

**LegCo Members' meeting with Sai Kung District Council ("SKDC")
Members on 23 January 2003
– the Administration's comments on issues raised**

A. Feasibility study for further development of Tseung Kwan O

The issues that concern SKDC and LegCo Members, such as further reclamation in Tseung Kwan O ("TKO"), development density, planned population figures and provision of open space, are covered in the Feasibility Study for Further Development of TKO ("the Study") commissioned by the Territory Development Department ("TDD") that is currently underway. The main objectives of the Study are to formulate a comprehensive plan for the further development of TKO and to improve the overall design with a vision of building TKO into a New Town that can boost its convenience, vibrancy, distinctive urban design and quality living environment in the next 15 years. Both TDD and the Consultant for the Study have made reducing the overall development density and improving the living environment of TKO as the Study's goals. Realizing that the active involvement of the TKO community in the Study is important, TDD and the Consultant will soon start the Stage 2 public consultation during which both SKDC and the LegCo Panel on Planning, Lands and Works will be consulted.

2. The Western Coast Road ("WCR") has been planned as an additional road link between TKO and Kowloon. In February 1999, TDD consulted the then Kwun Tong Provisional District Board ("KTPDB") on the coast alignment of WCR. KTPDB expressed grave concerns on the impact of WCR on the Lei Yue Mun ("LYM") villages and requested that WCR should be planned far away from the commercial and residential areas of LYM to avoid adverse impact on residents and tourist business in the area. TDD in response carried out further studies on the refinement of the coastal alignment and the alternative tunnel alignment. At present TDD is considering both the coastal and tunnel alignment options of WCR.

3. The population figure of "up to 700 000" cited in paragraph A(b)(iii) of the paper is only a rough estimation based on some preliminary assessments undertaken in a previous TKO study. TDD and the Consultant are proposing various Development Themes, which will be presented in the Stage 2 public

consultation. The Development Themes have different planned population figures.

B. Power of the Town Planning Board

4. The Town Planning Board (“TPB”) is an independent statutory body established under the Town Planning Ordinance that is charged with the duties of promoting the health, safety, convenience and general welfare of the community through the systematic preparation of plans for the layout of areas as well as the types of buildings suitable for erection in such areas. Plan-making is a key function of TPB that includes the preparation and publication of draft plans and their amendments, consideration of objections to the plans, and submission of draft plans together with unwithdrawn objections to the Chief Executive in Council for approval. In carrying this and other functions, TPB takes all factors relevant to planning into consideration and they include transportation, land use, environment as well as views expressed by the local community concerned. TPB has been striving to strike a balance in meeting the development needs of Hong Kong and the growing public aspiration for a higher quality living environment.

5. An information paper on the establishment, appointment and statutory powers of TPB is being prepared and the LegCo Panel on Planning, Lands and Works will be briefed in June this year.