

**For discussion
on 12 December 2001**

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

**PWP Item No. 683CL -
Feasibility Study for Further Development of Tseung Kwan O**

PURPOSE

This paper seeks Members' support to a proposed feasibility study for further development of Tseung Kwan O (TKO).

BACKGROUND

2. At present, the population of TKO New Town is about 270 000. The existing and planned developments under the current Outline Zoning Plan would bring the population up to 490 000. The Territorial Development Strategy Review completed in 1998 has identified TKO New Town as a new development area having potential for further development. We have subsequently conducted preliminary assessments, which indicated that further development of TKO to accommodate an additional 70,000 people is feasible by developing a combination of land based sites in PSK and further reclamation in Junk Bay.

3. Preliminary assessments completed in the past few years provided the basic groundwork for the further expansion of the TKO New Town. The next step is to develop the conceptual ideas and preliminary proposals into practical schemes for implementation. As the key elements for further development of TKO are closely related to one another, we propose to assess the elements in an integrated feasibility study such that their impact can be considered comprehensively.

PROJECT SCOPE AND NATURE

4. The scope of **683CL** comprises an integrated planning and engineering study (the Study) and the associated site investigation works for the further development of TKO. The Study will examine the feasibility of the options and schemes identified for the major development in TKO -

- (a) further reclamation of 75 hectares (ha) of land in Junk Bay for development;
- (b) intensification of development on 40 ha of land to be formed in Pak Shing Kok (PSK);
- (c) planned industrial development on the 104 ha of land being reclaimed in Area 137 at the south east boundary of TKO;
- (d) reprovisioning of the cargo working area affected by the South East Kowloon Development (SEKD) in Area 131;
- (e) possible alignment of Western Coast Road (WCR) - a trunk road linking TKO with Central Kowloon via Road T2 of SEKD; and
- (f) possible form of Cross Bay Link (CBL) - a distributor road linking southeast TKO with WCR.

— A site plan showing the location of the above proposed developments is at Enclosure 1.

5. The organization of the Study will include topical studies on the transport and traffic, marine, drainage, sewerage, environmental, landscaping, costing and implementation aspects of the key development elements. The Study will formulate the overall development framework for TKO in the coming 15 years. This will become the basis for the implementation of further land and infrastructural development. The cost of the project, which includes site investigation, laboratory testing and consultancy fee is estimated to be \$40.9 million in MOD prices. We plan to start the Study in May 2002 for completion in April 2004.

JUSTIFICATION

6. In October 2001, Government published the Recommended Development Strategy (the Strategy) for the South East New Territories (SENT) Sub-region in which it highlighted the mutually supportive and supplementary relations between the TKO New Town and the rest of the Sub-region. The Strategy recommended enhanced linkages between TKO and the rest of the Sub-region in terms of transportation, recreation and technological development.

7. The further development of TKO, and in particular further reclamation in Junk Bay will bring about opportunities to improve the urban design and to promote a more balanced mix of land uses in TKO. It will provide solution to the shortage of land for open space and government, institution and community facilities. This will help enhance the quality of the overall living environment in TKO. The proposed reclamation will allow CBL to be constructed in the form of a depressed road to minimize visual and traffic noise impacts. It will also provide an outlet for receiving about 13 million cubic metres of public fill to alleviate the anticipated shortage of public filling capacity in the territory. The WCR in particular will provide an additional external link to serve these developments and to meet the traffic demand arising from the further growth of TKO.

8. We will need to clearly identify the constraints and opportunities of the particular geographical setting where the key development elements mentioned in paragraph 4 above are proposed to be developed. We therefore need to carry out the proposed Study to formulate the preferred overall land use/ transport/ environment/ urban design and landscape development framework for TKO in the next 15 years.

PUBLIC CONSULTATION

9. Sai Kung District Council fully supported the WCR project and has urged for its early implementation. We will consult the Sai Kung District Council on the findings of the Study, both during the course of the Study and upon its completion. We will also consult the Kwun Tong District Council on the findings of the Study for the WCR.

ENVIRONMENTAL IMPLICATIONS

10. The proposed consultancy study and site investigation works will not have any adverse environmental implications. The proposed consultancy study is a designated project under Schedule 3 of the Environmental Impact Assessment Ordinance. As part of the Study, the consultants will conduct environmental impact assessments for which we have budgeted \$6 million in the overall cost of the proposed consultancy.

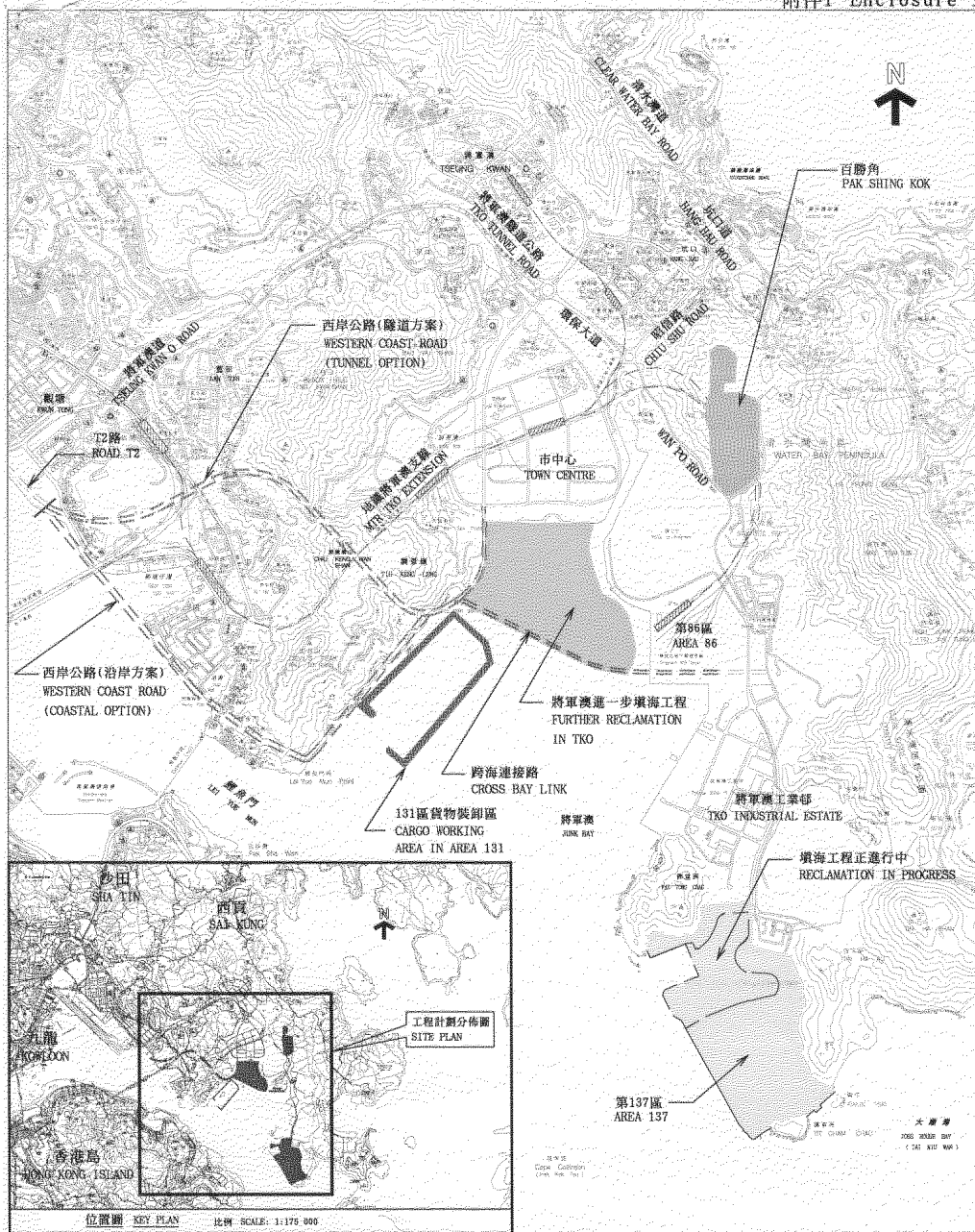
LAND ACQUISITION

11. The proposed consultancy study and site investigation works do not require any land acquisition.


WAY FORWARD

12. With Members' support, we plan to submit this project to the Public Works Sub-Committee for upgrading to Category A in January 2002

**Territory Development Department
December 2001**



二〇〇一年至二〇〇二年度工務小組委員會文件 P.W.S.C. SUBMISSION 2001-2002 項目編號 ITEM No. 683CL

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