

**For information
on 22 November 2005**

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

**PWP Item No. 741TH -
Northern Access to Area 86, Tseung Kwan O**

PURPOSE

This paper¹ updates Members on the proposed construction of an access road to serve the Public Transport Interchange (PTI) and the northern part of the proposed development in Area 86, Tseung Kwan O (TKO).

PROJECT SCOPE AND NATURE

2. The revised scope² of the subject project comprises –
- (a) construction of about 550 metres (m) (including about 135 m long elevated road section and a roundabout) of a 2-lane each way carriageway from Wan Po Road to the northern part of Area 86, TKO (Northern Access);
 - (b) widening of Wan Po Road at its junction with the proposed road;
 - (c) construction of footpaths, retaining walls, slope works, drainage works, waterworks and landscaping works associated with the works mentioned in paragraphs (a) and (b) above;
 - (d) provision of about 130 m cantilever noise barriers;

¹ The previous paper on the subject project was circulated to this Panel for information on 26 April 2005. No adverse comments were received on the previous paper.

² The original scope has been revised for some minor amendments and the provision of noise barriers and low noise road surfacing in lieu of noise semi-enclosure.

- (e) provision of Low Noise Road Surfacing (LNRS) about 275m in length for both eastbound and westbound carriageways; and
- (f) environmental mitigation measures associated with the works mentioned in paragraphs (a) to (e) above.

A site plan of the proposed works is at Enclosure 1. As the elevated section of the Northern Access will span over the mainline of the Mass Transit Railway (MTR) TKO Extension, we plan to entrust the construction of the Northern Access and the associated works to MTR Corporation Limited (MTRCL) in order to avoid interface problems and to ensure timely completion of the proposed project. Upon entrustment, we will start the construction of the roadworks in April 2006 for completion in December 2008³. We will construct the noise barriers and apply LNRS in 2012 for completion in 2013 to tie in with the occupation of the adjacent housing development.

JUSTIFICATION

3. The MTRCL will construct the TKO South Station of the MTR TKO Extension and a PTI in Area 86. The PTI will serve as major transit points for commuters to and from nearby areas of TKO who wish to interchange between road-based transport and the railway. MTRCL plans to start the construction works in April 2006 for completion in early 2009 to tie in with the population intake in Area 86. The Northern Access is required to link the PTI to the existing Wan Po Road.

4. Located above the MTR depot in TKO, Area 86 will be developed to accommodate about 21 500 private residential flats for a population of about 57 600. The TKO Area 86 Planning Study completed by the MTRCL in 1998 identified that the Northern Access is required to connect the development with the local road network.

PUBLIC CONSULTATION

³ The construction programme of the Northern Access has been revised to tie in with the revised construction programme of TKO South Station and commissioning date of the PTI.

5. We consulted the Traffic and Transport Committee of Sai Kung District Council on 29 November 2001. Members supported the proposed works.

6. We gazetted the road scheme under Roads (Works, Use and Compensation) Ordinance on 25 January 2002 and received no objections. The then Secretary for Transport authorised the works on 20 April 2002.

7. We further consulted the Traffic and Transport Committee of Sai Kung District Council on 10 December 2004 on the minor amendments made to the original road scheme since 2001. Members raised no comments on the minor amendments and supported the proposed road scheme.

ENVIRONMENTAL IMPLICATIONS

8. The project is not a designated project under the Environmental Impact Assessment Ordinance. We conducted a Preliminary Environmental Review (PER) for the project. The PER indicated that the project would not have significant environmental impact on air and water qualities during operation stage. The PER also indicated that traffic noise mitigation measures would not be required before the adjacent housing development is occupied in about 2013. We will construct about 130 m long noise barriers⁴ and apply LNRS for a section of the proposed road (both eastbound and westbound) in 2012 for completion in 2013. The proposed noise barriers will comprise transparent panels mounted on structural steel frame supports. Some 184 planned dwellings at the housing development would directly benefit from the proposed noise mitigation measures. We will carry out the foundation works of the noise barriers at the same time with the roadworks.

9. With regard to landfill gas hazard, we will require the contractor

⁴ Due to the recently revised layout of MTRCL's elevated access ramp connecting the podium of Area 86 development to the Northern Access, the extent of noise mitigation measures required for the road project would be greatly reduced by eliminating the visually intrusive noise semi-enclosure. 130 m long noise barriers instead of 65m long noise semi-enclosure would be required.

to regularly check the landfill gas levels in depressions, trenches and other excavations using portable gas detectors during construction stage. We will implement measures to mitigate the landfill gas hazard including filling up voids around any service ducts, pipes or cables within conduits with gas resistant mastic. We will seal off all ducts, manholes, and chambers from the ground to prevent gas entry and provide vented covers to allow any gas that enters to dissipate harmlessly to atmosphere.

10. We will implement suitable measures to control pollution arising during construction. These measures will include frequent watering of the site, provision of wheel-washing facilities, covering of materials on trucks and using silenced construction plant.

11. At the planning and design stages, we adopted suitable levels for the road and the landscaping areas to reduce the generation of the construction and demolition materials as much as possible.

12. The proposed construction of Northern Access to Area 86 at TKO will involve removal of 74 trees including 68 trees to be felled and 6 trees to be transplanted elsewhere. All trees to be removed are not important trees⁵. We will incorporate planting proposals as part of the project, including estimated quantities of 3 380 trees⁶, 17 170 shrubs and 4 000 square metres of grassed area.

LAND ACQUISITION

13. The proposed works do not require any land acquisition.

⁵ Important trees include trees on the Register of Old and Valuable Trees, and any other trees which meet one or more of the following criteria –

- (a) over 100 years old;
- (b) of cultural, historical or memorable significance;
- (c) of precious or rare species;
- (d) of outstanding form; or
- (e) with trunk diameter exceeding one metre (measured at one metre above ground level).

⁶ The estimated quantity of trees is reduced as there will not be any tree planting in the central reserve for future MTRC elevated access ramp. Following receipt of MTRCL's latest access ramp proposal, we carried out a review on the landscape design in the central reserve of Road L861. As the ramp will be completed in about 2013, trees should not be planted in the central reserve to avoid abortive planting works when MTRCL commences the construction of the access ramp soon after opening of Road L861.

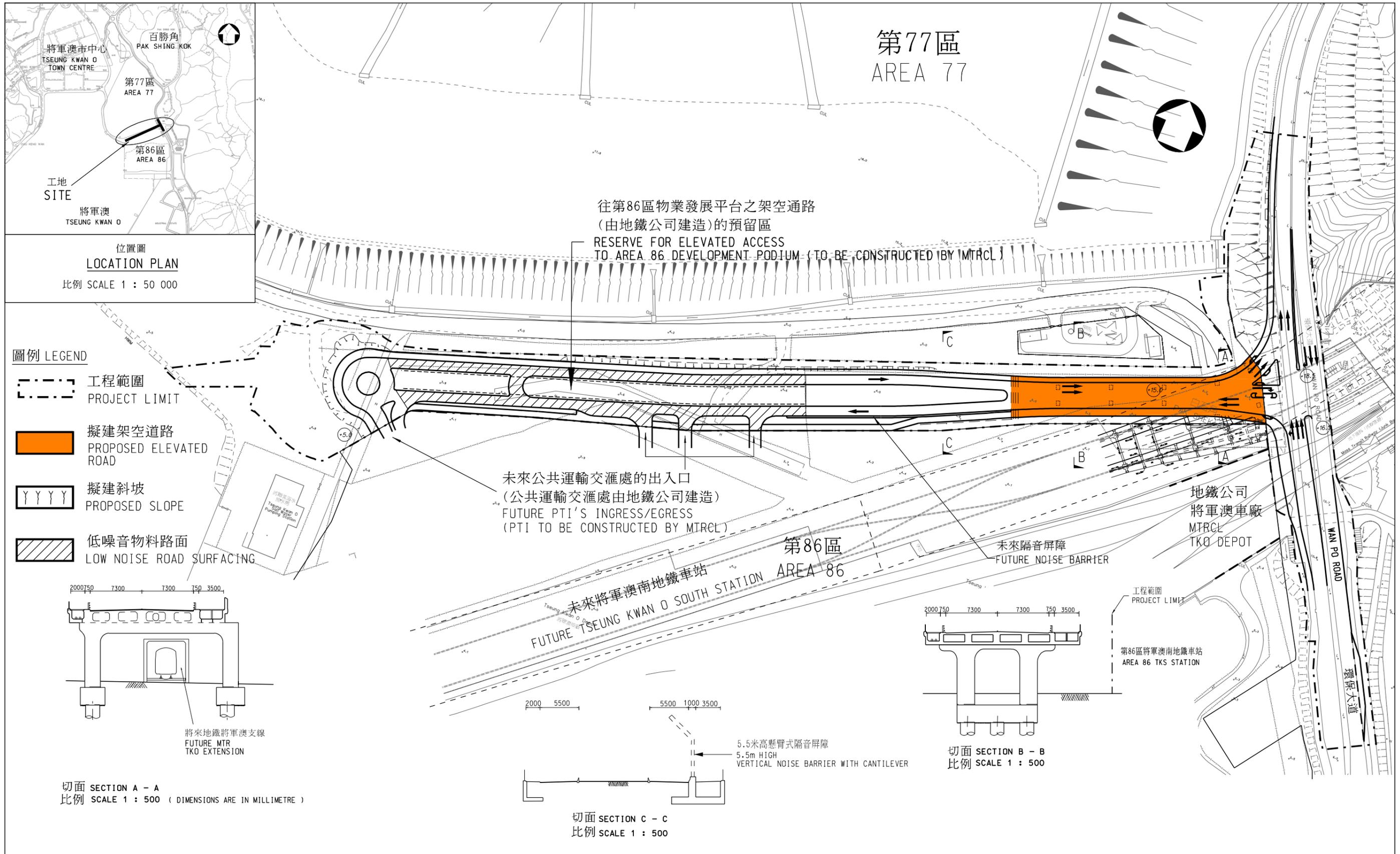
WAY FORWARD

14. We plan to seek endorsement of the Public Works Subcommittee for upgrading the proposed works mentioned in paragraph 2 above to Category A (at an estimated cost of \$114.3 million in money-of-the-day prices) on 21 December 2005.

ATTACHMENT

Enclosure 1 – Drawing No. TK2306

**Housing, Planning and Lands Bureau
Civil Engineering and Development Department
November 2005**



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| 圖則名稱 drawing title 將軍澳第86區北面通道 NORTHERN ACCESS TO AREA 86, TSEUNG KWAN O | 繪圖 drawn | 簽署 initial | 日期 date | 項目編號 item no. | 辦事處 office 新界東拓展處 NEW TERRITORIES EAST DEVELOPMENT OFFICE 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT |
| | W K LEUNG | SIGNED | 7.11.2005 | 741TH | |
| | 核對 checked | 簽署 initial | 日期 date | 比例 scale | |
| | C W MOK | SIGNED | 7.11.2005 | 1 : 2000 |  圖則編號 drawing no. TK2306 |
| 核准 approved | 簽署 initial | 日期 date | | | |
| | W T YEUNG | SIGNED | 7.11.2005 | | |