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18 March 2025

Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
Ms Connie HO

Dear Ms HO,

**Legislative Council Public Works Subcommittee
Follow-up Actions to Meeting on 19 February 2025**

At the Public Works Subcommittee on 19 February 2025, some Members requested for supplementary information related to the agenda item on PWP Item No. 786CL "Tung Chung New Town Extension" (PWSC(2024-25)21). The Government's responses are at the **Annex**.

Yours sincerely,

(Yvonne LEONG)
for Secretary for Development

c.c.

Civil Engineering and Development Department
Leisure and Cultural Services Department
Planning Department
Project Strategy and Governance Office/Works Branch

(Attn.: Mr Jacky WU)
(Attn.: Ms FUNG Miu-ling)
(Attn.: Mr Walter KWONG)
(Attn.: Mr Elton TANG)

Annex

**Legislative Council Public Works Subcommittee
Follow-up Actions arising from the Meeting held on 19 February 2025**

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

The Public Works Subcommittee discussed the funding application for the “Tung Chung New Town Extension – site formation and infrastructure works (Second Phase)” at its meeting held on 19 February 2025. In response to Members’ queries, the Government would like to provide supplementary information as set out in the ensuing paragraphs.

Comparison of estimated and unit costs between the Second Phase works and works at the East Coast Park in North Point

2. The estimated cost of “Open Space Development and Landscaping Works” under the Second Phase works is \$1,681.20 million and the overall cost of the works for the East Coast Park in North Point is \$693.6 million¹, which include the cost of \$ 559.9 million for “Open Space Development and Landscaping Works”. The above costs are in money-of-the-day (MOD) prices.

3. Based on the prices of September 2024, the unit cost of “Open Space Development and Landscaping Works” under the Second Phase works is \$8,900 per m², while the unit cost of “Open Space Development and Landscaping Works” in the East Coast Park in North Point is \$11,233 per m². The unit cost of the latter project is higher due to the provision of lift, plant room and observation deck, etc. for the landscaped garden above the eastern exit of the Central-Wan Chai Bypass on top of some of the at-grade open space under the East Coast Park project in North Point.

The cost of items under “External Works” of the Second Phase works

4. The cost of items under “External Works” of the Second Phase works and its contribution in percentages are as below:

¹ The Project was approved by Finance Committee on 25 October 2024. Details refer to LegCo Paper No. FCR(2024-25)35.

Items under “External Works”	Cost (\$ million) [in MOD prices]	Contribution in percentage
Provision of park facilities (including seatings, children’s play facilities, fitness facilities, hard landscaping, etc.)	235.1	27%
Waterfront promenade and pedestrian passageway (including outdoor flooring, pedestrian walkway, fencing, etc.)	430.9	50%
Greening works (including planting of flowers, trees, lawns, etc.)	194.5	23%
Total	860.5	100%

The usage rates of other existing skateparks, the demand for such facilities in the Islands District, and the Leisure and Cultural Services Department’s promotion of urban sports over the past two years

5. The Leisure and Cultural Services Department (LCSD) currently manages a total of four skateparks, located in Wong Tai Sin, Sham Shui Po, Sai Kung and North Districts respectively, which are all far away from Tung Chung or Islands District. As skateparks can be used without booking, the LCSD does not have any information about their usage rates. However, according to the LCSD’s observation, skateboarding, which was introduced as an Olympic sports at the 2020 Tokyo Olympic Games, has become increasingly popular among young people in recent years. In light of the gradual population intake in the Tung Chung New Town Extension (TCNTE) area, the demand for skateboarding facilities from residents in the Islands District is increasing, and the District Council and members of the local community are generally supportive of the provision of facilities concerned in the TCNTE area.

6. Apart from providing hardware facilities, the LCSD has worked hard to promoting “Sports for All” and organising a variety of sports and recreational programmes for people of different age groups and physical abilities with the aim of enhancing their quality of life and improving their health. To further promote sports in the community, the Chief Executive has announced in the 2022 Policy Address that the Government will work with the sports sector, schools and other sectors to promote urban sports that are popular among young people in recent years, such as 3-on-3 basketball, sport climbing and skateboarding. The LCSD has organised in the past two years a total of more than 750 urban sports (including

3-on-3 basketball, sport climbing, breaking, skateboarding and futsal) programmes, including, among others, training classes, fun days, as well as competitions and demonstration competitions of the Hong Kong Games. These events have drawn in the active participation of members of the public and 24 000 have joined the above-mentioned sports events.

The average percentage of actual use of contingency fees in public works projects

7. Generally speaking, the project estimate for a public works project includes the construction cost, consultancy fee, site supervision cost of Resident Site Staff (RSS) and contingency, etc. The provision for contingency is to cater for the additional cost arising from unforeseen circumstances (for instance, costs of variation orders such as those incurred by encountering worse-than-expected ground conditions, additional works to meet local concerns, etc.).

8. Over the past five years, a total of 240 Category A capital works projects have been finalised, with a total approved project estimates (APE) of around \$100 billion. Among these, around 40% (i.e. 99 projects, involving APE of around \$33 billion) have required the use of contingency totaling around \$3 billion, which represents 9% of the total APE of the projects concerned.

Possible environmental impact to the aquatic ecology arising from the proposed works and the corresponding mitigation measures at downstream of the Tung Chung Stream

9. To protect the water quality and the ecological value of the Tung Chung Stream, the construction areas of the Second Phase works will be kept away from the river channel as far as practicable, and excavation of the river bed will be avoided. At the same time, we will set up temporary bulkhead walls and geotextiles at the river side to separate the river stream from the construction areas, and to prevent surface runoff from the construction sites flowing directly into the river stream. The sewage generated from the construction sites will be discharged to designated locations after treatment in order to protect the water quality and ecology of the Tung Chung Stream.

10. During the construction stage, we will implement environmental mitigation measures and the environmental monitoring and audit ("EM&A") programme as recommended in the Environmental Impact Assessment ("EIA") report. We have set up water quality monitoring stations at the estuary, eastern tributary and western tributary of the Tung Chung Stream. Ecological monitoring stations have also been set up along the Tung Chung Stream to closely monitor the water quality and ecological condition of the Tung Chung Stream. Since the

commencement of the First Phase works of Tung Chung New Town Extension in 2021 till now (which involves the revitalisation of a section of the Tung Chung Stream), we have been strictly following the aforementioned EM&A programme, implementing environmental protective measures and maintaining liaison with Green Groups. According to the monitoring data between 2021 and 2024, water quality and ecology of the Tung Chung Stream are comparable to the baseline level before the commencement of works. During the construction of Second Phase works, we will continue to strictly implement environmental mitigation measures as recommended in the Environmental Permit and EM&A Manual, and strive to maintain and protect the water quality and ecology of the Tung Chung Stream.

Development Bureau

Civil Engineering and Development Department

Leisure and Cultural Services Department

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March 2025