

**Proposed Road Works on Tung Chung Road and within Cheung Sha Site in  
Cheung Sha, Lantau Island, New Territories**

**PURPOSE**

1. This paper is to brief the Islands District Council on the road works and arrangements in connection with the proposed residential development on Tung Chung Road, Cheung Sha (“the Cheung Sha Site”), and to seek Members’ views.

**BACKGROUND**

2. The Government will put the Cheung Sha Site on sale for private residential use.

3. To support the development at the Cheung Sha Site and to cater for the anticipated increase in traffic and pedestrian flows, road improvement works are required near a section of Tung Chung Road. Permanent closure of an existing vehicular-cum-pedestrian track within the Cheung Sha Site is also required for the development of the site. Details of the works are set out in paragraphs 4 to 7 below.

**Proposed road works on Tung Chung Road and within the Cheung Sha Site**

4. The proposed road works (as shown on the Plan at **Annex I**) include:
- (i) construction of an ingress and egress point to connect Tung Chung Road and the Cheung Sha Site;
  - (ii) temporary closure and reconstruction of sections of the footpath on Tung Chung Road;

- (iii) demolition and conversion of sections of the existing slope and retaining wall on Tung Chung Road into a carriageway or footpath;
- (iv) permanent closure and conversion of sections of the existing amenity area on Tung Chung Road into a carriageway or footpath;
- (v) permanent closure and reprovision of the existing vehicular-cum-pedestrian track within the Cheung Sha Site;
- (vi) ancillary works including civil engineering, water supplies, street lighting, road marking, landscaping, and street furniture and traffic sign installation works.

5. During the construction stage, temporary traffic arrangements are required near the Cheung Sha Site. The Traffic Impact Assessment conducted for the development reveals that the traffic flows on the main road sections involved (including Tung Chung Road) during peak hours are all within an acceptable level. Both the works at the Cheung Sha Site and the associated road works will not cause any insurmountable traffic impact. Moreover, the future developer will be required to submit a traffic assessment report to the government departments concerned for approval during the detailed design stage, in which details of temporary traffic arrangements to minimise the impact of the proposed road works on the public should be included. Upon approval of the detailed design of the road works by the government departments concerned, the works will commence together with the development project of the Cheung Sha Site.

6. As the existing vehicular-cum-pedestrian track within the Cheung Sha Site will be permanently closed, the developer is required to provide within the Cheung Sha Site a permanent vehicular-cum-pedestrian access with a minimum width of 3.5 metres to connect Tung Chung Road and the existing vehicular-cum-pedestrian track at the north of the Cheung Sha Site. The said permanent vehicular-cum-pedestrian access will be kept unobstructed at all times for use by the users of Lot No. 668 in D.D. 329 ("Lot No. 668") free of charge. When the existing vehicular-cum-pedestrian track within the Cheung Sha Site required to be closed temporarily during the construction stage, the developer is also required to provide a temporary vehicular-cum-pedestrian access within the Cheung Sha Site to connect Tung Chung

Road and the existing vehicular-cum-pedestrian track at the north of the Cheung Sha Site. The said temporary vehicular-cum-pedestrian access will be kept unobstructed at all times for use by the users of Lot No. 668 free of charge.

7. The developer will be responsible for the design, construction, management and maintenance of the roads and footpaths within the Cheung Sha Site (including the permanent vehicular-cum-pedestrian access and the temporary vehicular-cum-pedestrian access).

### **LAND ACQUISITION**

8. The proposed road works mentioned in paragraphs 4 to 7 above will not involve the acquisition of private land.

### **THE WAY FORWARD**

9. After seeking Members' views, the government departments concerned will proceed with the aforementioned road works in accordance with the Roads (Works, Use and Compensation) Ordinance (Cap. 370).

### **ADVICE SOUGHT**

10. If Members would like to provide views on the proposed works and arrangements, please fill in the enclosed reply slip on or before 7 April 2022 and email to [esls2\\_2@landsd.gov.hk](mailto:esls2_2@landsd.gov.hk) or fax to 2523 4973.

### **ANNEX**

Annex I: Road Works Plan No. XXXXX/GZ/0001(LT)

Annex II: Reply Slip

**LANDS DEPARTMENT**  
**HIGHWAYS DEPARTMENT**

**March 2022**