

**For discussion
on 8 January 2001**

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

**PWP Item No. 225CL - Yuen Long – Tuen Mun Corridor – Engineering
Works for Commercial/Residential Areas at Hung
Shui Kiu, Stage II**

PURPOSE

This paper seeks Members' support to the proposed road improvement and related works for the commercial and residential areas at Hung Shui Kiu.

BACKGROUND

2. The rural town of Hung Shui Kiu (HSK) has an area of about 63 hectares. It is situated half-way along the Yuen Long – Tuen Mun corridor and straddles both sides of Castle Peak Road.

3. Since 1980, several private housing developments, accommodating 4,000 people, have been completed in Areas 1, 4 and 9A (north of Castle Peak Road) of Hung Shui Kiu. In addition, Hong Kong Housing Society's (HKHS's) public housing development in Area 13 will accommodate about 12 000 people with population intake from October 2004 to 2005. The Kowloon Canton Railway Corporation (KCRC) is also planning to undertake a comprehensive development above the Light Rail Transit depot in Area 12 to accommodate 6 400 people by 2007. The locations of the planning areas are shown on the plan at Enclosure.

4. Stage I of the roadworks, implemented under PWP item 253CL (now retitled 672CL) and coloured yellow in the plan at Enclosure was

approved by the Finance Committee on 9 June 2000. We now propose to seek funds for Stage II of the road improvement and related works.

PROJECT SCOPE AND NATURE

5. The project scope comprises -

225CL - Phase 1

- (a) construction of about 1 kilometre of roads including Roads L1, L2(part), L6(part) and a section of Hung Shui Kiu Main Street, with associated footpaths, cycle tracks and landscaping works;
- (b) reconstruction and widening (from 5.5 metres to 10.3 metres) of a 800-metre section of Tin Ha Road between San Lee Uk Tsuen and Castle Peak Road;
- (c) a vehicular bridge and a pedestrian/cyclist subway;
- (d) associated drainage and sewerage works; and
- (e) noise barriers and indirect noise mitigation measures in the form of window insulation and air conditioners to an existing kindergarten.

225CL - Phase 2

- (a) site formation of district open space of about 0.6 hectare in Planning Area No. 1 at Hung Shui Kiu;
- (b) construction of Roads L6a, L12, L12a and L13 of a total length of about 640 metres at Hung Shui Kiu; and
- (c) associated drainage, sewerage and landscaping works.

6. We plan to upgrade the above Phases of 225CL to Category A as a single project at an estimated cost of \$109.9 million in MOD prices. Phase 1 (\$92.1 million) will start in July 2001 for completion in May 2004, and Phase 2 (\$17.8 million) will start in November 2001 for completion in May 2003.

JUSTIFICATION

7. The proposed road improvement works are justified on the following grounds –

- (a) It can help to alleviate the safety problem at Tin Ha Road. Traffic accidents at Tin Ha Road are, to a certain extent, attributable to the sub-standard width of the road and lack of footpath at some locations. With the widening works, the road will be constructed up to the current standard and pedestrian crossing facilities will be improved.
- (b) It can help to relieve the traffic congestion at Tin Ha Road, particularly at the junction between Tin Ha Road and Castle Peak Road. According to a traffic assessment carried out in October 2000, the current capacity of the junction is exceeded by about 5% during the peak hours. The situation will deteriorate even further with the increasing population intake in the area in the coming years.
- (c) The roadworks under Phase 2 will provide local road accesses serving the residential developments in Areas 1, 4 and 5 and those by HKHS and KCRC to Castle Peak Road, via the main roads to be constructed under Phase 1 of the project.

RELATED ROADWORKS

8. In the longer term, we intend to carry out further road improvement works in Phase 3. These include widening and reconstruction of northern section of Tin Ha Road and Tan Kwai Tsuen Road, construction of Roads L14 and L15 and associated drainage, sewerage and landscaping works at Hung Shui Kiu. The works are scheduled to commence in early 2004 for completion in mid 2006.

PUBLIC CONSULTATION

9. For Phase 1 works, we consulted the Traffic and Transport Committee and the Environmental Improvement Committee of Yuen Long District Board on the proposed works on 7 September 1993 and 23 January 1997 respectively. Members of both committees supported the proposed works. The proposed sewerage works and roadworks had been gazetted under the Water Pollution Control (Sewerage) Regulation and the Roads (Works, Use and Compensation) Ordinance and were authorized by the Director of Environmental Protection in December 1998 and by the Chief Executive in Council in May 2000 respectively.

10. For Phase 2 works, the Environmental Improvement Committee of the then Yuen Long District Board was consulted in late 1996 to early 1997 on the EIA report of the proposed roadworks and its members found the report acceptable. We also consulted the then Yuen Long District Board on the works on 24 October 1996, 19 December 1996 and 17 February 1997 respectively. Members supported the implementation of the project. The Environmental Improvement and District Development Committee of the then Tuen Mun Provisional District Board was also consulted on the project on 13 February 1998 and raised no objection. The proposed roadworks had been gazetted under the Roads (Works, Use and Compensation) Ordinance, and were authorized by the Chief Executive in Council in December 2000.

11. In addition, the Ha Tsuen Rural Committee has repeatedly urged for early implementation of the project to relieve the traffic congestion and safety problems at Tin Ha Road.

ENVIRONMENTAL IMPLICATIONS

12. We completed an Environmental Impact Assessment (EIA) in February 1998 to assess the environmental impacts of the construction and operation of the entire project. The EIA concluded that the environmental impacts of the project could be controlled by the implementation of mitigation measures recommended in the EIA report. The key measures to mitigate the predicted long-term impacts include the provision of direct noise mitigation measures in the form of noise barriers as well as indirect noise mitigation

measures in the form of window insulation and air conditioners to an existing kindergarten. For short-term impacts during construction, we will control noise, dust and site run-off in compliance with the established standards/guidelines through the implementation of appropriate mitigation measures in the works contract.

WAY FORWARD

13. Subject to Members' support, we plan to seek the Public Works Sub-Committee's endorsement and the Finance Committee's approval for upgrading this project to Category A in February and March 2001 respectively.

ATTACHMENT

Enclosure	Plan No. NTNZ 1198	Yuen Long – Tuen Mun Corridor, engineering works for commercial/residential areas at Hung Shui Kiu, Stage II.
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Territory Development Department
January 2001

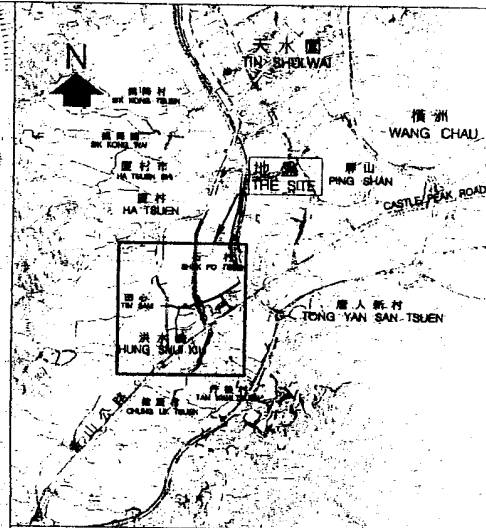
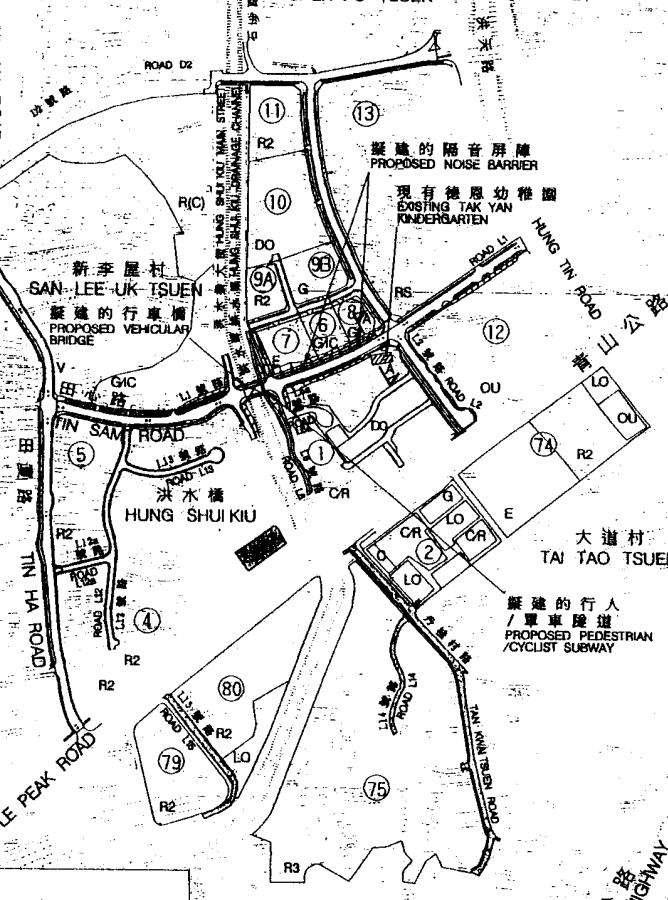


厦村市 HA TSUEN, SHI
 新厦村 SAN UK TSUEN
 沙洲里 SHA CHAU LEI

舊李屋村 KAU LEE UK TSUEN

新生村 SAN SANG TSUEN

石埗村 SHEK PO TSUEN

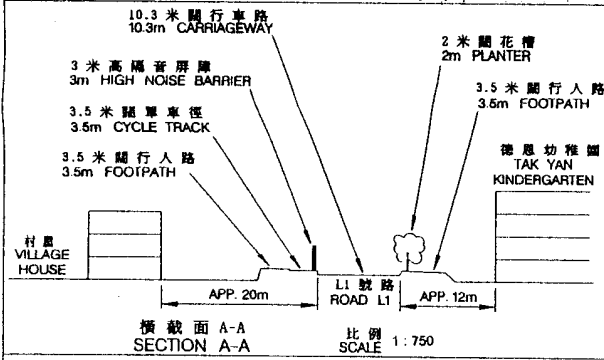


索引圖
KEY PLAN

比例 SCALE 1:50 000

圖例 LEGEND

- 已提升為甲級的工程 (672CL)
WORKS UPGRADED TO CATEGORY A (672CL)
- 建議提升為甲級的工程 (225CL 第一期)
WORKS PROPOSED TO BE UPGRADED TO CATEGORY A (225CL PHASE 1)
- 建議提升為甲級的工程 (225CL 第二期)
WORKS PROPOSED TO BE UPGRADED TO CATEGORY A (225CL PHASE 2)
- 建議保留為乙級的工程 (225CL 第三期)
WORKS PROPOSED TO BE RETAINED IN CATEGORY B (225CL PHASE 3)
- 253CL 的道路工程
ROADWORKS UNDER 253CL
- R3 特定住宅用地
RESIDENTIAL (SPECIAL)
- R2 住宅用地第二區
RESIDENTIAL - ZONE 2
- R3 住宅用地第三區
RESIDENTIAL - ZONE 3
- R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- C/R 商業住宅混合用地
COMMERCIAL / RESIDENTIAL
- E 教育用地
EDUCATIONAL
- G 政府保留用地
GOVERNMENT RESERVATION
- G/IC 政府、團體及社區用地
GOVERNMENT, INSTITUTION & COMMUNITY
- LO 本區遊憩用地
LOCAL OPEN SPACE
- DO 地區性遊憩用地
DISTRICT OPEN SPACE
- OU 其他指定用途
OTHER SPECIFIED USE
- ③ 規劃區編號
PLANNING AREA NUMBER



丹桂村 TAN KWAI TSUEN

編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
修訂 REVISION				

圖則名稱 drawing title 元朗至屯門走廊 - 洪水橋商住區工程第 II 階段 YUEN LONG - TUEN MUN CORRIDOR ENGINEERING WORKS FOR COMMERCIAL / RESIDENTIAL AREAS AT HUNG SHUI KIU, STAGE II	繪圖 drawn K. S. LO	簽署 initial	日期 date 27.11.2000	項目編號 item no. 225CL	辦事處 office 新界北拓展處 NEW TERRITORIES NORTH DEVELOPMENT OFFICE
	核對 checked Y. F. FUNG	簽署 initial	日期 date 27.11.2000	比例 scale 1:7 500	
	核准 approved C. S. LIU	簽署 initial	日期 date	圖則編號 drawing no. NTNZ 1198	

