

政府總部
發展局
工務科
香港花園道美利大廈



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3 September 2009

Clerk to Panel
Panel on Development
Legislative Council Building
8 Jackson Road
Central, Hong Kong
(Attn.: Mr. S Y WONG)

Dear Mr. WONG,

Panel on Development

Call for provision of complementary facilities to the development at Site 2 in Tuen Mun Area 54

Thank you for your letter dated 11 August 2009, conveying the views of the Working Group for the Tuen Mun Area 54 Site 2 Development and Associated Facilities (Working Group) under the Environment, Hygiene and District Development Committee of the Tuen Mun District Council in relation to the pedestrian, traffic and transport ancillary facilities arising from the development of a public housing estate at the site. Our response is given below.

(1) **Proposal to extend the proposed footbridge at Tsing Lun Road**

According to the Housing Department (HD)'s present plan, the pedestrian entrance of the future public housing estate will be located at Tsing Lun Road near the junction with Siu Hong Road. Residents of the future public housing estate can walk along Siu Hong Road to the Siu Hong West Rail and Light Rail stations. Furthermore, to facilitate better access by the residents, relevant departments will investigate the feasibility of constructing an elevator at the existing staircase at the end of Siu Hong Road (please refer to the route in green on the map in **Annex**).

As for the other route proposed by the Working Group, i.e. the route in red on the map in **Annex**, it is an extension to the proposed footbridge at Tsing Lun Road to connect the future public housing estate to the existing carpark and commercial complex at Siu Hong Court Phases 3 & 4. It provides an alternative access between the future public housing estate and the Siu Hong West Rail and Light Rail stations, thus obviating the need of the residents walking at-grade via Siu Hong

Court. This arrangement would avoid problems on maintenance and security etc. to Siu Hong Court.

Relevant departments including the Civil Engineering and Development Department, the Transport Department (TD) and the HD are now considering the Working Group's proposal from planning and technical perspective. Moreover, as the proposal would involve modifications to the Government Lease and Deed of Mutual Covenant of Siu Hong Court, the HD has to consult the Lands Department and seek legal advice as to whether the lease modifications require the consent of all owners of Siu Hong Court. The departments will report the latest situation at the next Working Group meeting.

(2) **Proposed provision of sufficient traffic and transport facilities to future public housing estate**

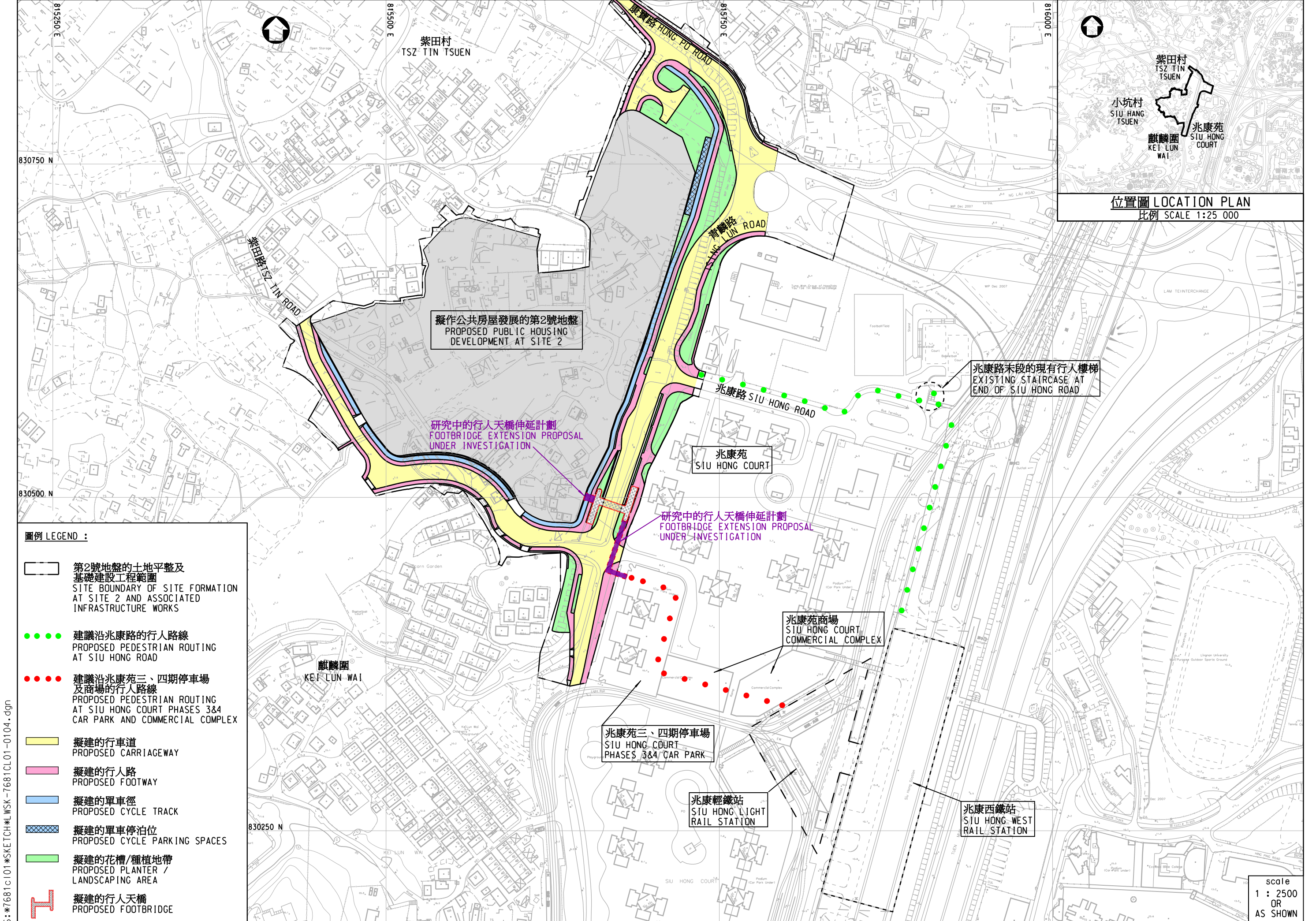
As the future public housing estate is in close proximity to the Siu Hong West Rail and Light Rail stations, residents can walk to these stations for rail services. Residents can also use other public transport at bus-stops at the nearby Tsing Lun Road and Siu Hong Road, or the public transport interchange at Siu Hong West Rail Station to travel within Tuen Mun or to other districts. In view of the above, the TD considers it not necessary at present to provide a new public transport interchange within the future public housing estate. Nevertheless, the TD will continue to closely monitor the demand for public transport services in the area. Where necessary, the TD will follow up with the public transport operators and consider adjusting the existing public transport services to meet the needs of the residents.

As to the timetable of submitting funding applications to LegCo for the development at Site 2 in Tuen Mun Area 54, we have tentatively scheduled to submit the funding application for the widening of the section of Tsing Lun Road between Tsing Lun Road roundabout and Siu Hong Road by the end of 2009, and the funding application for site formation and remaining road infrastructure works in 2010.

Yours faithfully,

(Andy YAU)
for Secretary for Development

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