

For information

LegCo Panel on Planning, Lands and Works

Supplementary Information on Membership of Town Planning Appeal Board and Planning of Tseung Kwan O

Purpose

At the Panel meeting on 6 June 2003, the Administration undertook to provide additional information to the Panel in respect of the membership of the Town Planning Appeal Board and the planning of Tsueng Kwan O (TKO). This paper provides the required information.

Membership of the Town Planning Appeal Board

2. The Town Planning Appeal Board is independent from the Town Planning Board. Its members are appointed by the Chief Executive. There is no overlap between the membership of the Appeal Board and that of the Town Planning Board. The membership list of the Town Planning Appeal Board is at Appendix.

Planning of Tseung Kwan O

3. The planning of TKO was done at a time when there was intense development pressure resulting from the rapid population growth and strong housing demand. Owing to its proximity to the main urban areas and the accessibility brought about by MTR Tseung Kwan O Extension, TKO was

planned to adopt a higher development density (i.e. a maximum domestic plot ratio of 8) as compared to other new towns such as Sha Tin (a maximum domestic plot ratio of 5) so as to meet the territory's long-term need on housing demand.

4. In recent years, with the rising aspiration of the community for quality living environment, there have been general concerns on the planning of TKO, in particular, about the high development density, high-rise buildings with monotonous building design dominating the skyline, delay in the provision of community facilities and open space, and the lack of unique character of the new town.

5. The Territory Development Department (TDD) is now undertaking a Feasibility Study for Further Development of TKO (the Study). In a recent public consultation exercise conducted for the Study in May 2003, we note that the majority is concerned about the impacts of high-density development and delays in implementing planned transport infrastructure, open space and community facilities.

6. In the light of the public concerns, the Study will review the land use layout and development parameters of those not yet developed sites in the Town Centre and Tiu Keng Leng areas with a view to reducing development density, lowering and adding more variations to the building height, creating a vibrant waterfront and providing more open space and recreational/leisure opportunities to the new town. After examining the public views received during the consultation, TDD will formulate a preferred development scheme and consult the public again.

7. In addition, in order to speed up the implementation of various planned GIC and open space projects, the Home Affairs Bureau has recently announced two Private Sector Involvement pilot projects and one of which is the development of an ice sports centre and a town park in TKO Area 45.

Through the participation of the private sector, it is anticipated that the much-needed recreational/leisure facilities can be provided to meet the recreational need of the community.

8. In a wider perspective, the Planning Department is examining the need for and the feasibility of reducing the development density in the urban areas and the new development areas under planning, in the context of the on-going Hong Kong 2030 Study. This will also be a key issue to be discussed in the Stage 3 public consultation exercise of the Hong Kong 2030 Study to be commenced later this year.

Housing, Planning and Lands Bureau
July 2003

Town Planning Appeal Board Panel
城市規劃上訴委員會
Membership List as at 1 October 2002
成員名單(截至 2002 年 10 月 1 日)

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2. The Hon Mr. Justice Gareth John LUGAR-MAWSON (馬永新) (Deputy Chairman 副主席)
3. Mr. Edward CHAN King-sang, S.C. (陳景生) (Deputy Chairman 副主席)
4. Dr. ADES Gary William John
5. Mr. AU Chi-yuen (歐志遠)
6. Mr. Richard CHAN Kam-lam (陳金霖)
7. Mr. Christopher CHAN Yiu-chong (陳耀莊)
8. Dr. Chau Kwai-cheong (鄒桂昌)
9. Mr. Kenneth Chau Tak-ho (周德灝)
10. Mr. Charles CHIU Chung-yee (趙宗義)
11. Dr. Larry CHOW Chuen-ho (周全浩)
12. Ms. Wendy CHUI Pui-man (崔佩文)
13. Prof FONG Wang-fun (方宏勳)
14. Mr. FUNG Pui-cheung (馮培漳)
15. Ms. Agnes HSIA Sih-ming (夏雪明)
16. Ms. Helen KWAN Po-jen (關寶珍)
17. Ms. LAM Yuet-ming (林月明)
18. Mr. Patrick LAU Hing-tat (劉興達)
19. Mr. Kevin LAW Chi-shing (羅志成)
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21. Ms. Cecilia LEE Sau-wai (李秀慧)
22. Mr. LEUNG Wo-ping, JP (梁和平)
23. Mr. Thomas LING Chi-kong (林子剛)
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25. Mr. LUI Ping-keung (呂炳強)

26. Mr. Tony LUK Ka-luen (陸嘉鑾)
27. Ms. Gidget LUN Kit-chi (倫潔芝)
28. Mr. Michael Robert MANN
29. Mr. MAK Ip-sing (麥業成)
30. Prof Brian Sydney MORTON, JP
31. Mr. Steve NG Siu-pang (吳少鵬)
32. Ms. PONG Yeng (龐瑩)
33. Mr. Kenny SUEN Wai-cheung (孫偉璋)
34. Ms. Sylvia SIU Wing-yee (蕭詠儀)
35. Mr. TAM Kar-chuen (譚家銓)
36. Mr. Herman TO Yung-sing (杜勇聲)
37. Prof Anthony YEH Gar-on (葉嘉安)
38. Mr. YIP Chung-yin (葉中賢)