

For information

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

**Supplementary Information on
Feasibility Study for Further Development of Tseung Kwan O**

At the Panel meeting of 2 May 2003, the Administration undertook to provide the following information –

- (i) public views collected in the Stage 1 public consultation of the Feasibility Study and the schedule of the Stage 2 consultation activities;
- (ii) development plan of the Tseung Kwan O (“TKO”) Stage 1 Landfill site;
- (iii) comparison of the proposed plot ratio and population density of TKO Town Centre South to those of other new towns such as Shatin; and
- (iv) progress of the Western Coast Road (“WCR”) project.

Public Consultation Stage 1 and 2

Stage 1

2. During the Stage 1 public consultation that took place in September – October 2002, we held two meetings with the Sai Kung District Council (“SKDC”) and a public forum in TKO with about 70 attendees. We also published and distributed 39,000 copies of newsletters to TKO residents to inform them of the progress of the Feasibility Study and to solicit their views. During the consultation period, we received 675 standard letters from residents of Oscar by the Sea, a letter from the Concern Group for TKO People’s Livelihood with 768 signatures, and 41 e-mail messages and 26 letters from TKO residents.

3. The following is a summary of the views collected –

- (a) SKDC: The majority of the SKDC members considered that the transport infrastructure (in particular the WCR) should be provided in a timely manner, TKO’s supporting role to tourism development in Sai Kung should be enhanced, the development density should be reduced, further reclamation for substantial housing provision should be avoided, more cultural and recreational facilities should be provided, and more

job opportunities for TKO residents should be created.

- (b) Public forum: There was a general sentiment against further reclamation, especially among residents of the two private housing estates of Ocean Shores and Oscar by the Sea. There were also concerns of adverse environmental impacts (particularly on air quality) arising from further reclamation, aggravation of the existing high development density, and negative impact of further housing provision on property values in TKO. The attendees also asked for an early implementation of recreational facilities and the development of the eastern drainage channel for leisure activities (e.g. fishing and rowing).
- (c) Written submissions: Both the standard letters from Oscar by the Sea's residents and the letter from the Concern Group for TKO People's Livelihood raised objection to further reclamation. The former also suggested reduction of development density in Town Centre South. As for the 67 e-mail messages and letters received, 52 were concerned about further reclamation in TKO while the other 15 raised no objection to it. Apart from the suggestion that Pak Shing Kok should be retained for low-density development, the other views expressed in these e-mail messages and letters are similar to those set out in (a) and (b) above.

Stage 2

- 4. The Stage 2 public consultation includes the following activities –
 - (a) Consultation with the LegCo Panel on Planning, Lands and Works;
 - (b) Consultation with the SKDC;
 - (c) Public forum with TKO residents;
 - (d) Forum with TKO South and North Area Committees members;
 - (e) Forum with professional bodies, green groups and other interest bodies;
and
 - (f) Consultation with the Town Planning Board.
- 5. We have also distributed 70,000 copies of newsletters with questionnaires through various channels to seek local residents' views regarding the proposed development themes.

Development Plan for TKO Stage 1 Landfill

6. The TKO Stage 1 Landfill ceased operation in 1991. Since then, the Environmental Protection Department has been monitoring the ground settlement, leachate and landfill gas generated by decomposition of refuse. The aftercare works at landfill usually take 20 to 30 years to complete.

7. The Landfill site is about 68 hectares in size, made up largely of sloping ground with a strip of flat land at the periphery where 8 hectares of land has been reserved for the development of grass pitches. Due to environmental reasons, the remaining area is suitable only for passive leisure uses such as sitting out area, walking trail and open parkland. The Government will formulate detailed plans at a later stage.

Comparison of Plot Ratio and Population Density to those of Other New Towns

8. A comparison of the plot ratio and population density of TKO Town Centre South under the current Outline Zoning Plan, Development Themes 1, 2 and 3 to those of other new towns is shown in the following table –

| | Average Plot Ratio | Population Density (persons per hectare) |
|---|--------------------|--|
| Tseung Kwan O Outline Zoning Plan S/TKO/13 (Town Centre South only) | 6.8 | 965 |
| Development Theme 1 | 3.5 | 561 |
| Development Theme 2 | 4.5 | 632 |
| Development Theme 3 | 4.5 | 553 |
| Shatin | 5.0 | 592 |
| Ma On Shan | 5.0 | 516 |
| Tin Shui Wai | 8.0 | 959 |

Progress of the WCR Project

9. A comparative assessment of the tunnel and coastal alignment options is

being carried out and we will consult the relevant District Councils in around August 2003.

Territory Development Department
Planning Department
May 2003