

**For discussion  
on 22 January 2019**

**Legislative Council Panel on Development**

**PWP Item No. 716CL  
Tseung Kwan O further development –  
infrastructure works for Tseung Kwan O Stage 1 landfill site**

**PURPOSE**

This paper briefs Members on the proposal to upgrade the remainder of **716CL**, entitled “Tseung Kwan O further development – infrastructure works for Tseung Kwan O Stage 1 landfill site” (the Project), to Category A at an estimated cost of \$301.6 million in money-of-the-day (MOD) prices, to carry out works comprising the Southern Bridge, Sewerage Facilities, and ancillary works for the Project.

**PROJECT SCOPE**

2. The remainder of **716CL** that we propose to upgrade to Category A, hereinafter referred to as “Remaining Works”, comprises –

- (a) construction of a footbridge with a length of about 150 metres (m) and a width of about 6m, over the Eastern Channel connecting Tseung Kwan O (TKO) Area 68 and TKO Area 77 (Southern Bridge);
- (b) construction of a sewage pumping station, about 560m long rising mains and associated sewage pipes at Lohas Park Road (Sewerage Facilities); and
- (c) ancillary works<sup>1</sup>.

3. The location plan, layout plan and photomontage of the proposed Remaining Works are at **Enclosure 1**.

4. Subject to funding approval of the Finance Committee (FC), we plan to commence the proposed Remaining Works in the second half of 2019 for completion in 2022.

---

<sup>1</sup> Including landscaping, seawall modification, footpath construction, drainage and utilities works, and related electrical and mechanical works.

## JUSTIFICATION

5. We completed the “Further Development of Tseung Kwan O – Feasibility Study” in December 2005 which recommended various infrastructures at the restored TKO Stage 1 landfill site<sup>2</sup> (i.e. TKO Area 77) to support recreational developments thereat<sup>3</sup>, including improvement of the linkage between the landfill site and adjacent areas such as TKO Town Centre South at TKO Area 68 and the development at TKO Area 86 (i.e. LOHAS Park). The first phase of the recommended infrastructure works, comprising footpaths and cycle tracks along the toe of TKO Stage 1 landfill site and in TKO Town Centre South, and a combined pedestrian and cycle bridge (Northern Bridge) over the northern end of the Eastern Channel, was completed and opened for public use in April 2012.

6. TKO Area 77 is zoned primarily for recreational use in the approved TKO Outline Zoning Plan No. S/TKO/26. The proposed Southern Bridge is to enhance the pedestrian connectivity between the promenade areas on both sides of the Eastern Channel, i.e. TKO Area 68 and TKO Area 77, thereby facilitating recreational developments at TKO Area 77. The proposed Southern Bridge will also enhance the pedestrian connectivity amongst the residential developments at TKO Town Centre South and LOHAS Park. The proposed Sewerage Facilities are to collect sewage from the recreational developments at TKO Area 77.

## FINANCIAL IMPLICATIONS

7. We estimate the cost of the proposed Remaining Works to be \$301.6 million in MOD prices.

## PUBLIC CONSULTATION

8. For the proposed Southern Bridge, we consulted the Traffic & Transport Committee (T&TC) of Sai Kung District Council (SKDC) in 2013 and 2014. T&TC of SKDC was supportive of the proposed Southern Bridge. For the proposed Sewerage Facilities, we consulted the Housing & Environmental Hygiene Committee (HEHC) of SKDC in 2014. HEHC of SKDC had no objection in principle to the proposed Sewerage Facilities. Subsequently, we reported to SKDC on the latest development of the proposed Remaining Works on

---

<sup>2</sup> The Environmental Protection Department completed the restoration of TKO Stage 1 landfill site in 1999 and has since then been conducting environmental monitoring on the restored site for a period of 30 years. So far, all the monitoring results have complied with the relevant contract requirements.

<sup>3</sup> Existing recreational developments include the Jockey Club Hong Kong Football Association Football Training Centre, the Wan Po Road Pet Garden, cycle tracks and promenade. There is also a water sports centre under planning.

6 November 2018. SKDC was supportive of the proposed Remaining Works and urged for early commencement.

9. We gazetted the scheme of the proposed Southern Bridge under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 17 and 24 October 2014 and received one objection<sup>4</sup>. The objection was examined and considered not justified. The Chief Executive-in-Council authorised the proposed scheme of the Southern Bridge without modification on 21 September 2015, and the authorisation was gazetted on 25 September and 2 October 2015.

10. We gazetted the scheme of the proposed Sewerage Facilities under Cap. 370 as applied by Section 26 of the Water Pollution Control (Sewerage) Regulation on 24 December 2014 and 2 January 2015, and no objection was received. The scheme was authorised on 15 April 2015, and the authorisation was gazetted on 30 April and 8 May 2015.

## **ENVIRONMENTAL IMPLICATIONS**

11. The Project is not a designated project under Schedule 2 of the Environmental Impact Assessment Ordinance (Cap. 499). In September 2005, we completed an Environmental Impact Assessment (EIA) report under Schedule 3 of the EIA Ordinance for Further Development of Tseung Kwan O - Feasibility Study which included the proposed Remaining Works. The Director of Environmental Protection approved the EIA report on 8 December 2005.

12. The EIA report concluded that the proposed Remaining Works would not cause long-term adverse environmental impacts. We will implement environmental mitigation measures recommended in the EIA report to control the short-term environmental impacts arising from the construction works within established standards and guidelines. These measures include, inter alia, frequent watering of the site, provision of wheel-washing facilities to minimize dust generation, use of quiet-powered mechanical equipment, provision of temporary noise barriers, and use of temporary drains to discharge the surface run-off of sites. The proposed Remaining Works are located within the 250 m consultation zone of the TKO Stage 1 landfill. A landfill gas hazard assessment was carried out. Precautionary and protection works as well as monitoring measures will be implemented during the construction and operation stages. We have included the costs of providing relevant environmental mitigation measures in the cost estimate of the proposed Remaining Works.

13. At the planning and design stages, we have reviewed the alignment, design level and construction method of the Remaining Works to minimise generation of construction waste where possible. We will require the contractors to reuse inert construction waste (e.g. excavated soil and rock) on site or in other

---

<sup>4</sup> The objector queried the need for the proposed Southern Bridge, and requested shifting its alignment.

suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste to public fill reception facilities<sup>5</sup> (PFRF). We will encourage the contractors to maximise the use of recycled and recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

14. At the construction stage, we will require the contractors to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plans. We will require the contractors to separate the inert portion from the non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to PFRF and landfills respectively through a trip-ticket system.

15. We estimate that the proposed Remaining Works will generate 17,600 tonnes of construction waste. Of these, we will reuse 6,240 tonnes (35%) on site and deliver 10,760 tonnes (61%) of inert construction waste to PFRF for subsequent reuse. We will dispose of the remaining about 600 tonnes (4%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRF and landfills is estimated to be about \$0.9 million for the proposed Remaining Works (based on a unit charge rate of \$71 per tonne for disposal at PFRF and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

16. We estimate that the proposed Remaining Works will generate 170 cubic metres (m<sup>3</sup>) of marine sediment which will be disposed of at a designated site to be allocated by the Marine Fill Committee (MFC) or other disposal sites to be agreed by the MFC and the Environmental Protection Department.

## **HERITAGE IMPLICATIONS**

17. The proposed Remaining Works will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites and buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

## **LAND ACQUISITION**

---

<sup>5</sup> PFRF are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a license issued by the Director of Civil Engineering and Development.

18. The proposed Remaining Works do not require any land acquisition or clearance.

## **BACKGROUND INFORMATION**

19. We upgraded **716CL** to Category B in September 2005.

20. In April 2009, FC approved the upgrading part of **716CL** to Category A as **743CL** “Tseung Kwan O further development – infrastructure works for Tseung Kwan O stage 1 landfill site (phase 1)” at an approved project estimate of \$168.9 million in MOD prices for the construction of footpaths and cycle tracks at TKO Stage 1 landfill and TKO Town Centre South, and the Northern Bridge. **743CL** was completed and opened for public use in April 2012.

21. In October 2013, we engaged consultants to undertake the detailed design of the proposed Remaining Works at an estimated cost of \$7.7 million in MOD under the block allocation Subhead 7100CX "New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme". The detailed design has been substantially completed.

22. The proposed Remaining Works will involve felling of 10 trees within the project boundary. All felled trees are not important trees<sup>6</sup>. We will incorporate planting proposal as part of the project, including planting 10 trees.

## **WAY FORWARD**

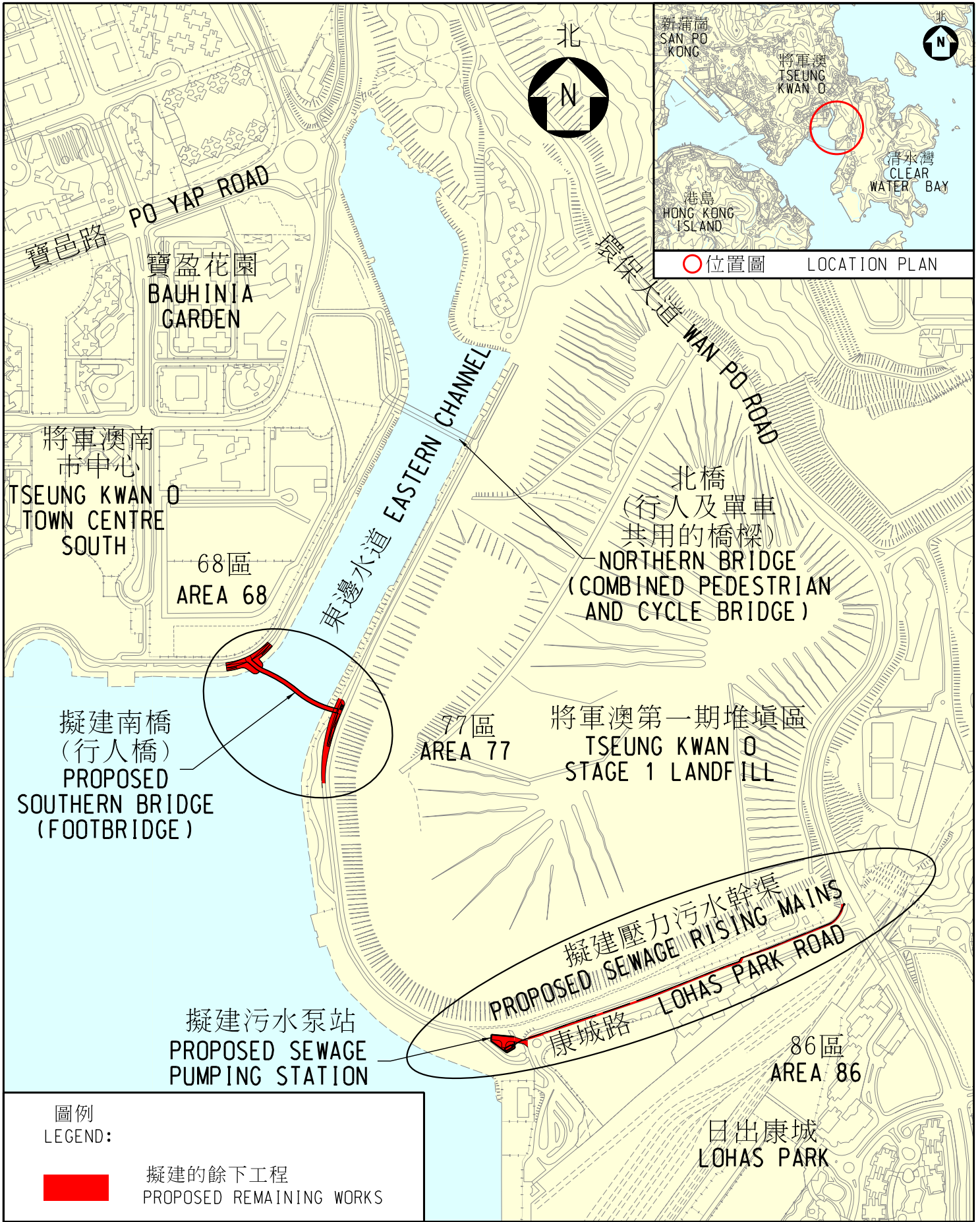
23. We will seek the support of the Public Works Subcommittee and the approval of FC to upgrade the remainder of **716CL** to Category A.

**Development Bureau**  
**Civil Engineering and Development Department**  
**January 2019**

---

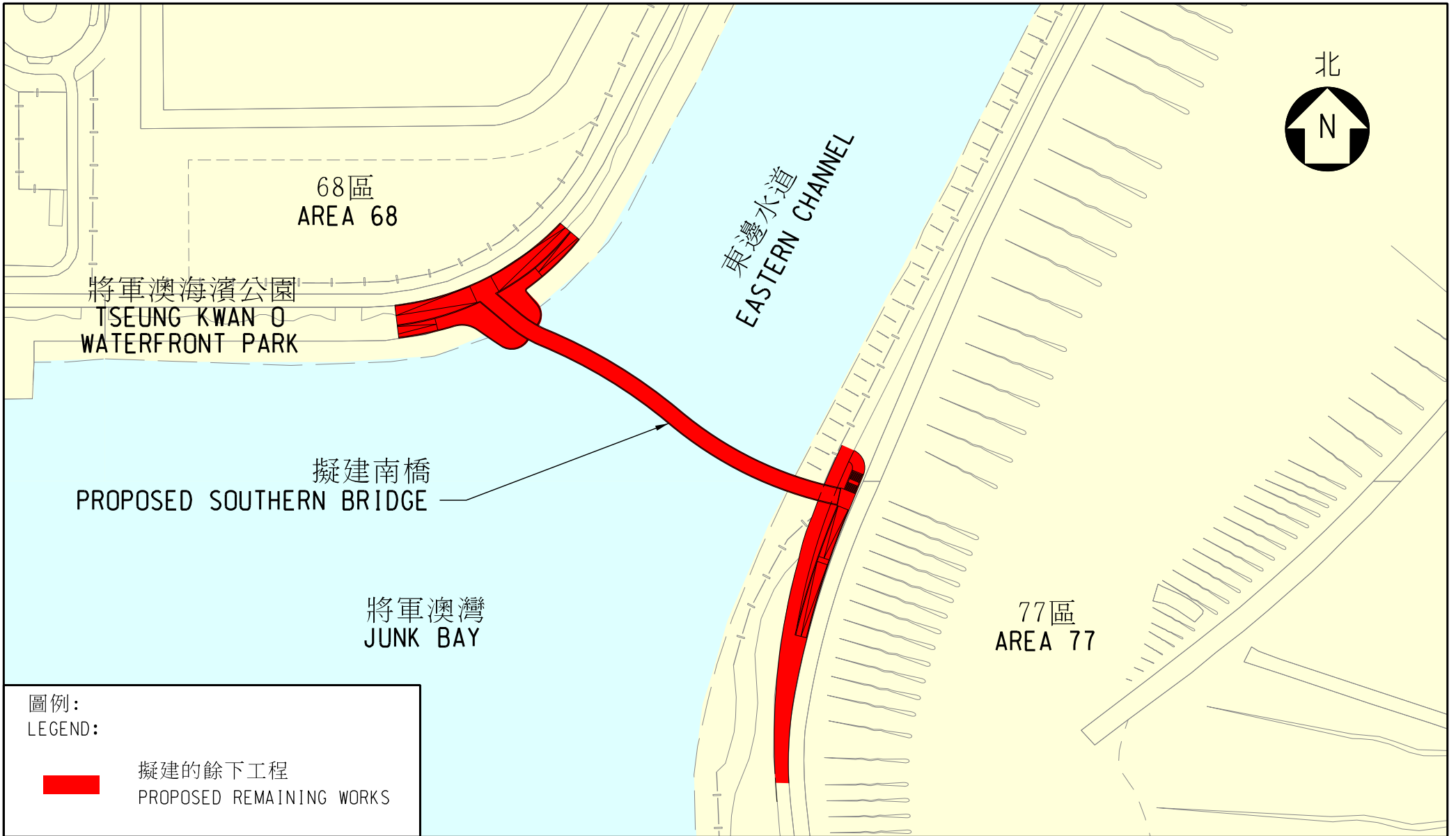
<sup>6</sup> “Important trees” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria:

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (c) trees of precious or rare species;
- (d) trees of outstanding forms (taking account of overall tree sizes, shapes and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitats; or
- (e) trees with trunk diameter equal or exceeding 1.0m (measured at 1.3m above ground level), or with height or canopy spread of or exceeding 25m.



圖則名稱 drawing title

工務計劃第716CL號 - 將軍澳進一步發展 -  
將軍澳第一期堆填區基礎設施 - 餘下工程平面圖  
PWP ITEM NO. 716CL - TSEUNG KWAN O FURTHER DEVELOPMENT -  
TSEUNG KWAN O STAGE 1 LANDFILL SITE - GENERAL LAYOUT OF REMAINING WORKS



圖則名稱 drawing title

工務計劃第716CL號 - 將軍澳進一步發展 - 將軍澳第一期堆填區基礎設施 - 擬建南橋平面圖  
 PWP ITEM NO. 716CL - TSEUNG KWAN O FURTHER DEVELOPMENT -  
 TSEUNG KWAN O STAGE 1 LANDFILL SITE - GENERAL LAYOUT OF PROPOSED SOUTHERN BRIDGE





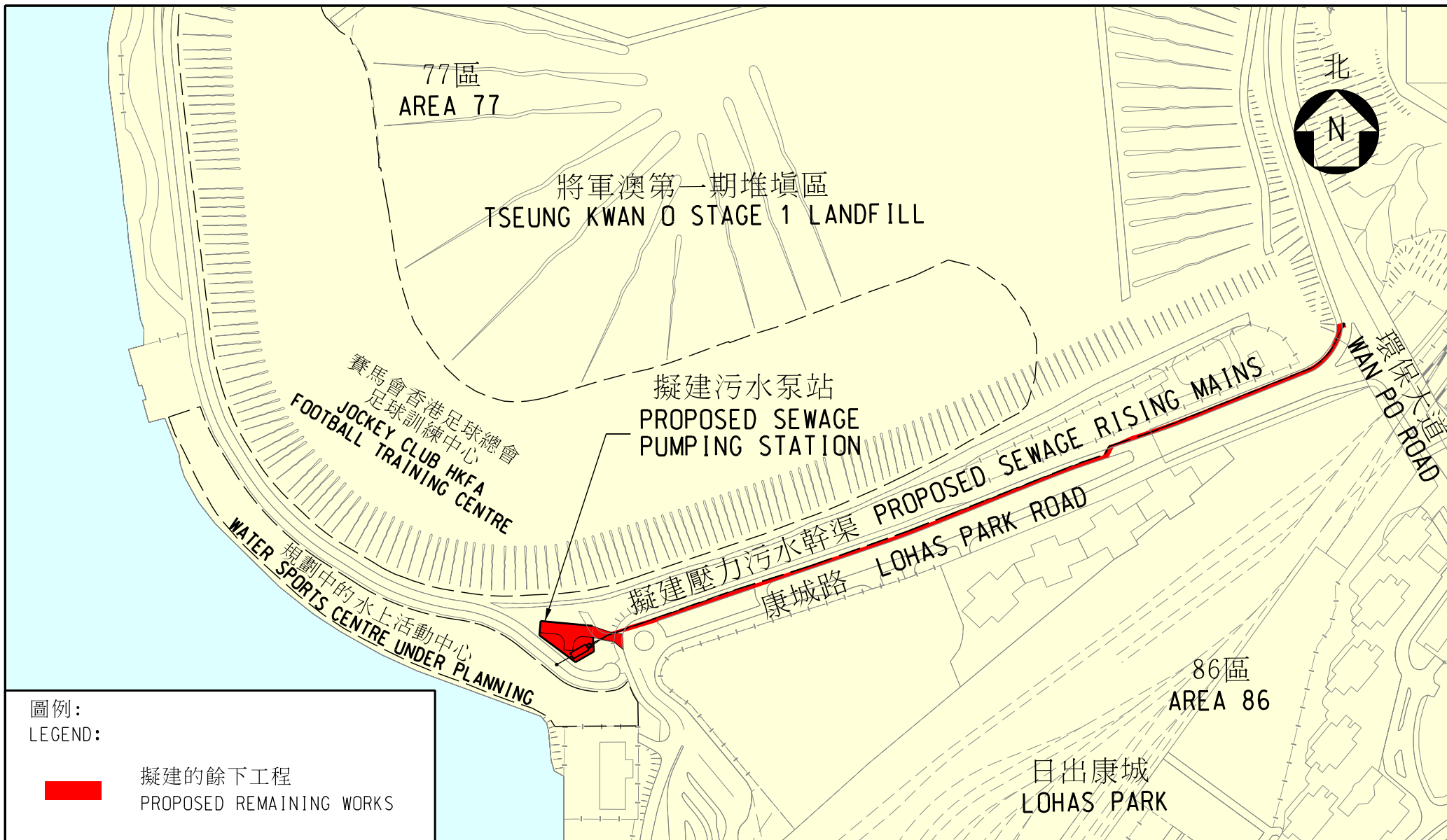
68區  
AREA 68

77區  
AREA 77

圖則名稱 drawing title

工務計劃第716CL號 - 將軍澳進一步發展 - 將軍澳第一期堆填區基礎設施 - 擬建南橋構想圖 (只供參考)  
 PWP ITEM NO. 716CL - TSEUNG KWAN O FURTHER DEVELOPMENT -  
 TSEUNG KWAN O STAGE 1 LANDFILL SITE - ARTIST'S IMPRESSION OF PROPOSED SOUTHERN BRIDGE  
 (INDICATIVE ONLY)





圖則名稱 drawing title

工務計劃第716CL號 - 將軍澳進一步發展 - 將軍澳第一期堆填區基礎設施 -  
擬建污水泵站及壓力污水幹渠平面圖

PWP ITEM NO. 716CL - TSEUNG KWAN O FURTHER DEVELOPMENT - TSEUNG KWAN O STAGE 1 LANDFILL SITE -  
GENERAL LAYOUT OF PROPOSED SEWAGE PUMPING STATION AND RISING MAINS





日出康城  
LOHAS PARK

擬建污水泵站  
PROPOSED SEWAGE  
PUMPING STATION

圖則名稱 drawing title

工務計劃第716CL號 - 將軍澳進一步發展 - 將軍澳第一期堆填區基礎設施 -  
擬建康城路污水泵站構想圖 (只供參考)

PWP ITEM NO. 716CL - TSEUNG KWAN O FURTHER DEVELOPMENT - TSEUNG KWAN O STAGE 1 LANDFILL SITE -  
ARTIST'S IMPRESSION OF PROPOSED LOHAS PARK ROAD SEWAGE PUMPING STATION (INDICATIVE ONLY)