

**For information  
on 26 April 2005**

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

**PWP Item No. 741TH -  
Northern Access to Area 86, Tseung Kwan O**

**PURPOSE**

This paper briefs Members on the proposed construction of an access road to serve the proposed development in Area 86, Tseung Kwan O (TKO).

**PROJECT SCOPE AND NATURE**

2. The scope of 741TH comprises –
  - (a) construction of about 550 metres (m) (including about 135 m long elevated road section and a roundabout) of a 2-lane 2 way carriageway from Wan Po Road to the northern part of Area 86, TKO;
  - (b) widening of Wan Po Road at its junction with the proposed road;
  - (c) construction of footpaths, cycle tracks, retaining walls, slope works, drainage works, waterworks and landscaping works associated with the works mentioned in paragraphs (a) and (b) above;
  - (d) provision of about 65 m long noise semi-enclosure foundation; and
  - (e) environmental mitigation measures associated with the works mentioned in paragraphs (a) to (d) above.

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A site plan of the proposed works is at Enclosure 1. We plan to start the construction works in December 2005 for completion in June 2008.

## **JUSTIFICATION**

3. Area 86 of TKO will be developed to accommodate about 21 500 housing flats for a population of about 57 600 people. The TKO Area 86 Planning Study completed in 1998 identified that the proposed new road (Northern Access) is required to serve the development.

4. The Mass Transit Railway (MTR) Corporation will construct the TKO South Station of the MTR TKO Extension and a public transport interchange (PTI) in Area 86. MTR Corporation is planning to start the construction works in early 2006 for completion in early 2009 to tie in with the time of population intake.

5. The Northern Access will connect the PTI to be constructed by MTR Corporation to Wan Po Road. The elevated section of the Northern Access will span over the mainline of the MTR TKO Extension. We need to start the construction of the Northern Access in December 2005 to match with the construction schedule of the PTI and the MTR TKO Extension.

## **PUBLIC CONSULTATION**

6. We consulted the Traffic and Transport Committee of Sai Kung District Council on 29 November 2001. Members supported the proposed works.

7. We gazetted the road scheme under Roads (Works, Use and Compensation) Ordinance on 25 January 2002 and received no objections. The Secretary for Transport authorised the works on 20 April 2002.

8. We further consulted the Traffic and Transport Committee of Sai Kung District Council on 10 December 2004 on the minor amendments made to the original road scheme since 2001. Members raised no comments on the minor amendments and supported the proposed road

scheme.

## **ENVIRONMENTAL IMPLICATIONS**

9. The project is not a designated project under the Environmental Impact Assessment Ordinance. We conducted a Preliminary Environmental Review (PER) for the project. The PER indicated that the project would not have significant environmental impact on air and water qualities during operation stage. The PER also indicated that traffic noise mitigation measures would not be required before the adjacent housing development is occupied in about 2013. We will construct about 65 m long noise semi-enclosure and apply Low Noise Road Surface (LNRS) for a section of the proposed road (both eastbound and westbound) in 2012 for completion in 2013. The proposed noise semi-enclosure will comprise transparent acrylic roof panels mounted on structural steel frame supports. Some 130 planned dwellings at the housing development would directly benefit from the proposed noise semi-enclosure. We will carry out the foundation works at the same time with the roadworks.

10. With regard to landfill gas hazard, we will require the contractor to regularly check the landfill gas levels in depressions, trenches and other excavations using portable gas detectors during construction stage. We will implement measures to mitigate the landfill gas hazard including filling up voids around any service ducts, pipes or cables within conduits with gas resistant mastic. We will seal off all ducts, manholes, and chambers from the ground to prevent gas entry and provide vented covers to allow any gas that enters to dissipate harmlessly to atmosphere.

11. We will implement suitable measures to control pollution arising during construction. These measures will include frequent watering of the site, provision of wheel-washing facilities, covering of materials on trucks and using silenced construction plant.

12. At the planning and design stages, we adopted suitable levels for the road and the landscaping areas to reduce the generation of the construction and demolition materials as much as possible.

13. The proposed construction of Northern Access to Area 86 at

TKO will involve removal of 74 trees including 70 trees to be felled and four trees to be transplanted elsewhere. All trees to be removed are not important trees<sup>1</sup>. We will incorporate planting proposals as part of the project, including estimated quantities of 5 520 trees, 11 200 shrubs and 4 000 square metres of grassed area.

## **LAND ACQUISITION**

14. The proposed works do not require any land acquisition.

## **WAY FORWARD**

15. We plan to seek endorsement of the Public Works Subcommittee for upgrading the proposed works mentioned in paragraph 2 above to Category A (at an estimated cost of \$114.08 million in money-of-the-day prices) on 1 June 2005.

## **ATTACHMENT**

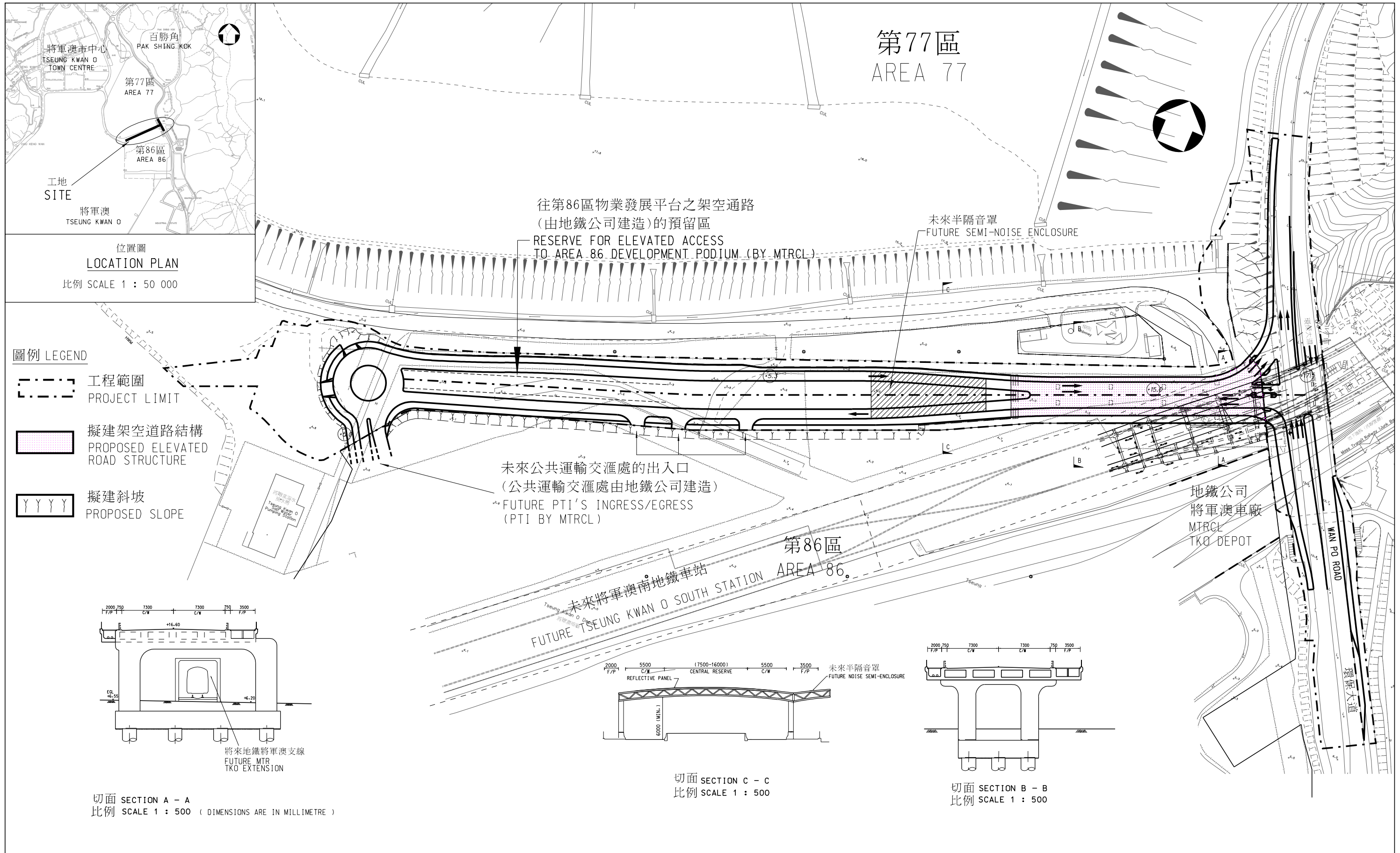
Enclosure 1 – Drawing No. TK2304

**Housing, Planning and Lands Bureau**  
**Civil Engineering and Development Department**  
**April 2005**

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<sup>1</sup> Important trees include trees on the Register of Old and Valuable Trees, and any other trees which meet one or more of the following criteria –

- (a) over 100 years old;
- (b) of cultural, historical or memorable significance;
- (c) of precious or rare species;
- (d) of outstanding form; or
- (e) with trunk diameter exceeding one metre (measured at one metre above ground level).



圖則名稱 drawing title  <b>將軍澳第86區北面通道</b> NORTHERN ACCESS TO AREA 86, TSEUNG KWAN O	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 新界東拓展處 NEW TERRITORIES EAST DEVELOPMENT OFFICE
	W K LEUNG	SIGNED	15.04.2005	741TH	
	核對 checked	簽署 initial	日期 date	比例 scale	土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
C W MOK	SIGNED	15.04.2005	1 : 2000		
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.		
W T YEUNG	SIGNED	15.04.2005	TK2304		