

22 April 2025

The Secretary  
Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road  
Hong Kong

***By Hand and By Email***

Dear Sir,

**Section 12A Planning Application for Proposed Amendments to the Tung Chung Valley Outline Zoning Plan to Rezone "Residential (Group C)2" Zone to "Residential (Group B)" Zone in Support of Private Residential Development at Various Lots in D.D. 1 TC and Adjoining Government Land, Tung Chung, Lantau Island (Application No. Y/I-TCV/1)**

Reference is made to the Further Information submitted to the Town Planning Board (the Board) on 15 April 2025.

In response to the Transport Department (TD)'s comments received on 17 April 2025, the Applicant would like to submit herewith responses-to-comments (RtoC) table (**Appendix A**) with replacement pages of Traffic Impact Assessment enclosed herewith in **Attachment 1** for the Board's consideration.

Please note that the current submission only serves to provide technical clarifications and responses to departmental comments with no changes to the application particulars as submitted on 15 April 2025.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr Arnold Koon at 2957 9667 / Ms Samantha Chuang at 2957 9601.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Planning Director

WW/AK/sc  
Encl.

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cc (w/ encl)  
DPO/SKI

- Ms Kirstie Law / Mr Steve Cheung

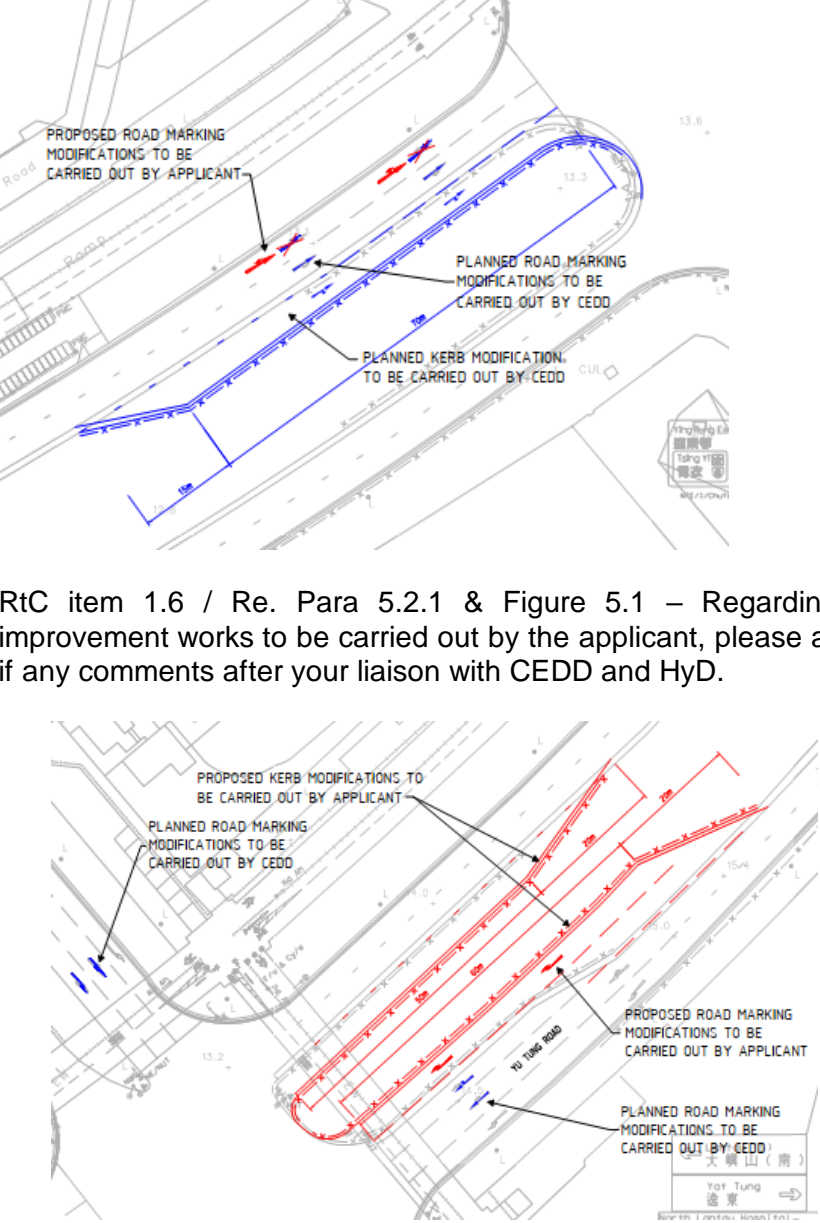
(by email)

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**Appendix A**  
**Responses-to-comments Table**

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	Departmental Comments	Responses to Comments
<b>1.</b>	<p><b>Comments of Transport Department</b></p> <p><b><u>Comments from Traffic Engineering</u></b></p>	
1.1	RtC item 1.1 – As the applicant disagrees to take up the respective management and maintenance responsibilities and government have no planning of providing footbridge, therefore flexibility in your relevant design for footbridge connection is not further required.	Noted.
1.2	RtC item 1.2 / Re. Para 5.4 – For the works that can enhance the safety for pedestrian in crossing Road L22, please advise if any proposal after your liaison with CEDD.	Refuge island has been proposed to enhance the pedestrian safety. Please refer to Figure 5.4 in <b>Attachment 1</b> for your easy reference.
1.3	The relevant requirements in Annex B of TD's publication "Traffic Impact Assessment (TIA) Checklist for Development Project" (below links refers) should be taken into consideration. The exact number of respective bicycle parking spaces should be agreed further with this department at later stage.	Noted. The exact number of respective bicycle parking spaces will be agreed further with TD at later stage.
1.4	RtC item 1.5 / Re. Para 5.2.1 & Figure 5.1 – For the local widening at Yu Tung Road eastbound to the west of the junction, it has not been clarified with justification that whether additional improvement works is required (due to the subject development) <u>on top</u> of that of CEDD's widening works. Please advise.	No additional physical works is required on top of CEDD's widening works. Only road marking modification works is required.

	Departmental Comments	Responses to Comments
1.5	<p>RtC item 1.6 / Re. Para 5.2.1 &amp; Figure 5.1 – Regarding the improvement works to be carried out by the applicant, please advise if any comments after your liaison with CEDD and HyD.</p> 	<p>CEDD's advice has been sought. No adverse comment on the scheme was given, provided that the proposed modification works will be constructed after the completion of CEDD's works. In case there is any interfacing issue, CEDD has already advised liaising with site offices during construction phase.</p> <p>In addition, HyD's no adverse comment is attached in <b>Annex A</b> of this RtC.</p>

	Departmental Comments	Responses to Comments
	<b><u>Comments from Transport Operations</u></b>	
1.6	Re. 2.3.1 – Noted. As there is no development plan for Area 38A PTI, please make sure that the provision of the public transport facilities of Area 38A is not counted in the TIA as to cater for the population intake of Area 60. TD has no further comment on the issue, please.	Noted.
1.7	Re. 2.3.6 – Noted. As the site will be completed after the commissioning of Tung Chung West Station, it is anticipated that the passenger demand to Tung Chung Station will not be significant that time. Nevertheless, the public transport services in the vicinity will be reviewed nearer the time of population intake of the site. TD has no further comment, please.	Noted.
1.8	Re. 2.3.11, Para. 6.1.7 – As the applicant stated that there is enough space for the accommodation of two types of taxis stands, we trust the applicant will provide separate taxi stands to cater for the transport needs of its own residents. TD has no further comment, please.	Noted.
1.9	Re. Para. 6.1.7 – Please elaborate the passenger and taxis queuing arrangement for using one general layby for two types of taxis. It is suggested to provide separate boarding area bays for different type of taxis.	Noted.
1.10	Re. Annex A – Noted.	Noted.

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**From:** [eis3.nt@hyd.gov.hk](mailto:eis3.nt@hyd.gov.hk) <[eis3.nt@hyd.gov.hk](mailto:eis3.nt@hyd.gov.hk)>  
**Sent:** Tuesday, April 22, 2025 9:31 AM  
**To:** Chu, Sin Yi <[SinYi.Chu@aecom.com](mailto:SinYi.Chu@aecom.com)>  
**Cc:** [swyyiu@cedd.gov.hk](mailto:swyyiu@cedd.gov.hk); Wong, Sam <[Sam.Wong1@aecom.com](mailto:Sam.Wong1@aecom.com)>; Lap Man LEE <[lapmanlee@td.gov.hk](mailto:lapmanlee@td.gov.hk)>  
**Subject:** Re: Tung Chung West - Section 12A planning application Y/I-TCV/1

Dear SY,

We have no adverse comment on the proposed layout from road maintenance viewpoint subject to following conditions.

1. TD should be consulted.
2. All highway features and road drainage installations to be handed over to this office for future maintenance should be designed and constructed in accordance with relevant highway standard drawings, guidelines, guidance notes, road notes etc.

Regards,

Philix WONG  
E/Is(3), NT Region of HyD  
Tel.: 2762 3521

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From: "Chu, Sin Yi" <[SinYi.Chu@aecom.com](mailto:SinYi.Chu@aecom.com)>  
To: "[swyyiu@cedd.gov.hk](mailto:swyyiu@cedd.gov.hk)" <[swyyiu@cedd.gov.hk](mailto:swyyiu@cedd.gov.hk)>, "[eis3.nt@hyd.gov.hk](mailto:eis3.nt@hyd.gov.hk)" <[eis3.nt@hyd.gov.hk](mailto:eis3.nt@hyd.gov.hk)>  
Cc: "Wong, Sam" <[Sam.Wong1@aecom.com](mailto:Sam.Wong1@aecom.com)>, "Lap Man LEE" <[lapmanlee@td.gov.hk](mailto:lapmanlee@td.gov.hk)>  
Date: 17/04/2025 19:54  
Subject: Tung Chung West - Section 12A planning application Y/I-TCV/1

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Dear Samuel and Philix,

We, AECOM, was commissioned by the Applicant as the Traffic Consultant in support of the Section 12A planning application **Y/I-TCV/1**.

Referring to TD's comment on the TIA (as attached), they would like to seek CEDD's and HyD's advice / comment on the following:

1. To enhance pedestrian safety crossing Road L22, TD suggested to provide a refuge island across Road L22. Please advise if there is any comment from CEDD?  
The construction programme of the refuge island will be further coordinate with CEDD and tie into the programme of Road L22.  
Please refer to Page 1 and 2 of the attachment.
2. Please advise if there is any comment from CEDD and HyD on the junction improvement works to be carried out by the applicant (Indicated in red).  
Refer to Page 3 of the attachment

The Indicative Master Layout Plan and Junction Improvement Scheme of Yu Tung Road / Chung Yan Road is attached for your easy reference. The comment from TD is also attached for your information.  
Please feel free to contact me for further clarification. We would be grateful if you can reply to the above on or before 24<sup>th</sup> April 2025. We would assume there's no comment in case no reply has been received by then.

Thank you!

Regards

Sin Yi Chu MHKIE, Accredited NEC4:ECC Project Manager

Associate, Traffic & Transport Planning, LSM, GC – Hong Kong

D +852 3856-5435

[sinyi.chu@aecom.com](mailto:sinyi.chu@aecom.com)

**AECOM**

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**Attachment 1**

**Replacement Pages of Traffic Impact Assessment**

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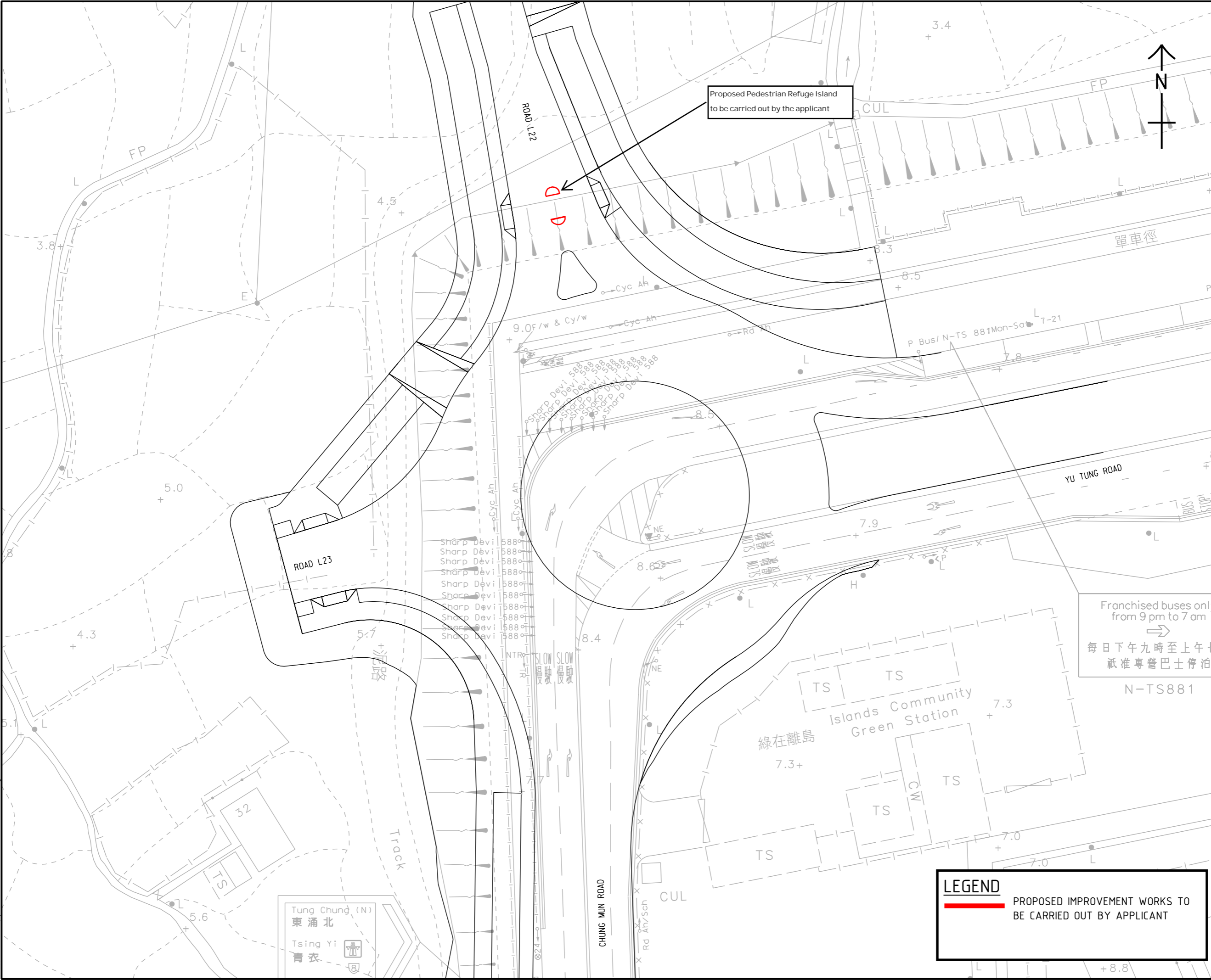
## Figure

Figure 1.1	Site Location
Figure 2.1	Indicative Master Layout Plan
Figure 2.2	Proposed Routing of Bus Service between Application Site and Tung Chung Station
Figure 3.1	Location of Surveyed Junctions
Figure 3.2	Existing Junction Layout of Yu Tung Road/Yi Tung Road/North Lantau Highway (J1)
Figure 3.3	Existing Junction Layout of Yu Tung Road / Shun Tung Road (J2)
Figure 3.4	Existing Junction Layout of Yu Tung Road / Chung Yan Road (J3)
Figure 3.5	Existing Junction Layout of Tung Chung Road / Chung Yan Road (J4)
Figure 3.6	Existing Junction Layout of Yu Tung Road / Chung Mun Road (J5)
Figure 3.7	Existing Junction Layout of Tung Chung Road / Shek Mun Kap Road (J6)
Figure 3.8	2023 Observed Traffic Flows
Figure 3.9	Existing Public Transport In the Vicinity of Application Site
Figure 3.10	Schematic Layout of Planned Road Network and Planned Critical Junctions
Figure 3.11	Planned Junction Layout of Yu Tung Road / Chung Mun Road / Road L23 (J5)
Figure 3.12	Planned Junction Layout of Tung Chung Road / Shek Mun Kap Road (J6)
Figure 3.13	Planned Junction Layout of Road L29 / Road L30 (J7)
Figure 3.14	Planned Junction Layout of Tung Chung Road / Road L30 (J8)
Figure 3.15	Planned Junction Layout of Road L25 / Road L29 (J9)
Figure 3.16	Planned Junction Layout of Road Shek Mun Kap Road / Road L28 / Road L29 (J10)
Figure 3.17	Planned Junction Layout of Chung Mun Road / Road L24 / Road L29 (J11)
Figure 3.18	Planned Junction Improvement Scheme of J2 Under Tung Chung New Town Extension (West) TIA (REP-116-02)
Figure 3.19	Planned Junction Improvement Scheme of J3 Under Tung Chung New Town Extension (West) TIA (REP-116-02)
Figure 4.1	Planned / Potential Development in the Vicinity of Application Site
Figure 4.2	2033 Reference Traffic Flows (Conforming Scheme)
Figure 4.3	2033 Design Traffic Flows (Proposed Scheme)
Figure 5.1	Proposed Junction Improvement Scheme at J3 (Yu Tung Road / Chung Yan Road)
Figure 5.2	Pedestrian Routing to / from Tung Chung West MTR Station and Estimated Pedestrian Traffic from Adjacent Site
Figure 5.3	Pedestrian Assessment
Figure 5.4	Proposed Pedestrian Improvement Measures Across Road L22

5.4.9 Considering the major pedestrian route between the subject site and MTR Tung Chung West Station would across Road L22. In order to enhance pedestrian safety when crossing Road L22, it is proposed to supplement a pedestrian refuge island. The proposed layout is shown in **Figure 5.4**.

5.4.10 The pedestrian assessment results above revealed that all the footpath sections and crossing will be still operating at acceptable level.

ISO A1 594mm x 841mm  
Approved:  
Checked:  
Designer:  
Project Management Initials:  
11/10/2023  
Plot File by: chancova  
P:\BACK UP\EALEX NOTUNG CHUNG WEST\FIGURE 3.11.dgn



AECOM

PROJECT  
項目  
SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE TUNG CHUNG VALLEY OUTLINE ZONING PLAN TO REZONE "RESIDENTIAL (GROUP C)2" ZONE TO "RESIDENTIAL (GROUP B)" ZONE IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 1 TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG, LANTAU ISLAND  
CLIENT  
業主

SUN HUNG KAI  
REAL ESTATE AGENCY LTD.  
新鴻基  
地產代理有限公司

CONSULTANT  
工程顧問公司  
AECOM Asia Company Ltd.  
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分判工程顧問公司

ISSUE/REVISION 修訂			
I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 校核

STATUS  
階段

PRELIMINARY

SCALE  
比例

A3 1: 500

KEY PLAN  
索引圖

PROJECT NO.  
項目編號

CONTRACT NO.  
合約編號

SHEET TITLE  
圖紙名稱

PROPOSED PEDESTRIAN  
IMPROVEMENT MEASURES ACROSS  
ROAD L22

SHEET NUMBER  
圖紙編號

FIGURE 5.4