

Panel on Development

Meeting on 24 November 2020

List of issues requiring follow-up actions by the Administration

Tung Chung New Town Extension

- Site Formation and Infrastructure Works

and

The District Cooling System for Tung Chung East Area

At the Panel meeting on 24 November 2020, members requested the Administration to provide information regarding the increase in the development density of the housing sites of Tung Chung New Town Extension (TCNTE), including –

- (i) the increase in plot ratios (PR) of housing sites;
- (ii) the corresponding transport and community facilities to be provided;
and
- (iii) the implementation programme of the facilities.

The Administration's responses are as follows:

- (i) To meet housing demand and optimise the use of the infrastructure invested, the Civil Engineering and Development Department (CEDD) has completed the technical assessments on increasing housing development density in TCNTE. The assessments have shown that the housing units in TCNTE could be increased from 49,400 to 62,100 through increasing the domestic Plot Ratio (PR) of public housing sites (from 5/6 to 5.5/6.5) and revising the design of housing units. Town Planning Board's approval for the increase in PR of selected public

housing sites is required. If approved, the increase of 12,700 units would all be public housing.

(ii) Transport Facilities

While railway forms the backbone of TCNTE's transport network, the additional traffic demand arising from the new town expansion will also be supported by the addition of new roads, a network of footpaths and cycle paths that run through the entire community, and improvements to existing road junctions. According to the Consultants' estimation, the reserve capacities of the new road junctions will be maintained at an acceptable level to support the additional population. In addition, with the opening of the Northern Connection of Tuen Mun - Chek Lap Kok Link at the end of this month, the travelling time between Tung Chung and New Territories West will be substantially shortened.

The commuting need of the first batches of residents to TCNTE will be taken care of by the road networks (i.e. Roads L3 and L4 scheduled for completion in 2024, as well as the Tung Chung to Tai Ho Section of Road P1 and the Tia Ho Interchange with both being scheduled for completion in 2026). We will seek funding approval with a view to commencing shortly the engineering study of Road P1 (Tai Ho to Sunny Bay Section) and completing its construction by 2030. In addition, there will be a total of three public transport interchanges/bus termini in Tung Chung East, which will be located at the Metro Core (Area 113) adjacent to the proposed Tung Chung East Station, and in the public housing developments in Area 99 and Area 133 respectively. As for Tung Chung West, there will be two public transport interchanges, which will be located adjacent to the proposed Tung Chung West Station and Shek Mun Kap Road respectively.

To tie in with population intake timetable, the Government will review the traffic needs arising from the future developments of the district regularly, and introduce suitable mitigation measures (e.g. widening of road junctions) timely.

Transport Department will also closely monitor the change in passengers' demand in view of the future population growth in the new town. They will work with the bus companies to timely review the franchised bus services in the district, and study the feasibility of adjusting and optimising existing franchised bus services, to facilitate residents commuting within Tung Chung district as well as to various districts of Hong Kong Island, Kowloon and the New Territories from the new town extension area.

In respect of railways, the construction of the Tung Chung Line Extension is expected to commence in 2023, and the Tung Chung East and Tung Chung West Stations and related railway sections are expected to be completed in 2029. Nevertheless, Highways Department will urge the Mass Transport Railway Corporation Limited (MTRCL) to explore the feasibility of expediting the progress during the detailed planning and design stage. In addition, the MTRCL has been closely monitoring the service and passenger demand of the Tung Chung Line, and will make appropriate adjustments when necessary to alleviate the passenger demand on the busy sections of the Tung Chung Line. In addition, according to the 2020 Policy Address, the Airport Authority Hong Kong will take forward the Airport City Link project and introduce an autonomous transportation system to provide a comprehensive and environmentally-friendly transport link connecting Tung Chung Town Centre, the Airport Island and HKBCF Island.

Community Facilities

In response to the additional 12,700 residential units together with the population increase as mentioned above, the Development Bureau and the Planning Department have recently re-examined the planning of relevant community facilities with relevant policy bureaux and departments, including social welfare, education, medical care, public markets and recreational facilities, etc., to ensure adequate land reserved for the respective facilities to meet the needs of the existing and new population. We have followed the standards stipulated in the "Hong Kong Planning Standards and Guidelines" and the requirements of relevant departments during the process. In terms of social welfare

facilities, a multi-pronged approach, such as reserving space in public housing developments¹, requesting private developers to provide premises in private development projects and developing welfare complex by government etc., will be adopted to provide adequate spaces for different types of social welfare facilities including elderly, family and child welfare, youth and rehabilitation services.

In addition, we also take this opportunity to take forward the implementation of the leisure facilities in Area 29A, including enhancing the existing walking trails and providing additional viewing facilities to facilitate the public for hiking and enjoying the scenery of Ma Wan Chung fishing village.

In order to enable relevant departments to implement the relevant facilities timely to tie with the population intake programme of TCNTE, the Sustainable Lantau Office of the Civil Engineering and Development Department has set up an inter-departmental working group chaired by the Head of the Office. Regular meetings with relevant bureaux/departments are held to ensure that they are kept up-to-date with the progress of the development projects, so that the relevant facilities could be implemented as scheduled.

- (iii) Should the funding application be approved by the Finance Committee in early 2021, the road works and traffic improvement measures under the first phase of development will start in mid-2021 for completion in phases from 2024 to 2027.

**Development Bureau
Civil Engineering and Development Department
Planning Department
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¹ As announced in this year's Policy Address, about 5% of gross floor area in future public housing projects will be set aside for provision of social welfare facilities.