

LCQ18: Anderson Road Development Area

Following is a question by the Hon Wong Kwok-kin and a written reply by the Secretary for Development, Mr Michael Wong, in the Legislative Council today (June 24):

Question:

The Anderson Road Development (ARD) Area comprises the Development of Anderson Road Quarry Site project which will provide 11 housing sites with a total area of about 12 hectares. Among such sites, there are eight sites and three sites designated respectively for the development of public housing and private housing/Starter Homes for Hong Kong Residents pilot project. In this connection, will the Government inform this Council:

(1) of the latest projected intake dates for the residential developments on each of the 11 aforesaid sites;

(2) of the latest progress of the East Kowloon Line railway project proposed in the Railway Development Strategy 2014, whose catchment area includes ARD Area; and

(3) of the latest progress of the road improvement works and traffic arrangements implemented to tie in with the development of the ARD Area?

Reply:

President,

Having consulted the Transport and Housing Bureau, our reply to the various parts of the question is as follows:

(1) The Development of Anderson Road Quarry (ARQ) Site project covers 11 housing sites in total. Of these, eight are for public housing development with completion in phases from 2023/24 to 2025/26, and five of these sites will be completed in 2023/24 and 2024/25. As for the remaining three housing sites, one was successfully sold for private housing development, which is required to be completed within the building covenant under lease by December 31, 2023. The other two sites have been sold for private housing and Starter Homes for Hong Kong Residents (Starter Homes) pilot project development, which are required to be completed within the building covenant under lease by March 31, 2026. The actual date of assignment of the private housing/Starter Homes units at the above-mentioned three development projects are subject to the developers' decisions.

(2) In respect of the East Kowloon Line project recommended under the Railway Development Strategy 2014, the Government had offered comments on the proposal submitted by The MTR Corporation Limited (MTRCL) and asked MTRCL to improve the technical design contained in the proposal. MTRCL is considering these comments and will explore feasible options to improve the design for

the project. Upon firming up the details of the proposed railway scheme such as alignment, location of station(s) and implementation timetable, the Government will consult the public including the Legislative Council (LegCo) and relevant District Councils (DCs) in accordance with the established procedures.

(3) To tie in with the population intakes of the ARQ housing development, the Civil Engineering and Development Department (CEDD) is carrying out construction works of a series of traffic and transport facilities, including an underpass at the southern end and a public transport terminus at the northern end of the ARQ site. These works are expected to be substantially completed by early 2022. CEDD is also constructing a new bus-to-bus interchange at Tseung Kwan O Tunnel Toll Plaza for gradual completion by the end of 2020.

Besides, to meet the traffic demand generated by the additional population moving into the ARQ development, CEDD is implementing the necessary road/junction improvement works which are estimated to be completed in phases by the end of 2023. These works include:

(i) improvement works at the junction of Lin Tak Road and Sau Mau Ping Road, including the construction of a new vehicular flyover of about 390 metres long from Lin Tak Road to Sau Mau Ping Road, and lengthening of laybys at Lin Tak Road near Hong Wah Court and Hing Tin Estate in Lam Tin;

(ii) improvement works at the junction of Clear Water Bay Road and On Sau Road, including the provision of a U-turn facility at Clear Water Bay Road near Fei Ngo Shan Road; and

(iii) widening of a section of New Clear Water Bay Road (Kowloon bound) near Shun Lee Tsuen Road from a single-lane to two-lane carriageway.

In respect of the public transport service arrangements, subject to the progress and date of completion of the new development projects, the Transport Department (TD) will plan and implement in time relevant public transport arrangements to meet the passengers' demand in the new development area. When drawing up these arrangements, TD will take into account various factors such as the traffic impact assessment, proposals from the public transport operators, traffic conditions of the roads nearby, and views from the local community. TD will consult the Traffic and Transport Committee of relevant DCs on the proposed arrangements.

In addition, to relieve the road traffic and reduce residents' demand for short road trips, CEDD will construct a series of pedestrian connectivity facilities as part of the ARQ Site project. These facilities are equipped with covered escalator links and footbridges with lift towers, forming a continuous pedestrian network that provides a safe, convenient and barrier-free walking environment round-the-clock. These will enhance connectivity between the ARQ site and the nearby area including the Kwun Tong MTR Station, thereby providing an option to residents for short road trips in addition to taking public transport. Funding for part of the pedestrian connectivity works were approved by the LegCo Finance Committee in 2016 and 2018

respectively for gradual completion from early 2021. We will seek funding approval from LegCo in the next legislative session, with a view to commencing construction works of the remaining facilities to tie in with the schedule of population intake of the ARQ Site project.