

For consideration
on 23 March 1999

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

Tseung Kwan O Port Development at Area 137 (Fat Tong O),

Remaining Works

BACKGROUND

The Tseung Kwan O (TKO) Area 137 port development project comprises reclamation of 104 hectares of land and provision of supporting infrastructure for the development of deep waterfront industries (DWI) and potentially hazardous installations. The reclamation is planned to be carried out in 2 stages as shown in Annex A. Stage I reclamation of about 57 hectares is in progress and is expected to be completed in October 1999.

PROPOSAL

2. We now propose to upgrade part of **359CL** to Category A to cover-
 - (a) Stage 2 reclamation of about 47 hectares of seabed at TKO Area 137 (break-down of land uses set out at Annex B); and
 - (b) Construction of about 500-metre long vertical seawall and 315-metre long sloping seawall.

JUSTIFICATION

3. Under the Port and Airport Development Strategy Study completed in October 1989, Area 137 of Tseung Kwan O (TKO) to the south-east of Fat Tong O was identified as a suitable site for the development of DWI because of its deep water bay and its considerable distance from residential areas. An "Engineering Feasibility Study of Development of TKO

Area 137" (the Study) was subsequently completed in March 1993. The Study confirmed that the proposal to develop DWI in Area 137 was both feasible and viable in terms of land use planning, traffic and transport, engineering, environmental impact and marine operation aspects. The Study also indicated that the proposed reclamation would have insignificant effect on the water flow and water quality in the area. The study also recommended a reclamation design that required no removal of mud at the seabed to reduce the impacts arising from the dredging works.

4. The proposed Stage 2 reclamation at TKO Area 137 will provide 32 hectares of land for future development of DWI. It is currently the only site reserved for DWI in the territory. Consideration is also being given to a request from Hong Kong Industrial Estate Corporation for 20 hectares of the site to be used as an extension of the Tseung Kwan O Industrial Estate.

5. It is the Government's policy to maximise the reuse of public fill¹ in land formation and reclamation to minimise the disposal of construction and demolition waste at landfills. In this regard, the TKO Area 137 Stage I site has been designated as a public filling area and has taken in a total of 5.5 million cubic metres of public fill by January 1999. We estimate that the Stage I area will be full by October 1999.

6. Because of the uncertainty associated with other major reclamation projects being planned, there will be an acute shortage of public filling capacity in Hong Kong. The proposed Stage 2 reclamation in TKO Area 137 will also serve as a public filling area to provide about 3 million cubic metres of public filling capacity. This would provide a convenient outlet for the large quantity of public fill generated from our infrastructure projects, such as the MTR TKO Extension project commencing in 1999. It will also serve as a key marine-based public filling area for reception of public fill delivered by sea.

7. If the TKO Area 137 Stage 2 reclamation did not proceed as proposed, there would be no public filling area in southeast Hong Kong after the completion of Stage I reclamation. Public fill will have to be hauled to the other more distant public filling areas. This will not only place additional burden on our road network and add to air pollution but also accelerate the filling up of those areas.

¹ "Public Fill" is the inert portion of construction and demolition material, which does not decompose nor cause any bad smells. Public Fill, which comprises broken rock and concrete, debris from building demolition and excavated soil, can be beneficially reused as fill material for reclamation purpose.

8. The success of the Waste Reduction Framework Plan (WRFP) published in 1998 relies to a large extent on the extensive use of public fill in reclamation. If there is insufficient public filling capacity, more public fill will be delivered to our landfills. This will cause rapid depletion of valuable landfill space that is designed to handle municipal waste. The WRFP explained that if we were not able to extend the life of the landfills, we would have to find 860 hectares of land for disposing our municipal waste in the next decade. Therefore, if we cannot find adequate public filling outlets now, the landfills will be full even earlier than suggested in the WRFP. This will require even more land to be found for replacement landfills. In the Audit Report No. 28 of 1997, the Director of Audit estimated² that the cost of handling public fill at reclamations was about \$27 per cubic metre as compared to \$158 per cubic metre for handling construction waste at landfills. It is therefore important from the environmental, land requirement and financial perspectives to avoid disposing of public fill at landfills.

9. In the Audit Report No. 28, the D of Audit also identified that the lack of sorting facilities for mixed public fill and construction and demolition waste had unnecessarily shortened the life of our landfills. The Report was discussed by the Public Accounts Committee and the Committee expressed concern on this issue. In response, we propose to establish the first sorting facility at the TKO Area 137 Stage 2 reclamation to further minimise the disposal of public fill at landfills.

COST

10. The cost estimate of the proposed works is about \$438.2 million at December 97 prices (\$540 million in MOD). We will submit a paper for the consideration of PWSC on 14 April 1999.

PROGRAMME

11. Subject to funding approval, we schedule to commence the Stage 2 reclamation contract in September 1999 in order to maintain the public filling outlet at TKO Area 137. The Stage 2 reclamation contract is estimated to complete in August 2002.

² The Audit Commission's cost estimates were based on 1995 price levels.

PUBLIC CONSULTATION

12. When the proposed reclamation project was gazetted under the Foreshore and Seabed (Reclamations) Ordinance and the Town Planning Ordinance on 29 July 1994 and 29 May 1998 respectively, no objections to the proposed reclamation have been received. The reclamation was subsequently approved under the Foreshore and Seabed (Reclamations) Ordinance on 11 October 1994 and the relevant Outline Zoning Plan was approved by the Chief Executive-in-Council under the Town Planning Ordinance on 9 February 1999.

13. We consulted Sai Kung Provisional District Board on the Layout Plan of TKO Area 137 on 14 April 1998, and Members had no objection to the development of DWI on the Stage 2 reclamation.

ENVIRONMENTAL IMPLICATIONS

14. We completed an Environmental Impact Assessment (EIA) as part of the Study and concluded that the proposed works would have no adverse long-term impact on the environment. For short-term impact during construction, we will control noise, dust, water quality and site run-off nuisance within established standards and guidelines through the implementation of pollution control measures in the works contracts.

**Planning, Environment and Lands Bureau
March 1999**



將軍澳工業邨
TSEUNG KWAN O INDUSTRIAL ESTATE

佛堂洲
FAT TONG CHAU

新界東南
堆填區
(運作中)
SENT
LANDFILL
(IN OPERATION)

建議的第2階段填海工程
PROPOSED STAGE 2 RECLAMATION



圖例
LEGEND:

現有的海岸線
EXISTING SHORELINE

第1階段填海區 (57公頃)
STAGE 1 RECLAMATION AREA (57ha)

工程範圍
PROJECT LIMIT

建議提升為甲級的工程：
WORKS TO BE UPGRADED TO CATEGORY A:-

將軍澳港口發展計劃
第137區(佛堂澳)第2階段填海工程 (47公頃)
TSEUNG KWAN O PORT DEVELOPMENT AT AREA 137
(FAT TONG O) STAGE 2 RECLAMATION (47ha)

建議的垂直海堤
PROPOSED VERTICAL SEAWALL

建議的斜坡海堤
PROPOSED SLOPING SEAWALL

拆建物料分類設施
SORTING FACILITY FOR MIXED PUBLIC FILL AND
CONSTRUCTION & DEMOLITION WASTE

將軍澳港口發展計劃
第137區(佛堂澳)第1階段填海工程
(工程進行中)
TSEUNG KWAN O PORT DEVELOPMENT
AT AREA 137 (FAT TONG O)
STAGE 1 RECLAMATION
(UNDER CONSTRUCTION)

錦鑑洲
TIT CHAM CHAU

圖則名稱 drawing title
將軍澳港口發展計劃
第137區(佛堂澳)餘下工程
TSEUNG KWAN O PORT DEVELOPMENT
AT AREA 137 (FAT TONG O)
REMAINING WORKS

繪圖 drawn H. W. SHIU	簽署 initial 	日期 date 17.3.99	比例 scale 1 : 10 000	辦事處 office 新界東拓展處 NT EAST DEVELOPMENT OFFICE
核對 checked T.S. LI	簽署 initial 	日期 date 17.3.99	圖則編號 drawing no. TK2258	拓展署 TERRITORY DEVELOPMENT DEPARTMENT
核准 approved K.C. NG	簽署 initial 	日期 date 17.3.99		

LAND USE BUDGET

Tseung Kwan O Area 137 Reclamation Phase 2

Description	Area
Deep Water Industries Use	32.0 ha.
Roads	7.3 ha.
Open Space	1.9 ha.
Loading/Working Area	3.8 ha.
Lorry Car Park	1.5 ha.
Bus Stop	0.3 ha.
Utilities	0.2 ha.
TOTAL	47.0 ha.