

For information

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

**PWP Item No. 681CL –
Formation, roads and drains in Area 54, Tuen Mun – phase 2**

PURPOSE

This paper informs Members of our proposal to conduct site investigation and detailed design for site formation and infrastructural works of phase 2 development at Area 54 in Tuen Mun.

BACKGROUND

2. We completed the “Planning and development study of potential housing site in Area 54, Tuen Mun” (P&D Study) in October 1998, which confirmed the feasibility of the proposed public housing development and associated government, institution and community (G/IC) facilities at Area 54. In accordance with the P&D Study, the first phase of residential development at Area 54 will accommodate 990 public housing flats with a population of 3,000 by 2007. The second phase development will accommodate 12,700 public housing flats with a population of 41,000 by 2008.

3. In August 2000, we commenced the site investigation and detailed design works for the phase 1 works so that site formation and infrastructural construction works of phase 1 can proceed in July 2002 for completion in January 2005.

4. We now propose to seek funds for the site investigation and engagement of consultants to undertake the detailed design works for the phase 2 works.

PROJECT SCOPE AND NATURE

5. Works under phase 2 development in Area 54 of Tuen Mun comprises –

- (a) formation of about 18.8 hectares of land for housing and school development;
- (b) construction of Roads D7, L54A and L54B, and a service road;
- (c) construction of a vehicular underpass and three footbridges;
- (d) associated footpaths, cycle tracks, road junction improvement works and widening of Tsing Lun Road and Tsz Tin Road;
- (e) construction of box culverts and associated drainage works;
- (f) construction of a sewage pumping station and associated sewers and rising mains;
- (g) associated slope works and landscaping works;
- (h) provision of noise mitigation measures; and
- (i) reprovisioning of affected village houses including formation of 0.4 hectares of village resite area, associated access roads and erection of 17 small houses.

A site plan showing details of the works is at Enclosure 1.

6. We plan to start the site investigation and detailed design works of the above infrastructural works in October 2001 at an estimated cost of \$25.9 million in money-of-the-day prices. The formation and infrastructural works will start in January 2004 for completion in phases from March 2005 to June 2007.

JUSTIFICATION

7. The proposed works are essential for public housing development to accommodate 12,700 flats with a population of 41,000 by 2008 and the construction of four primary schools and four secondary schools to be completed by March 2008 to tie in with the intake of population.

8. At the LegCo Education Panel meeting on 15 January 2001, we undertook to explore the possibility of advancing the availability of reserved school sites as far as practicable. The schools to be constructed in Area 54 of Tuen Mun will meet the education demand arising from the new population intake and help meet the shortfall of school sites in the district.

9. To ensure the timely supply of formed land with adequate infrastructural facilities for the housing and school development, we need to start the detailed design works in October 2001 and complete the design works and tendering procedures in December 2003. We also plan to start the site investigation works in December 2001 for completion in August 2002.

10. As part of the design process, we need to carry out site investigation works to confirm soil properties and design parameters. Some areas in Area 54 have been used as open storage areas and visible staining and apparent contamination were observed. We will carry out a land contamination assessment to identify the extent of land contamination and recommend remedial measures. We also need to carry out a focused traffic noise study to review the scope of the road noise mitigation measures to be implemented in connection with the construction and operation of Road D7.

PUBLIC CONSULTATION

11. We consulted the Tuen Mun Rural Committee (TMRC) and the then Tuen Mun Provisional District Board (TMPDB) on the housing development proposals for Area 54 on a number of occasions since December 1998. We presented the Area 54 Master Layout Plan to the TMRC and TMPDB on 11 August 1999 and 13 August 1999 respectively. The TMPDB raised no objection to the proposed development. However, the TMRC expressed concern regarding the reduction of “Village Type Development” land in the area, which would affect the availability of additional land for building of small houses in future for the four indigenous villages nearby, namely, Kei Lun Wai, Tsz Tin Tsuen, Siu Hang Tsuen and Po Tong Ha. To address this concern, an area of 3.4 hectares at the north of Po Tong Ha and Tsz Tin Tsuen was rezoned from “Green Belt” to “Village Type Development” in December 2000. According to assessment by the Lands Department, the rezoned area will be sufficient to meet the small house demand from these four villages in the next ten years.

ENVIRONMENTAL IMPLICATIONS

12. The proposed detailed design and site investigation works will not cause any adverse environmental implications. We will incorporate all the measures recommended in the Environmental Impact Assessment report into the detailed design and relevant works contracts.

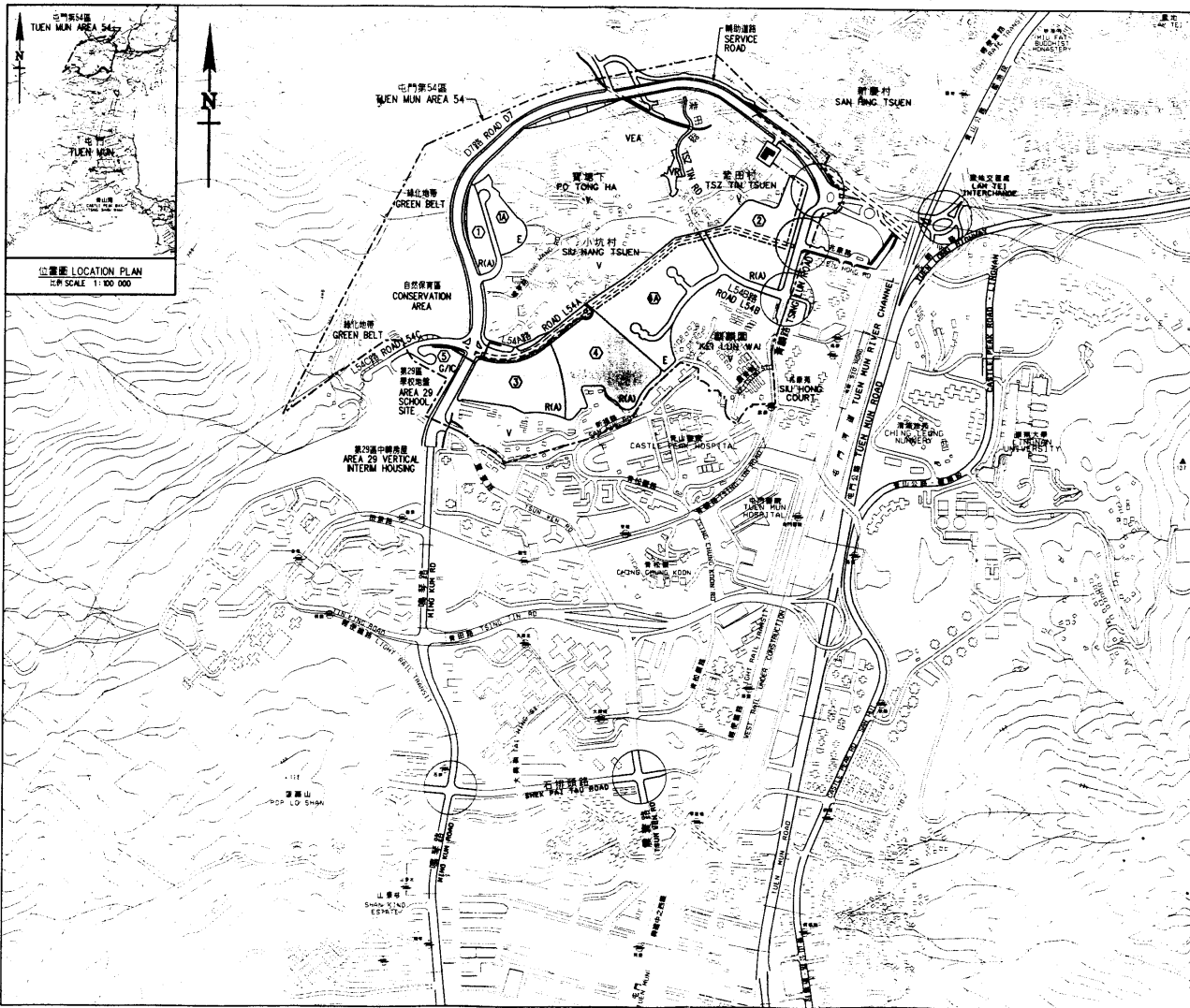
WAY FORWARD

13. Subject to Members’ support, we plan to seek the Public Works Sub-Committee’s endorsement and the Finance Committee’s approval for part upgrading this item to Category A in April 2001 for site investigation and engagement of consultants to undertake detailed design for the project.

ATTACHMENT

Enclosure 1 Drawing No. NTW 1353 Formation, roads and drains in Area
54, Tuen Mun – phase 2

Territory Development Department
February 2001



備註 Notes

圖例 Legend

- 第一階段工程 LIMIT OF PHASE 1 WORKS
- 第二階段工程 LIMIT OF PHASE 2 WORKS
- 路口改善工程 JUNCTION IMPROVEMENT WORKS
- 行人通道 UNDERPASS
- 行人天橋 FOOTBRIDGE
- 排水渠 DRAINAGE CHANNEL
- 邊形暗渠 BOX CULVERT
- 污水渠及雨水渠 RSING MAIN
- 污水抽水站 SEWAGE PUMPING STATION
- 地籍編號 SITE NO.
- E 學校用地 SCHOOL SITE
- G/C 政府、機構及社區用地 GOVERNMENT, INSTITUTION & COMMUNITY SITE
- RI/A 公共房屋用地 PUBLIC HOUSING SITE
- V 現有村落 EXISTING VILLAGE
- VEA 鄉村擴展區 VILLAGE EXTENSION AREA
- VR 鄉村休憩區 VILLAGE RESTIE AREA

編號 no.	姓名 name	簽署 initial	日期 date
繪圖 drawn	Y.F. WONG	SIGNED	29.01.01
校對 checked	S.M.LAI	SIGNED	29.01.01

核准 approved

SIGNED	29.01.01
新工程師 chief engineer	日期 date

工程編號 project no. 681 CL

圖則編號 file no. -

合約編號 contract no. -

合約 contract

圖則名稱 drawing title

屯門第54區的土地開拓、道路及渠務工程
第二階段
FORMATION, ROADS AND DRAINS IN AREA 54,
TUEN MUN - PHASE 2

圖則編號 drawing no.	比例 scale
NTW 1353	1:10 000

辦事處 office

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