

**LegCo Members' meeting with
Sai Kung District Council (SKDC) Members
on 23 January 2003**

A. Feasibility study for further development of Tseung Kwan O

(a) Concerns/suggestions raised by SKDC members at the meeting–

- (i) SKDC members said that while the SKDC was very much interested in the further development of Tseung Kwan O (TKO), they were against any proposals for further reclamation, additional allocation of land for the construction of multi-storey buildings and provision of a dangerous goods godown in Area 137. In addition, they were of the view that Pak Shing Kok was suitable for the development of low-density residential buildings or rural small houses only. They also urged the Administration for early implementation of the Western Coast Road (WCR) project as well as improving the air quality, transport arrangements and recreational facilities in the district.
- (ii) On the design of WCR project, SKDC members were in favour of a coastal option but against a tunnel option. They considered that on the one hand, trucks carrying dangerous goods would pose a great risk whilst travelling through the tunnel; on the other hand, the tunnel tolls might not necessarily achieve cost-effectiveness. According to the information provided by the Administration, the Kwun Tong District Council had no specific options with respect to the design of the WCR. In fact, only one LegCo Member and a group were against the coastal option.
- (iii) SKDC members said that the Administration should provide additional seaside promenade, a hotel and recreational facilities in TKO to promote TKO as a new town for tourism. A government department should be assigned to co-ordinate the overall planning for the 18 districts so that the planning designs from respective departments of various districts could tie in with one another. When the proposals were being finalized, the resources could be pooled to help boost the economy.
- (iv) SKDC members said that Territory Development Department conducted the first stage of public consultation on 10 September 2002. The SKDC and residents in TKO and Sai Kung had expressed their preferences, of which the major concerns included objection against further reclamation plans in TKO, environmental issues during and after development, excessive population density,

impact of more housing provision on property value, early provision of amenity and recreational facilities, utilization of the eastern water channel for recreational activities, early construction of a second road link to Kowloon, means to improve the quality of life of residents in TKO, creation of more job opportunities in TKO, and the development of TKO into a back-up base for tourism in Sai Kung.

- (v) SKDC members indicated that they had no comment on the maximum population capacity in TKO in future but the Administration must provide sufficient ancillary and recreational facilities in line with the rate of the population growth in the area. Furthermore, in formulating a comprehensive plan for further development of TKO in the next 15 years and in making improvements in the overall design of the district, the Administration should take into account factors such as the static and transient population in the district. In the opinion of the SKDC, the maximum population capacity of TKO in future should be in the region of 520 000 to 540 000. SKDC members considered that the recreational facilities presently planned and undertaken to be built were insufficient. Should the population increase to 520 000, SKDC would suggest using the land obtained from further reclamation for public facilities and open space.

(b) Views expressed and information provided by LegCo Members at the meeting–

- (i) A LegCo Member recalled that the Administration had followed the preference of the local community to develop TKO into a town comprising mainly of residential buildings with an accommodation capacity of a few hundred thousand people, and with an aim to provide a mass transit railway system for better transport. Regarding the future development of Sai Kung, the Government well understood that Sai Kung should be developed into an area mainly for tourism. However, as it appeared that the SKDC was now proposing a different development plan for TKO, he considered SKDC should convey their views clearly to the Administration.
- (ii) A LegCo Member said that the Administration should reserve more open space since multi-storey buildings were too concentrated in TKO. Moreover, she reckoned that the SKDC should play a role in actively holding public forums to consult the local residents about the district planning as well as the feasibility study for further development of TKO.
- (iii) A LegCo Member suggested that sites initially reserved for the

construction of Public Rental Housing/Home Ownership Scheme flats in TKO be re-designated for open space. According to the information of the TDD, the plan being adopted for TKO could accommodate a population of about 490 000. After further reclamation, TKO could accommodate a population up to 700 000 according to the planning standard. In this connection, the Member considered that it would be useful for the Administration to know the SKDC's unanimous view on the maximum population capacity for TKO. Some LegCo Members also suggested that the SKDC should hold a discussion on the maximum population capacity to be planned for TKO in the next 15 years with a view to reaching a consensus as far as possible.

- (iv) LegCo Members agreed that the views of SKDC members should be referred to the Panel on Planning, Lands and Works for follow-up action.

B. Power of the Town Planning Board

(a) Concerns raised by SKDC members at the meeting

SKDC members pointed out that the Town Planning Board (TPB) had vetoed SKDC's objection to the approval granted by the TPB in respect of the application for reclamation at TKO. They criticized the TPB for having excessive power of vetting and ignoring the views of District Councils and local residents. SKDC and villagers of Tai Mong Tsai had jointly submitted to the TPB a development permission area plan for Tai Mong Tsai. However, after vetting the application, TPB rejected it on the ground that the private land in question was a conservation area. Villagers of Tai Mong Tsai made an appeal to the Appeal Board of the TPB but it was eventually dismissed. SKDC members criticized TPB for ignoring the views of the affected persons. In view of the above, the SKDC considered that the excessive power of vetting and approving conferred to TPB would affect the future development of Hong Kong.

(b) Views expressed by LegCo Members at the meeting

LegCo Members agreed that the issue on the excessive power of the TPB should be referred to the Panel on Planning, Lands and Works for follow-up action.