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Panel on Development

Meeting on 28 June 2012

Background brief on future land use at the Anderson Road Quarry site

Purpose

This paper provides background information on future land use at the Anderson Road Quarry site ("the Site") and a brief account of the views and concerns expressed by members of the Panel of Development ("the Panel") on the subject.

Background

2. Anderson Road Quarry in East Kowloon has a total area of about 86 hectares ("ha"). The quarry is still in operation. Upon cessation of the quarry operation and completion of the rehabilitation works by mid-2016, a platform of about 40 ha will be formed and available for development. In January 2011, the Planning Department commissioned the Planning Study on Future Land Use at Anderson Road Quarry -- Feasibility Study ("the Study") to examine the future land use and the potential of the Site for residential and other uses. The recommendations of the Study will serve as a basis for revision of the relevant town plans to guide the future developments at the Site and for a subsequent engineering feasibility study.

Development constraints and opportunities

3. The Site is subject to major development constraints including inadequate road traffic and sewerage capacities, the need to protect the ridgeline of Tai Sheung Tok, and the existence of drop-cut areas, fault zones as well as two underground flood storage tanks within the platform

area. On the other hand, the Site provides good opportunities for housing development as well as commercial and community facilities, respecting the unique quarry history, preserving a visual corridor for public enjoyment of the spectacular views of East Kowloon and Victoria Harbour, and enhancing the existing landform through greening.

Initial land use options for the Anderson Road Quarry site

4. Based on various preliminary technical assessments undertaken, the Administration estimated that the Site could accommodate a maximum population of approximately 30 000, with the implementation of appropriate road improvement measures. As the Sau Mau Ping area where the Site is located is mainly for subsidized housing, and the adjacent development in the Development at Anderson Road ("DAR") will be wholly for public rental housing ("PRH") development, a private-to-subsidized housing ratio of 80:20 for the Site has been proposed to improve the housing mix of the area.

5. Two initial land use options, one featuring a Quarry Park of more than 15 ha, another featuring large pieces of land for Government, Institution or Community uses, have been formulated by adopting different design concepts. The consultant for the Study ("the Consultant") considers that part of the Site should have potential for rock cavern uses, and has recommended that a rock face of no less than 300-metre frontage be reserved for future rock cavern development.

6. The Consultant has proposed to provide two vehicular accesses to the Site. One will be at the southeastern end to connect Po Lam Road, while the other one will be in the southwest to connect DAR. Junction and road improvement measures at Tsueng Kwan O Road/Lin Tak Road and New Clear Water Bay Road/Lung Cheung Road will be considered. The Consultant has also suggested to connect the Site and the Kwun Tong town centre downhill via the planned pedestrian connection facilities for DAR and the existing pedestrian network in the Sau Mau Ping area. The feasibility of including lifts and/or escalators will be explored.

Views and concerns raised by members on future land use at the Anderson Road Quarry site

7. The Panel discussed with the Administration the initial land use options for the Site at the meeting on 22 November 2011 when the Study

was undergoing a three-month Stage 1 Community Engagement exercise. Major concerns and views expressed by members of the Panel are summarized as follows --

Housing development at the Site

- (a) To cater for strong housing demand, the plot ratio for the housing development at the Site should be slightly relaxed without compromising the greening and spacious living environment.
- (b) The private-to-subsidized housing ratio should be carefully worked out to strike a balance between addressing strong need for public housing and achieving a balanced housing mix across residential areas in Kwun Tong.
- (c) The Administration should start early the studies on future use of the remaining quarry sites in Hong Kong for housing development.

Vehicular and pedestrian connections

- (d) To meet the transportation need of the projected population of some 48 000 at DAR and 30 000 in the future developments at the Site, the Administration should ensure that the future road networks at these areas could accommodate the traffic flow and facilitate the connectivity between the new developments and the Kwun Tong town centre.
- (e) Increased traffic would be generated not only by the residents, but also the visitors using the community facilities at the Site.
- (f) Free pedestrian access from the Kwun Tong town centre to the Site should be provided as far as possible.
- (g) It was important to include means of no-barrier access, such as lifts/escalators, in the pedestrian access plan. Otherwise, the connection between the new and old communities in the area would be adversely affected.

History and landform

- (h) To reflect the quarry history of the site, recreational facilities and business opportunities making use of the distinct landform should be developed.
- (i) Beautification works for the rock faces should be carried out to improve the landscape and cater for recreational activities.
- (j) The Administration should organize an open competition on the landscape design for the Site.

Community engagement

- (k) Local residents had the aspiration that the development of the Site would address existing inadequacy in community facilities in the area. The Administration should proactively approach local residents and arouse their interest in discussing relevant issues and giving their views.

Recent Developments

8. The Administration will consult the Panel on the draft Recommended Outline Development Plan for the Site at the meeting on 28 June 2012.

Relevant papers

9. A list of relevant papers is shown in the **Appendix**.

Council Business Division 1
Legislative Council Secretariat
21 June 2012

Appendix

Future land use at the Anderson Road Quarry site

List of relevant papers

Date	Meeting/Event	References
22 November 2011	Panel on Development	<p>Administration's paper -- Planning study on future land use at Anderson Road Quarry -- initial land use options (LC Paper No. CB(1)346/11-12(06)) http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev1122cb1-346-6-e.pdf</p> <p>Administration's paper -- Planning study on future land use at Anderson Road Quarry -- initial land use options (follow-up paper) (LC Paper No. CB(1)657/11-12(01)) http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev1122cb1-657-1-e.pdf</p> <p>Minutes (LC Paper No. CB(1)1091/11-12) http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20111122.pdf</p>