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)

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.

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
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.

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?

- Yes: 37%
- No: 62%
- No comment: 1%

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)
Promenade with Greater Visual Interest 14%
Vibrant Waterfront Park 32%
Leisure Promenade 48%
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

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

*( ) are number of respondents.

<table>
<thead>
<tr>
<th>Top 5 Features of Theme 2 (LIKE)</th>
<th>Top 5 Features of Theme 2 (DON’T LIKE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. 1 Water Sports (1530)</td>
<td>No. 1 Further Reclamation (801)</td>
</tr>
<tr>
<td>No. 2 Leisure Island (1178)</td>
<td>No. 2 Waterfront Hotel (556)</td>
</tr>
<tr>
<td>No. 3 Open Space Corridor (236)</td>
<td>No. 3 Water Sports (323)</td>
</tr>
</tbody>
</table>
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.
Stage 3 Public Consultation
Consultation Digest
January 2004

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

Tseung Kwan O
**OUR VISION**

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

**FURTHER DEVELOPMENT OF TSEUNG KWAN O**

Tsing 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.

**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.
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.
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 a diminution of building heights from the hinterland to the waterfront for visual relief. Variation of building heights 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.

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.

Central Avenue

Tiu Keng Leng Park

Waterfront Park
**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.

**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.

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**Waterfront with retail & leisure activities**

**Event nodes along waterfront**

**Waterfront promenade**

**Promenade treatment**

**Waterfront dining**

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**Waterfront with retail & leisure activities**

**Event nodes along waterfront**

**Waterfront promenade**

**Promenade treatment**

**Waterfront dining**
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, 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.

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, boutiques, shops, etc), which opens out onto the Town Plaza.

High quality low to medium density housing at At Shing Kok. Development heights are restricted to avoid compromising the ridgeline.
CIRCULATION
PEDESTRIAN
Circulation has been planned to achieve direct access and im-
prove 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 inter-
changes 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 indus-
trial 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.
RECREATIONAL OPPORTUNITIES

A water sports centre and boating facilities are proposed along the Landfill site. Active recreation (e.g. 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.

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.

康樂活動

沿填海區新建一水上市活動中心及一帶運動設施。靜態康樂設施（如網場）將會設於填海區的邊緣，而其餘的範圍將會作

靜態康樂設施（如有網場、步行徑及單車徑等），其他設施如

龍舟賽龍舟等。人選填海區在考選之列，我們歡迎私人公

司參與發展當區的消費及康樂活動。

地標

- 交通網絡
- 車行徑
- 公共運輸網絡
- 開放空間

文旋之域
DREAM CITY

Cape D'Aguilar

Canoeing

Sailing

Kite flying

Dragon boat racing
**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.

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**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