

**For discussion
on 2 May 2003**

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

Feasibility Study for Further Development of Tseung Kwan O

Purpose

This paper seeks Members' views on the various development themes proposed for Tseung Kwan O ("TKO") Town Centre South and Pak Shing Kok. A copy of the Consultation Digest is enclosed at Annex.

Background

2. Members discussed at the meeting on 12 December 2001 the proposed Feasibility Study for Further Development of TKO before it was submitted to the Public Works Sub-Committee for upgrading to Category A in May 2002.

3. At present, the TKO New Town provides home to about 300 000 people. According to the current Outline Zoning Plan, the planned total population is about 480 000. In late July 2002, we commissioned an integrated planning and engineering study ("the Study") to formulate a comprehensive plan to further develop TKO and to improve its overall design with the vision of building TKO into a new town that can boast of its convenience, vibrancy, distinctive urban design and quality living environment.

Public views collected at Stage 1 Public Consultation

4. Public views are essential for the Study. We conducted the Stage 1 public consultation in September and October 2002 to collect initial public views on key issues and direction for the further development of TKO through consultation with the Sai Kung District Council, holding of a public forum and the issue of newsletters to keep the public informed of the progress of the Study. Public views are also received by post or through e-mail.

5. In the Stage 1 public consultation, the consulted public were concerned about the need for further reclamation in TKO, high development density in existing and planned developments, impact of more housing provision on local property value and provision of more open space and recreational facilities (see page 2 of the enclosed Consultation Digest for more details of public feedback).

Development Themes for Town Centre South and Pak Shing Kok

6. Taking account of public views collected during the Stage 1 public consultation, some preliminary technical assessments and land use requirements to meet development needs, we have formulated the following four initial conceptual development themes. The themes have different scales and forms of extension, including a theme with “No further reclamation” as suggested by some members of the public –

Theme 1: No further reclamation

Theme 2: Maximize recreation potential – recreation and water sports

Theme 3: Maximize development with water frontage – landscape crescent

Theme 4: Maximize housing and recreation development

Details of the development themes are described on pages 4 – 11 of the enclosed Consultation Digest.

7. In all the development themes, we propose to enhance the living environment by reducing development density of new/undeveloped sites, to provide an interesting stepped building height profile declining towards the waterfront and to create a vibrant waterfront serving as a focal point of attraction. We also propose a riverine park along the landscaped eastern water channel. Apart from Theme 1 which is constrained by the limited land available, the other three themes provide more opportunities for improvement of the overall urban design and living environment of the New Town through provision of more open space and recreational facilities (in particular water sports) on the extension area of Town Centre South.

8. For Pak Shing Kok, we propose to provide high quality, low or low to medium density residential development with educational and community facilities.

9. Noting that the public has concern on the provision of more housing flats in TKO, we have decided not to consider Theme 4 further.

Stage 2 Public Consultation

10. We plan to carry out further public consultation activities in respect of the various development themes for Town Centre South and Pak Shing Kok in mid-May. These include consultation with the Sai Kung District Council and Town Planning Board, holding open forums with local communities, professional bodies, academia and other interest groups.

11. We will also invite opinions from local residents on the proposed development themes through distribution of a questionnaire in our newsletter concerning the Study.

12. With regards to the Western Coast Road, we are now carrying out a comparative assessment of the tunnel and coastal options and will consult the relevant District Councils at a later stage upon completion of our assessment.

Next Steps

13. When the Stage 2 public consultation is completed, we will undertake further assessments, select and refine the preferred development theme. We will then draw up a preferred development plan for further detailed assessments and will consult the public again on this plan in the Stage 3 public consultation.

Territory Development Department
April 2003



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TSEUNG KWAN O FUTURE DEVELOPMENT - Feasibility Study

 [Please click this to view the Study Area](#)

 ["Your Vision of Tseung Kwan O in the Future" Drawing Competition](#)

Stage 2 Public Consultation - Consultation Digest

Our Vision

To build Tseung Kwan O into a New Town which can boast of its convenience, vibrancy, distinctive urban design and quality living environment.



Introduction

The Tseung Kwan O (TKO) New Town now provides home to about 300,000 people. According to the current Outline Zoning Plan, the planned total population in TKO is about 480,000.

In late July 2002, the Territory Development Department commissioned a study to formulate a comprehensive plan for the long-term further development of TKO and to improve its overall design.

Public views are essential for the study. We conducted the stage 1 consultation in September

and October 2002 to collect initial public views on key issues and direction for the further development of TKO.



Waterfront

Public Views

The key issues/suggestions raised by the public during the stage 1 public consultation on further development of TKO are:-

- Concern on the need for further reclamation in TKO.
- Reduction of population density.
- Impact of more housing provision on property value.
- Provision of more amenity and recreational facilities.
- Utilization of the eastern drainage channel for leisure activities.
- Improvement of the quality of life in TKO.
- Creation of more job opportunities in TKO.
- Enhancement of TKO's supporting role to tourism development in Sai Kung.
- Early implementation of the Western Coast Road.



Town Centre



Key Elements of Development

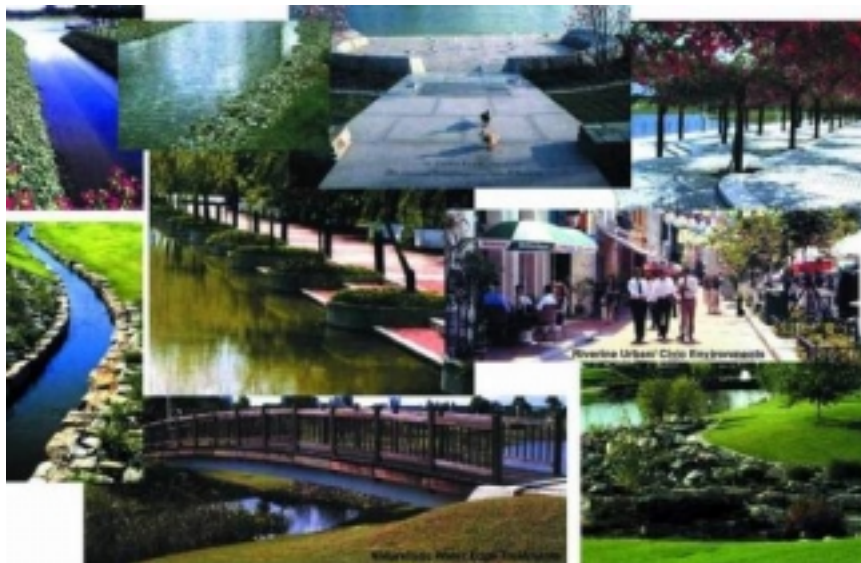
We have formulated various conceptual development themes for TKO taking account of public views collected at the stage 1 consultation, our preliminary assessments and various land use requirements to meet the local and strategic development needs. The key elements of the development are:

Pak Shing Kok: we are proposing low to medium density residential development with associated educational/community facilities for Pak Shing Kok to avoid breaching the ridgeline as viewed from Silverstrand area.



Low to medium density residential development

Town Centre South and Extension: we have formulated four development themes for Town Centre South and possible extension. The eastern drainage channel will provide recreational and visual resources. It can be developed in the form of a distinctive water-margin park comprising a series of waterfront passive recreational spaces punctuated by focal points and water features. In all four development themes, we propose to enhance the living environment by reducing the population density of new/undeveloped building sites, providing an interesting stepped building height profile declining towards the waterfront and creating a vibrant waterfront serving as a focal point of attraction. We emphasize that the themes are only at conceptual stage and can be further improved. We may be able to take ideas from one theme and put them into another. Details of each of the development themes are described in the following.



Leisure Resource along Drainage Channel

Cross Bay Link: this is a proposed bypass to reduce traffic volumes and noise in the Town Centre. This bypass is either a bridge or tunnel as proposed under the development themes.

Western Coast Road: this is a proposed trunk road linking TKO and Kowloon. We are considering both tunnel and coastal alignments, either of which would be compatible with the development themes of the TKO Town Centre South and Extension.

Area 137: the area will be retained for industrial and related uses.

Alternative Development Themes for Town Centre South and Pak Shing Kok

Development Theme 1 - No further reclamation

Extent of development: The extent of Town Centre South area will remain as currently planned. No further extension of Town Centre South is proposed, thereby limiting the scope for improvement of the living environment.

Development theme: A reduced population density is proposed for Town Centre South together with the creation of a more vibrant waterfront.

Features of the development theme:

- A riverine park along the landscaped eastern drainage channel linking up with the waterfront.
- A waterfront promenade with related leisure and commercial uses (e.g. sidewalk cafes and shops).
- A north-south open space corridor creating an open vista and facilitating pedestrian flow from major activity nodes to waterfront.
- Limited open space and opportunities for recreational developments.
- A feature bridge for the Cross Bay Link.
- High quality low rise residential development for Pak Shing Kok.
- Total TKO population of 460,000 including about 5,000 at Pak Shing Kok.

Key Development Parameters for TKO Town Centre South

Total Area:	57 ha (0 ha ^a)
Residential area:	25 ha

Recreational/Educational/Community Facilities:	8 ha
Open Space:	13 ha
Infrastructure (roads, drainage reserves, etc):	11 ha
Population ^b :	32,000

^a Area of further reclamation except the reclamation required for the Cross Bay Link (CBL), Western Coast Road (WCR) and the WCR/CBL interchange and the road link to Town Centre South

^bIncluding 9,300 in Bauhinia Garden



Development Theme 2 - Maximize recreation potential - Recreation and water sports

Extent of development: Further extension of Town Centre South is proposed. The extension will enable slight increase in residential land and an enlarged waterfront district with associated recreational facilities. The Town Centre South extension area is configured to optimize sea and riverine views and to promote diversity in the development layout.

Development theme: This theme maximizes the recreation and leisure potential of the Town Centre South through the creation of a 'leisure island' and water sports centre, and provides a high quality vibrant waterfront district and reduces population density.

Features of the development theme:

- The waterfront park and leisure and recreational facilities, including the water sports centre and possible waterfront hotel, will become a vibrant focal point of the New Town, improve the quality of life and generate employment opportunities for residents of TKO.
- The sheltered water area in the TKO bay is ideal for water sports (sailing, canoeing, water skiing and possibly dragon boat racing).
- The feature 'leisure island' provides recreational and entertainment facilities and links the water sports potential of the bay with that of the eastern drainage channel.
- More open space including a riverine park along the landscaped eastern drainage channel.
- Open space corridors creating open vista and facilitating pedestrian flow from major activity nodes to the new waterfront.
- Further reclamation provides land for diversified developments.
- Some planned developments in Tiu Keng Leng might be moved to the extension area to thin out the population density in Tiu Keng Leng.
- A feature bridge for the Cross Bay Link.
- High quality low to medium rise residential development for Pak Shing Kok.
- Total TKO population of 495,000 including about 10,000 at Pak Shing Kok.

Key Development Parameters for TKO Town Centre South

Total Area:	98 ha (41 ha ^a)
Residential area:	37 ha
Recreational/Educational/Community Facilities:	15 ha
Open Space:	28 ha
Infrastructure (roads, drainage reserves, etc):	18 ha
Population ^b :	62,000



Development Theme 3 - Maximize development with water frontage -landscape crescent

Extent of development: Further extension of Town Centre South is proposed. The extension provided will enable slight increase in residential land and greater provision of open space. The Town Centre South extension area is configured to optimize sea and riverine views and to create an interesting waterfront.

Development theme: This theme maximizes development with direct water frontage, and provides a high quality waterfront district and reduces population density. The crescent-shaped promenade provides visual interest while open space within the Town Centre South is maximized.

Features of the development theme:

- The promenade crescent, including a landscaped deck across the mouth of the eastern drainage channel, provides a high quality waterfront promenade with direct linkage from Town Centre South to adjacent recreational facilities and to the MTRCL 'Dream City' development.
- More open space including riverine parks along both the eastern and western drainage channels. The extended drainage channels provide more opportunities for leisure and recreational activities.
- Open space corridors creating open vista and facilitating pedestrian flow from major activity nodes to the new waterfront.
- Further reclamation provides land for a 'greener' and more pleasant living environment, with more seafront residential development at reduced density, and more amenity facilities and leisure areas.
- Some planned developments in Tiu Keng Leng might be moved to the extension area to thin out the population density in Tiu Keng Leng.
- A tunnel crossing for the Cross Bay Link.
- High quality low to medium rise residential development for Pak Shing Kok.

- Total TKO population of 495,000 including about 10,000 at Pak Shing Kok.

Key Development Parameters for TKO Town Centre South

Total Area:	112 ha (55 ha ^a)
Residential area:	37 ha
Recreational/Educational/Community Facilities:	11 ha
Open Space:	38 ha
Infrastructure (roads, drainage reserves, etc):	26 ha
Population ^b :	62,000



Development Theme 4 Maximize Housing and Recreation Developments

Extent of development : Further extension of Town Centre South is proposed. The extension provided will enable increase in residential land to meet long term housing needs and greater provision of open space.

Development theme : This theme maximizes residential development, provides a larger amount of open space and reduces population density.

Features of the development theme :

- More open space including riverine parks along both the eastern and western drainage channels. The extended drainage channels provide more opportunities for leisure and recreational activities.
- Open space corridors creating open vista and facilitating pedestrian flow from major activity nodes to the new waterfront.
- Further reclamation provides land for a 'greener' and more pleasant living environment, with more seafront residential development at reduced density.
- Some planned developments in Tiu Keng Leng might be moved to the extension area to thin out the population density in Tiu Keng Leng.
- A tunnel crossing for the Cross Bay Link.
- High quality low to medium rise residential development for Pak Shing Kok.
- Total TKO population of 510,000 including about 10,000 at Pak Shing Kok.

Key Development Parameters for TKO Town Centre South

Total Area:	129 ha (72 ha ^a)
Residential area:	52 ha
Recreational/Educational/Community Facilities:	15ha
Open Space:	40 ha
Infrastructure (roads, drainage reserves, etc):	22 ha
Population ^b :	77,000

Noting that the public has concern on the provision of more housing flats in TKO, we have decided not to consider Theme 4 further.



Comparison of Key Parameters of the Development Themes for TKO Town Centre South

Town Centre South	Current Outline Zoning Plan	Theme 1	Theme 2	Theme 3	Theme 4 (Not recommended)
Total Area (ha)	57	57 (0) ^a	98 (41) ^a	112 (55) ^a	192 (72) ^a
Residential area (ha)	20	25	37	37	52
Recreational/Educational/Community Facilities (ha)	9	8	15	11	15
Open Space (ha)	15	13	28	38	40
Infrastructure (roads, drainage reserves, etc) (ha)	13	11	18	26	22
Population	55,000	32,000	62,000	62,000	77,000
Total TKO population	480,000 ^c	460,000 ^d	495,000 ^e	495,000 ^e	510,000 ^e

The average plot ratio and population density of all development themes (1-4) are about 3.5 to 4.5 and 600 persons per hectare respectively, which are lower than those based on the current Outline Zoning Plan (ie. plot ratio=6 and 965 person per hectare)

^c Assume 2,157 population for Pak Shing Kok

^d Assume 5,000 population for Pak Shing Kok

^e Assume 10,000 population for Pak Shing Kok

Consultation and Next Steps

We would like to hear your views on the various development themes for Town Centre South and Pak Shing Kok. We will hold a public forum on 9 May 2003 (8:00 p.m. to 10:00 p.m.) at Leung Sing Tak Primary School (next to Nan Fung Plaza), Hang Hau. Please come and express your views. Please also fill in the [questionnaire](#) to show your preferred development theme and return to us

Taking account of your views, we will undertake further assessments, select and refine the preferred development theme. We will then draw up a preferred development plan and consult you again on that plan in the stage 3 public consultation.

With your constructive input, we believe that a development plan can be derived which will be beneficial to the local residents as well as the whole community.

Your Views

Please forward your written comments on the development themes to

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Or by fax at 2721 8630
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before 16 May 2003

For enquiry, please call 2301 1375

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