

**Construction Works Schedule and Location Plans
for Tung Chung New Town Extension (West)
(EP No. EP-519/2016)**

September 2025

Environmental Permit No. EP- 519/2016

Tung Chung New Town Extension (West)

Environmental Team Leader Certification

Reference Document /Plan

Document to be Certified:	Construction Works Schedule and Location Plans
Date of Document:	September 2025
Date received by ETL:	12 September 2025

Reference EP Condition

Environmental Permit Condition:	2.12
The Permit Holder shall, no later than three months before the commencement of construction of the Project, deposit three hard copies and one electronic copy of a work plan (The Plan) with the Director. The Plan shall include at least the following information/specifications: i) A detailed phasing programme of all construction works including reclamation, seawall construction, roadworks, river park and sewage pumping stations of the Project; and ii) Location plan of all construction works in an appropriate scale.	

ETL Certification

I hereby certify that the above reference document complies with the above referenced condition of EP-519/2016.



Daniel Sum
Environmental Team Leader

Date: 12 September 2025

Your Ref.

By Post

Our Ref. 198377-1063

Date 12 September 2025

South Development and Sustainable Lantau Office
Civil Engineering and Development Department
13/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

Attention: Mr. Ryan CHAK / Ms. Carol LAM

Dear Sir / Madam,

Agreement No. CE 59/2017 (EP)
Independent Environmental Checker for Tung Chung New Town Extension – Investigation
Construction Works Schedule and Location Plans (EP condition 2.12)

We refer to the Construction Works Schedule and Location Plans for Tung Chung New Town Extension (West) (TCW) dated September 2025 and certified by the Environmental Team Leader of TCW on 12 September 2025. Please note we have no adverse comments on the captioned submission. The captioned submission is hereby verified in accordance with the requirement stipulated in Condition 2.12 of EP-519/2016.

Should you have any query, please feel free to contact the undersigned at 2608 7314 (chuawo@binnies.com) or our Edward Lau at 3894 9695 (lauky@binnies.com).

Yours faithfully,
for and on behalf of
BINNIES HONG KONG LIMITED



MANUEL CHUA
INDEPENDENT ENVIRONMENTAL CHECKER

cc: ET Leader / TCW – Mott (Attn: Mr. Daniel SUM) [by Email: daniel.sum@mottmac.com]
PM / TCW – Arup (Attn: Mr. Jackson WONG) [by Email: jackson.wong@tcw.c5c6.hk]



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1. Project Description

The development of Tung Chung New Town Extension (TCNTE), comprising Tung Chung East (TCE) and Tung Chung West (TCW), is a mega-scale and complex project aiming to provide land to meet the future housing economic and social development needs of Hong Kong. Due to the fact that the proposed works are geographically separated, the implementation of mega-scale Project is divided into two packages, namely TCE and TCW respectively. In accordance with the tight delivery programme, the Project will be implemented in phases under separate contracts for the developments of TCE and TCW. This Plan only covers the works in TCW. Construction Works Schedule and Location Plans for TCE can be found at dedicated project website: <http://env.tcnte.hk/ep-submissions.html>.

2. Scope of Works for Tung Chung New Town Extension

The Tung Chung New Town Extension project (the Project) comprises the following elements:

- (i) reclamation of the seabed by a non-dredged method at TCE to form a total of about 130 hectares of land;
- (ii) construction of about 4.9 kilometers of seawalls, with an eco-shoreline, three drainage box culvert outfalls, three circulation drains and a seawater intake at TCE;
- (iii) provision of infrastructure for Tung Chung Area 58, including construction of a single two-lane road with a footpath and the associated utility works;
- (iv) site formation works at TCW;
- (v) construction of the River Park including a visitor centre at TCW;
- (vi) construction of proposed open space;
- (vii) construction of sustainable urban drainage systems at TCW;
- (viii) construction of roads, footpaths, cycle tracks and the associated junction / road improvement works;
- (ix) engineering infrastructure works covering drainage, sewerage, waterworks (including a fresh water service reservoir, a salt water service reservoir and a salt water pumping station), common utility tunnels and landscaping works; and
- (x) implementation of environmental mitigation measures and environmental monitoring and audit programme for the works.

3. Implementation Programme

The Contract No. NL/2020/05 – Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung (i.e. Contract 5) at TCW has been awarded in May 2021 and the major construction work is scheduled for completion in 2025. The main contractor for Contract No. NL/2020/05 is Build King – Richwell Civil Joint Venture (BKRCJV).

The Contract No. NL/2020/06 – Tung Chung New Town Extension – Site Formation and Infrastructure Works at Tung Chung Valley, Phase 1 (i.e. Contract 6) at TCW has been awarded in May 2021 and the major construction work is scheduled for completion in 2026. The main contractor for Contract No. NL/2020/06 is China Railway Group Limited (CREC).

4. Condition 2.12 of Environmental Permit (EP) for Tung Chung New Town Extension (EP No. EP-519/2016)

The Permit Holder shall, no later than 3 months before the commencement of construction of the Project, deposit 3 hard copies and 1 electronic copy of a work plan (The Plan) with the Director. The Plan shall include at least the following information/specifications:

- (i) a detailed phasing programme of all construction works including reclamation, seawall construction, roadworks, river park and sewage pumping stations of the Project; and
- (ii) location plan of all construction works in an appropriate scale.

5. Submission under EP

In view that only the site formation and infrastructure works at Ma Wan Chung (i.e. Contract 5) and Tung Chung Valley, Phase 1 (Contract 6) at TCW have commenced, this submission is prepared based on the latest information of Contract 5 and Contract 6. The submission shall be updated before commencement of construction of the respective contracts for the site formation and infrastructure works or when there is any updated information of the contracts at TCW according to the relevant requirements contained in the EM&A Manual, EIA Report and EP.

The details of Construction Works Schedule and Location Plans for Contract 5 are provided in **Attachment I** below.

The details of Construction Works Schedule and Location Plans for Contract 6 are provided in **Attachment II** below.

6. Construction Works at TCW under EP Condition 2.12

As shown in section 2 and in relation to Condition 2.12 of the EP, construction works under TCW contracts include roadworks, river park and sewage pump stations. Reclamation and seawall construction are not included under TCW contracts.

Attachment I

Construction Works Schedule and Location Plans for

Contract No. NL/2020/05

Tung Chung New Town Extension –

Site Formation and Infrastructure Works at Ma Wan Chung



Build King – Richwell Civil Joint Venture

Construction Works Schedule and Location Plans

For

Contract No. NL/2020/05

Tung Chung New Town Extension –
Site Formation and Infrastructure Works
at Ma Wan Chung

Rev. 05

Prepared by:

A handwritten signature in blue ink, appearing to read "Chan".

Calvin Chan
Environmental Officer

Approved by:

A handwritten signature in blue ink, appearing to read "Hon".

Ricky Hon
Site Agent

Date: 09th September 2025

Rev.: 05	Build King – Richwell Civil Joint Venture	 Build King – Richwell Civil Joint Venture
Title: Construction Works Schedule and Location Plans Contract No. NL/2020/05 Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung		Page #: Page 2 of 5

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1.3.	Duration of Works	3
1.4.	Location of Works	3

APPENDIX

- Appendix 1 - Programme for Key Dates of Major Works Activities
- Appendix 2 - Location Plans of the Works

Rev.: 05	Build King – Richwell Civil Joint Venture	 Build King – Richwell Civil Joint Venture
Title: Construction Works Schedule and Location Plans Contract No. NL/2020/05 Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung		Page #: Page 3 of 5

1. INTRODUCTION

1.1. Background

This Construction Works Schedule and Location Plans details the construction works programme and location plans of Works to be deployed by **Build King – Richwell Civil Joint Venture (BKRCJV)** during the construction of the Contract No. NL/2020/05 Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung.

The Environmental Impact Assessment (EIA) Report (Register No.: AEIAR-196/2016) prepared for the “Tung Chung New Town Extension” (the project) has been approved by the Director of Environmental Protection, and an Environmental Permit (Permit No.: EP- 519/2016) has been issued for the project under the Environmental Impact Assessment Ordinance. Pursuant to **Condition 2.12 of the Environmental Permit (EP)**, BKRCJV is required to formulate and deposit a Construction Works Schedule and Location Plans for the Works.

1.2. Scope of Works

The works mainly comprise:

- (i) Site clearance (including, but not limited to, the demolition of the existing building structures);
- (ii) Site formation works for Area 23 with associated geotechnical works;
- (iii) Widening of Tung Chung Road North with associated geotechnical works;
- (iv) Construction of carpark at Ma Wan Chung, and associated road works and geotechnical works;
- (v) Carry out road improvement works and drainage works at Chung Yan Road;
- (vi) Construction of open space at Tung Chung Area 29A and the coastal pedestrian access;
- (vii) Renovation works of existing site offices and promenade improvement works;
- (viii) Yard Waste Disposal and Treatment;
- (ix) Ground investigation, geotechnical and building instrumentation monitoring works;
- (x) Associated civil, geotechnical, structural, building services systems, electrical and mechanical engineering and landscaping works; and
- (xi) Implementation of environmental mitigation measures, environmental monitoring and audit programme for the works mentioned above.

1.3. Duration of Works

The Contract No. NL/2020/05 has been awarded in May 2021 for completion in 2025, details as per Initial Works programme showing the key dates of major works activities in Appendix 1. It is anticipated that major construction work is scheduled to complete within Year 2025, whereas only landscape related establishment work will be involved in Year 2026.

1.4. Location of Works

The Location Plans for Works are provided in Appendix 2.

Rev.: 05	Build King – Richwell Civil Joint Venture	 Build King – Richwell Civil Joint Venture
Title: Construction Works Schedule and Location Plans Contract No. NL/2020/05 Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung		Page #: Page 4 of 5

APPENDIX 1

PROGRAMME FOR KEY DATES OF MAJOR WORKS ACTIVITIES

Contract Title: Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung

Rev. 04

Updated: August 2025

Construction Work Schedule for EP Condition 2.12

[illegible]

Landscape related works
Construction works except Landscape
Establishment works

Rev.: 05	Build King – Richwell Civil Joint Venture	 Build King – Richwell Civil Joint Venture
Title: Construction Works Schedule and Location Plans Contract No. NL/2020/05 Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung		Page #: Page 5 of 5

APPENDIX 2

LOCATION PLANS OF THE WORKS

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CABLE CAR

SHEET 1

SHEET 2

SHEET 5

SHEET 3

TUNG CHUNG

TUNG CHUNG ROAD NORTH

SHUN TUNG ROAD

YU TUNG ROAD

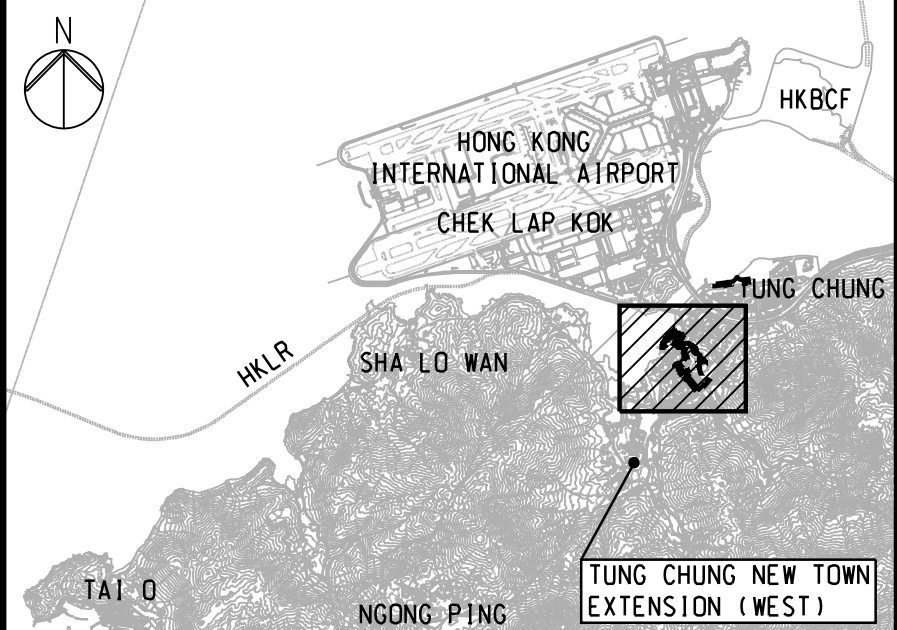
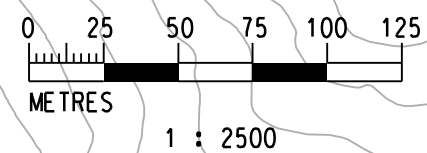
SHEET 6

SHEET 4

YAT TUNG ESTATE

CHUNG YAN ROAD

SHEET 7



LOCATION PLAN

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
DRAWING NO. 251854/C5/G/1001 TO 1007.

LEGEND

----- WORKS LIMIT

-	TENDER DRAWING	TL	11/20
Rev	Description	By	Date

Consultant

ARUP

Project Title

Contract No. NL/2020/05
Tung Chung New Town Extension -
Site Formation and Infrastructure Works
at Ma Wan Chung

Drawing title

OVERALL LAYOUT PLAN

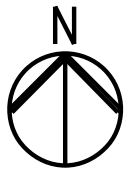
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816600 N

811300 E

811400 E

816500 N

PROPOSED SLOPE WORKS
ON EXISTING SLOPE
(FEATURE NO. 9SE-B/F41)

PROPOSED FILL SLOPE
(FEATURE NO. CPA-S1)

PROPOSED COASTAL
PEDESTRIAN ACCESS
NEAR MA WAN CHUNG

TUNG CHUNG
BATTERY

PROPOSED ROAD WIDENING
WORKS INCLUDING DRAINAGE,
SEWERAGE AND WATERWORKS
ON TUNG CHUNG ROAD NORTH

PROPOSED 30
NO. CYCLING
PARK SPACE

MATCH LINE
FOR CONTINUATION
SEE DRG 251854/C5/G/1002

PROPOSED
OPEN SPACE
AT AREA 29A

PROPOSED NATURAL
TERRAIN HAZARD
MITIGATION WORKS

PROPOSED CUT SLOPE
(FEATURE NO. C5-S02)

PROPOSED CUT SLOPE
(FEATURE NO. C5-S01)

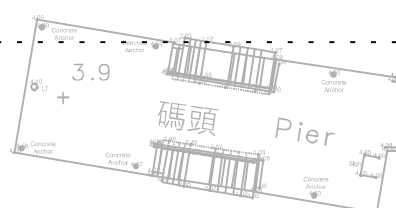
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811300 E

811400 E

811500 E

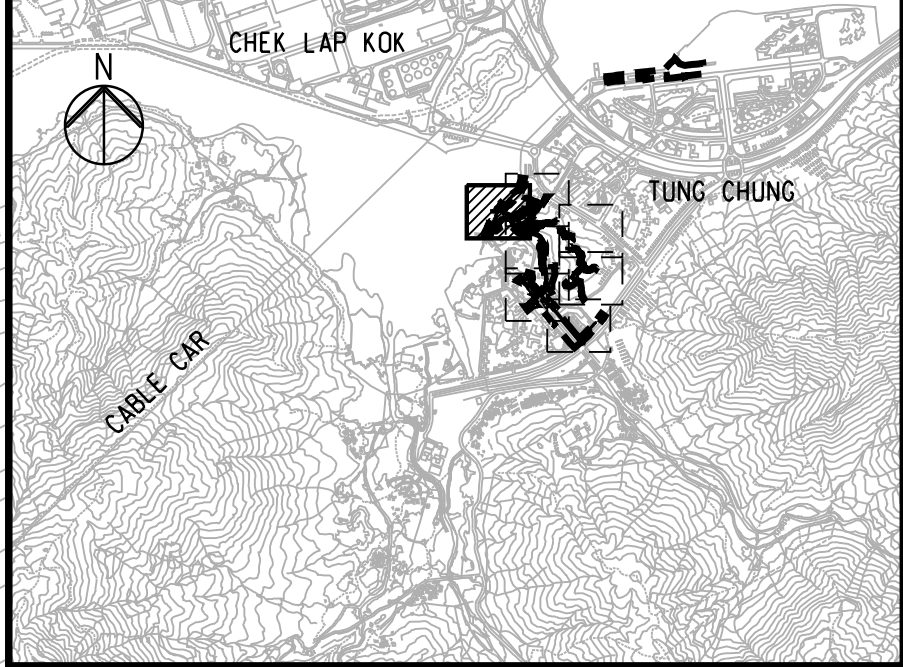
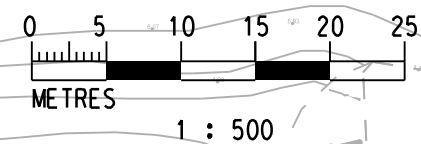
816400 N



HWM

HWM

MATCH LINE
FOR CONTINUATION
SEE DRG 251854/C5/G/1003



KEY PLAN

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
DRAWING NOS. 251854/C5/G/1001 TO 1007.

LEGEND

- WORKS LIMIT
- PROPOSED CUT SLOPE
- PROPOSED FILL SLOPE
- PROPOSED NATURAL TERRAIN HAZARD MITIGATION WORKS
- PROPOSED CYCLING PARKING
- PROPOSED COVERED WALKWAY

-	TENDER DRAWING	TL	11/20
Rev	Description	By	Date

Consultant

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Project Title

Contract No. NL/2020/05

Tung Chung New Town Extension -
Site Formation and Infrastructure Works
at Ma Wan Chung

Drawing title

GENERAL LAYOUT PLAN

(SHEET 1 OF 7)

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816700 N

816600 N

816500 N

811500 E

811600 E

811700 E

816700 N

816600 N

816500 N

811500 E

811600 E

811700 E

PROPOSED
CYCLING PARKING

FOR CONTINUATION
SEE DRG 251854/C5/G/1001
MATCH LINE

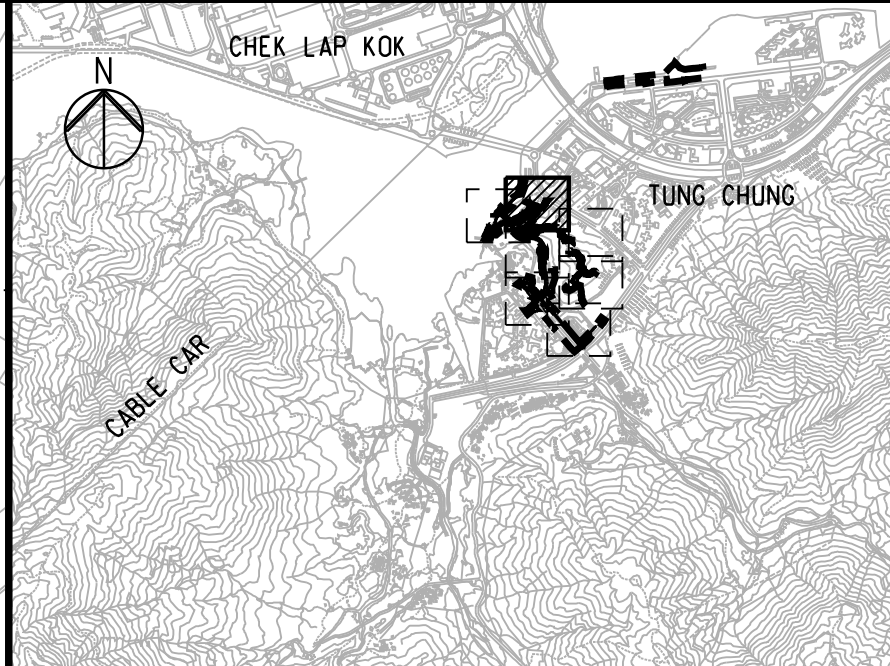
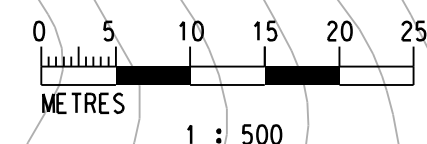
PROPOSED BARRIER FREE
ACCESS TO OPEN SPACE
AT AREA 29A

MATCH LINE
FOR CONTINUATION
SEE DRG 251854/C5/G/1005

PROPOSED UPGRADING WORKS
ON EXISTING HIKING TRAIL

MATCH LINE

FOR CONTINUATION
SEE DRG 251854/C5/G/1003



KEY PLAN

NOTES

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Contract No. NL/2020/05
Tung Chung New Town Extension -
Site Formation and Infrastructure Works
at Ma Wan Chung

Drawing title

GENERAL LAYOUT PLAN

(SHEET 2 OF 7)

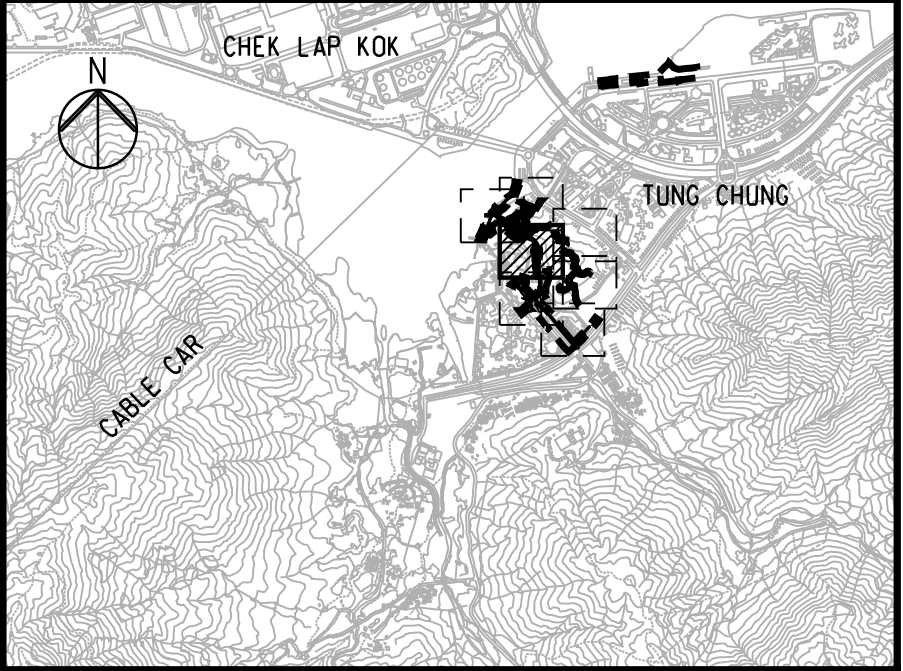
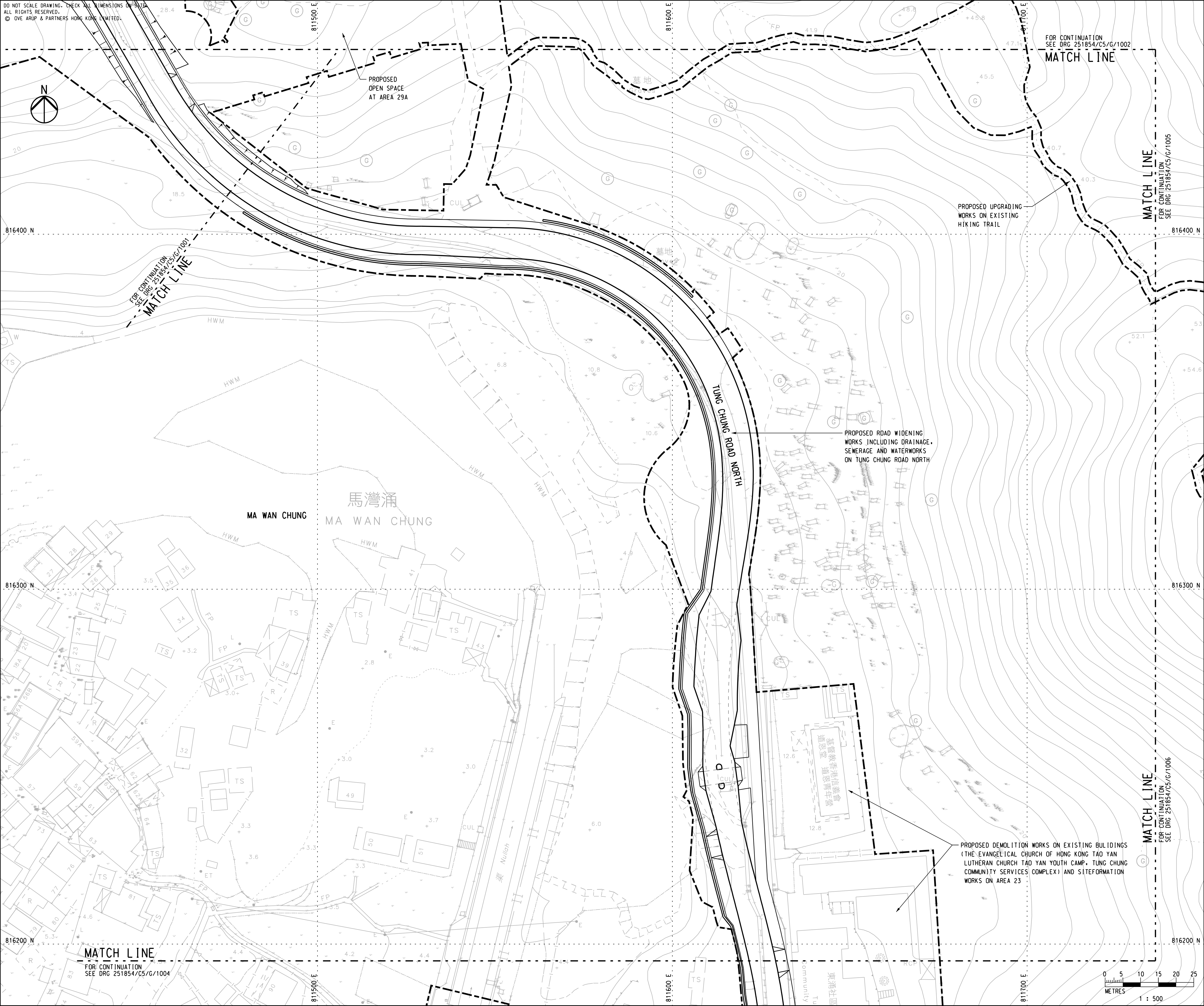
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at Ma Wan Chung

Drawing title

GENERAL LAYOUT PLAN

(SHEET 3 OF 7)

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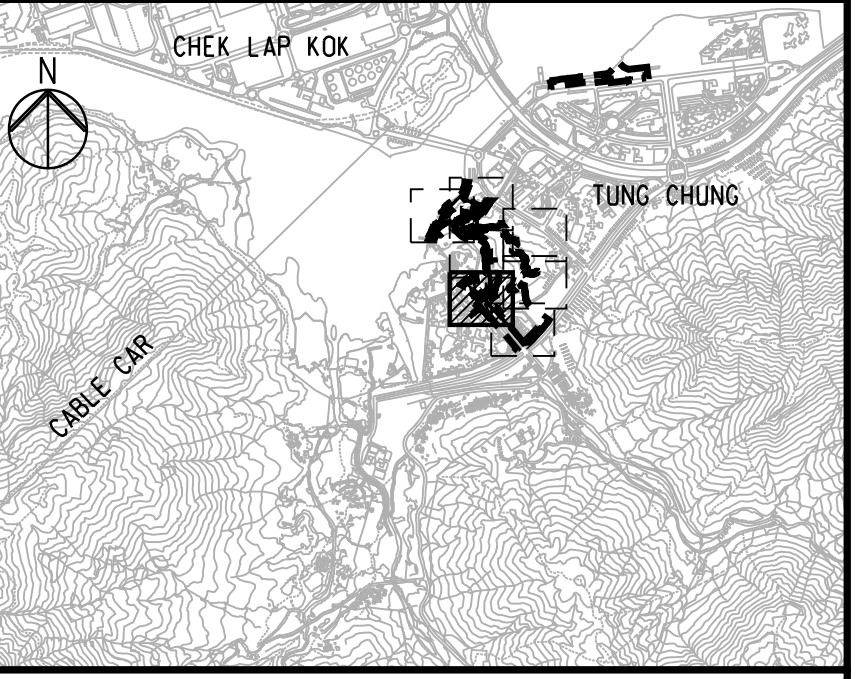
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FOR CONTINUATION
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MATCH LINE



MATCH LINE
FOR CONTINUATION
SEE DRG 251854/C5/G/1006



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at Ma Wan Chung

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GENERAL LAYOUT PLAN

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PROPOSED MA WAN CHUNG CARPARK
INCLUDING DRAINAGE, SEWERAGE,
WATERWORKS AND ROADWORKS

PROPOSED DEMOLITION WORKS ON EXISTING BUILDINGS
(THE EVANGELICAL CHURCH OF HONG KONG TAO YAN
LUTHERAN CHURCH TAO YAN YOUTH CAMP, TUNG CHUNG
COMMUNITY SERVICES COMPLEX) AND SITEFORMATION
WORKS ON AREA 23

PROPOSED
CYCLING PARKING

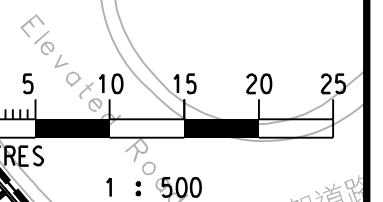
PROPOSED DRAINAGE, SEWERAGE
AND WATERWORKS ON ROUNDABOUT
AND JUNCTION FOR CHUNG YAN ROAD
AND YAT TUNG STREET

PROPOSED FOOTPATH
AND CYCLE TRACK ON
EXISTING PAVEMENT

PROPOSED MODIFICATION TO ROAD MARKING
AND TRAFFIC ISLAND ON JUNCTION OF CHUNG
YAN ROAD AND YAT TUNG STREET

MATCH LINE
FOR CONTINUATION
SEE DRG 251854/C5/G/1007

PROPOSED COVERED WALKWAY
ON EXISTING FOOTPATH



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MATCH LINE

FOR CONTINUATION
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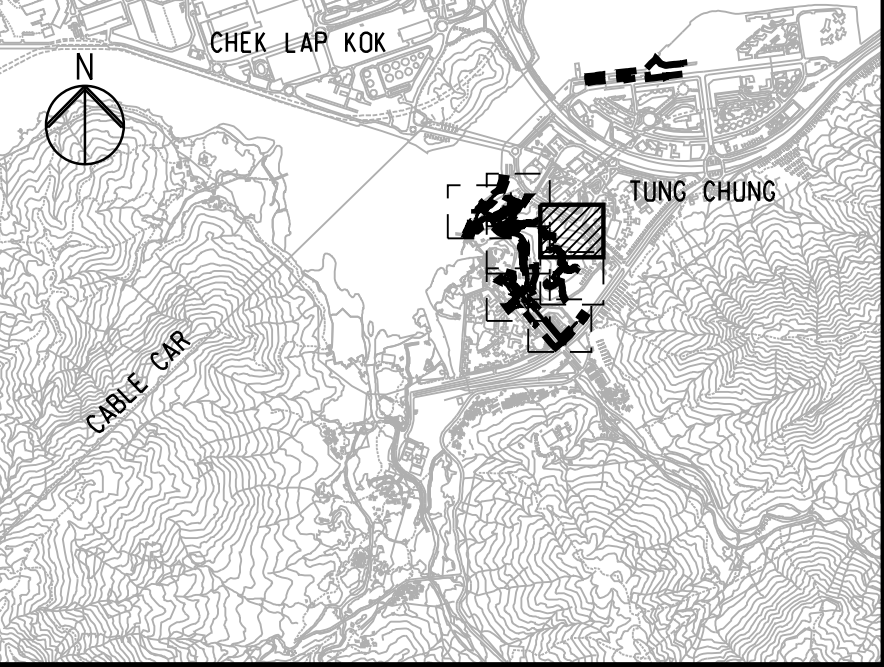
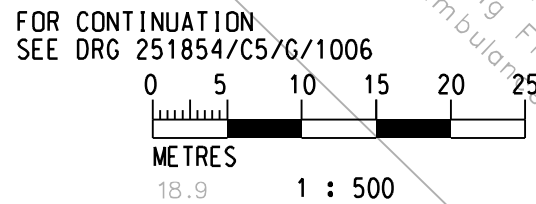
MATCH LINE

PROPOSED JUNCTION IMPROVEMENT WORKS AT
SHUN TUNG ROAD, TAT TUNG ROAD WEST
(PROVISION OF NEW TRAFFIC ISLAND,
MODIFICATION TO ROAD MARKING AND KERBLINE)

PROPOSED NEW
HIKING TRAIL

PROPOSED UPGRADING
WORKS ON EXISTING
HIKING TRAIL

MATCH LINE



KEY PLAN

NOTES

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at Ma Wan Chung

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GENERAL LAYOUT PLAN

(SHEET 5 OF 7)

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FOR CONTINUATION
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MATCH LINE

FOR CONTINUATION
SEE DRG 251854/C5/G/1004

MATCH LINE

PROPOSED/UPGRADING
WORKS ON EXISTING
HIKING TRAIL

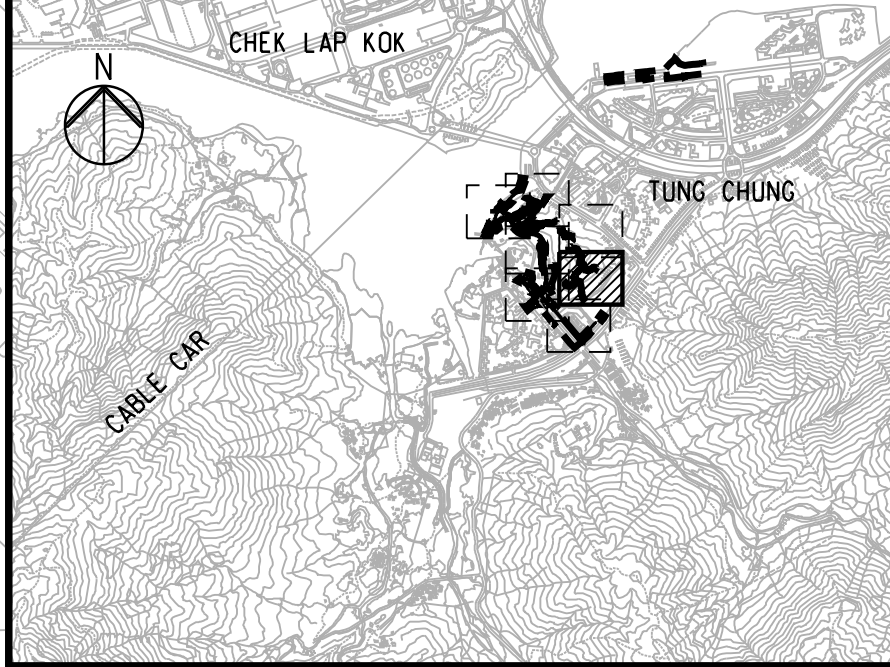
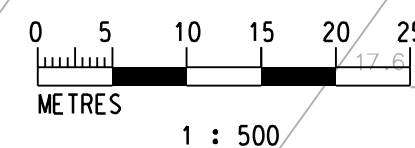
PROPOSED OPEN SPACE
AT AREA A29A AND
STAIRCASE TO 'CHUI
KWAN DRIVE

FOR CONTINUATION
SEE DRG 251854/C5/G/1005

MATCH LINE

MATCH LINE

FOR CONTINUATION
SEE DRG 251854/C5/G/1007



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GENERAL LAYOUT PLAN

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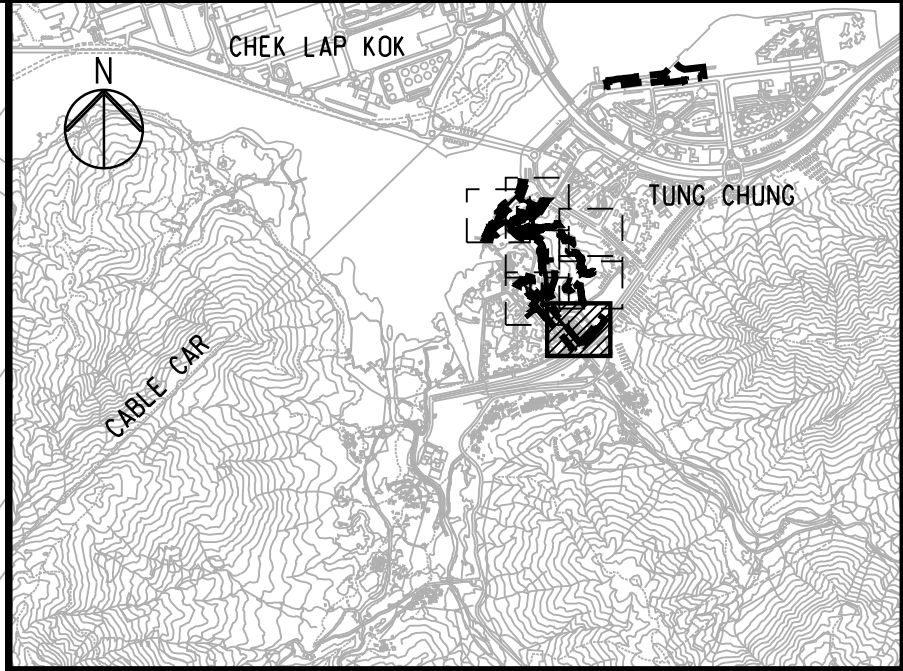
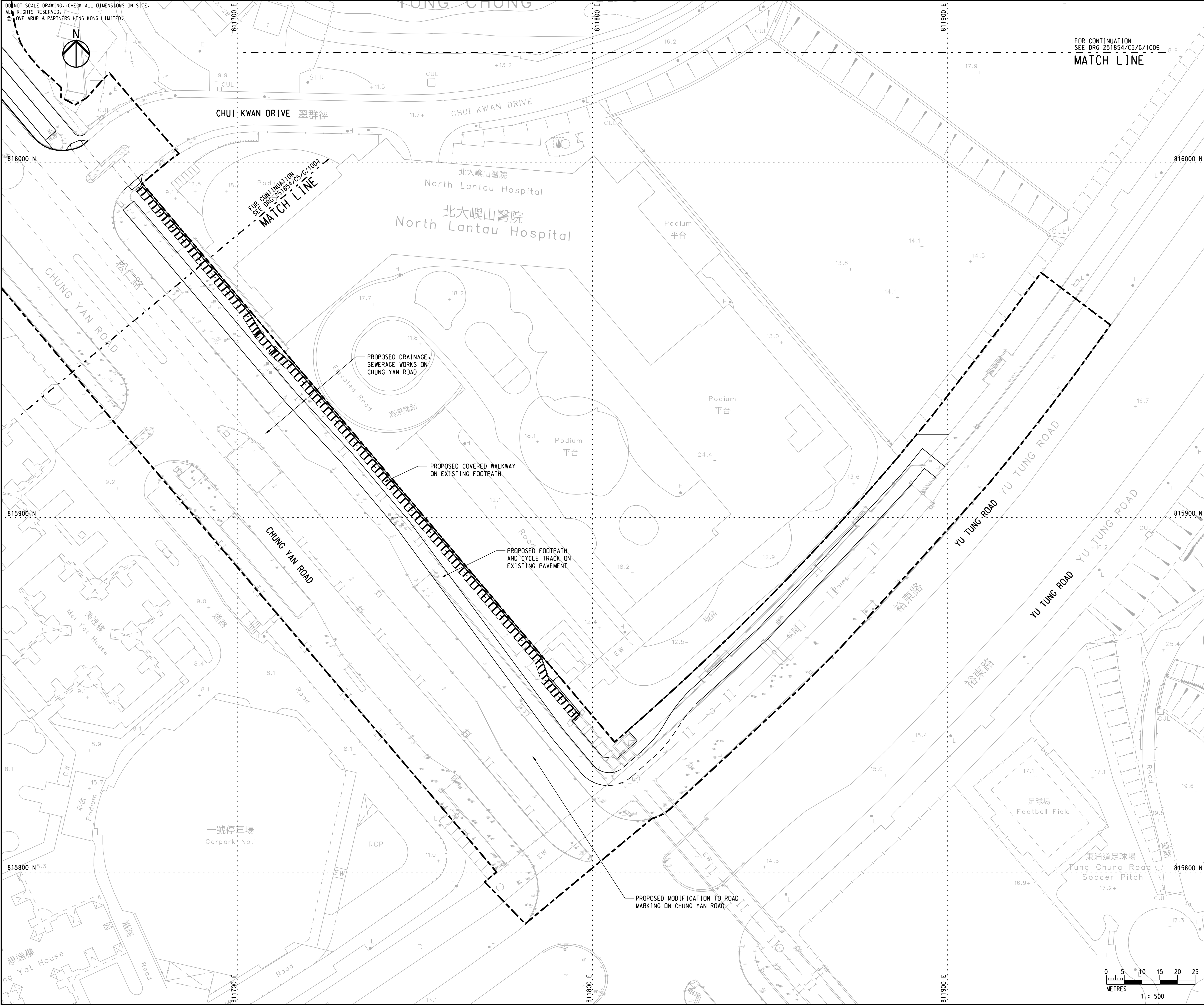
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Drawing title			
GENERAL LAYOUT PLAN			
(SHEET 7 OF 7)			
Drawing no.		Rev.	
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Attachment II

Construction Works Schedule and Location Plans for

Contract No. NL/2020/06

Tung Chung New Town Extension –

**Site Formation and Infrastructure Works at Tung Chung Valley,
Phase 1**



Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

CONSTRUCTION WORKS SCHEDULE AND LOCATION PLAN

Document No. CREC/CWSLP/09

(Pursuant to the Environmental Permit - No. EP-519/2016)

F	20/08/25		
Rev	Date	Prepared By Simon Mak Environmental Officer	Approved By Jeffrey Woo Project Manager

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1 INTRODUCTION

The plan is prepared by China Railway Engineering Group Limited (known as CREC) in accordance with the Condition 2.12 of the Environmental Permit No. EP-519/2016 dated 09/08/2016.

1.1 PROJECT BACKGROUND

The development of Tung Chung New Town Extension (TCNTE), comprising Tung Chung East (TCE) and Tung Chung West (TCW), is a mega-scale and complex project aiming to provide land to meet the future housing economic and social development needs of Hong Kong. Due to the fact that the proposed works are geographically separated, the implementation of mega-scale Project is divided into two packages, namely TCE and TCW respectively. In accordance with the tight delivery programme, the Project will be implemented in phases under separate contracts for the developments of TCE and TCW.

1.2 SCOPE OF WORKS

The works to be executed under the Contract NL/2020/06 involve site formation and infrastructure works at Tung Chung Valley under Tung Chung New Town Extension, as described below:

- (a) Site clearance (including, but not limited to, the demolition of the existing building structures);
- (b) Site formation works for Area 42 and Area 46 with associated geotechnical works;
- (c) Improvement works for Chung Mun Road and Shek Mun Kap Road with associated infrastructural and geotechnical works;
- (d) Provision of infrastructural works at Yu Tung Road;
- (e) Construction of Road L29 and Road L30 with associated infrastructural and geotechnical works;
- (f) Provision of attenuation & treatment ponds;
- (g) Provision of a Common Utility Trough and box culvert along Road L29;
- (h) Provision of Pumping Stations;
- (i) Construction of a proposed River Park with Visitor Centre, footbridge across river and other associated facilities;
- (j) Provision of roadside Sustainable Urban Drainage System (SUDS) features;
- (k) River de-channelization works;
- (l) Construction of noise barriers;

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- (m) Woodland Compensation;
- (n) Associated landscaping works;
- (o) Tree felling, transplanting and compensatory planting works;
- (p) Ground investigation, geotechnical and building instrumentation monitoring works;
and
- (q) Other works which are shown on the Drawings or specified in the Specifications.

1.3 IMPLEMENTATION PROGRAMME

The implementation programme will follow the construction works schedule referred in **Appendix A** and the location plan is shown in **Appendix B**.

(END)

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Appendix A – Construction Works Schedule

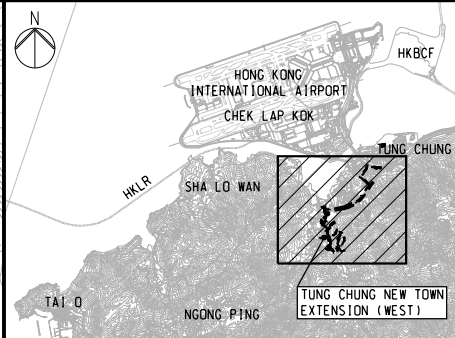
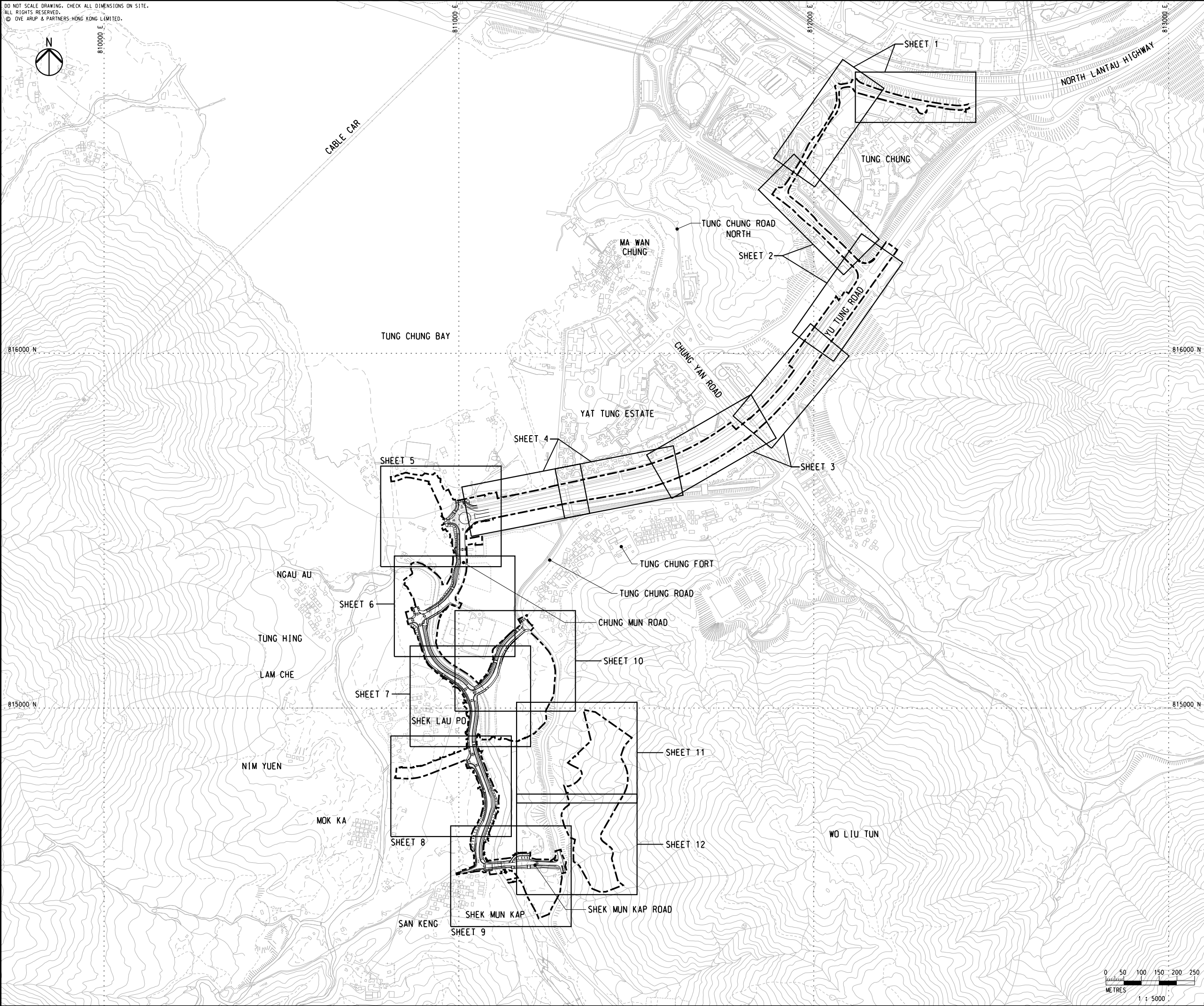
Working Programme

Landscape related works
Construction works except Landscape

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Appendix B – Site Location Plan

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LOCATION PLAN

NOTES

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LEGEND

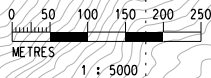
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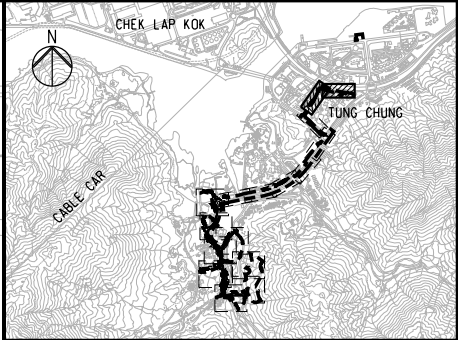
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KEY PLAN

NOTES

1. ALL LEVELS ARE IN METRES AND REFER TO PRINCIPAL DATUM.
2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
3. ALL COORDINATES ARE IN ACCORDANCE WITH HK (1980) COORDINATES SYSTEM.
4. DETAILS INCLUDING DIMENSIONS, LEVELS, DESCRIPTIONS, LOCATIONS, ETC. GIVEN FOR EXISTING ROADS, FOOTPATH, BRIDGE STRUCTURES ARE INDICATIVE ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL EXISTING DETAILS ON SITE.

LEGEND

- WORKS LIMIT
- PROPOSED RETAINING WALL
- PROPOSED CUT SLOPE
- PROPOSED FILL SLOPE
- PROPOSED RUN-IN, REFER TO HYD STANDARD DRAWING NOS. H1113 AND H1114
- PROPOSED STAIRCASE
- PROPOSED CYCLING PARKING, REFER TO DRAWING NO. 251854/C6/RD/1303

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Contract No. NL/2020/06

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Drawing title

GENERAL LAYOUT PLAN

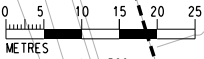
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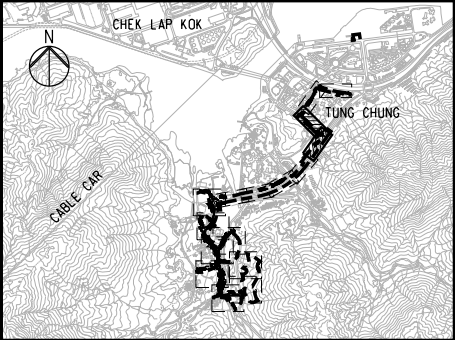
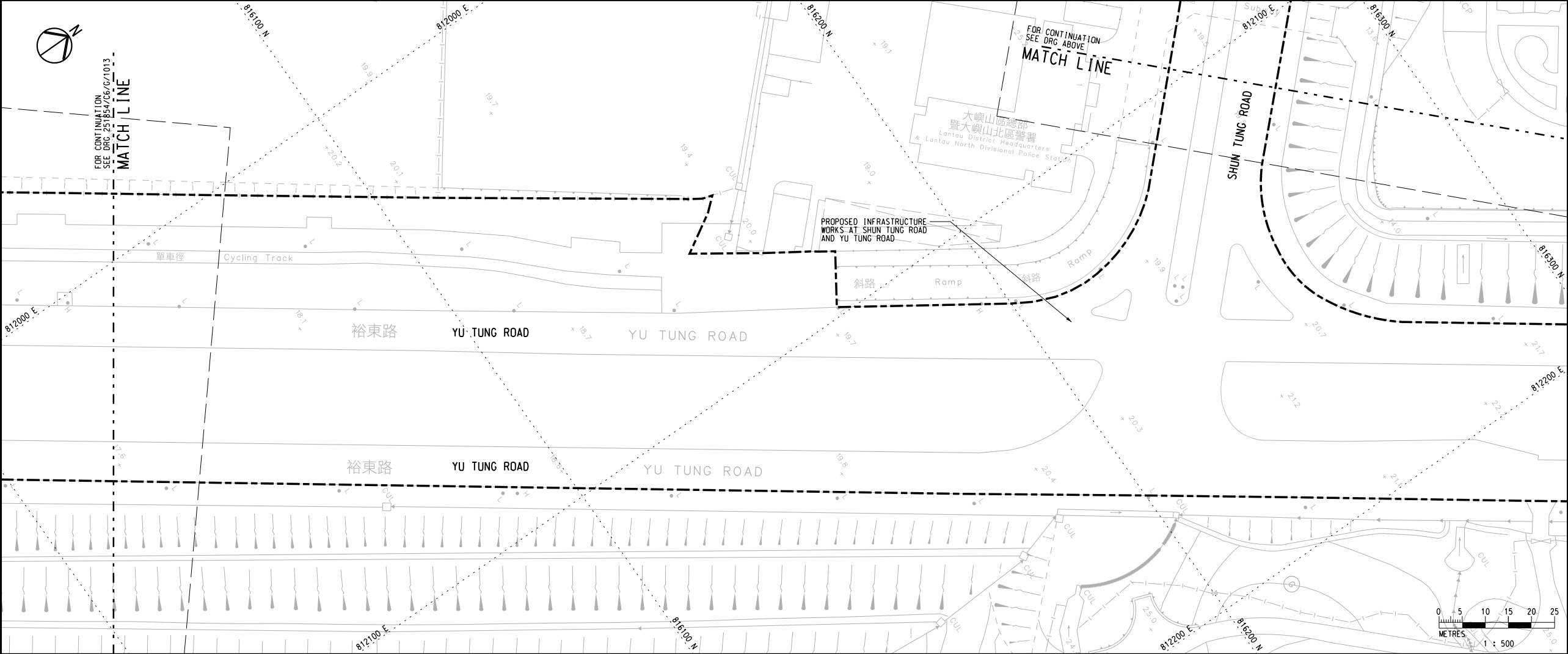
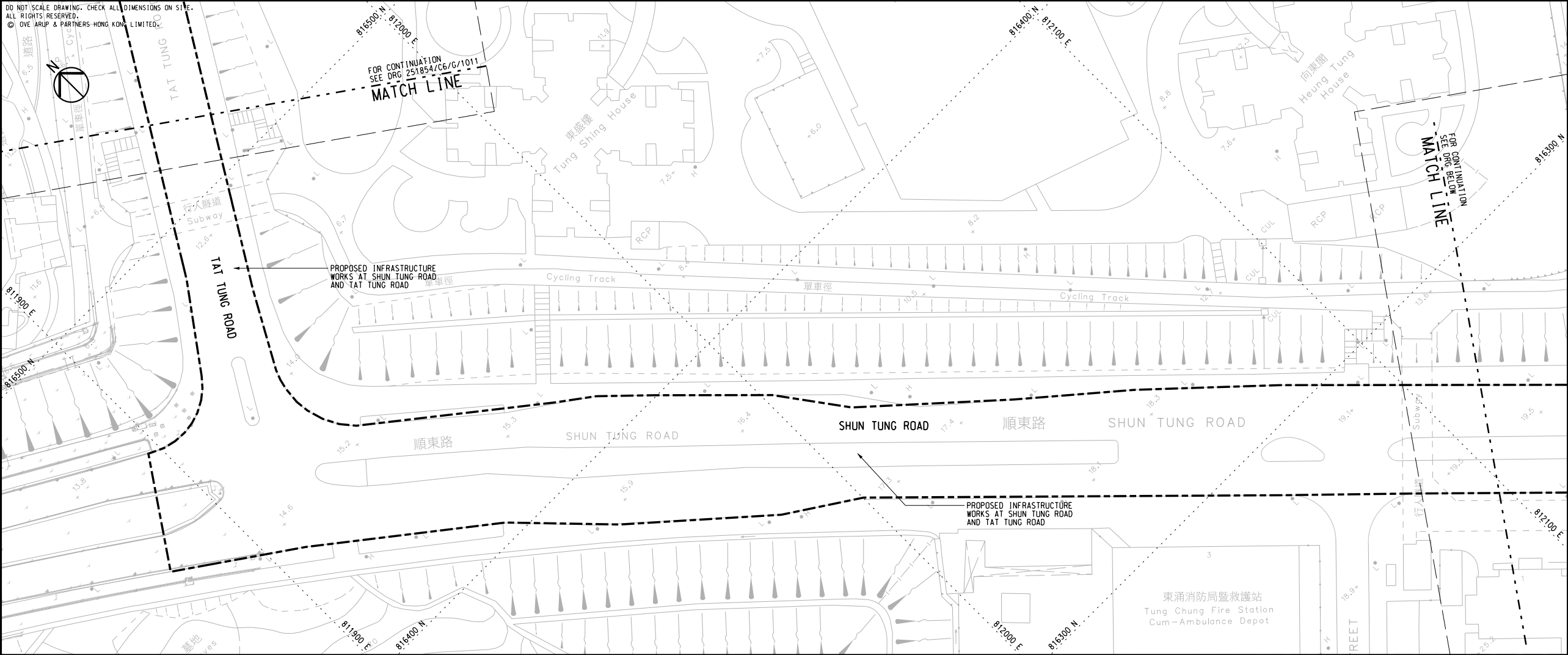
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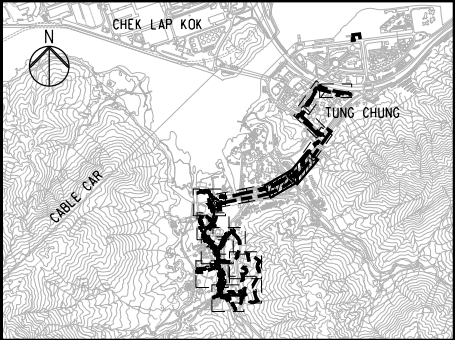
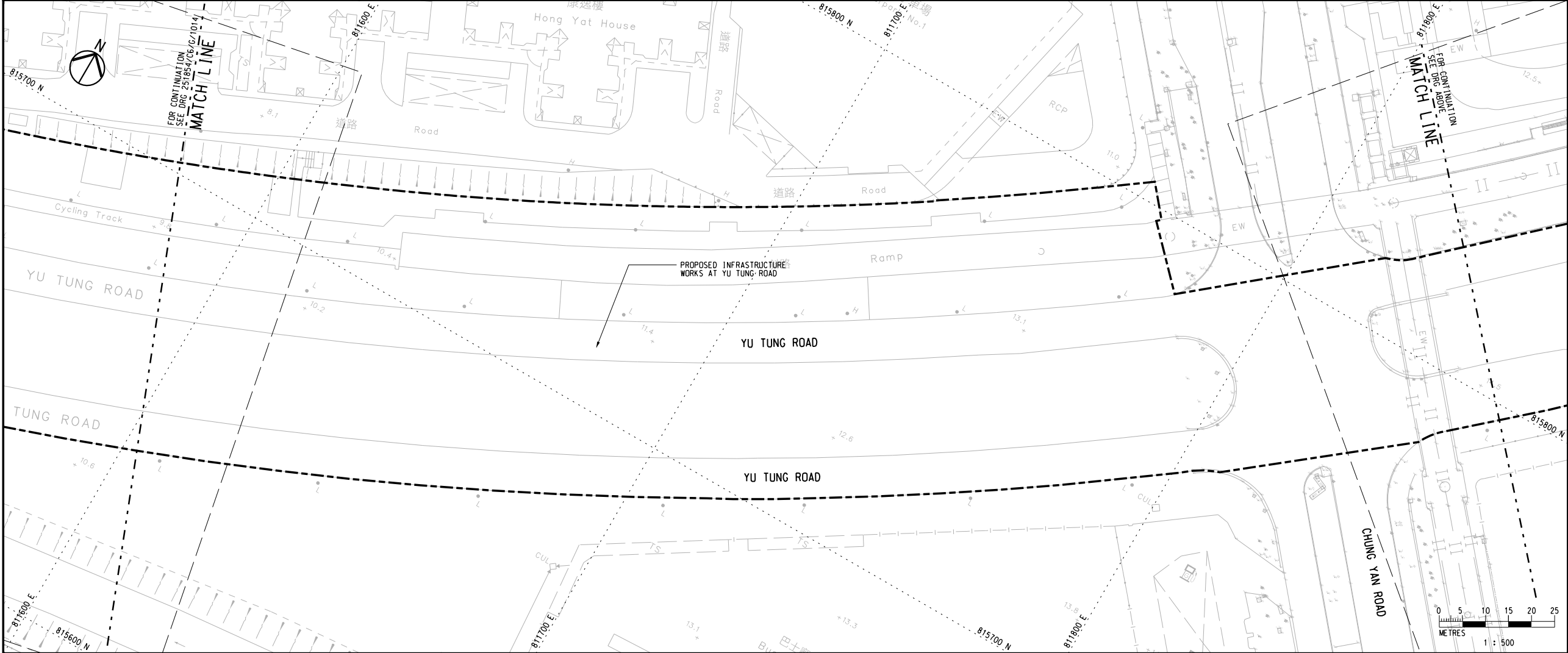
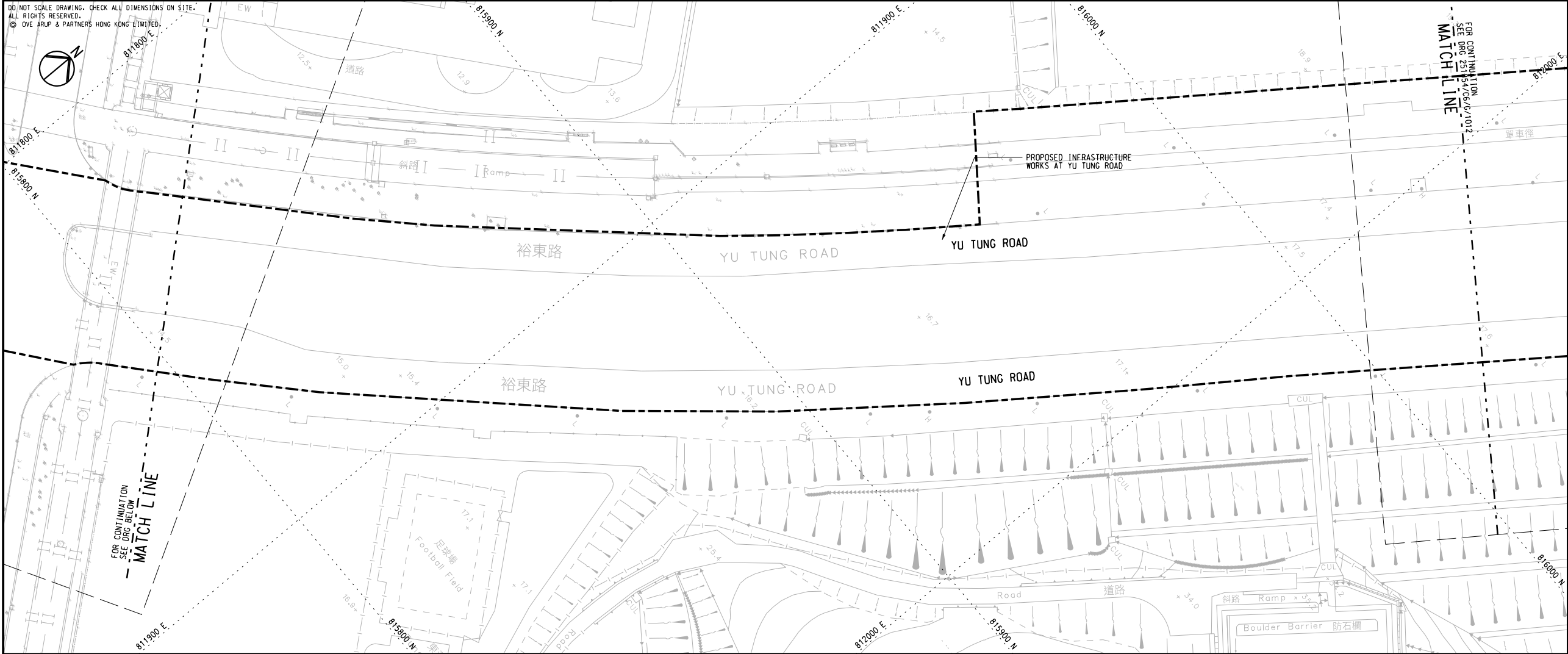
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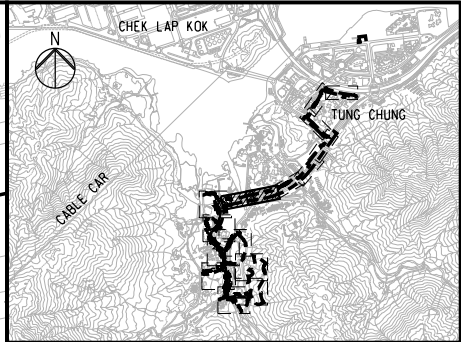
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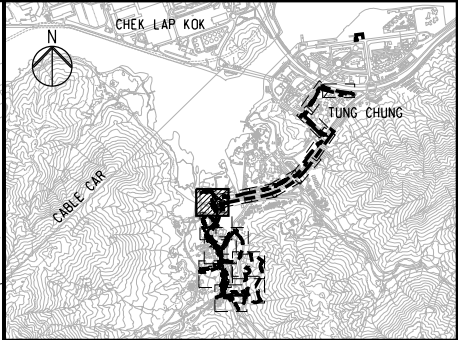
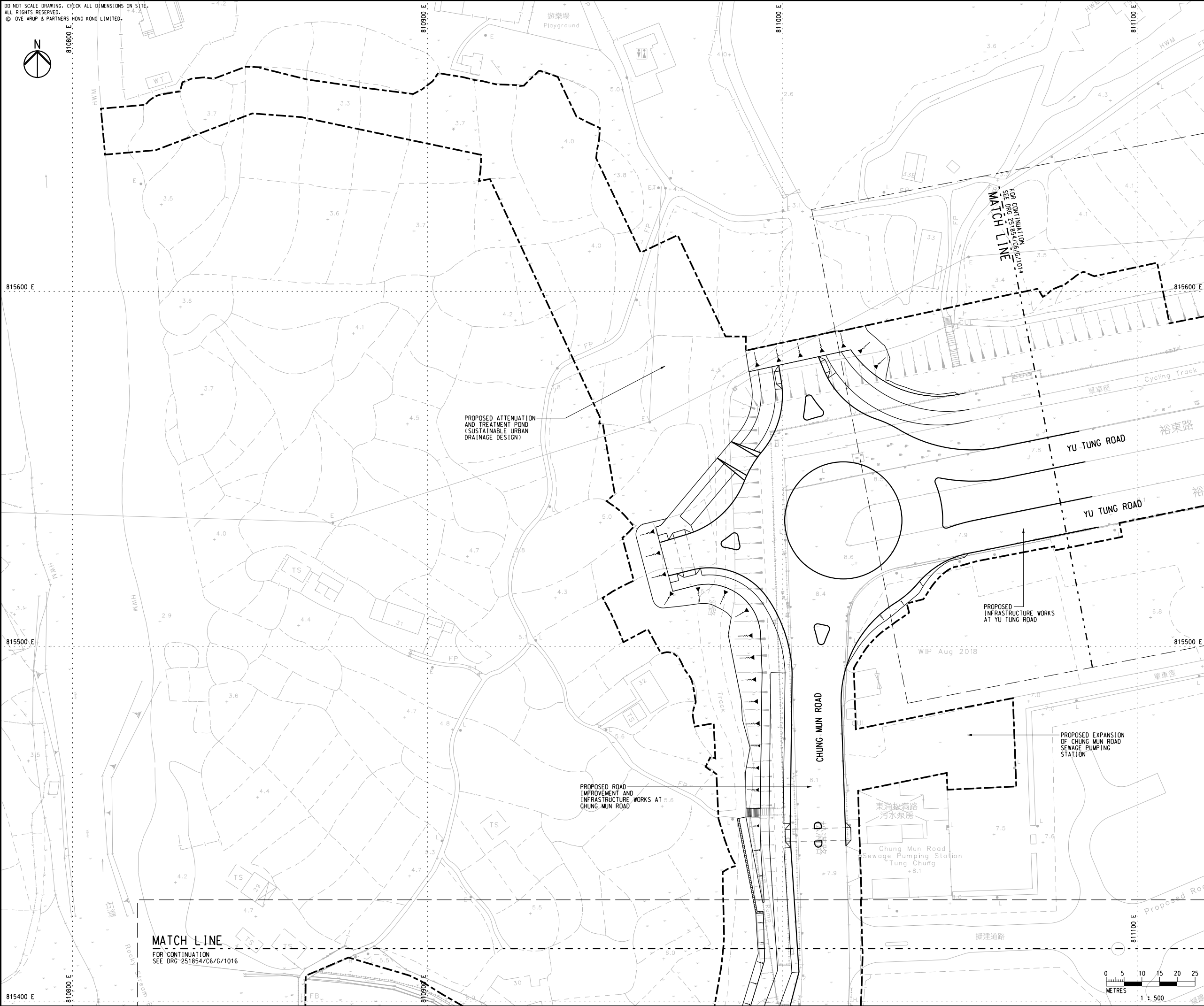
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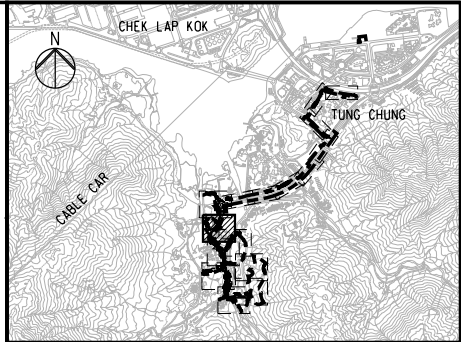
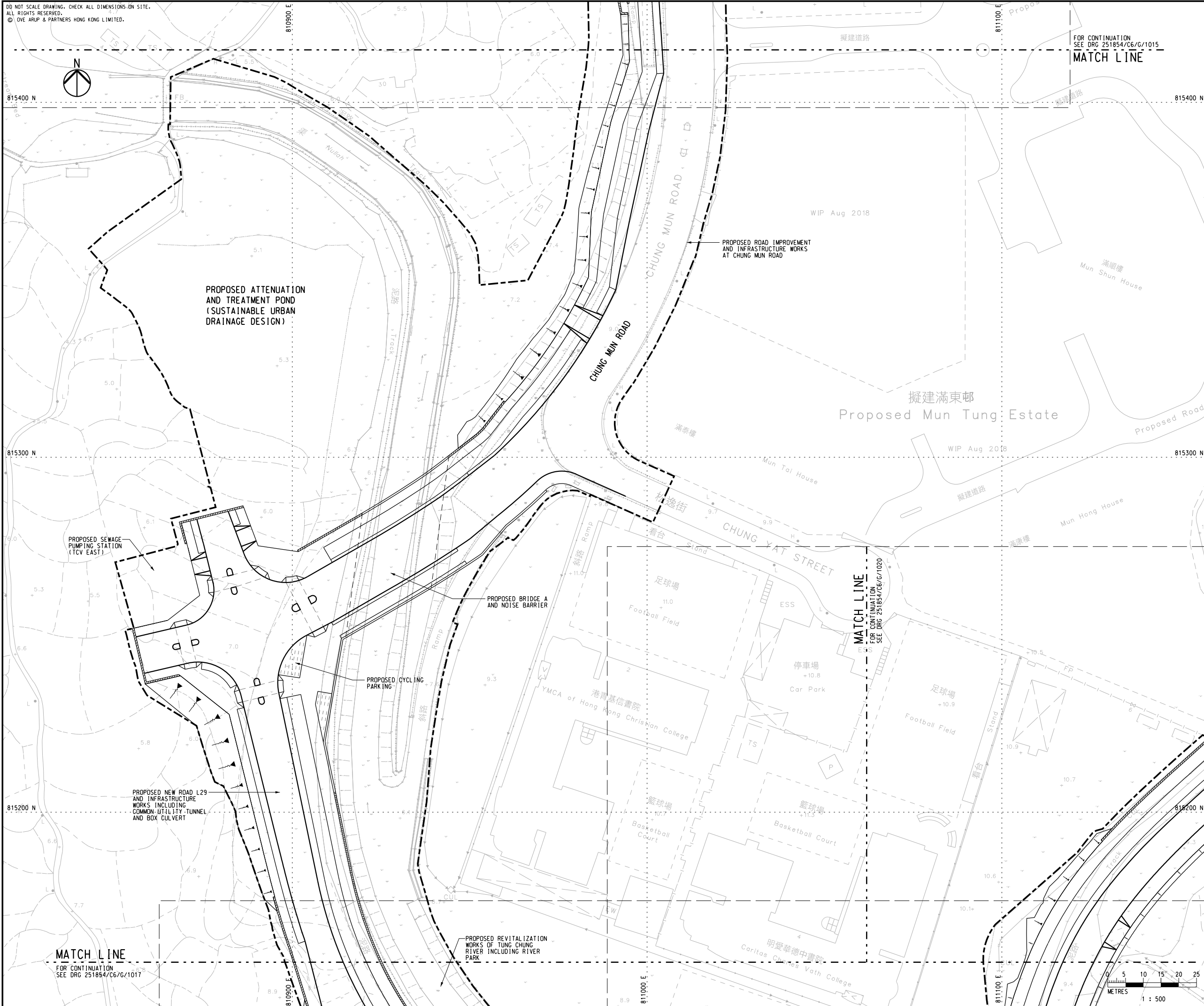
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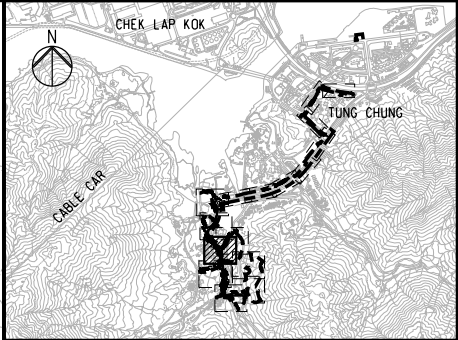
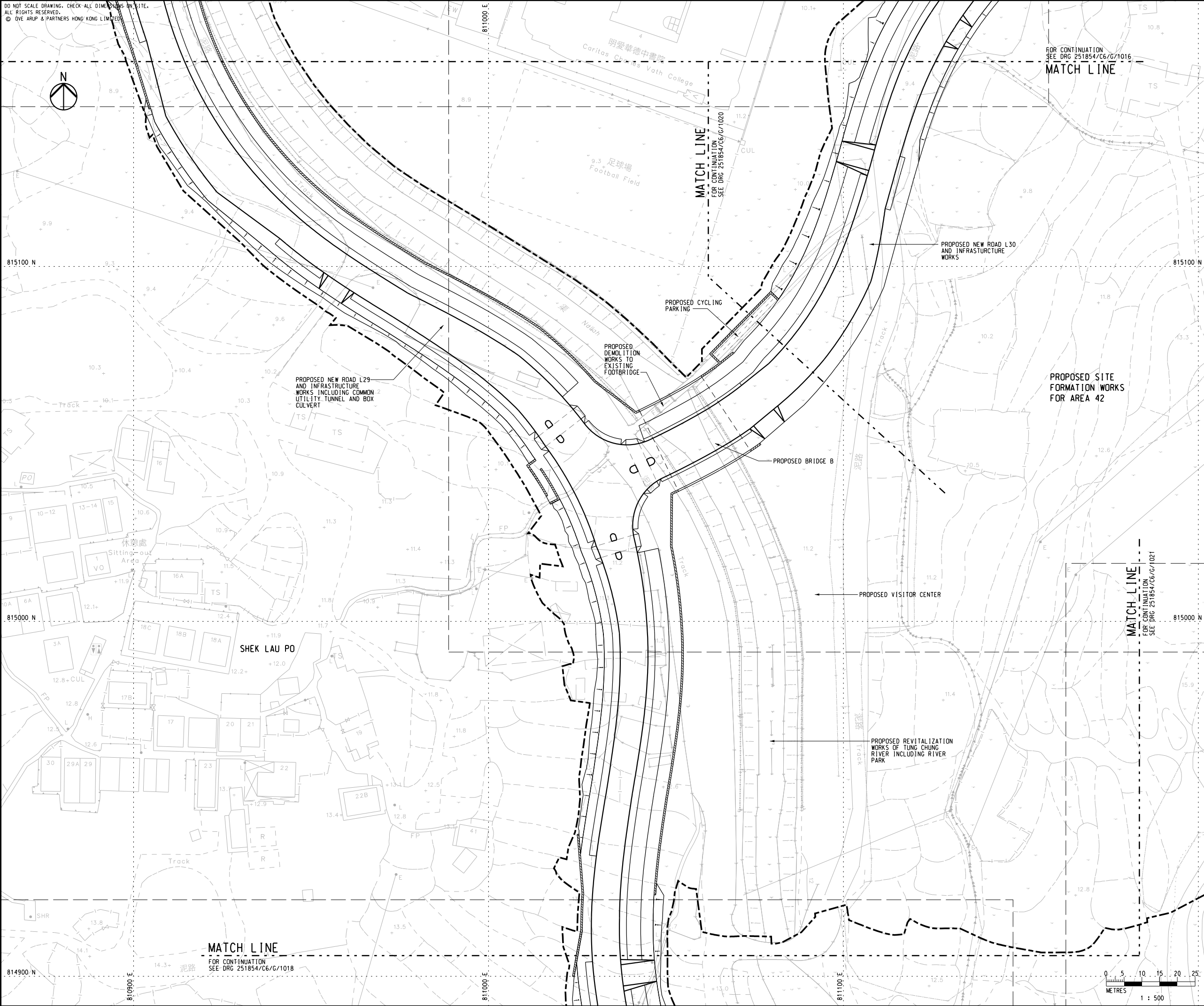
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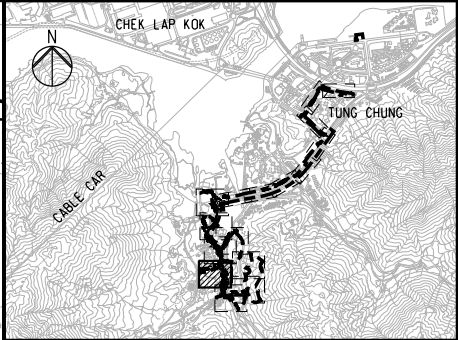
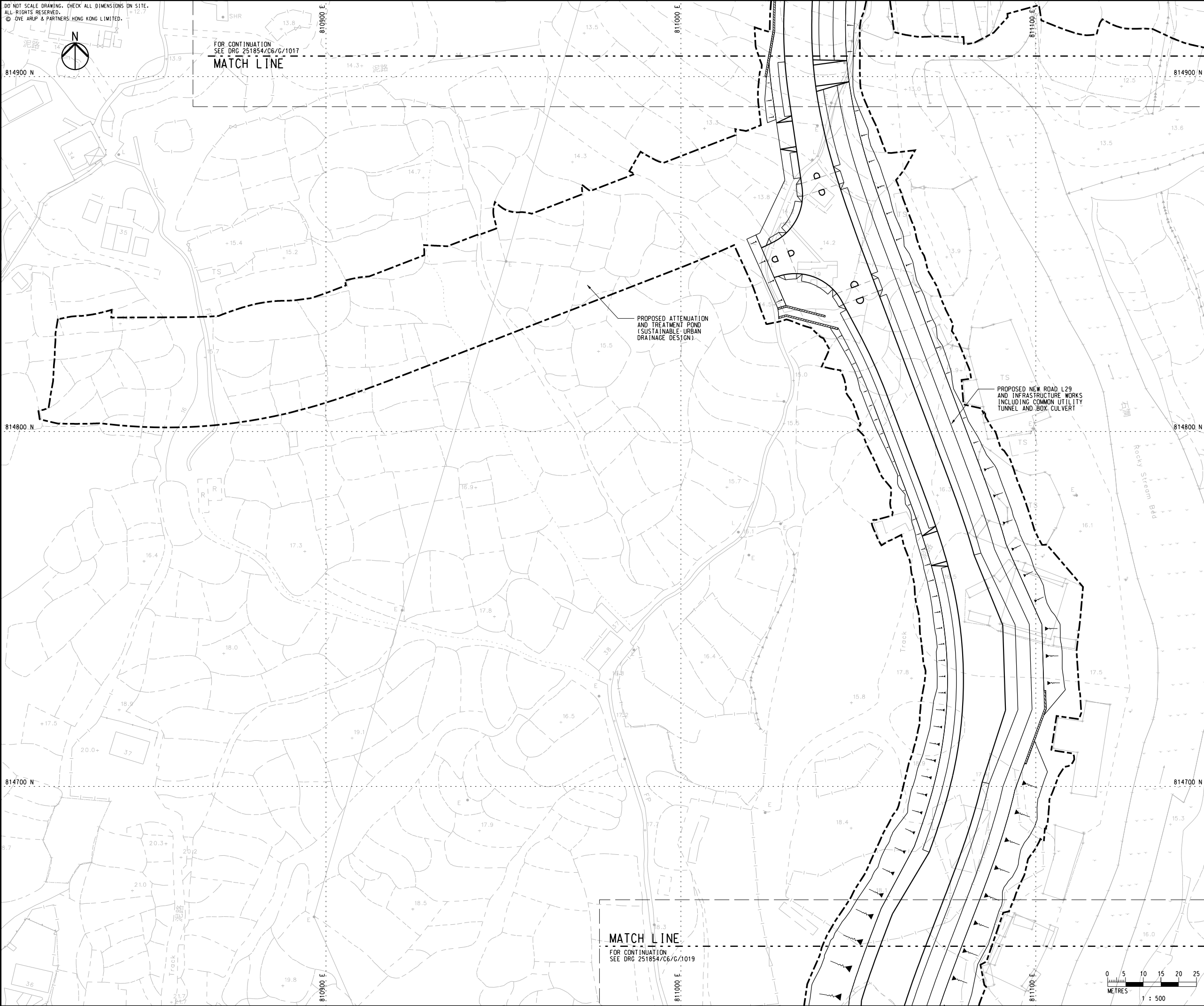
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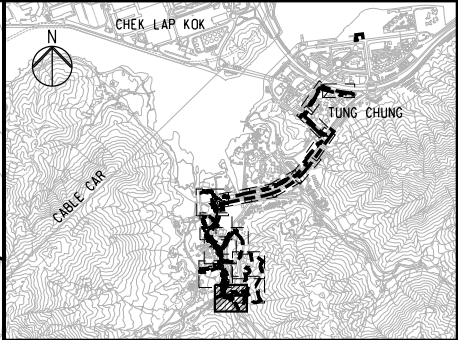
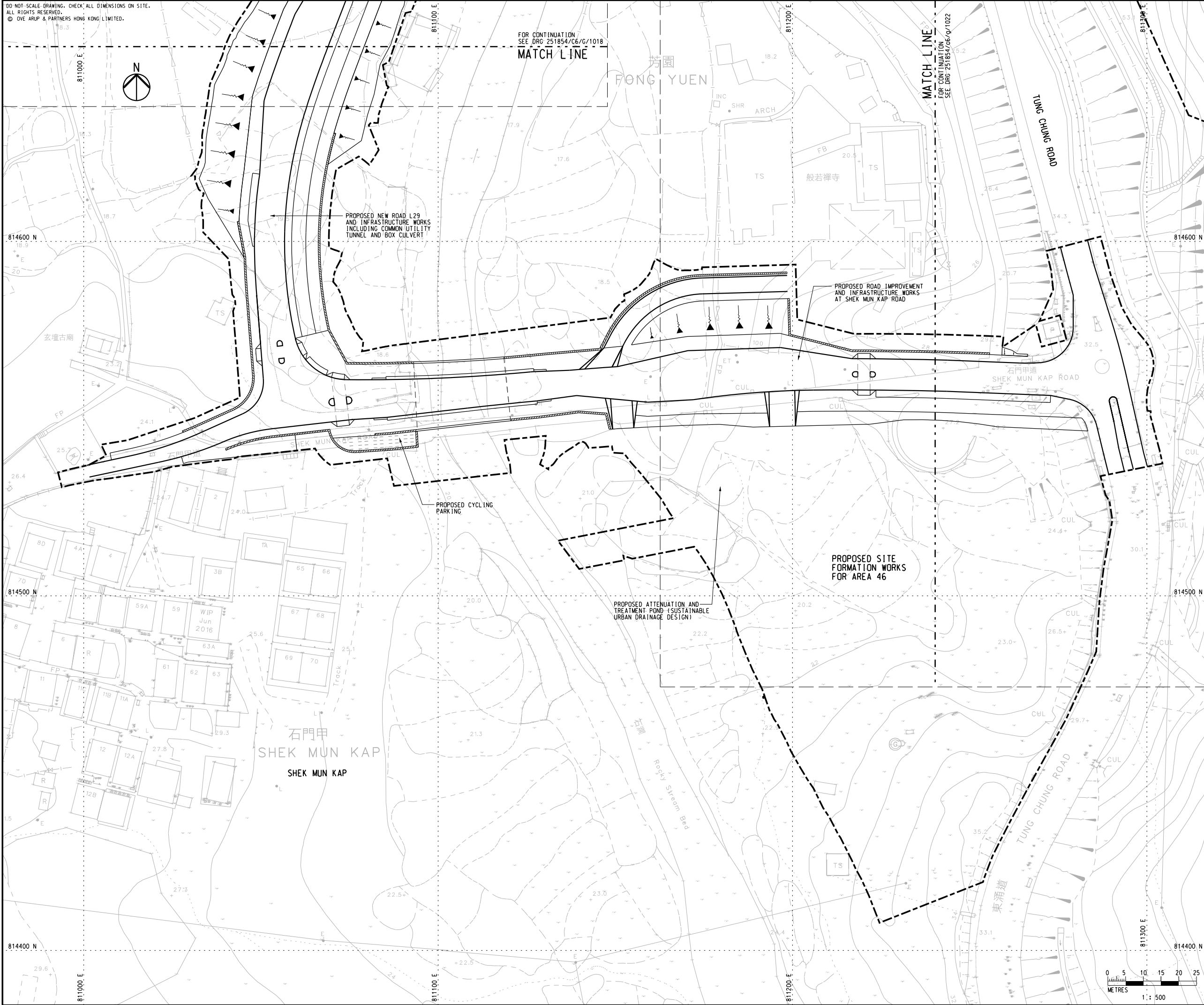


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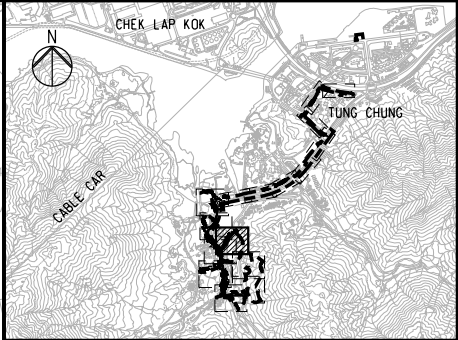
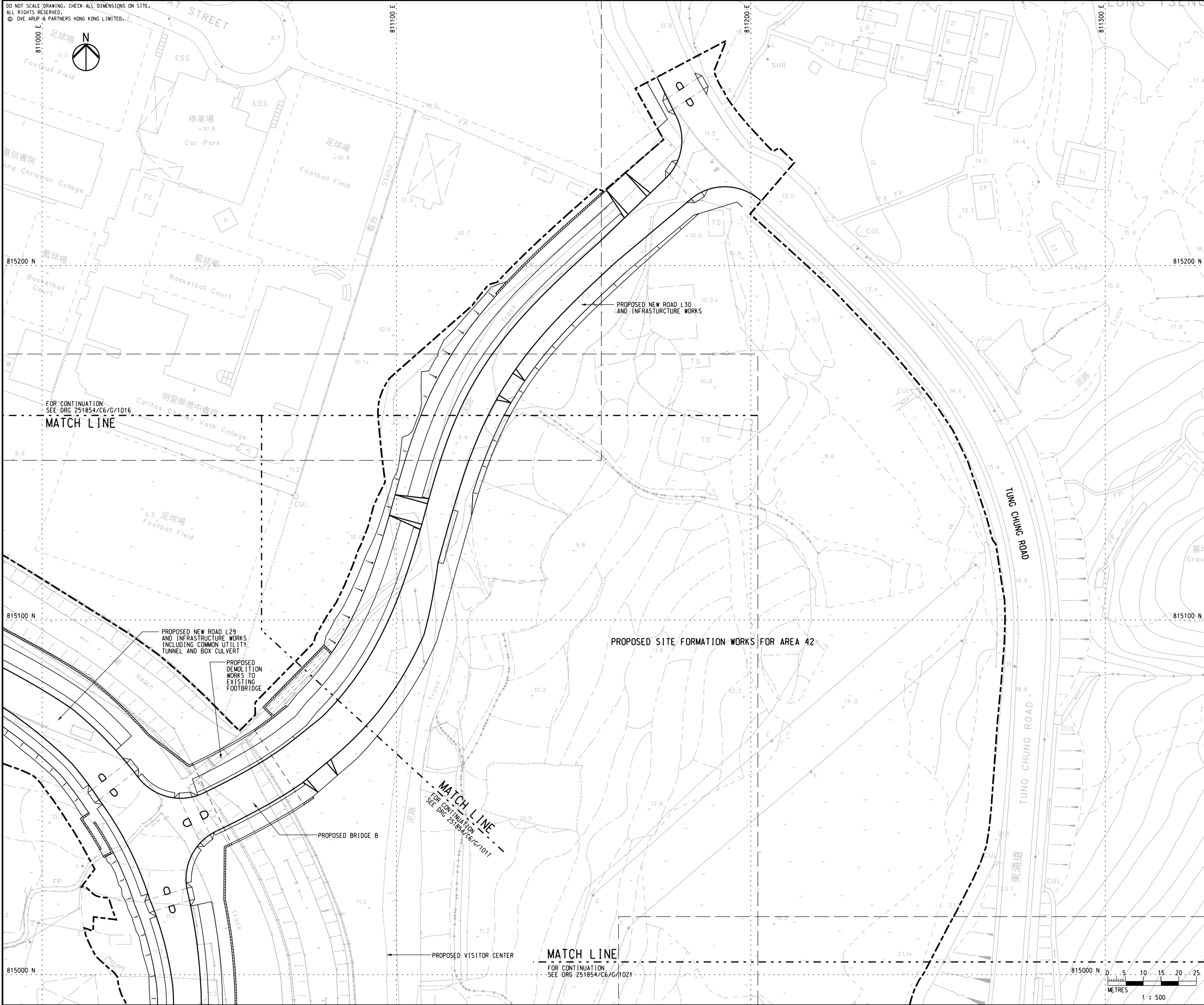
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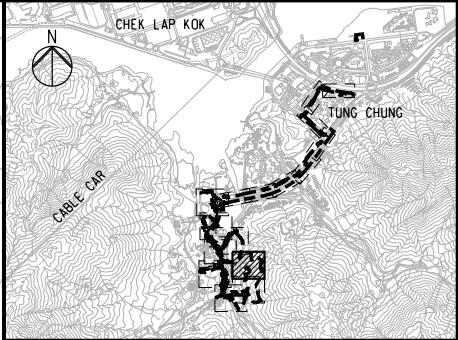
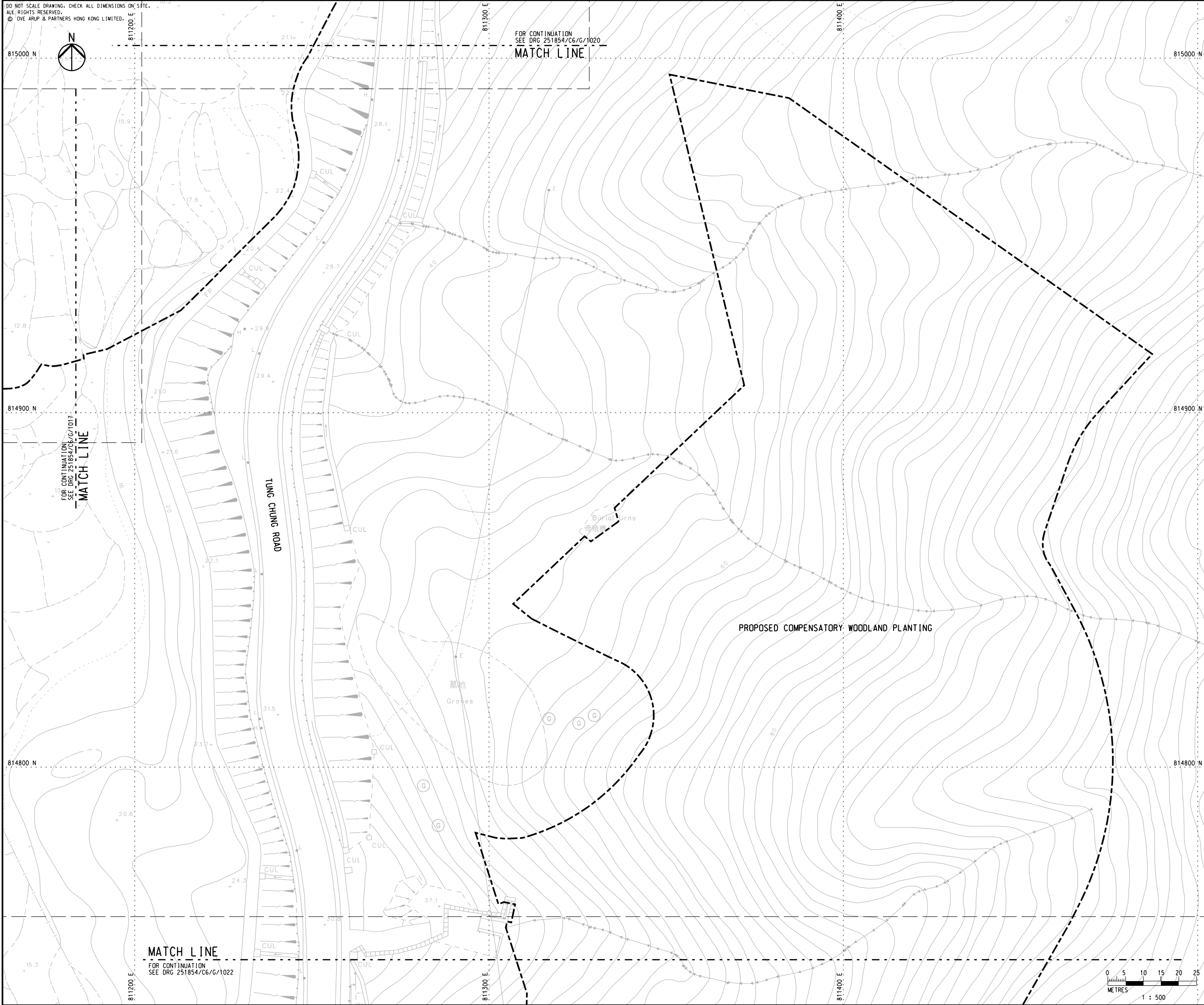
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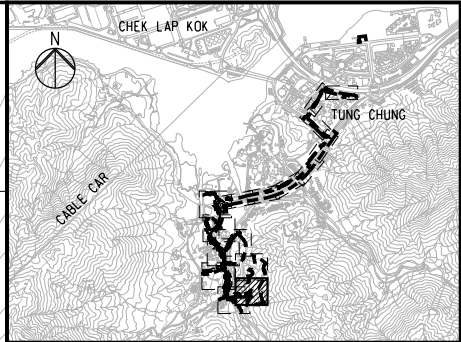
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