

**For Discussion
on 27 January 2004**

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

**Feasibility Study for Further Development of Tseung Kwan O –
Stage 3 Public Consultation**

Purpose

This paper informs Members of the findings of the Stage 2 public consultation and presents the Concept Plan for Tseung Kwan O (“TKO”) further development areas (mainly covering Town Centre South, Tiu Keng Leng and Pak Shing Kok).

Background

2. TKO New Town was planned and developed at a time when we faced tremendous development pressures arising from rapid population growth and a surge in housing demand. With its proximity to the main urban areas and improved accessibility with the development of MTR TKO Extension, a higher development density was adopted in some earlier development phases of TKO to meet the housing needs of the Territory.

3. At present, the TKO New Town provides home to about 310,000 people. According to the current TKO Outline Zoning Plan (OZP), the total planned population is about 480,000. In late July 2002, we commissioned an integrated planning and engineering study (“the Study”) to formulate a comprehensive plan for further development of TKO and improvement of its overall design with the vision to build TKO into a new town that can boast of its convenience, vibrancy, distinctive urban design and quality living environment. In taking forward concerns raised by the public on development of TKO, the Study has reviewed land use planning, design layout and development parameters for yet to be developed areas in TKO town centre and Tiu Keng Leng areas in formulating a Concept Plan. Based on our current

Concept Plan, population in TKO New Town will be reduced from the previously planned 480,000 to about 456,000. Whilst more accurate population figures could only be available when the detailed layout plans are worked out at a later stage, we estimate there will be a reduction of planned population of about 19,000 and 8,000 in the TKO Town Centre South and Tiu Keng Leng respectively. The population density in terms of persons per hectare will be significantly reduced from about 970 to 630 in Town Centre South and from about 1,480 to 1,320 in Tiu Keng Leng.

Findings of the Stage 1 Public Consultation

4. Public views are essential for the Study. We conducted the Stage 1 public consultation in September and October 2002 to collect initial public views on key issues and direction for the further development of TKO. The major concerns expressed by the public were about the need for further reclamation, the negative impact of more housing provision on the property prices, the excessive population densities, the prolonged construction period for completing development of the TKO New Town and the impact on the quality of the living environment, and the early provision of more open space and recreation facilities.

Findings of the Stage 2 Public Consultation

5. Taking account of public views collected in the Stage 1 consultation and the preliminary technical assessments and land use requirements, we formulated alternative conceptual development themes for Town Centre South and Pak Shing Kok and conducted the Stage 2 consultation in May 2003 to seek public views on the following development themes -

Theme 1: No further reclamation (except that for Western Coast Road)

Theme 2: Maximize recreation potential – recreation and water sports

Theme 3: Maximize development with water frontage – landscape crescent

6. In the Stage 2 public consultation, we consulted:

- LegCo Panel on Planning, Lands and Works;
- Sai Kung District Council;
- TKO residents;
- TKO South and North Area Committees members;
- Professional institutes, green groups and academic and business representative; and
- Town Planning Board.

Members of this Panel discussed the above development themes at the meeting on 2 May 2003. Members, in general, did not support further reclamation in TKO, particularly for housing development.

7. We had also distributed about 70,000 copies of newsletters with questionnaires through various channels to seek local residents' views and their preference on the proposed development themes. We received more than 12,000 completed questionnaires from the residents.

8. Amongst the views expressed and collected during the Stage 2 consultation, there is a general consensus on a few issues, namely, no further reclamation for housing development; reduction of population density; and provision of more open space and leisure facilities through utilization of existing vacant land and TKO Stage 1 Landfill. The results of consultation indicate a preference for Theme 1 ("no further reclamation"). However, there is also a desire for the distinctive waterfront features of Themes 2 and 3 to be incorporated into the further development. (See Annex A for detailed findings of the Stage 2 public consultation)

Annex A

9. With regard to the Western Coast Road, we consulted Kwun Tong District Council, Sai Kung District Council and professional institutes/green groups/transport service operators on the alignment selection in July and August 2003. We received general support on the recommended tunnel alignment, which will reduce the need for reclamation.

Concept Plan for TKO Further Development Areas

10. Taking account of public views collected at the Stage 2 public consultation, we have developed, on the basis of Theme 1, a Concept Plan for the further development areas of TKO (mainly covering Town Centre South, Tiu Keng Leng and Pak Shing Kok). The key features of the Concept Plan include:

- reduced residential density in Tiu Keng Leng and Town Centre South (with stepped height building profile);
- use of the TKO Stage 1 Landfill and eastern channel for leisure and recreation uses (including water sport activities);
- extensive park developments providing a variety of open space uses (including creation of a vibrant waterfront to serve as a focal point of attraction);

- Deletion of waterfront roads to create a traffic-free pedestrian environment with easy access to bring people to the waterfront; and
- High quality low to medium rise residential development for Pak Shing Kok without compromising the existing ridgelines.

Annex B

11. Further details of the Concept Plan are described in the Consultation Digest at Annex B.

Stage 3 Public Consultation

12. We are conducting further public consultations in respect of the Concept Plan for the TKO further development areas. These include consultation with the Sai Kung District Council and Town Planning Board and holding open forums with local communities, professional institutes, academia and other interest groups.

The Way Forward

13. We will finalize the Concept Plan in the light of the Stage 3 consultation to be completed by end February 2004. The Concept Plan, being a broad land use framework, will form the basis for the formulation of detailed layout plans for the further development areas of TKO. We shall conduct engineering and environmental impact assessments to ascertain that the proposed land use planning would be both technically feasible and environmentally sustainable. In completing all necessary assessments and consultations, land use proposals will be translated into an OZP. On the basis of the OZP, concerned departments will draw up feasibility study and seek resources for the implementation programme and/or devise plans to involve the private sector in the provision of some of the facilities.

**Housing, Planning and Lands Bureau
Territory Development Department & Planning Department
January 2004**

FINDINGS OF THE STAGE 2 PUBLIC CONSULTATION

1 INTRODUCTION

1.1 The Territory Development Department commissioned a study to formulate a comprehensive plan for the long term further development of Tseung Kwan O and to improve its overall design. To foster community support, promote community participation in the process and ownership of the study outcome, we carry out extensive consultation during the study process and the public views collected are essential for this study. We carry out 3 stages of public consultations as follows:

- Stage 1 : Collection of public views on key issues and direction for TKO further development
- Stage 2 : Presentation and discussion on various possible development options
- Stage 3 : Presentation of the recommended development option

1.2 Stage 1 consultation was held in September/October 2002 to provide a public consultation forum for discussion and exchange of ideas and to solicit views from stakeholders regarding the key issues and direction for the future development of TKO. These views were taken into consideration in the development of development themes.

1.3 Four development themes were then presented to the public during the Stage 2 consultation exercise, which was held in May 2003.

2 STAGE 2 PUBLIC CONSULTATION

2.1 A series of activities were undertaken during the Stage 2 Consultation to elicit comments and suggestions from concerned parties and TKO residents. These included:

- publishing and distribution of consultation materials
- LegCo Panel on Planning, Lands and Works meeting on 2 May 2003
- Sai Kung District Council meeting on 7 May 2003
- Public Consultation forum on 9 May 2003
- Discussion forum with TKO Area Committees' members on 15 May 2003
- Discussion forum with Ocean Shores' residents on 16 May 2003 (upon invitation by the Chairman of Ocean Shores Owners's Committee)
- Discussion forum with professional institutes, green groups and business representatives on 20 May 2003
- Town Planning Board meeting on 23 May 2003.

- 2.2 A Consultation Digest, which presented the ideas of the four alternative development themes for Town Centre South and Pak Shing Kok, was produced for public consultation purpose, in both English and Chinese. The consultation digests were distributed to the target consultees before the consultation meetings/ forums (except public consultation forum and discussion forum with Ocean Shores' residents). The Consultation Digest could also be viewed on TDD's website.
- 2.3 Newsletter No. 3, which provided a brief account of the Study progress over the past few months, was also produced in both English and Chinese. The Newsletter also presented the key features of the three alternative development themes (Theme 4 had by this stage been dropped from consideration due to the concerns over excessive housing provision). Through the questionnaire enclosed in the newsletter, we sought views from TKO residents on the development themes. The newsletters and questionnaires (approximately 70,000 copies) were widely distributed prior to the public forum. The questionnaire could be downloaded from TDD's website.

3 FEEDBACK FROM THE STAGE 2 PUBLIC CONSULTATION

- 3.1 The following paragraphs provide a brief summary of the major concerns and issues raised at the various meetings and forums held during the course of the Stage 2 Consultation.

LegCo Panel on Planning, Lands and Works

- 3.2 Members of the Panel in general did not support further reclamation in TKO, particularly for housing development. A suggestion was made for better utilization of the TKO Stage 1 Landfill for open space and recreation development. A query was raised whether the residential land reserved for the 32,000 population in Theme 1 should rather be used to incorporate the leisure and recreation facilities proposed under Themes 2 and 3.
- 3.3 There was general support for the water sports and recreation proposals in Theme 2 which maximises leisure and recreation potential. Some members also opined that to improve the living environment of TKO, the population density should be reduced and the total population of TKO should be capped at 460,000 with 5,000 at Pak Shing Kok.

Sai Kung District Council

- 3.4 The majority of Council members raised objection to further reclamation in TKO and queried the need for further reclamation taking into account the slow population growth rate and sufficient land supply for housing in areas outside TKO. They raised that TKO is densely populated with high-rise building blocks and there is a strong demand for lower development density, more leisure and recreational facilities and open space provisions.
- 3.5 Some members suggested to make use of the 60 hectares land in TKO Stage 1 Landfill and to release the residential land not yet developed/disposed off for providing more leisure and recreational facilities. They also opined that the population level should further be reduced to less than 440,000.
- 3.6 There was some support for a small amount of reclamation for provision of leisure, recreational and tourist facilities, including water sport activities and waterfront hotel.

Public Consultation Forum

- 3.7 A public consultation forum was held on 9 May 2003 at Leung Sing Tak Primary School in Hang Hau to brief the public on the development themes and to collect views and opinions from the public. About 210 people attended the forum, of which about 40% were from Oscar by the Sea and 15% from Ocean Shores.
- 3.8 Major feedback from the residents in the forum was objection to further reclamation in TKO. Other major concerns and comments raised at the forum included the desire for provision of more leisure and recreational facilities, concerns over adverse environmental impacts due to further development and impacts on property values and quality of life in TKO.
- 3.9 The residents particularly requested for more open space and recreational facilities, and the early provision of the planned facilities.

Discussion Forum with TKO Area Committees

- 3.10 Attendees expressed no strong preference on the development themes. The focus of discussion was on land use suggestions, particularly those which would enhance tourist attraction. Suggestions included town squares, playgrounds for remote control model airplanes/ boats, museums and more walking trails to the Country Parks.

Discussion Forum with the residents of Ocean Shores

- 3.11 Upon invitation by the Chairman of Ocean Shores Owners Committee, a discussion forum was held with residents of Ocean Shores on 16 May 2003 at Ocean Shores Club House.
- 3.12 The residents in general objected to further reclamation. They also raised the need for more and early provision of recreational facilities. Some residents particularly requested a phased implementation of the new development, with Town Centre South as the core development to be completed immediately and with any further extension to be considered when there was a need in future.

Forum with Professional Institutes, Green Groups and Business Representatives

- 3.13 In general, attendees did not raise strong views on their preference for any particular development theme. However, they did convey various ideas/concepts on planning and urban design for improvement of quality of life, for consideration in developing the land use proposals.
- 3.14 These ideas/concepts include greater use of depressed roads to facilitate integration between different areas, closing of some existing roads for pedestrianisation and the introduction of identity for different districts using planning themes, colours, planting and street furniture. Integration of marine rights into the land parcels at the waterfront was suggested to increase the attractiveness of the land for development.

Town Planning Board Meeting

- 3.15 Members provided their views on the development intensity and the associated need for reclamation for the further development of TKO.
- 3.16 Some members supported Theme 1 with less population than currently planned under the Outline Zoning Plan, in particular as there is a rising public aspiration for lower density development after the spread of Severe Acute Respiratory Syndrome (SARS). Other members supported Theme 2 in view of its ability to provide flexibility for quality planning with a more attractive coastline.
- 3.17 Major concerns/comments raised included suggestions to modify Theme 1 in order to provide more open space and recreational facilities (as proposed in Theme 2), the suitability of water quality of the drainage channel for water sport uses, possible environmental impacts from TKO Stage 1 Landfill and the possible integration of the Landfill Site with the planning of Town Centre South and Pak Shing Kok.

4 WRITTEN FEEDBACK DURING STAGE 2 PUBLIC CONSULTATION

- 4.1 Throughout the Stage 2 Public Consultation process, substantial feedback from the public on the further development of TKO has been received.
- 4.2 Up to 31 August 2003, a total of 73 submissions including 55 electronic submissions and 18 written submissions expressing comments and suggestions on the further development of TKO have been received from the public. These include a letter with 2,363 resident's signatures from Oscar by the Sea, a letter with 7,545 resident's signatures from Ocean Shores, and submissions from the LegCo and Sai Kung District Council Members' offices providing their standpoints/suggestions on the further development of TKO.
- 4.3 The major comments expressed in these submissions include: objections to further reclamation at Town Centre South for residential development, especially with regard to a lack of need for housing supply; support for leisure, recreational and waterfront developments; reduction of development densities; reduction of residential/commercial uses in the new development areas to allow instead for more open space provision for the community; concerns over

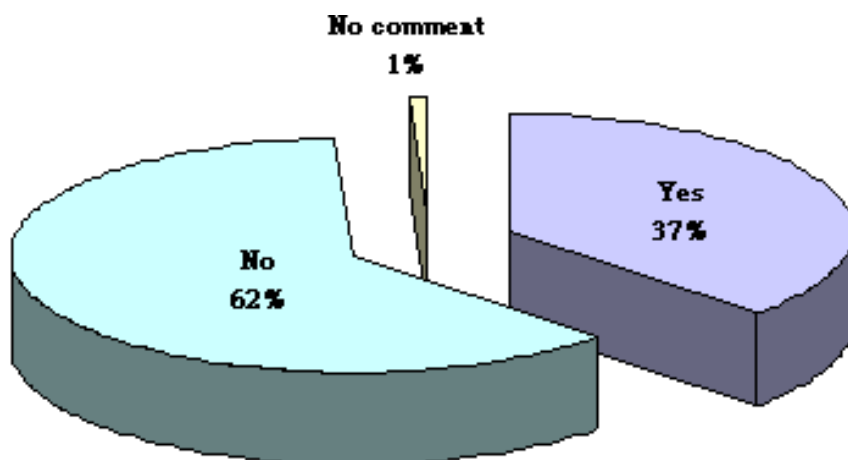
adverse environmental impacts, especially air quality; and the impact of the development to the quality of life of the TKO residents.

5 QUESTIONNAIRES

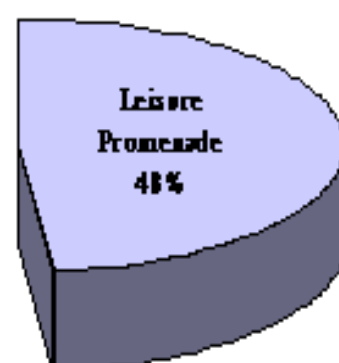
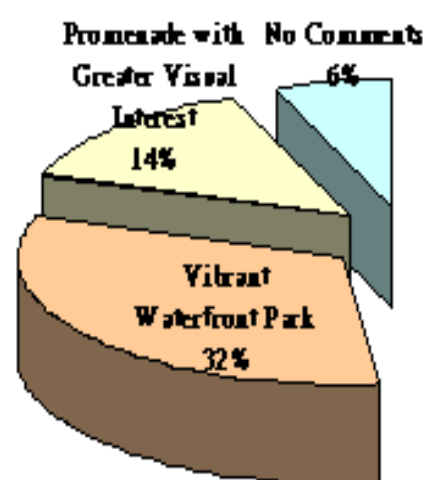
About 70,000 questionnaires were distributed to collect views and opinions from the TKO residents on the three alternative development themes. The questionnaire could also be downloaded from TDD's website. A total number of 12,554 questionnaires have been returned.

Respondents were asked to answer 5 questions on various aspects of the three development themes. The results are as follows:

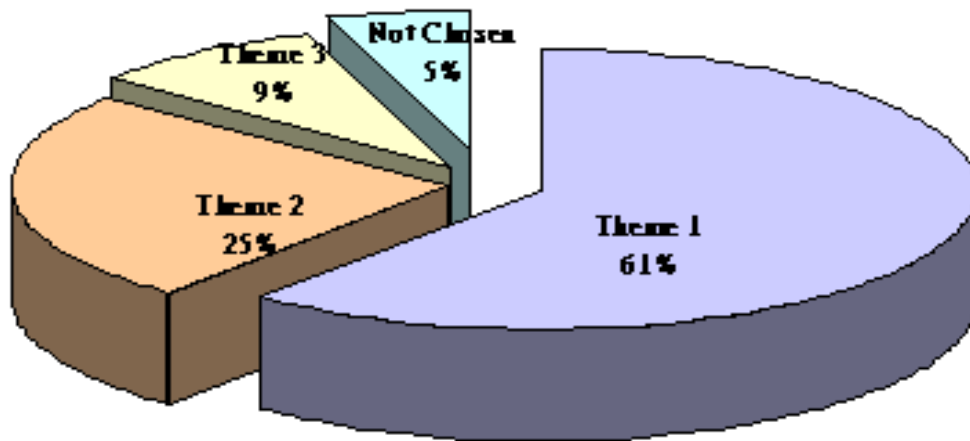
Q. 1 Two development themes will benefit Tseung Kwan O by providing more waterfront open spaces and recreational facilities but require further reclamation. Are they acceptable?



Q. 2 What sort of waterfront development would you like? (Leisure promenade with commercial activities such as sidewalk café and shops; vibrant waterfront park with more marine related recreational and entertainment facilities (eg "leisure island" and water sports centre); or promenade with greater visual interest and better linkage between western and eastern TKO)



Q. 3 Please rank the three development themes in order of your preference (the chart shows the first choice of theme):



Top 5 “LIKE” or “DON’T LIKE” Features

Top 5 Features of Theme 1 (LIKE)	Top 5 Features of Theme 1 (DON'T LIKE)
No. 1 No Reclamation (1738)	No. 1 Increase in Residential Land Use (676)
No. 2 Riverine Park (1146)	No. 2 Insufficient Recreational/ Community Facilities (530)
No. 3 Sidewalk Café (1043)	No. 3 Commercial Facilities/Shops (512)
No. 4 Reduced Population Density (765)	No. 4 Too Much Population in PSK (511)
No. 5 Cross Bay Link Feature Bridge (414)	No. 5 Insufficient Open Space (509)

*() are number of respondents.

Top 5 Features of Theme 2 (LIKE)	Top 5 Features of Theme 2 (DON'T LIKE)
No. 1 Water Sports (1530)	No. 1 Further Reclamation (801)
No. 2 Leisure Island (1178)	No. 2 Waterfront Hotel (556)
No. 3 Open Space Corridor (236)	No. 3 Water Sports (323)

No. 4 Riverine Park (140)	No. 4 Leisure Island (157)
No. 5 Waterfront Hotel (131)	No. 5 Environmental Impacts (104)

*() are number of respondents.

Top 5 Features of Theme 3 (LIKE)	Top 5 Features of Theme 3 (DON'T LIKE)
No. 1 Promenade Crescent (1394)	No. 1 Further Reclamation (801)
No. 2 Travelator (660)	No. 2 Travelator (660)
No. 3 Open Space Corridor (375)	No. 3 Promenade Crescent (134)
No. 4 Riverine Park (81)	No. 4 Increase in Residential Land Use (121)
No. 5 Cross Bay Link in Tunnel (31)	No. 5 Environmental Impacts (97)

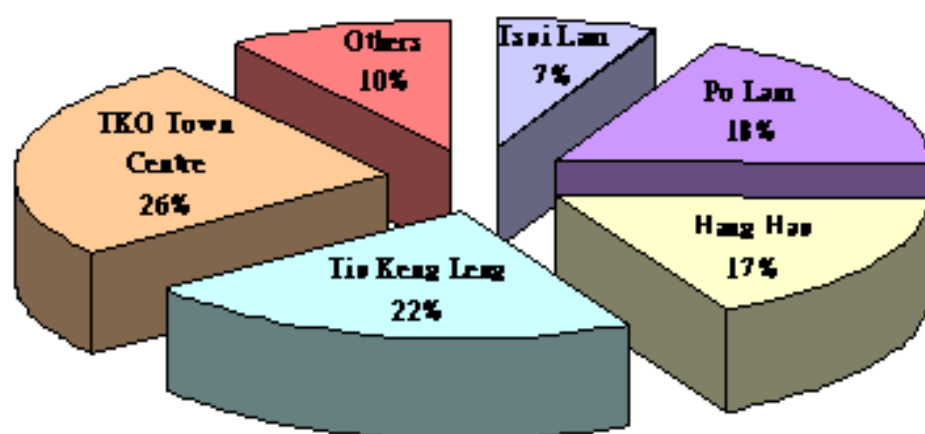
*() are number of respondents.

Q. 4 Additional Comments

About 30% of respondents provided additional comments on the further development of TKO. These additional comments can be grouped as follows:

- Object to further reclamation.
- Rezone the non-developed land for recreational facilities.
- Maintain the current OZP population in Pak Shing Kok.
- Construct the town park and planned open space facilities as soon as possible.
- Lower development density and building height.
- Provide more water sports, recreational facilities and open space.
- Combine the key features of the 3 Development Themes.
- Provide more planting and green areas.
- Avoid damaging the eco-system.
- No residential land in Town Centre South.

Q. 5 Address of Respondents



將軍澳進一步發展

FURTHER
DEVELOPMENT OF

Tseung Kwan O

Annex B
附件 B



拓展署
Territory Development Department
新界東拓展署
NEW TERRITORIES EAST DEVELOPMENT OFFICE

第三階段公眾諮詢
Stage 3 Public Consultation

諮詢摘要
Consultation Digest

二零零四年一月
January 2004

將軍澳進一步發展

將軍澳新市鎮在過去二十年間發展迅速，現時人口約有三十萬。在規劃餘下的發展區時，我們致力改善市鎮的整體設計及滿足公眾對改善居住環境的期望。我們已制定一份概念圖則，為將軍澳進一步發展訂定一個土地用途大綱，涵蓋範圍主要包括市中心南部，調景嶺和百勝角。

機會

- 為將軍澳居民改善現有的居住環境
- 提供更多休憩空間及降低發展密度，而社會對住宅用地需求減少及尚有未發展的土地等因素正好帶來重新規劃的機會
- 將東面水道及已修復的堆填區改造成具吸引力的園景美化區及康樂用地
- 提供富有特色的海濱區域及水上康樂設施



我們的理想

把將軍澳建設成一個四通八達、朝氣勃勃、具獨特都市設計和優越居住環境的新市鎮。

FURTHER DEVELOPMENT OF TSEUNG KWAN O

Tseung Kwan O (TKO) New Town has undergone rapid development over the past 20 years and now provides home to about 300,000 people. In planning for the remaining development areas, our objective is to improve the overall design of the New Town, and to meet the public's expectations for a better living environment. We have formulated a Concept Plan to provide a broad land use framework for the further development areas of TKO, in particular Town Centre South, Tiu Keng Leng and Pak Shing Kok.

OPPORTUNITIES

- To improve the built environment of TKO for the benefit of residents.
- To provide more open space and reduce development density. Reduced demand for new flats and vacant sites provide scope for replanning.
- To utilise the eastern channel and restored landfill as attractive landscape and recreational resources.
- To provide a distinctive waterfront area and water recreation facilities.

Town Centre South & Tiu Keng Leng
Existing and Committed Development
市中心南部和調景嶺現有及已落實的發展

OUR VISION

To build Tseung Kwan O into a New Town which can boast of its convenience, vibrancy, distinctive urban design and quality living environment.

PUBLIC CONSULTATION

Alternative planning themes were derived to explore a range of development opportunities for TKO. Theme 1 proposed a “no further reclamation” development (except for Western Coast Road), while Themes 2 and 3 proposed an extension of Town Centre South to enable diversified land uses and enlarged waterfront districts which maximised recreation potential and development with direct water frontage.

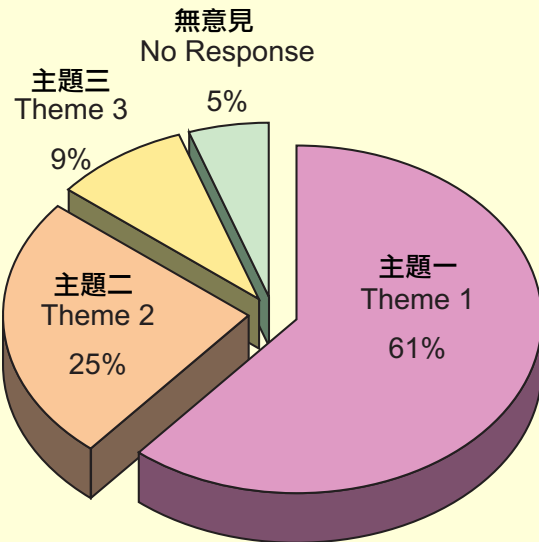
Public consultation was undertaken in May 2003 to seek the public's views on these themes. Major concerns raised during the consultation include:

- No further reclamation for development.
- Reduction of population density.
- Provision of more open space and leisure facilities.

The results of the consultation indicate a preference for the “no further reclamation” Theme 1. However, there is also a desire for the distinctive waterfront features of Themes 2 and 3 to be incorporated in the further development.

三個發展主題在問卷調查中的受歡迎程度排列如下

Order of preference from Questionnaire Survey during public consultation



公眾諮詢

我們在前階段的工作訂定了**不同的發展主題**，以研究將軍澳不同的發展機會。發展主題一建議“不作進一步填海”(不包括西岸公路)，發展主題二及三建議伸延市中心南部，提供多元化的土地用途及擴大海濱區域，盡量發揮消閑設施方面的發展潛力及盡享海景資源。

公眾諮詢於二零零三年五月舉行，以尋求公眾對這些發展主題的意見，在諮詢中公眾所提出的關注事項主要包括：

- 不再進一步填海作發展之用
- 降低人口密度
- 提供更多休憩及消閑設施

諮詢結果反映公眾較喜歡主題一“不作進一步填海”。然而，也有公眾期望能把主題二及主題三的獨特海濱特色納入未來的發展當中。

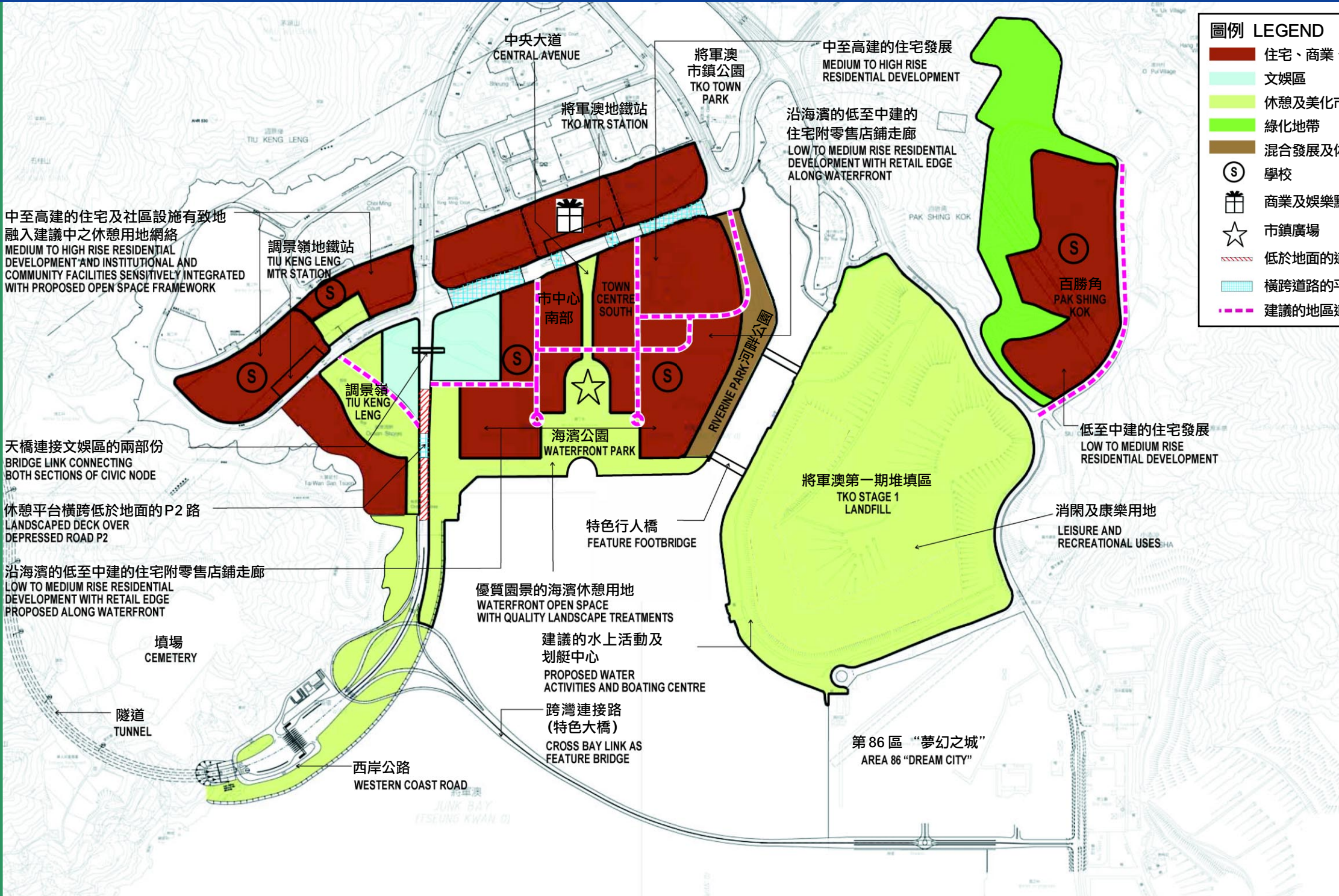
THE CONCEPT PLAN

A concept plan has now been formulated on the basis of Theme 1. The plan sets out the suggested land uses for the preferred development making good use of development opportunities and taking into account the public's views on the further development of TKO. The Concept Plan will form the basis for the future planning of TKO.

KEY FEATURES OF THE CONCEPT PLAN

- Reduced residential density in Tiu Keng Leng and Town Centre South.
- Use of TKO Stage 1 Landfill for leisure and recreation.
- Extensive park developments and waterfront promenade providing a variety of open spaces.
- Deletion of waterfront roads to create a traffic-free pedestrian environment with easy access to bring people to the waterfront.

Note : Plans and images in this document are for illustrative purposes, and final development layout will depend on detailed design.



概念圖則

概念圖則現已根據主題一制定。這圖則展示最可取的土地用途建議，當中已充分利用其發展機會及考慮公眾對將軍澳進一步發展的意見。概念圖則將會作為將軍澳未來發展的基礎。

概念圖則的主要特色

- 降低調景嶺及市中心南部的住宅發展密度
- 利用將軍澳第一期堆填區作消閑及康樂用途
- 具規模的公園發展及海濱長廊，以提供多樣化的休憩空間
- 取消沿海傍行車道路以提供行人專區，將居民引領到海濱

註：此文件中的圖則和相片只用作說明發展概念，最終發展藍圖以詳細設計為準

URBAN DESIGN

The urban design framework seeks to:

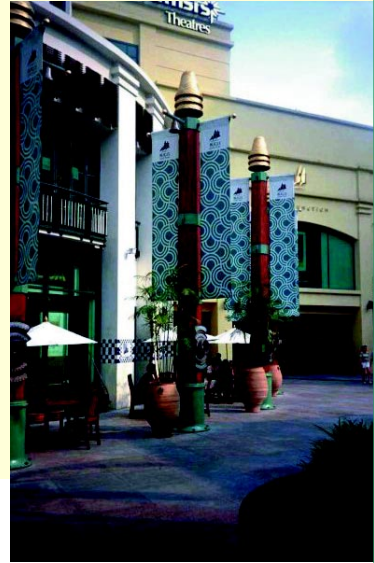
- Provide a vibrant waterfront area.
- Promote a mix of retail, recreation and leisure activities.
- Create activity space at ground level.
- Separate pedestrian circulation from vehicular traffic wherever possible.

A **stepped height profile** provides for a diminution of building heights from the hinterland to the waterfront for visual relief. Variation of building heights from east to west creates a more interesting building profile.

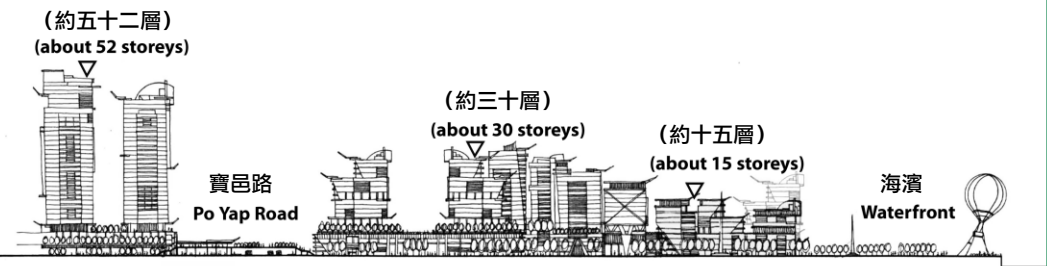
View corridors create key vistas to the waterfront and allow visual permeability.

Breezeways along major road corridors and the eastern channel enhance ventilation and the passage of cooler air streams through the New Town.

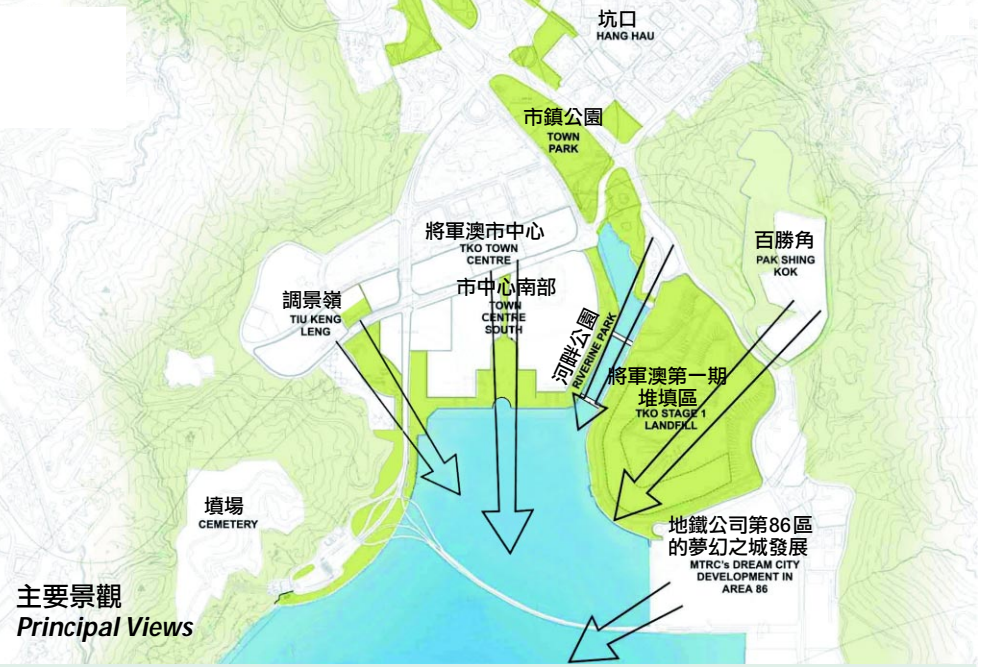
High quality streetscapes will enhance the open space and create a more lively pedestrian environment.



優質街景
Quality Streetscapes



市中心南部樓宇高度輪廓剖面圖
Indicative building height profile through Town Centre South



主要景觀
Principal Views

城市設計

城市設計的綱領會透過以下的方式去實現：

- 提供富動感的海濱地帶
- 促進零售、娛樂和消閑等多元化發展
- 增加地面的活動空間
- 盡量將人車分隔

富層次感的發展高度輪廓，使樓宇高度從市中心腹地向海濱區遞減作視覺上的舒緩，從東至西的樓宇高度變化也創造出一個更富趣味的建築物輪廓。

觀景走廊為海濱區的主要觀景點，令視野不受阻擋。

通風廊沿主要幹道和東面水道而設，不但提高通風效果，也為新市鎮帶來涼快的空氣。

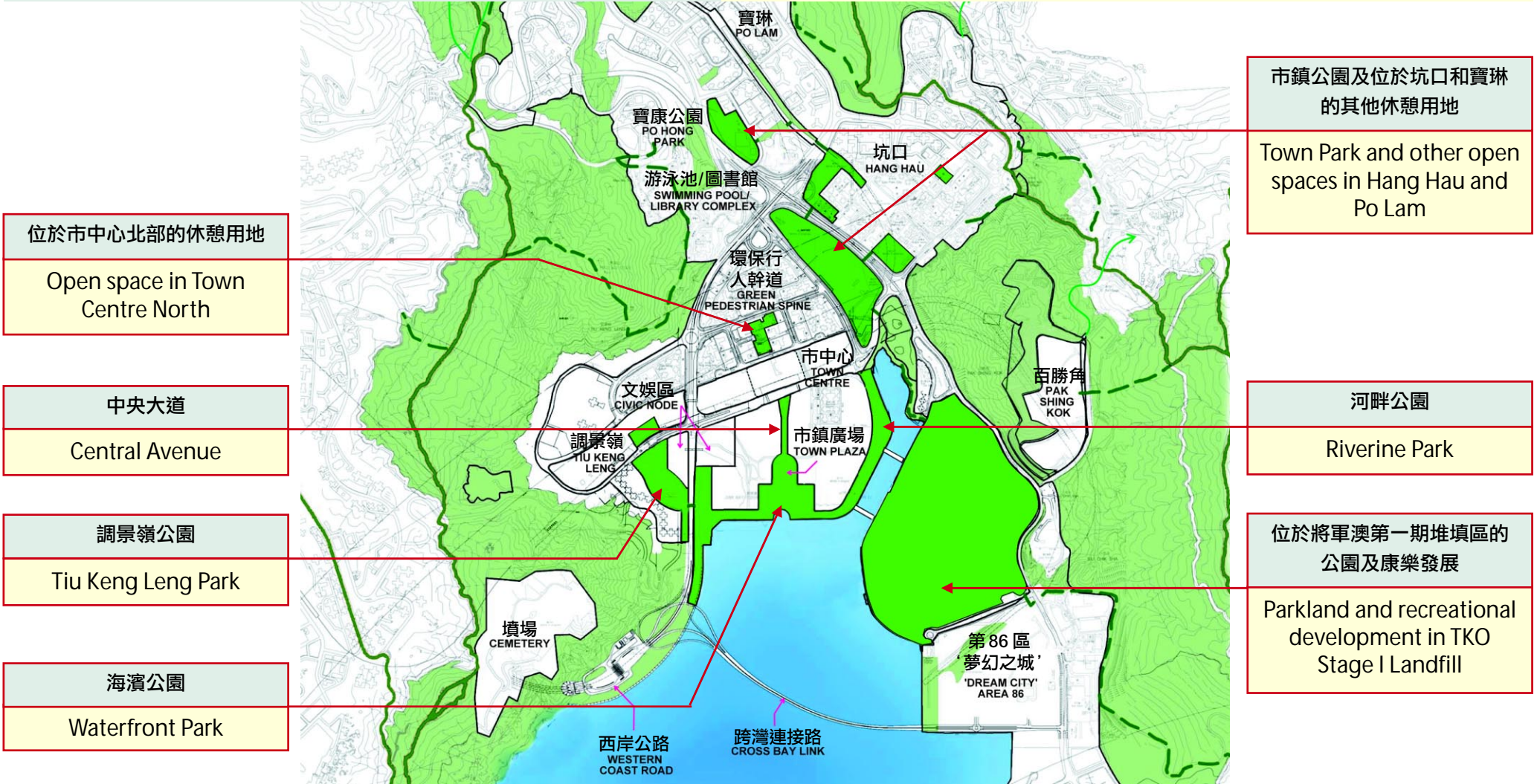
優質的街景可令休憩地方更加美觀，增添活潑氣氛。

休憩用地的綱領

休憩用地的綱領主要是將新舊融合。綠化用地的網絡從寶琳及坑口的地區公園，透過市鎮公園及建議的河畔公園，伸延至新的海濱公園，並橫過東面水道，連接堆填區的康樂用地。休憩用地亦同時向西伸展，接連調景嶺公園。

OPEN SPACE FRAMEWORK

The open space framework integrates the old with the new. The green space network extends through district parks from Po Lam to Hang Hau, through the Town Park to the proposed Riverine Park and then to the new Waterfront Park and across the channel to the Landfill recreational site. The open space also extends to the west, connecting to the Tiu Keng Leng Park.



位於市中心北部的休憩用地
Open space in Town Centre North

中央大道
Central Avenue

調景嶺公園
Tiu Keng Leng Park

海濱公園
Waterfront Park

市鎮公園及位於坑口和寶琳的其他休憩用地
Town Park and other open spaces in Hang Hau and Po Lam

河畔公園
Riverine Park

位於將軍澳第一期堆填區的公園及康樂發展
Parkland and recreational development in TKO Stage I Landfill

WATERFRONT PARK

- ❑ The waterfront proposals provide a major recreational open space with direct access to Junk Bay.
- ❑ The Waterfront Park provides for a variety of leisure uses, from outdoor dining, performing arts and informal entertainment (at small event nodes such as amphitheatres, etc), through to passive recreation along the waterfront promenade.
- ❑ The interaction between the sea area of Junk Bay and the Waterfront Park provides a major visual resource, with boating activities in Inner Junk Bay adding interest.



零售與消閑活動於一體的海濱
Waterfront with retail & leisure activities



沿海濱之活動點
Event nodes along waterfront



海濱長廊
Waterfront promenade



長廊設計
Promenade treatment

海濱公園

- ❑ 發展海濱的計劃在於提供一個主要的康樂及休憩用地直接通達將軍澳灣
- ❑ 海濱公園提供多元化的消閑用途，如戶外食肆、藝術表演、街頭娛樂（在小型表演場地如圓形劇場等舉行），以至一些沿海濱長廊而進行的靜態康樂活動
- ❑ 將軍澳灣與海濱公園互相融合，提供優美景緻，加上灣內可作划艇活動為海濱公園增添了情趣



毗鄰河畔公園的零售商店
Retail edge to Riverine Park



沿河畔公園的設計
Wateredge treatment along Riverine Park

河畔公園

- ❑ 河畔公園提供消閑設施，並可讓市民直達東面水道進行各種水上活動
- ❑ 北面的消閑中心接連河畔公園，與公園合而為一
- ❑ 公園旁的住宅及零售發展將錯落有致地伸展至公園內，使休憩用地變得更有生氣

調景嶺公園

- ❑ 調景嶺將設有更多的園景美化休憩用地，為市民提供更多“呼吸空間”以舒緩鄰近高密度環境的壓迫感
- ❑ 休憩平台橫跨低於地面的P2路，與海濱公園連接起來

中央大道

- ❑ 中央大道是一條為行人而設的零售商店走廊，連接市鎮廣場、將軍澳地鐵站及市中心北部的地區休憩用地，形成一條綠化行人大道

RIVERINE PARK

- ❑ The Riverine Park is a leisure resource with direct access to the water activity potential of the eastern channel.
- ❑ A leisure centre at the northern end will open out to the Riverine Park and form a fully integrated component of the park.
- ❑ Residential and retail development along the edge spills into the park in places to promote vibrancy within the open space.

TIU KENG LENG PARK

- ❑ More landscaped open space in Tiu Keng Leng will provide ‘breathing space’ and alleviate the impact of the surrounding high density environment.
- ❑ A landscaped deck across the depressed Road P2 provides direct linkage to the Waterfront Park.

CENTRAL AVENUE

- ❑ The Central Avenue is a pedestrian retail corridor which provides a continuous link from the Town Plaza via the MTR TKO Station to the district open space in Town Centre North to form a green pedestrian spine.



橫跨P2路的休憩平台
Landscaped deck over Road P2



園景美化的休憩用地
Landscaped open space

CIVIC NODE

- ❑ A civic node is located on the western side of Town Centre South and extends across Road P2 to Tiu Keng Leng. The new government complex will include cultural facilities, town hall, library, magistracy, etc.
- ❑ Distinctive architectural design will make the civic node an impressive western gateway to TKO.
- ❑ An open space corridor will link the civic node with the Town Plaza and Waterfront Park.

TOWN PLAZA

- ❑ A Town Plaza is located in the centre of Town Centre South, integrated with the Waterfront Park to the south and Central Avenue to the north.
- ❑ It will become the new venue for major community events such as fairs, shows, festival activities, etc, and will be the new gathering place for TKO residents.



文娛區（門廊大樓）
Civic node (gateway building)



市鎮廣場
Town Plaza

文娛區

- ❑ 文娛區位於市中心南部的西面，並伸延橫越P2路至調景嶺。新的政府大樓將包括文化設施、大會堂、圖書館及地方法院等
- ❑ 獨特建築設計將會令文娛區成為將軍澳西面一個具吸引力的門廊
- ❑ 休憩走廊將會連接文娛區，市鎮廣場及海濱公園

市鎮廣場

- ❑ 市鎮廣場位於市中心南部的中心地帶，與南面的海濱公園及北面的中央大道融為一體
- ❑ 廣場將成為主要社區活動，包括展覽、表演、節日活動等的新場地及將軍澳居民的“聚腳地”



零售商店發展
Retail development
edges



沿河畔公園的發展
Development along
Riverine Park

商業和住宅

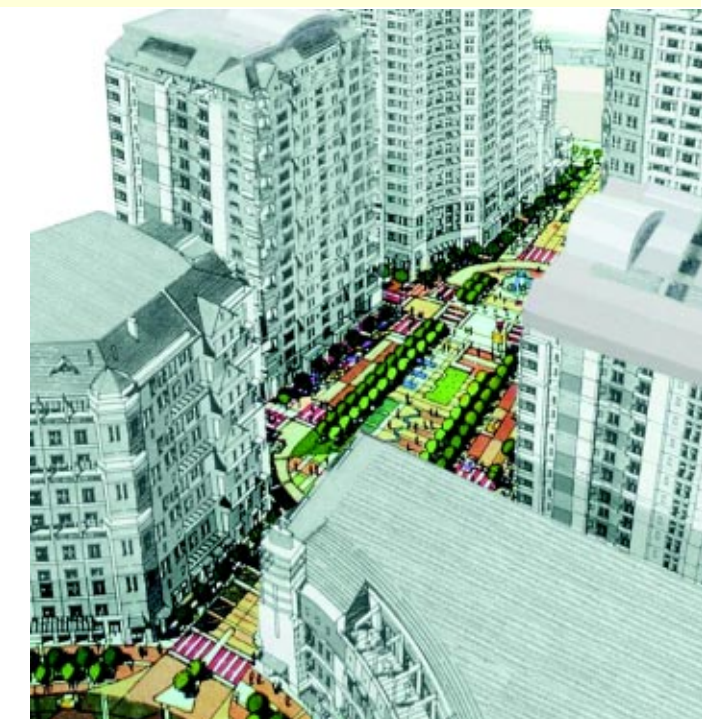
- ❑ 降低新發展地區的住宅密度及樓宇高度以改善整體的生活環境
- ❑ 於將軍澳地鐵站上蓋興建商業及娛樂點，作酒店、辦公室、零售及娛樂之用途
- ❑ 海濱及河畔發展提供住宅、零售、食肆及其他消閑娛樂活動一體融合，使新市鎮變得更加有生氣
- ❑ 從將軍澳地鐵站至海濱的“中央大道”是一條園景設計豐富的行人走廊，附設零售商店，包括露天茶座，時裝店等，連接至市鎮廣場
- ❑ 於百勝角建設優質低至中密度住宅，發展高度會受到限制以防止破壞現有的山脊線

COMMERCIAL & RESIDENTIAL

- ❑ The New Town environment will be improved by reduced residential density and height of buildings in the new development areas.
- ❑ Commercial and entertainment node is planned over the MTR TKO Station, possibly with hotels, offices, retail and entertainment uses.
- ❑ Waterfront and riverine developments provide a mix of residential, retail, restaurant and other leisure and entertainment activities to enhance vibrancy.
- ❑ A 'Central Avenue' extends from TKO Station to the waterfront. This is a richly landscaped pedestrian corridor with a retail edge (outdoor cafes, boutique shops, etc), which opens out onto the Town Plaza.
- ❑ High quality low to medium density housing at Pak Shing Kok. Development heights are restricted to avoid compromising the ridgeline.



中建住宅發展
Medium rise development



中央大道 Central Avenue

CIRCULATION

PEDESTRIAN

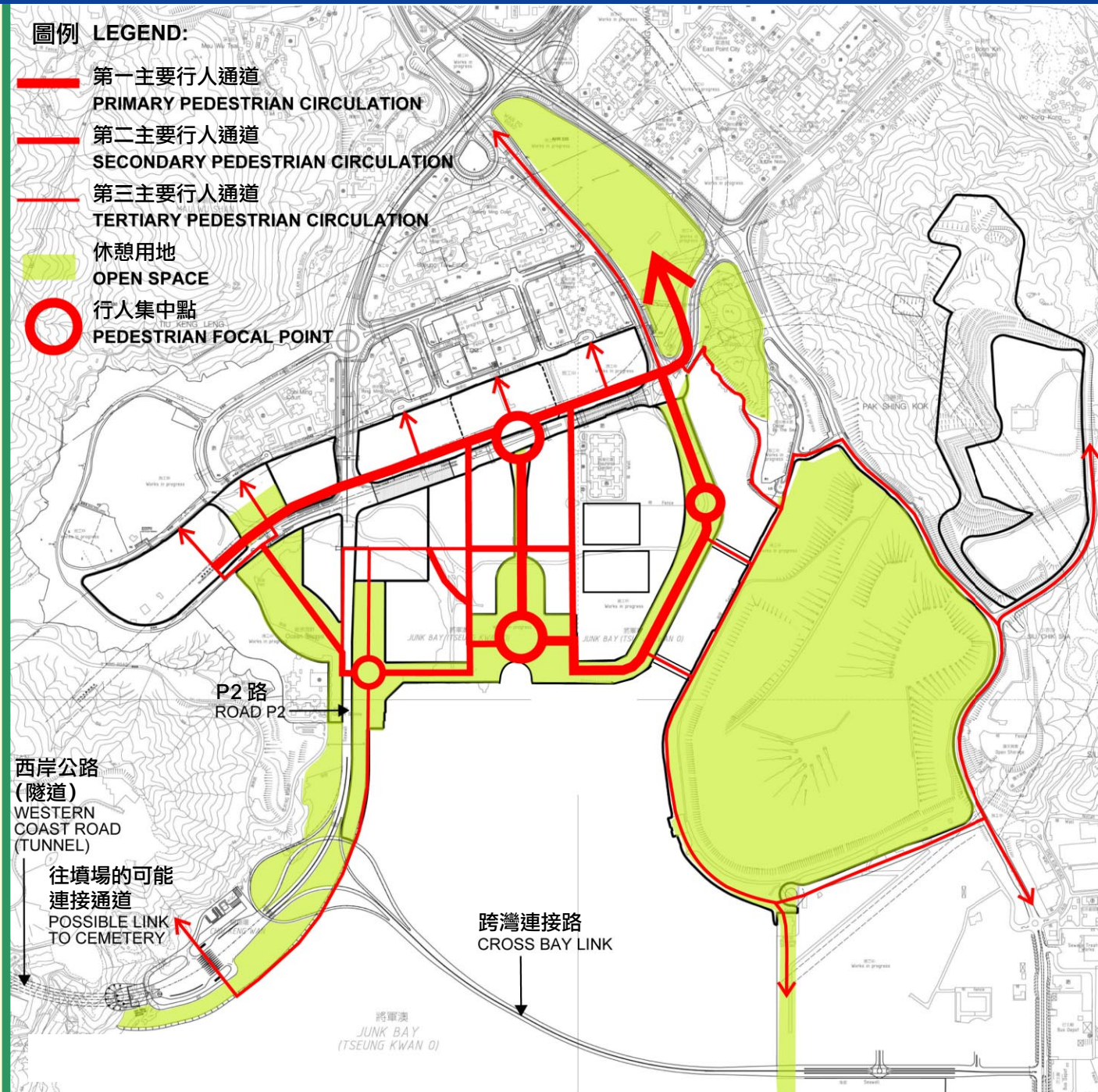
Circulation has been planned to achieve direct access and improve convenience between the various parts of the TKO area. Pedestrian and vehicular traffic has been segregated in the waterfront and riverine areas, which are designated as largely traffic-free zones, to provide safe and attractive environments for pedestrians. Feature bridges provide access across the eastern channel.

CYCLE TRACKS

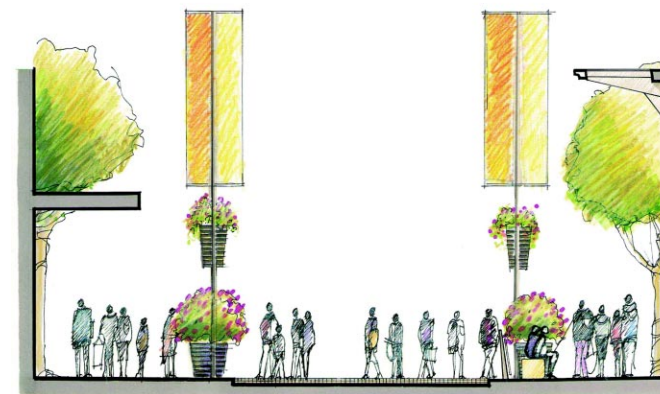
Cycle tracks are generally provided alongside roads and are separated from footpaths. Cycle parks are provided at strategic locations such as near MTR stations, public transport interchanges and near the waterfront area.

ROADS

- ❑ The Western Coast Road (WCR) will provide an additional link between TKO and Kowloon, through a tunnel. The eastern tunnel portal and a toll plaza are located on reclamation along the western shoreline of Junk Bay. The WCR connection to Road P2, fronting Ocean Shores, is depressed and decked to reduce traffic noise and enhance pedestrian linkage.
- ❑ The Cross Bay Link (CBL) is proposed as a feature bridge across Junk Bay. This will provide a bypass for traffic from the industrial areas on the SE side of TKO. Traffic volumes and associated noise through existing residential areas should be reduced.
- ❑ The Town Centre South area is served by local access roads, with the intention to avoid through-traffic. Traffic calming measures will be introduced to enhance pedestrian safety.
- ❑ Implementation timing for new road projects will take into account the pace of development in TKO and available resources.



特色行人橋橫跨東面水道
Feature pedestrian bridge over Eastern Channel



街道美化及行人專用區
Streetscape enhancement and traffic free pedestrian zones

交通

行人

行人通道網的規劃主要是提供一些走廊連接將軍澳各區，提高行人往來的方便。在海濱及河畔地區，行人與汽車會被分隔，而該地區被特定為無車地帶，給行人一個既安全又舒適的環境。此外，也會興建具特色的橋樑橫跨東面水道。

單車徑

單車徑會沿路旁興建，與行人路分隔開，單車停泊處會設置在一些重要地點如毗鄰地鐵站，公共交通交匯處及海濱地區。

道路

- ❑ 西岸公路提供另一條隧道形式的幹道連接將軍澳及九龍市區，東面隧道口及收費廣場設於將軍澳西岸的填海區。與西岸公路連接的P2路，在維景灣畔前的路段會設計成被平台覆蓋低於地面的道路，目的在於減低交通噪音及提供更方便的行人通道
- ❑ 建議將跨灣連接路興建為一條特式大橋橫過將軍澳灣，為將軍澳東南部工業區的車輛提供一條繞道，減少行經現有住宅區的車輛
- ❑ 市中心南部的交通，主要依靠數條地區接駁路，目的是避免非往該區的交通穿過市中心南部。另外將會引入一些車速緩減措施以提高行人過路的安全
- ❑ 新道路工程的興建時間表將取決於將軍澳的發展步伐及資源狀況



跨灣連接路大橋的可能設計
Possible form of CBL bridge



RECREATIONAL OPPORTUNITIES

A water sports centre and boating facilities are proposed along the Landfill site. Active recreation (eg ball courts) will be located at the toe of the Landfill site whilst the remaining areas will provide a park environment for passive recreation (kite flying area, walking and cycling trails, etc). Other facilities, such as a golf driving range, grass ski slope, etc, could be considered. Private initiatives in bringing forward the implementation of innovative leisure and recreational development would be welcome.



划艇
Sea rowing



獨木舟
Canoeing



風帆
Sailing



賽龍舟
Dragon boat racing

康樂活動

沿堆填區擬建一所水上活動中心及一些划艇設施。動態康樂設施（如球場）將會設於堆填區的邊陲，而其餘的範圍將會用作靜態康樂設施（如風箏場、步行徑和單車徑等）。其他設施如高爾夫球練習場、人造滑草場也在考慮之列。我們歡迎私人公司參與發展富創意的消閑及康樂活動。

回應公眾關注，以孚眾望

- 降低調景嶺及市中心南部的人口密度
- 不再填海作房屋發展，西岸公路所需的填海範圍將會在設計時進行檢討，以盡量減少填海的需要
- 西岸公路會以隧道形式興建，減少填海範圍
- 利用現有土地作發展之用
- 在資源許可下，提供更多休憩用地和不同的消閑及社區設施，以滿足居民的需要
- 減少往市中心南部的交通以改善環境，而道路規劃亦會減少使用隔音屏障的需要，大部份海濱區域會規劃成為行人專區

ADDRESSING PUBLIC CONCERNS & MEETING PUBLIC ASPIRATIONS

- Population densities in Tiu Keng Leng and Town Centre South have been reduced.
- No further reclamation for housing development is proposed. Land required for the construction of the WCR will be reviewed during design to ensure the minimum requirement.
- WCR to be in tunnel to minimise reclamation.
- Land is already formed and readily available for development.
- Extensive open space and different types of leisure and community facilities will be provided as resources become available in meeting the needs of local residents.
- Reduced through-traffic along local roads will improve the environment of Town Centre South. Roads have been planned to minimise the need for noise barriers. The waterfront area will be a largely traffic free zone.



放風箏
Kite flying

概覽

概念圖則為將軍澳進一步發展訂立一個可持續發展的綱領，在土地用途以及規劃建議上均考慮了在公眾諮詢中所收集的意見及建議。這份概念圖則主要是：

- 透過降低發展密度及引入大規模的休憩網絡以提供‘呼吸空間’而建立優質生活環境
- 融合現有及新的發展地區以提升新市鎮的凝聚力
- 創造獨特的海濱和河畔區域，加上康樂設施和活動中心，以激發活力，使其成為新市鎮居民的集中地

這個發展計劃將令將軍澳脫穎而出，成為一個有獨特個性及兼享優質生活環境的新市鎮。



海濱公園 Waterfront Park

OVERVIEW

The Concept Plan presents a sustainable development framework for the further development of TKO. The land use concepts and planning proposals have taken into consideration the comments and suggestions received during public consultation. The Plan:

- Establishes a high quality living environment by adopting lower density development with provision of ‘breathing spaces’ through the introduction of an extensive open space network.
- Integrates the new and existing development areas and enhances cohesion of the New Town.
- Creates a distinctive waterfront and riverine district, with recreational facilities and activity nodes to stimulate vibrancy, which will become a focal gathering place for residents.

The development proposals will enable TKO to emerge as a New Town of distinctive character and high quality living environment.

你的意見

歡迎公眾在二零零四年二月二十九日前表達對這份概念圖則的意見，並郵寄至：

九龍尖沙咀東部麼地道 77 號華懋廣場 1213 室

拓展署新界東拓展處

或傳真至 2721 8630

或電郵至 tsli@tdd.gov.hk

如有任何查詢，

請致電 2301 1375

YOUR VIEWS

Your views on the Concept Plan are welcome. Please forward your comments to:

Territory Development Department
NT East Development Office
Suite 1213 Chinachem Golden Plaza
77 Mody Road, Tsim Sha Tsui,
Kowloon

Or by fax to 2721 8630

Or by e-mail to tsli@tdd.gov.hk

before 29 February 2004

For enquiry, please call 2301 1375