

**For discussion
on 20 January 2020**

Legislative Council Panel on Development

**Formation, roads and drains in Area 54, Tuen Mun
– phase 1 and phase 2**

PURPOSE

This paper briefs Members on the following funding applications in relation to the development project in Area 54 of Tuen Mun:

666CL – Formation, roads and drains in Area 54, Tuen Mun – phase 1

- (a) upgrading the remaining part of **666CL** to Category A for the construction of phase 1 stage 2¹ works, including land formation and ancillary works, for subsidised sale flats development; and

681CL – Formation, roads and drains in Area 54, Tuen Mun – phase 2

- (b) upgrading part of **681CL** to Category A for the construction of phase 2 stage 4B² works, including land formation and ancillary works, for public rental housing and school development.

OVERVIEW

2. Area 54 of Tuen Mun is situated at the north western part of Tuen Mun between Po Tin Estate and Siu Hong Court. The development plan in this area comprises formation of about 14.6 hectares (ha) of land, of which about 12.2 ha is for public housing development and about 2.4 ha for government, institution or community development, and construction of associated infrastructure works. The whole development plan is being implemented by the Civil Engineering and Development Department (CEDD) in timely and orderly manners through two phases with a number of construction stages to cope with the requirements under relevant statutory, consultation and land resumption procedures. Construction has commenced progressively since September 2011. Among others, phase 2 stages 1 and 2 works were completed in 2016³. Phase 1 stage 1 works as well as phase 2

¹ The phase 1 works are implemented in two stages, namely stages 1 and 2.

² The phase 2 works are implemented in six stages, namely stages 1, 2, 3, 4A, 4B and 4C.

³ CEDD handed over the first formed site under phase 2 stage 1 works to the Housing Department (HD) for construction of housing in 2013. The first completed public rental housing, named as Yan Tin Estate, commenced population intake in early 2018.

stages 3 and 4A works are currently under way⁴ for completion in mid-2020. The funding applications under this paper cover phase 1 stage 2 works and phase 2 stage 4B works. Layout plan showing the development of Area 54 of Tuen Mun is at **Enclosure 1**.

Formation, roads and drains in Area 54, Tuen Mun – phase 1

3. The proposed works under phase 1 stage 2 works of **666CL** mainly comprise formation of a site of about 0.7 ha and construction of ancillary works for subsidised sale flats development. Details of the proposed works are at **Enclosure 2**.

Formation, roads and drains in Area 54, Tuen Mun – phase 2

4. The proposed works under phase 2 stage 4B works of **681CL** mainly comprise formation of a site of about 1 ha and another site of about 1.3 ha for public rental housing and school developments respectively, and construction of associated road infrastructure works. Details of the proposed works are at **Enclosure 3**.

FINANCIAL IMPLICATIONS

5. We estimate that the total costs in money-of-the-day prices of the proposed works are as follows:

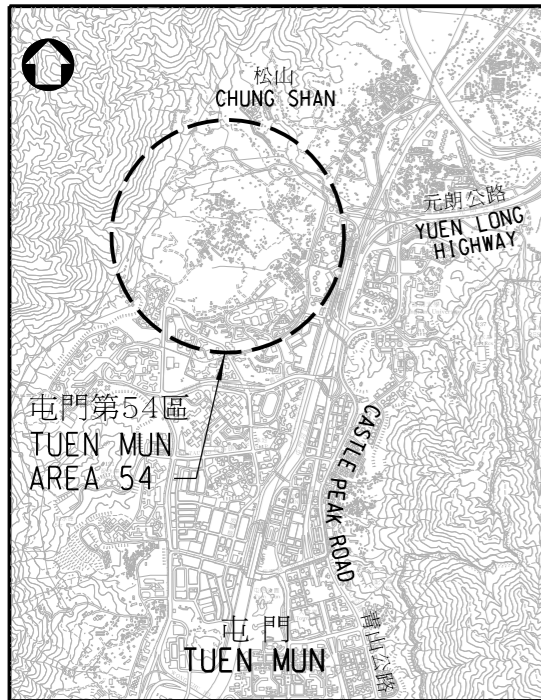
	\$ million
(a) 666CL – phase 1 stage 2 works	48.2
(b) 681CL (part) – phase 2 stage 4B works	264.3
Total	312.5

⁴ CEDD handed over the formed sites under phase 1 stage 1 as well as phase 2 stages 3 and 4A works to HD for construction of public rental housing in 2017. The remaining infrastructure works will be completed by mid-2020.

WAY FORWARD

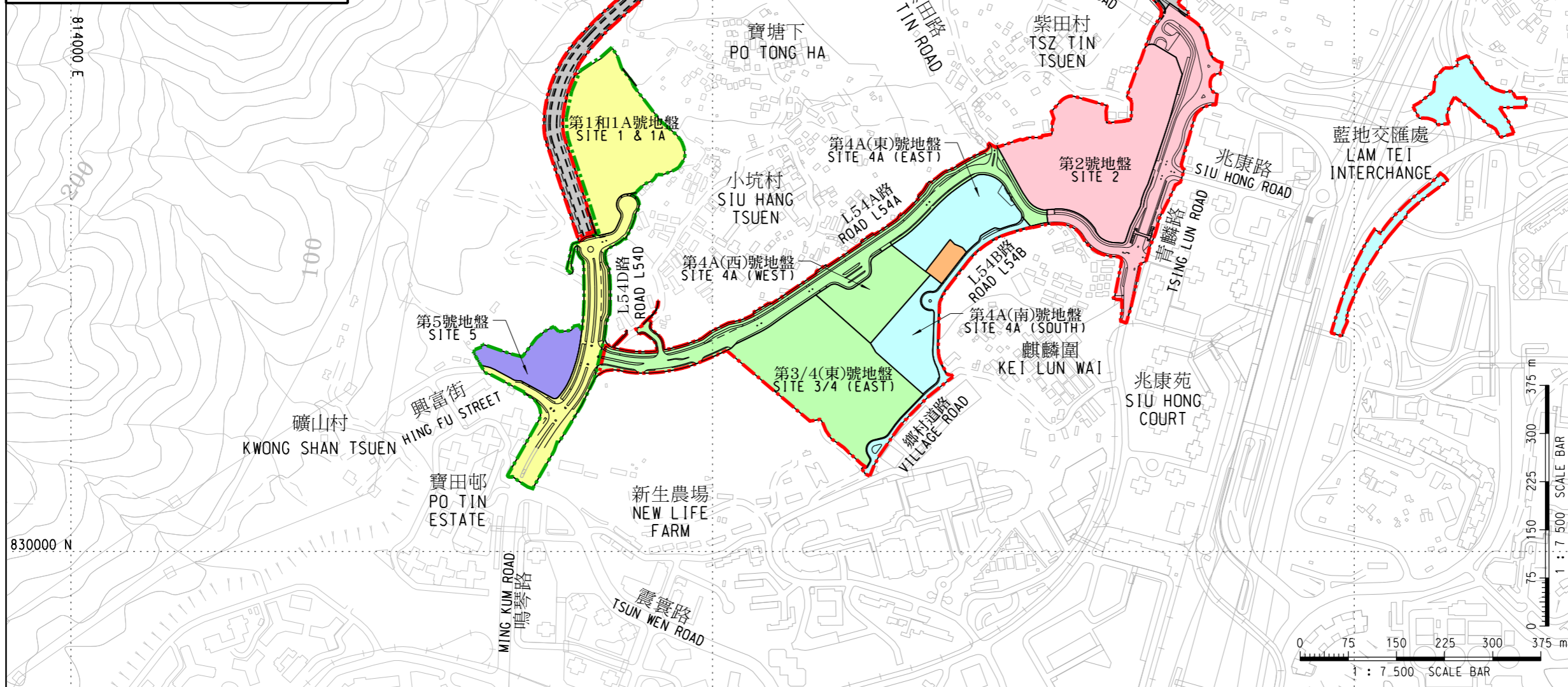
6. Members are invited to consider the funding applications in relation to the formation, roads and drains under phase 1 and phase 2 developments of Area 54 of Tuen Mun as set out in the first paragraph. We plan to consult the Public Works Subcommittee before seeking funding approval from the Finance Committee.

**Development Bureau
Civil Engineering and Development Department
January 2020**



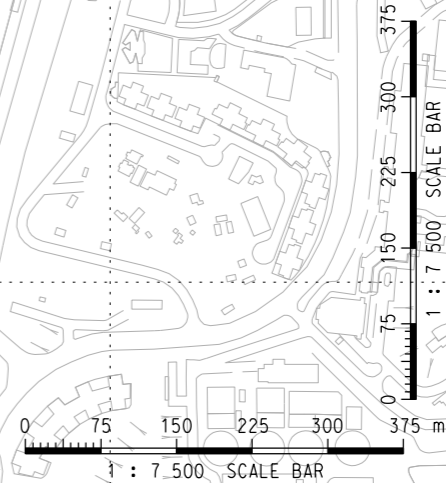
位置圖 LOCATION PLAN

比例 SCALE 1 : 50 000



- 圖例 LEGEND:
- 第1期工程範圍
LIMITS OF PHASE 1 WORKS
 - 第2期工程範圍
LIMITS OF PHASE 2 WORKS
 - 第1期第1階段工程範圍 (7788CL)
LIMITS OF PHASE 1
STAGE 1 WORKS (7788CL)
 - 第1期第2階段工程範圍 (7666CL-2)
LIMITS OF PHASE 1
STAGE 2 WORKS (7666CL-2)
 - 第2期第1階段工程範圍 (7744CL)
LIMITS OF PHASE 2
STAGE 1 WORKS (7744CL)
 - 第2期第2階段工程範圍 (7755CL)
LIMITS OF PHASE 2
STAGE 2 WORKS (7755CL)
 - 第2期第3及第4A階段工程範圍 (7789CL)
LIMITS OF PHASE 2
STAGES 3 AND 4A WORKS (7789CL)
 - 第2期第4B階段工程範圍 (7681CL-4B)
LIMITS OF PHASE 2
STAGE 4B WORKS (7681CL-4B)
 - 第2期第4C階段工程範圍 (7681CL-4C)
LIMITS OF PHASE 2
STAGE 4C WORKS (7681CL-4C)
 - 根據屯門分區計劃大綱圖而預留的
L7路走線
RESERVED ROAD L7 ACCORDING TO
TUEN MUN OUTLINE ZONING PLAN

地盤 SITE	發展類型 DEVELOPMENT TYPE
第1及1A號地盤 SITE 1 & 1A	公共租住房屋 PUBLIC RENTAL HOUSING
第2號地盤 SITE 2	公共租住房屋 PUBLIC RENTAL HOUSING
第3/4(東)號地盤 SITE 3/4 (EAST)	公共租住房屋 PUBLIC RENTAL HOUSING
第4A(東)號地盤 SITE 4A (EAST)	學校發展 SCHOOL DEVELOPMENT
第4A(南)號地盤 SITE 4A (SOUTH)	公共租住房屋 PUBLIC RENTAL HOUSING
第4A(西)號地盤 SITE 4A (WEST)	社區會堂及體育館發展 COMMUNITY HALL AND SPORTS CENTRE DEVELOPMENT
第5號地盤 SITE 5	資助出售房屋 SUBSIDISED SALE FLATS



drawing title 圖則名稱
屯門第54區發展布局圖
TUEN MUN AREA 54 GENERAL LAYOUT

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Civil Engineering – Land development

666CL – Formation, roads and drains in Area 54, Tuen Mun – phase 1

PROJECT SCOPE AND NATURE

The remaining part of **666CL** which we propose to upgrade to Category A as phase 1 stage 2 works, comprises –

- (a) formation of about 0.7 hectare of land for subsidised sale flats development;
- (b) construction of slopes, retaining walls, drainage works and other ancillary works; and
- (c) implementation of environmental mitigation measures and an Environmental Monitoring and Audit (EM&A) programme for the works mentioned in paragraphs (a) to (b) above.

— Layout plan showing the proposed works is at **Annex 1**.

2. Subject to funding approval of the Finance Committee (FC) in 2019-20, we plan to commence the proposed works in 2021 for handing over the formed site to the Housing Department (HD) for housing development in 2023 and completion of all the proposed works in 2025.

JUSTIFICATION

3. Area 54 of Tuen Mun is situated at the north western part of Tuen Mun between Po Tin Estate and Siu Hong Court, which is planned mainly for public housing development, as well as schools, government, institution or community facilities, and the associated infrastructure works. The Civil Engineering and Development Department (CEDD) has implemented the site formation and infrastructure works in two phases. The phase 1 works under **666CL** are carried out in two stages. The stage 1 works¹ commenced in

¹ The phase 1 stage 1 development of Area 54 of Tuen Mun comprises formation of Site 1&1A and construction of associated roads. Location of the works is shown in the layout plan at **Enclosure 1**.

November 2015. CEDD handed over the formed site to HD in October 2017 for construction of public housing, and will complete the remaining road infrastructure works in May 2020.

4. The proposed works mentioned in the first paragraph above are the remaining stage 2 works under **666CL** which comprise formation of Site 5 and construction of slopes, retaining walls, drainage works and other ancillary works. The formed site is expected to be handed over to HD in 2023 for development of about 700 numbers of subsidised sale flats.

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the proposed works to be \$48.2 million in money-of-the-day (MOD) prices.

PUBLIC CONSULTATION

6. We consulted the Tuen Mun Rural Committee on the development plan and proposed works in Area 54 of Tuen Mun on 22 April 2016. We consulted the Environment, Hygiene and District Development Committee of the Tuen Mun District Council on 18 March 2016 and 20 May 2016. The committees supported the implementation of the proposed works.

ENVIRONMENTAL IMPLICATIONS

7. In 1999, the Government completed a “Planning and development study of potential housing sites in Area 54, Tuen Mun” (the Study). The Study recommended a development proposal in Area 54 of Tuen Mun. The proposed works fall within the scope of the Study which is a designated project under Schedule 3 of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). In September 1999, the EIA report for the Study was approved under EIA Ordinance. The EIA findings were subsequently reviewed taking into account the latest development proposals. The EIA report and the subsequent environmental reviews concluded that the environmental impact of the works in the Study can be controlled to comply with the criteria under EIA Ordinance and the Technical Memorandum on EIA Process. We will implement the measures recommended in the approved EIA report and the subsequent environmental reviews. The key measures include frequent watering of the site, provision of wheel-washing facilities, covering of materials on trucks, use of silenced construction plant, and provision of mobile noise barriers. We will also implement the EM&A programme recommended in the EIA report and the environmental reviews.

8. In the planning and design stages, we have considered the ground levels and layout of the proposed site formation to reduce generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible, in order to minimize the disposal of inert construction waste at public fill reception facilities². We will encourage the contractor to maximize the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further reduce the generation of construction waste.

9. In the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

10. We estimate that the proposed works will generate about 68 555 tonnes of construction waste. Of this, we will reuse about 50 848 tonnes (74%) of inert construction waste on site and deliver about 12 712 tonnes (19%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 4 995 tonnes (7%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfills is estimated to be about \$1.9 million for the proposed works (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

11. The proposed works will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites and buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

TRAFFIC IMPLICATIONS

12. The traffic impact assessment for the proposed works was completed and concluded that the proposed works would not cause any significant traffic impact to surrounding areas.

13. During construction, we will establish Traffic Management Liaison Group and closely liaise with the Transport Department, the Hong Kong Police Force and other stakeholders to discuss, scrutinise and review the proposed temporary traffic arrangements with a view to minimising the traffic impacts arising from the proposed works.

LAND ACQUISITION

14. We have reviewed the design of the proposed site formation works to minimise the extent of land acquisition. We will resume about 4 293 square metres (m²) of private land and clear 6 950 m² of government land for the proposed site formation works. The cost of land resumption and clearance estimated at \$63.8 million is charged to **Head 701 – Land Acquisition**.

BACKGROUND INFORMATION

15. **666CL** was included in Category B in January 2000.

16. In February 2000, we included an item under the block allocation **Subhead 7100CX** “New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme” at an approved cost of \$9.4 million in MOD prices for carrying out site investigation and engagement of consultants to undertake detailed design of the site formation and infrastructure works for the phase 1 development in Area 54 of Tuen Mun.

17. On 12 June 2015, the FC approved upgrading of part of **666CL** as **788CL** “Formation, roads and drains in Area 54, Tuen Mun – phase 1 stage 1 works” to Category A, at an approved project estimate of \$493.4 million in MOD prices, for carrying out site formation works at Site 1&1A for public rental housing development and associated infrastructure works. The site formation and associated infrastructure works commenced in November 2015. The site formation works were completed in October 2017 and the remaining works will be completed in May 2020.

18. Of the 148 trees within site boundary of the proposed works, 120 trees will be felled and 28 trees will be preserved. All trees to be affected are not important trees³, and their structural and health conditions are assessed as not suitable for transplant. We plan to plant a total of 61 trees and 60 seedling trees, of which 16 trees and 60 seedling trees will be planted by CEDD under the proposed works, and HD will plant another 45 trees under their housing development project at Site 5.

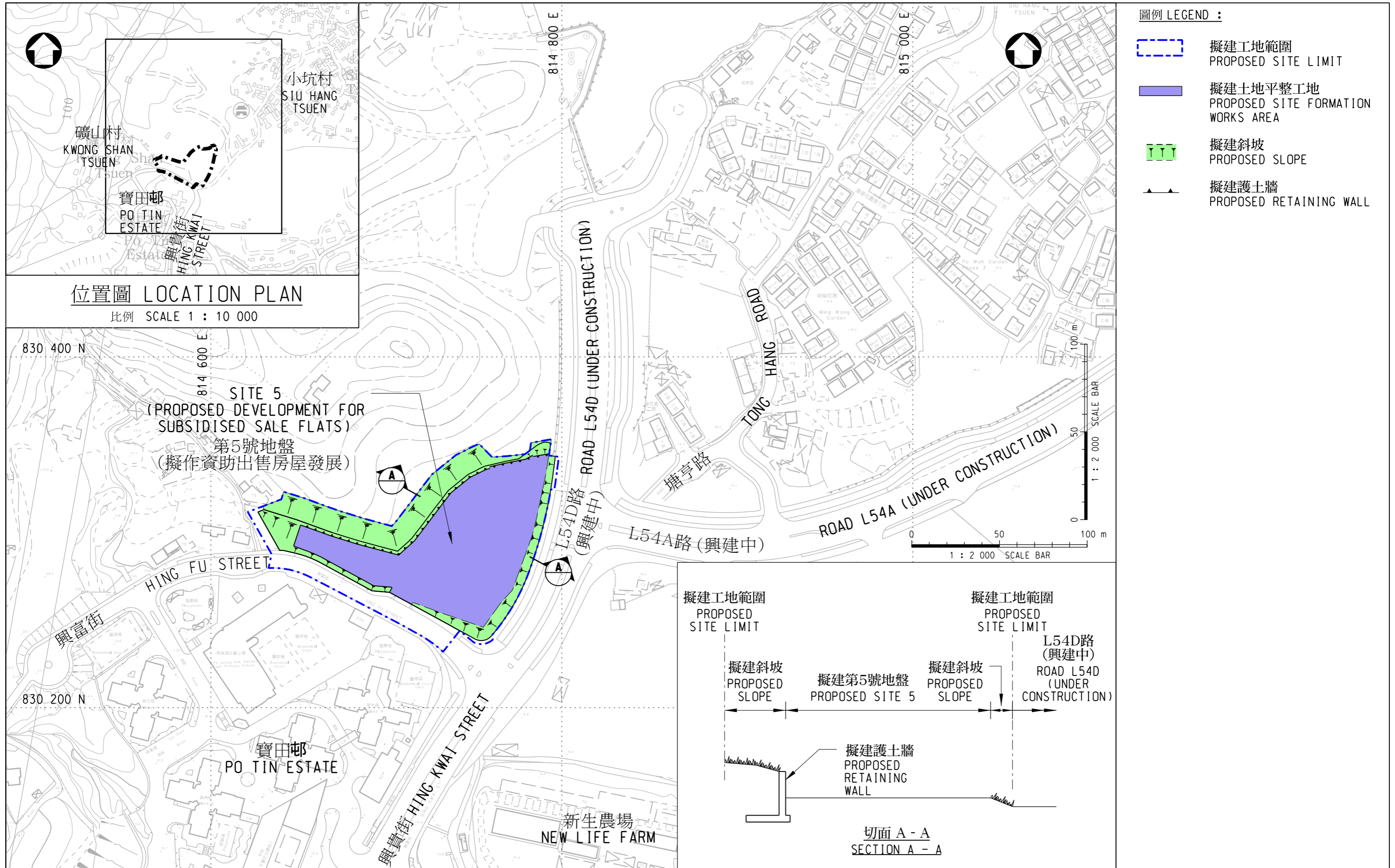
WAY FORWARD

19. We will consult the Public Works Subcommittee for upgrading the remaining part of **666CL** to Category A and subsequently seek funding approval from the FC. We also plan to invite tenders in parallel for commencement of the works as early as possible. We will only award the works contract after obtaining FC's funding approval.

Development Bureau
Civil Engineering and Development Department
January 2020

³ "Important trees" refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance, e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of the overall tree sizes, shape and any special features), e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with a trunk diameter equal to or exceeding 1.0 m (measured at 1.3 m above ground level), or with a height/canopy spread equal to or exceeding 25 m.



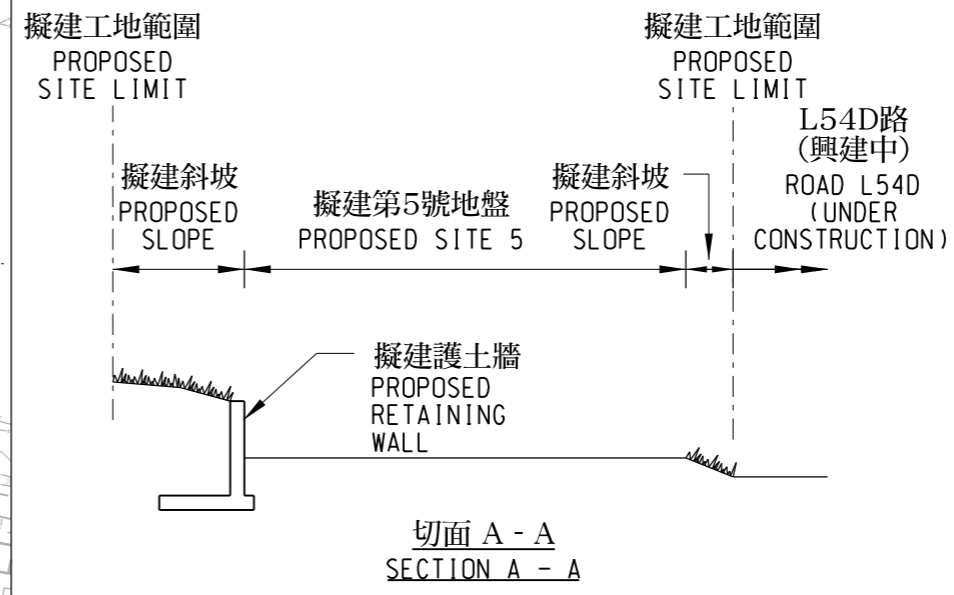
- 圖例 LEGEND :
- 擬建工地範圍
PROPOSED SITE LIMIT
 - 擬建土地平整工地
PROPOSED SITE FORMATION WORKS AREA
 - 擬建斜坡
PROPOSED SLOPE
 - 擬建護土牆
PROPOSED RETAINING WALL

位置圖 LOCATION PLAN

比例 SCALE 1 : 10 000

SITE 5
(PROPOSED DEVELOPMENT FOR
SUBSIDISED SALE FLATS)
第5號地盤
(擬作資助出售房屋發展)

1 : 2 000 SCALE BAR



drawing title 圖則名稱

工務工程計劃 - 7666CL
屯門第54區土地平整、道路及渠務工程第1期第2階段 - 平面圖

PWP ITEM - 7666CL
FORMATION, ROADS AND DRAINS IN AREA 54, TUEN MUN - PHASE 1 STAGE 2 - LAYOUT PLAN

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Civil Engineering – Land development

681CL – Formation, roads and drains in Area 54, Tuen Mun – phase 2

PROJECT SCOPE AND NATURE

The part of **681CL** which we propose to upgrade to Category A as phase 2 stage 4B works comprises –

- (a) formation of about 1 hectare (ha) of land for public rental housing development and about 1.3 ha of land for school development;
- (b) construction of the following road works –
 - (i) a single two-lane local distributor road, Road L54B, of about 200 metres (m) long;
 - (ii) a single two-lane village road of about 100 m long;
 - (iii) widening of a section of existing village road to a single two-lane carriageway; and
 - (iv) local improvement to some of the approach and exit roads of Lam Tei Interchange;
- (c) construction of vertical noise barriers of about 155 m long and 5 m high;
- (d) construction of footpaths, slopes, retaining walls, drainage works, waterworks, landscaping works and other ancillary works; and
- (e) implementation of environmental mitigation measures and an Environmental Monitoring and Audit (EM&A) programme for the works mentioned in paragraphs (a) to (d) above.

— Layout and cross-section plans showing the proposed works are at **Annex 1**.

2. We will retain the remainder of **681CL** in Category B, which comprises the construction of infrastructure works under the remaining stage 4C to cater for the public housing development at San Hing Road and Hong Po Road in Tuen Mun. Funding for the remainder of **681CL** will be sought to dovetail with the implementation programme of the public housing development.

3. Subject to funding approval of the Finance Committee (FC) in 2019-20, we plan to commence the proposed works in 2021 for completion in 2025.

JUSTIFICATION

4. Area 54 of Tuen Mun is situated at the north western part of Tuen Mun between Po Tin Estate and Siu Hong Court, which is planned mainly for public housing development, as well as schools, government, institution or community (G/IC) facilities, and the associated infrastructure works. The Civil Engineering and Development Department (CEDD) has implemented the site formation and infrastructure works in two phases. The phase 2 works under **681CL** are carried out in six stages¹. The stage 1 to stage 4A works commenced progressively between 2011 and 2015. CEDD handed over the formed sites to the Housing Department (HD) in 2013 and 2017 for construction of public housing while the associated infrastructure works have been progressively completed from 2016 onwards. Details are provided in the **Background Information**.

5. The proposed works mentioned in the first paragraph above are the stage 4B works under **681CL** which include formation of Site 4A (South). The formed site is expected to be handed over to HD in 2023 for development of about 1 000 numbers of public rental housing flats. A site will also be formed at Site 4A (East) to cater for school development by relevant department. Besides, we will erect vertical noise barriers at the north of Site 4A (East) to serve as a traffic noise mitigation measure for school development. Meanwhile, we propose to construct Road L54B and connecting village road as well as providing local improvement to some approach and exit roads of Lam Tei Interchange, including widening of part of the carriageway and change of road markings, to cater for traffic demand arising from the development.

¹ The overall site layout and road alignment of various stages of the phase 2 development of Area 54 of Tuen Mun are shown in the layout plan at **Enclosure 1**.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the proposed works to be \$264.3 million in money-of-the-day (MOD) prices.

PUBLIC CONSULTATION

7. We consulted the Tuen Mun Rural Committee on the development plan and proposed works in Area 54 of Tuen Mun on 22 April 2016. We consulted the Environment, Hygiene and District Development Committee (EHDDC) of the Tuen Mun District Council (TMDC) on 18 March 2016 and 20 May 2016. We also consulted EHDDC of TMDC on the proposed improvement to Lam Tei Interchange on 23 November 2018. The committees supported the implementation of the proposed works.

8. The road works were divided into two parts for gazetting under the Roads (Works, Use and Compensation) Ordinance (Cap 370). The first part² was gazetted on 12 August 2016 and 19 August 2016. One objection was received during the statutory objection lodging period. In response to the objection, layout and alignment of the road works were revised and an amendment scheme was gazetted on 5 May 2017 and 12 May 2017. No objection was received against the amendment scheme during the statutory objection lodging period. After the publication of the amendment scheme, the objection was withdrawn unconditionally. The authorization notice was gazetted on 18 August 2017 and 25 August 2017. The second part³ of the road works was gazetted on 1 February 2019 and 8 February 2019. No objection was received during the objection lodging period and the authorization notice was gazetted on 21 June 2019 and 28 June 2019.

ENVIRONMENTAL IMPLICATIONS

9. In 1999, the Government completed a “Planning and development study of potential housing sites in Area 54, Tuen Mun” (the Study). The Study recommended a development proposal in Area 54 of Tuen Mun. The proposed works (except the proposed local improvement of Lam Tei Interchange) fall within the scope of the Study which is a designated project under Schedule 3 of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). In September 1999, the EIA report for the Study was approved under EIA Ordinance. The EIA

² The first part of road scheme in this gazette relates to the construction of Road L54B near Site 4A (East) under **681CL**.

³ The second part of road scheme in this gazette relates to the construction of Road L54B Extension (village road) and Improvement Works at Lam Tei Interchange under **681CL**.

findings were subsequently reviewed taking into account the latest development proposals. The EIA report and the subsequent environmental reviews concluded that the environmental impact of the works in the Study can be controlled to comply with the criteria under EIA Ordinance and the Technical Memorandum on EIA Process. We will implement the measures recommended in the approved EIA report and the subsequent environmental reviews. The key measures include frequent watering of the site, provision of wheel-washing facilities, covering of materials on trucks, use of silenced construction plant, and provision of mobile noise barriers. We will also implement the EM&A programme recommended in the EIA report and the environmental reviews.

10. The proposed local improvement of Lam Tei Interchange is not a designated project under the EIA Ordinance. We completed an environmental review for the proposed works and agreed the findings with the Director of Environmental Protection that the proposed works will not have significant environmental impact.

11. In the planning and design stages, we have considered the ground levels and layout of the proposed site formation and road works to reduce generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible, in order to minimize the disposal of inert construction waste at public fill reception facilities⁴. We will encourage the contractor to maximize the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further reduce the generation of construction waste.

12. In the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

⁴ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

13. We estimate that the proposed works will generate about 74 505 tonnes of construction waste. Of this, we will reuse about 48 152 tonnes (65%) of inert construction waste on site and deliver about 12 038 tonnes (16%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 14 315 tonnes (19%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfills is estimated to be about \$3.7 million for the proposed works (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

14. The proposed works will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites and buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office (AMO). Part of the proposed works is within the Siu Hang Tsuen and Kei Lun Wai Sites of Archaeological Interest. We have conducted archaeological review for the proposed works site and concluded that no impact due to the proposed works on the Sites of Archaeological Interest is anticipated. As a precautionary measure, the AMO should be informed immediately in case of discovery of antiquities or supposed antiquities during the course of construction works. Agreement from the AMO will be sought on the follow-up actions if required.

TRAFFIC IMPLICATIONS

15. The traffic impact assessment for the proposed works was completed and concluded that the proposed works would not cause any significant traffic impact to surrounding areas.

16. During construction, we will establish Traffic Management Liaison Group and closely liaise with the Transport Department, the Hong Kong Police Force and other stakeholders to discuss, scrutinise and review the proposed temporary traffic arrangements with a view to minimising the traffic impacts arising from the proposed works.

LAND ACQUISITION

17. We have reviewed the design of the proposed site formation and road works to minimise the extent of land acquisition. We will resume about 17 421 square metres (m²) of private land and clear 29 895 m² of government land

for the proposed site formation and road works. The cost of land resumption and clearance estimated at \$259.17 million is charged to **Head 701 – Land Acquisition**.

BACKGROUND INFORMATION

18. **681CL** were included in Category B in September 2000.

19. On 25 May 2001, the FC approved upgrading of part of **681CL** as **686CL** “Consultants’ fees and site investigation for site formation, roads and drains in Area 54, Tuen Mun – phase 2” to Category A, at an approved project estimate of \$25.9 million in MOD prices, for carrying out site investigation and engagement of consultants to undertake detailed design of the site formation and infrastructure works for the phase 2 development in Area 54 of Tuen Mun.

20. On 15 April 2011, the FC approved upgrading of part of **681CL** as **744CL** “Formation, roads and drains in Area 54, Tuen Mun – phase 2 stage 1 works” to Category A, at an approved project estimate of \$325.2 million in MOD prices, for carrying out site formation works at Site 2 for public rental housing development and associated infrastructure works. The site formation and associated infrastructure works commenced in September 2011 and were completed in September 2016.

21. On 11 May 2012, the FC approved upgrading of part of **681CL** as **755CL** “Formation, roads and drains in Area 54, Tuen Mun – phase 2 stage 2 works” to Category A, at an approved project estimate of \$178.9 million in MOD prices, for construction of the Tuen Mun Area 54 sewage pumping station. Construction of the sewage pumping station commenced in October 2012 and was completed in May 2016.

22. On 12 June 2015, the FC approved upgrading of part of **681CL** as **789CL** “Formation, roads and drains in Area 54, Tuen Mun – phase 2 stages 3 and 4A works” to Category A, at an approved project estimate of \$553.1 million in MOD prices, for carrying out site formation works at Site 3/4 (East) for public rental housing development, Site 4A (West) for G/IC development and associated infrastructure works. The site formation and associated infrastructure works commenced in November 2015 for completion in May 2020.

23. Of the 241 trees within site boundary of the proposed works, 176 trees will be felled and 65 trees will be preserved. All trees to be affected are not

important trees⁵, and their structural and health conditions are assessed as not suitable for transplant. We plan to plant a total of 118 trees, 60 seedling trees and 14 000 shrubs, of which 58 trees, 60 seedling trees and about 14 000 shrubs will be planted by CEDD under the proposed works, and HD will plant another 60 trees under the housing development project at Site 4A(South).

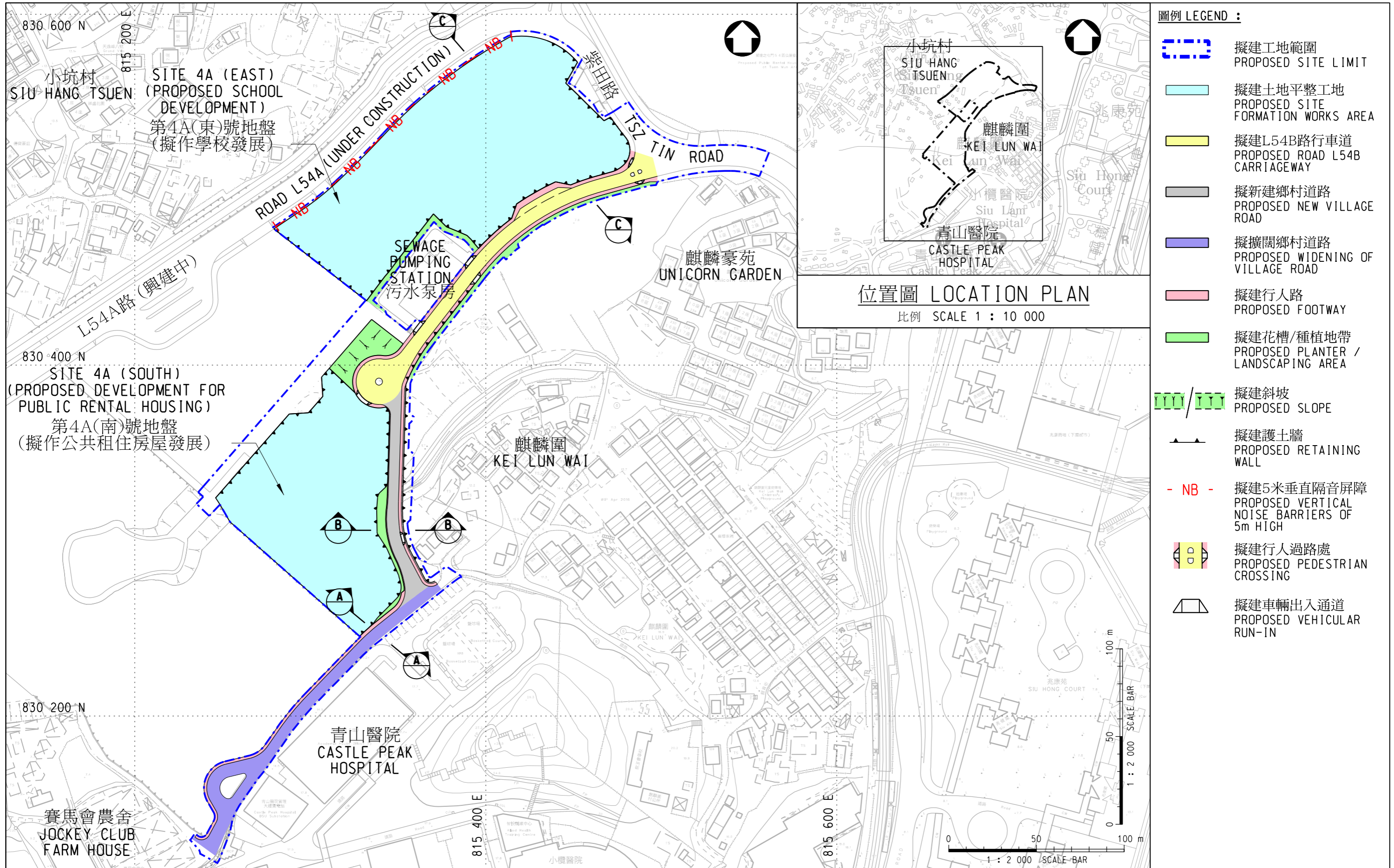
WAY FORWARD

24. We will consult the Public Works Subcommittee for upgrading the part of **681CL** to Category A and subsequently seek funding approval from the FC. We also plan to invite tenders in parallel for commencement of the works as early as possible. We will only award the works contract after obtaining FC's funding approval.

**Development Bureau
Civil Engineering and Development Department
January 2020**

⁵ "Important trees" refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

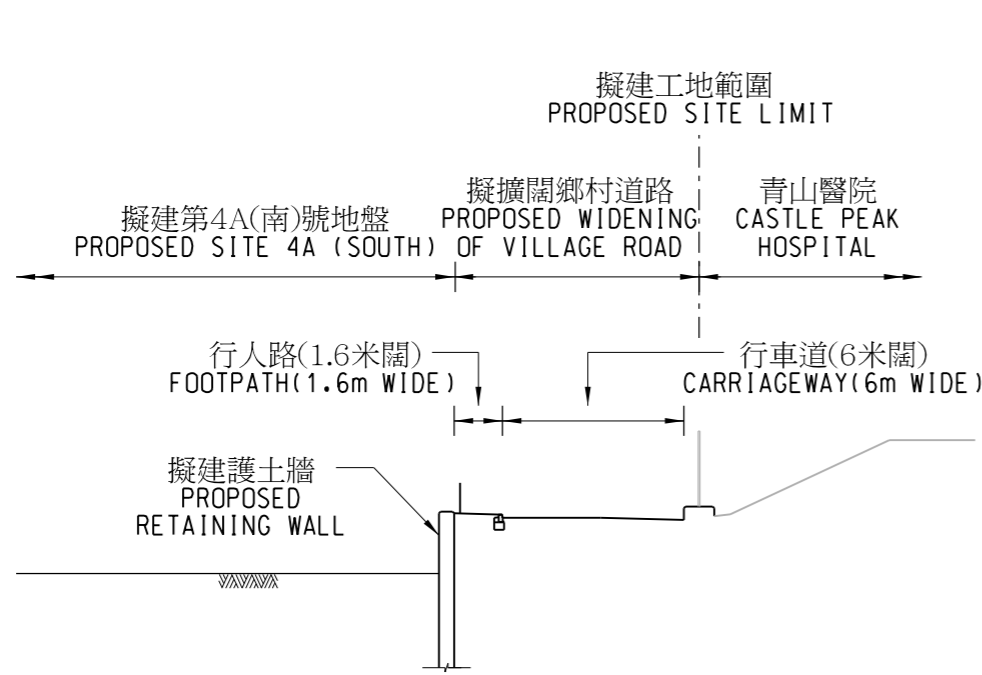
- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance, e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of the overall tree sizes, shape and any special features), e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with a trunk diameter equal to or exceeding 1.0 m (measured at 1.3 m above ground level), or with a height/canopy spread equal to or exceeding 25 m.



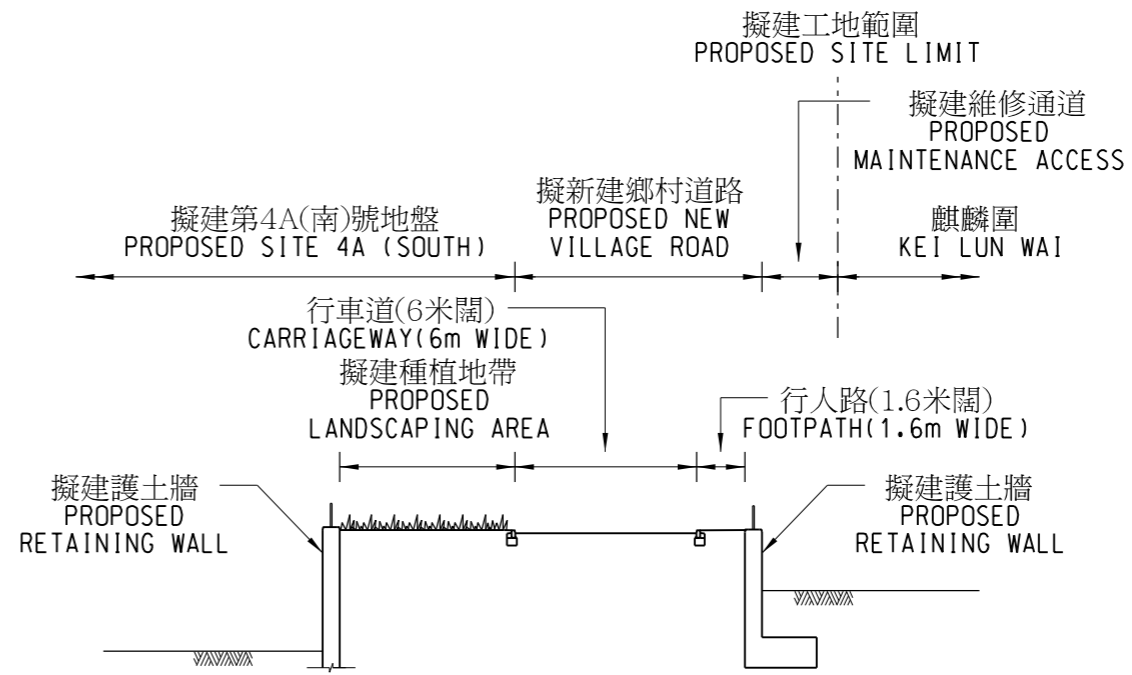
- 圖例 LEGEND :**
- 擬建工地範圍
PROPOSED SITE LIMIT
 - 擬建土地平整工地
PROPOSED SITE FORMATION WORKS AREA
 - 擬建L54B路行車道
PROPOSED ROAD L54B CARRIAGEWAY
 - 擬新建鄉村道路
PROPOSED NEW VILLAGE ROAD
 - 擬擴闊鄉村道路
PROPOSED WIDENING OF VILLAGE ROAD
 - 擬建行人路
PROPOSED FOOTWAY
 - 擬建花槽/種植地帶
PROPOSED PLANTER / LANDSCAPING AREA
 - 擬建斜坡
PROPOSED SLOPE
 - 擬建護土牆
PROPOSED RETAINING WALL
 - 擬建5米垂直隔音屏障
PROPOSED VERTICAL NOISE BARRIERS OF 5m HIGH
 - 擬建行人過路處
PROPOSED PEDESTRIAN CROSSING
 - 擬建車輛出入通道
PROPOSED VEHICULAR RUN-IN

drawing title 圖則名稱
 工務工程計劃 - 7681CL (部分)
 屯門第54區土地平整、道路及渠務工程第2期第4B階段 - 平面圖
 PWP ITEM - 7681CL (PART)
 FORMATION, ROADS AND DRAINS IN AREA 54, TUEN MUN - PHASE 2 STAGE 4B - LAYOUT PLAN

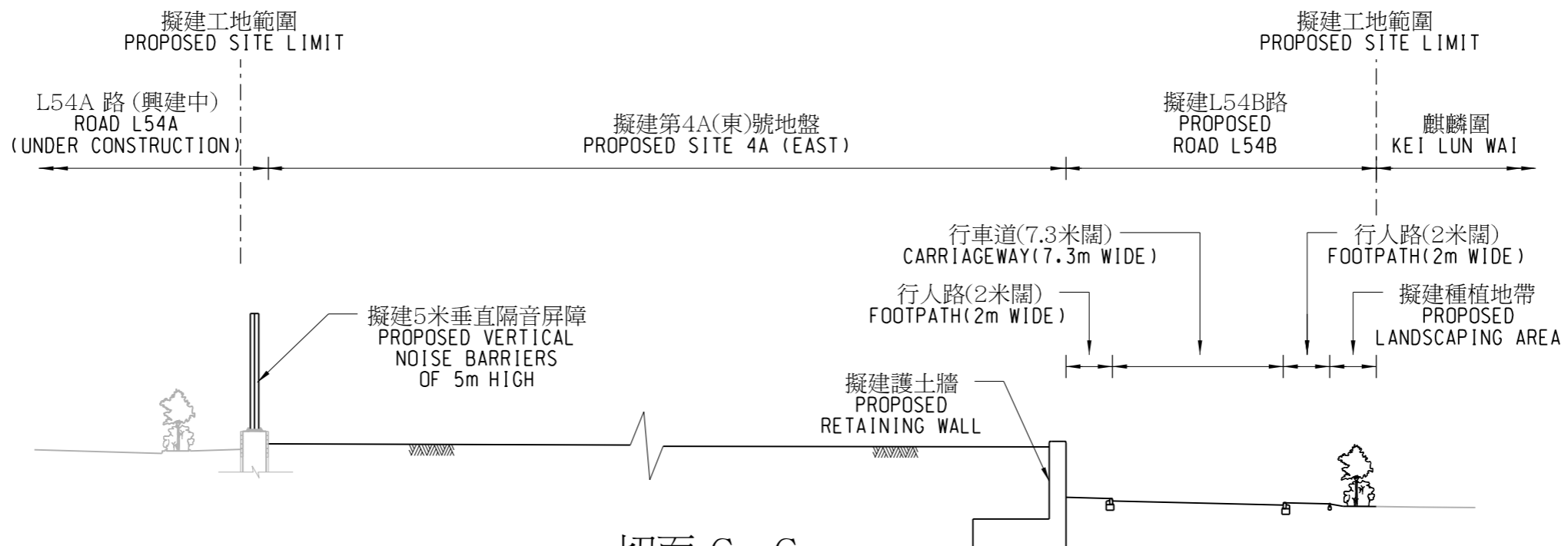
S:\WP201501\DRAWING\W828 - printing.dgn



切面 A - A
SECTION A - A



切面 B - B
SECTION B - B

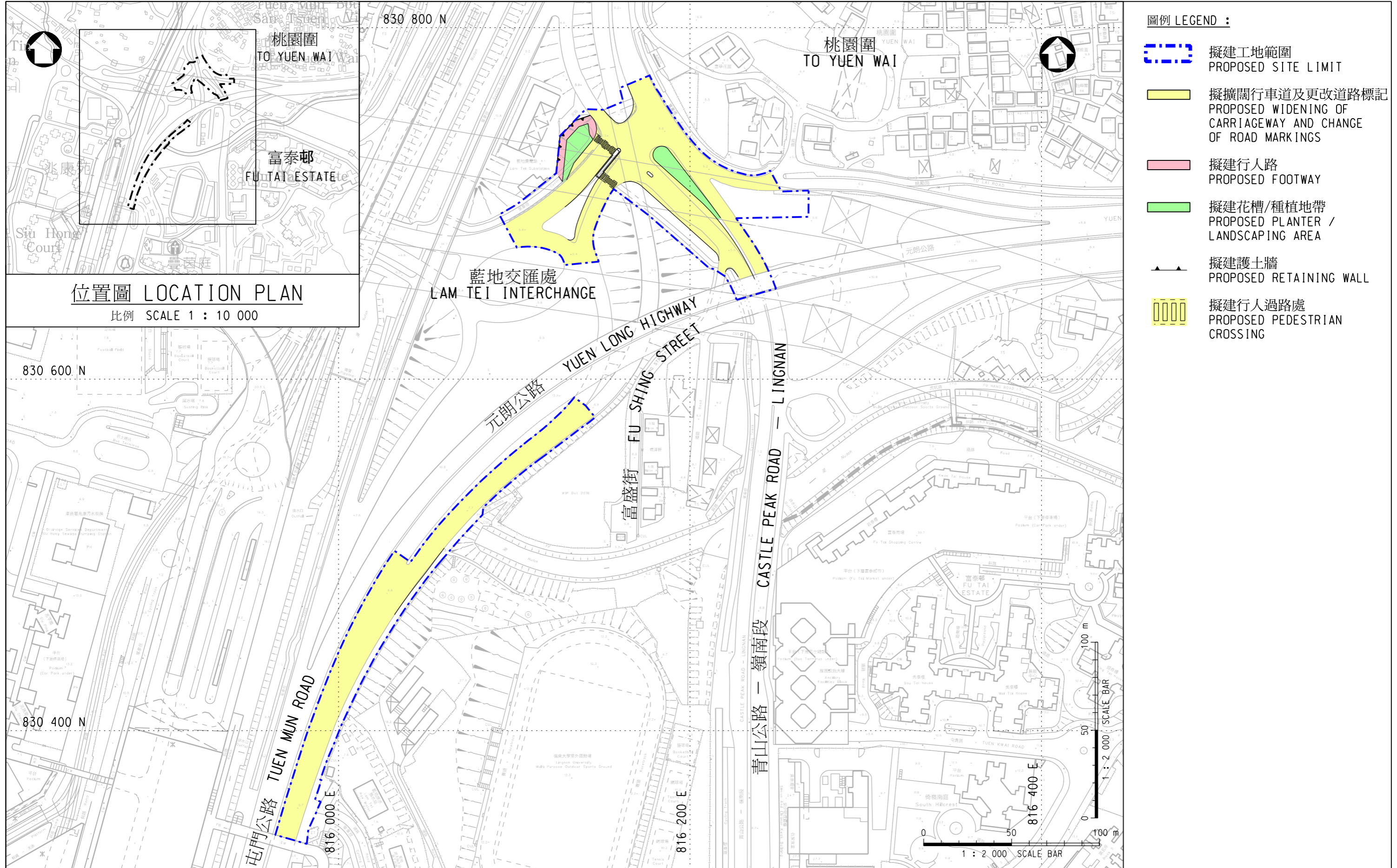


切面 C - C
SECTION C - C

drawing title 圖則名稱

工務工程計劃 - 7681CL (部分)
屯門第54區土地平整、道路及渠務工程第2期第4B階段 - 切面圖

PWP ITEM - 7681CL (PART)
FORMATION, ROADS AND DRAINS IN AREA 54, TUEN MUN - PHASE 2 STAGE 4B - CROSS SECTION



drawing title 圖則名稱

工務工程計劃 - 7681CL (部分)
屯門第54區土地平整、道路及渠務工程第2期第4B階段 - 平面圖

PWP ITEM - 7681CL (PART)
FORMATION, ROADS AND DRAINS IN AREA 54, TUEN MUN - PHASE 2 STAGE 4B - LAYOUT PLAN