

For discussion on  
8 February 2021

**Legislative Council Panel on Home Affairs**

**Town Park in Area 68, Tseung Kwan O**

**Purpose**

This paper seeks Members' comments on the proposed development of Town Park in Area 68, Tseung Kwan O.

**Project site**

2. The project site covers an area of about 38 800 square metres (m<sup>2</sup>). It is bounded by Chi Sin Street to the north, Twin Peaks and Ocean Wings to the east, Tseung Kwan O Waterfront Park to the south and Corinthia by the Sea to the west. The project site is zoned "Open Space" on the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27.

**Project scope**

3. The proposed scope of the project comprises –
- (a) a landscaped garden;
  - (b) a central pedestrian avenue (partial)<sup>1</sup>;
  - (c) children's play area;
  - (d) a bicycle park (for children);

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<sup>1</sup> The project originally covers the Town Park in Area 66 and 68, Tseung Kwan O with a central pedestrian avenue passing through both areas. In response to district needs to expedite the development of the Town Park, phased implementation will be adopted. "Town Park in Area 68, Tseung Kwan O" led by the Home Affairs Bureau will be implemented first, followed by a separate project led by the Transport and Housing Bureau on the Town Park in Area 66 with a Public Vehicle Park. The central pedestrian avenue in Area 68 will be implemented through this project.

- (e) a bicycle rental kiosk;
- (f) fitness equipment;
- (g) a jogging track;
- (h) two basketball courts;
- (i) enhancement work to the existing Tseung Kwan O Waterfront Park;
- (j) reprovision and expansion of the pet garden in Tseung Kwan O Waterfront Park; and
- (k) ancillary facilities.

4. A site and location plan as well as an artist's impression of the project are at **Enclosures 1 and 2** respectively.

### **Justifications**

5. Tseung Kwan O (TKO) is a densely-populated and fast-developing new town in Sai Kung (SK) District. The overall population of SK District is 481 100 in 2020, which is expected to increase to 543 100 by 2028. As the population in TKO South has increased rapidly in recent years, there is a high demand for public open space for public enjoyment.

6. The project site is located near the waterfront of TKO South and is surrounded by residential buildings<sup>2</sup> and three schools<sup>3</sup>. It is easily assessable given its close proximity to the TKO Mass Transit Railway station. It connects the TKO Waterfront Park and TKO Promenade and provides about 38 800 m<sup>2</sup> of open space. It is expected that the Town Park will become an attraction point in TKO and the SK District as a whole upon completion.

7. The project will provide a wide diversity of facilities for

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<sup>2</sup> The residential buildings include Alto Residences, Bauhinia Garden, Capri, Corinthia by the Sea, Monterey, Ocean Wings, The Papillons, The Parkside, The Wings, The Wings II, The Wings IIIA, The Wings IIIB, Twin Peaks and Yee Ming Estate.

<sup>3</sup> The three schools include Evangel College (Primary and Secondary Sections), French International School (Tseung Kwan O) and Tseung Kwan O Methodist Primary School.

members of the public of different ages and interests. These include passive facilities such as landscaped garden and central pedestrians avenue (partial) as well as sports and recreational facilities such as a bicycle park (for children), jogging track, basketball courts, children's play equipment and fitness equipment, etc. Among these, the provision of two basketball courts can promote sports and help alleviate the shortfall in the district. Besides, taking into account the existing cycling track nearby, the project will include a bicycle park for children as well as a bicycle rental kiosk for the convenience of the cyclists. With the reprovision and expansion of the existing pet garden in TKO Waterfront Park, pet owners can enjoy a more spacious pet garden with improved facilities.

8. On top of the wide variety of facilities provided, the Town Park will substantially enhance the connectivity among the Town Park, the nearby residential areas and the TKO Waterfront Park. It provides convenient access for the public, including people with disabilities to enjoy the facilities with ease.

9. Global climate changes brought about environmental challenges. In view of the coastal locality of the site, the project will adopt an innovative and adaptive approach in dealing with stormwater effectively with a view to improving the urban eco-system, alleviating the flooding impact resulting from severe weather and securing livability.

### **Project estimate and timetable**

10. The estimated cost of the project is about \$558.2 million in money-of-the-day prices. Subject to funding approval by the Finance Committee (FC) within the 2020-21 legislative session, the construction works will take about 2.5 years to complete.

### **Public consultation**

11. We consulted the District Facilities Management Committee (DFMC) of the SK District Council (DC) on 15 March 2011 on the project scope. Subsequently, we consulted the DFMC of SKDC on 11 July 2017, 12 September 2017, 13 March 2018 and 17 April 2018 on the revised project scope for "Town Park in Area 66 and 68, TKO". Taking into account the feedback from DFMC and the strong local

aspiration for early provision of the Town Park, we consulted and obtained support from the SKDC on 8 January 2019 to develop the Town Park by phases and to implement the project on “Town Park in Area 68, TKO” first. We further consulted the DFMC on 12 May 2020 on the design of the project. Members supported the project and requested its early implementation.

### **Advice Sought**

12. We plan to seek funding approval from the FC after consulting the Public Works Subcommittee.

Home Affairs Bureau  
February 2021



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將軍澳第68區市鎮公園  
TOWN PARK IN AREA 68, TSEUNG KWAN O







從南面望向市鎮公園的構思透視圖  
PERSPECTIVE VIEW FROM  
SOUTHERN DIRECTION  
(ARTIST'S IMPRESSION)

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