGNED	日期 date 25-04-2000	比例 scale AS SHOWN	拓展署 TERRITORY DEVELOPMENT DEPARTMENT
		核准 approved C. W. Lam	簽署 initial SIGNED	日期 date 25-04-2000	圖則編號 drawing no. HKI-346A	