By Email

Our Ref: S3176/TCRN/25/008Lg

30 April 2026

PLANNING LIMITED
規劃顧問有限公司

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Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use
Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island
(Section 16 Planning Application No. A/I-TCTC/71)

- Further Information No. 2 -

Reference is made to the captioned s.16 Planning Application scheduled for consideration by the Town Planning Board on 22 May 2026 and the departmental comments conveyed by the Sai Kung and Islands District Planning Office ("SKIsDPO"), Planning Department in April 2026.

In addition, as per the request from SKIsDPO on addressing the public concerns raised during the public inspection period from March to April 2026, we hereby submit this Further Information to address the departmental comments received. This FI submission consists of:

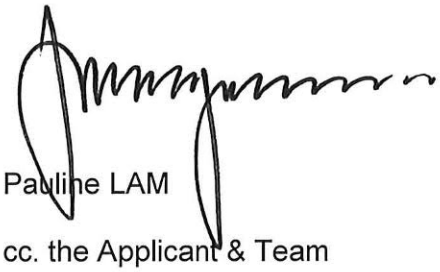
Response-to-Comment Table
Annex A – Updated Supporting Planning Statement
Annex B – Revised Landscape Plans
Annex C – Updated Schematic Architectural Drawings
Annex D – Response-to-Public Comment Table
Annex E – Updated Environmental Assessment
Annex F – Replacement Page of Sewerage Impact Assessment
Annex G – Updated Visual Appraisal
Annex H – Replacement Page of Traffic Impact Assessment

Should you have any queries in relation to the above or attached, please do not hesitate to contact Mr. Benjamin TUNG at [redacted] or the undersigned.

Thank you for your kind attention.

Our Ref: S3176/TCRN/25/008Lg
Date: 30 April 2026

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED



Pauline LAM

cc. the Applicant & Team

PL/BT/vy

**Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use,
Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island
(Section 16 Planning Application No. A/I-TCTC/71)**

– Further Information No. 2 –

Item	Comments	Responses
1	**Comments from Sai Kung & Islands District Planning Office, Planning Department (Responsible Officer: Mr. NG Ming Shum, Sheldon; Tel: 2158 6020) Received on 14 April 2026**	
1.1	With reference to the RNTPC minutes of the previous approved case (A/I-TCTC/59), an additional advisory clause was suggested "to consult the Sustainable Lantau Office of the Civil Engineering and Development Department on ways to improve the proposed landscape treatments along the western periphery of the application site to better complement the adjacent nullah in terms of enhancing urban biodiversity." Please advise your response and/or any necessary supplement information on this matter.	In light of the Board members' advisory comment on the previous Application No. A/I-TCTC/59, the Applicant has taken a proactive approach in refining the proposal. Enhanced landscape treatments have been incorporated into the proposed scheme under this Application, including: 1) Providing a 6.5m landscape buffer from the adjacent nullah at +4.5mPD level. As the landscape buffer sits on the drainage reserve area, according to Hong Kong Planning Standards and Guidelines Chapter 4, 'Planting of trees or shrubs with penetrating roots should be avoided within 3m from the centre line of any existing or proposed watermains and 3m from the edge of drainage pipes', therefore, shrubs without penetrating roots, ground cover and lawn are proposed to be planted at the landscape buffer; and 2) Providing a 2m full height setback between T1 and the nullah to avoid human disturbance to the nullah. The South Development and Sustainable Lantau Office ("SSLO") of the Civil Engineering and Development Department has been consulted. To address SSLO's comment, the Applicant has further incorporated the following features: 1) More native and nectar plant species will be used; and 2) Vine planting will be added on the west-facing façade to enhance landscape buffering at ground level (+11.3mPD) and landscape roof level (+16.8mPD). The selection of planting species of the proposed landscape buffer at +4.5mPD will take into account the limited sunlight available and future horticultural maintenance requirement. Also, bird-friendly design such as

Item	Comments	Responses
		glazing treatment, visual markers, building integrated structures, UV-reflective configuration or low-E coating will be considered to be adopted at the façade of the clubhouse block in the next stage of detailed design. Please refer to the revised Supporting Planning Statement ("SPS") and Landscape Plans in **Annexes A and B** respectively. The Applicant will continue to consult SSLO in detailed design stage to better complement the adjacent nullah in terms of enhancing urban biodiversity.
2	**Further Comments from Sai Kung & Islands District Planning Office, Planning Department (Responsible Officer: Mr. NG Ming Shum, Sheldon; Tel: 2158 6020) Received on 30 April 2026**	
2.1	It is noted that there are a few lots surrounded by the proposed development, which are not owned by the applicant. With reference to Paragraph 2.6.3 in the supporting planning statement, "According to the lease condition, the Applicant shall provide lay, provide, construct and surface access roads within the Site so that pedestrian traffic may be carried on access roads for ingress, egress and regress to and from Lots 1767, 1772 and 1773 in D.D. 3 TC to Tung Chung Road North. Right of way for the landlocked lots will be fully respected" Please clarify how the right of way to these lots will be provided and maintained. Please illustrate the proposed access and the relationship between these lots and the site with reference to the drawings.	Please refer to the updated schematic architectural drawings (**Annex C** refers) illustrating the proposed access to Lots 1767, 1772 and 1773 in D.D. 3 TC. Since there is a level difference between these lots and Tung Chung Road North, accesses (including staircases/lifts) within the Application Site (as shown on the drawings) will be provided and maintained by the Applicant, so that the pedestrian traffic may be carried on access road with the Application Site for ingress, egress and regress to and from Lots 1767, 1772 and 1773 in D.D. 3 TC to Tung Chung Road North. Right of way for the landlocked lots will be fully respected. Details of the proposed access have been supplemented in para. 3.3.4 in the SPS.
2.2	Over 100 public comments were received during the publication periods of the original submission and the FI. Please provide response as appropriate.	Please find our responses on the public comments in **Annex D**.
2.3	Please clarify whether the increase in floor-to-floor height from 3.3m to 3.4m is required solely for the implementation of Modular Integrated Construction (MiC).	The increase in floor-to-floor height from 3.3m to 3.4m is required solely for the implementation of Modular Integrated Construction (MiC).
2.4	There is discrepancy in the provision of private open space in the application form, P.9 and P.11 of the supporting planning statement. Please clarify.	Not less than 754m^2 of private open space will be provided. Table 3.2 in P.9 of the SPS has been rectified.

Item	Comments	Responses
2.5	It is noted that the site is not situated on flat land. Please elaborate on the topographic characteristics and development constraints of the site. Specifically, as the basement level appears to be higher than the surrounding area, please provide additional information on site grading and levels, with reference to the surrounding infrastructure (e.g., Tung Chung Road North, the Nullah, and lots 1767, 1772, and 1773).	Site constraints, topographic characteristics and site grading and levels have been supplemented in Section 2.2 of the SPS. Since Tung Chung Road North is about 11.3mPD, a basement carpark with a height of 4.5m will be at +6.8mPD, which is similar or slightly above the third-party lots within the Application Site. Taking into account the physical development constraints of the Site and the need to comply with the relevant building regulations, the coverage of the building blocks has already been optimised as far as possible. Para. 3.1.1 of the SPS has been supplemented.
2.6	The applicant is requested to clarify whether the proposed carparking facilities (both underground and above-ground) are eligible for Gross Floor Area (GFA) exemption under prevailing policies.	The proposed above-ground and underground carparking facilities shall be eligible for GFA exemption according to the latest PNAP APP-2, subject to the consideration of the Building Authority.
2.7	The applicant is requested to clarify whether the landscape roof located above the clubhouse and carpark is accessible to residents and/or the public.	The landscape roof located above the clubhouse and carpark are private open space, which is accessible by the residents.
2.8	The supporting planning statement highlighted several planning and design merits, including building separation, building setback, site coverage of greenery, provision of right of way to the third party lots and construction method. The applicant is advised to clarify if these merits are identical to those in the previous planning application no. A-I-TCTC/59 or if they are specific to the current planning application.	While the building separation, building setback, site coverage of greenery and provision of right of way to the third-party lots highlighted in this Application is similar to that proposed in the previous application No. A/I-TCTC/59. The adoption of MiC as the construction method and the enhanced landscape treatment abutting the nullah are specific to the current planning application.
3	**Comments from Environmental Protection Department (Responsible Officer: Mr. WONG Wing Hong, Andy; Tel: 2835 1127) Received on 22 April 2026**	
3.1	<u>Planning Statement</u> Section 4.2.5 – Please revise as follows: ...Therefore, **<u>no adverse air quality impact from</u>** vehicular emissions ~~impact~~ is anticipated.	Section 4.2.5 of the SPS (**Annex A** refers) has been revised.
3.2	Section 4.2.6 – Please update the conclusions about odour and marine emissions.	Section 4.2.6 of the SPS has been revised.
	<u>Environmental Assessment</u>	

Item	Comments	Responses
	Air Quality	
3.3	Section 4.1.1 – Please clarify the meaning of the last sentence about odourous emissions from the proposed development.	The last sentence of Section 4.1.1 of the Environmental Assessment ("EA") (**Annex E** refers) has been revised to "The potential odorous impact on the proposed development has also been addressed."
3.4	Section 4.2.1 – Please delete the last bullet which is irrelevant to this AQIA.	Noted. The last bullet ("Criteria for Evaluating Air Quality Impact (Annex 4 of the EIAO-TM)") has been removed from Section 4.2.1 of the EA.
3.5	Table 4.6 – Please rectify Note (b) to "v2.1".	Noted. Note (b) has been rectified accordingly.
3.6	Section 4.4.8 – Please explain why Figure 4.2 is quoted here.	Typo. Section 4.4.8 of the EA has been updated to quote Appendix 4.1 for Tentative Construction Programme
3.7	Section 4.5.2, RtC#3.7 – Please supplement TD's agreement on road type of Tung Chung Road North when available.	Noted. TD's agreement on road type of Tung Chung Road North will be provided once available.
3.8	Section 4.6.2 – Please provide more information on the site visit (e.g. no. of hours).	The site visit time has been supplemented in Section 4.6.2 of the EA.
3.9	Section 4.6.3 – Please revise as follows: ...no odour was identified at accessible locations along the northwest and southwest boundary of the Pumping Station even under downwind moments as well as along the east of the mooring sites even under downwind moments.	Noted. Section 4.6.3 of the EA has been revised accordingly.
3.10	Section 4.6.4 – Please append EPD's reply on odour complaint record.	EPD's reply on odour complaint record has been appended to Appendix 4.4 and quoted in Section 4.6.4 of the EA.
3.11	Section 4.7.1 – Please revise as follows: ...Therefore, no adverse air quality impact from vehicular emissions impact is anticipated.	Noted. Section 4.7.1 of the EA has been revised accordingly.
3.12	Section 4.7.2 and 8.1.6 – Please revise to "... would not be subject to adverse air quality impact from marine emissions." in the last sentence.	Noted, the last sentence of Section 4.7.2 and Section 8.1.6 of the EA have been revised accordingly.
3.13	Please replace "there's" with "there is/was" for formality.	Noted. "there's" have been replaced with "there is/was" for formality in Section 4.6.3, Section 4.6.4, Section 8.1.6, Section 8.1.7 of the EA.

Item	Comments	Responses
3.14	Figure 4.2 – Please remove the separation distance 235m, which is no included in Table 4.8.	Noted and Figure 4.2 of the EA has been updated accordingly.
3.15	Figure 4.5 – Please indicate 200m buffer distance in the figure.	Noted and 200m and 500m buffer distance have been shown in Figure 4.5 of the EA accordingly.
3.16	Figure 4.6 – Please rectify typo "31 October 2025" in the legend.	Noted and Figure 4.6 of the EA has been updated accordingly.
	Noise	
3.17	Re. S 1.4.6, the aircraft noise criterion for domestic premises is NEF25 as per HKPSG. Please revise.	Noted. S.1.4.6 of the EA has been revised accordingly.
3.18	Re. Figure 2.1b, please confirm there are no noise sensitive use relied on opened window for ventilation in the highlighted rooms. [(See attached file: Partial plan of figure 2.1b.png)]	The highlighted locations are storerooms and do not rely on openable window for ventilation. Figures 2.1b, 2.1d and 2.1f of the EA have been supplemented with label "STORE" to these 2 rooms.
3.19	Re. Figure 2.1d, please review whether locations T2-19 and T2-20 at T2-1/F, which appears to be communal area, are considered as NSRs.	Noted. T2-19 and T2-20 have been removed from Figure 2.1d of the EA.
3.20	Re. the TNIA model, the correction of traffic speed as a result of gradient has been applied even if the traffic speed was set to the speed limit of the road (e.g. 50km/h for road A), in other words, the box "corrected for gradient" was not checked. Please revise. Please also revise the compliance level and number of flats with noise exceedance under S 2.5.2 as appropriate.	Noted. The noise model, S.2.5.2, Appendix 2.3 and Appendix 2.4 of the EA have been updated. Please note that the conclusion is not affected. ("With the noise mitigation measures proposed, the Proposed Development would comply with the HKPSG road traffic noise standard criteria of 70 dB(A) (100% compliance).")
3.21	Re. S 3 Fixed noise source impact assessment, please address the potential fixed noise source impact (e.g. outdoor E&M plants) from the North Lantau Hospital.	Noted. S.3.2.4 and Figure 3.2 of the EA have been supplemented to address potential fixed noise source impact from the North Lantau Hospital.
	<u>Sewerage Impact Assessment</u>	
3.22	Please revise the "contributing population" in Table 3 under Section 5.1 of the Annex G from 1263 to 1171 to tally with Appendix D.	Noted. Please refer to the revised Table 3 under Section 5.1 of the Sewerage Impact Assessment (**Annex F** refers).

Item	Comments	Responses
3.23	To facilitate review, please provide softcopy of the report (in pdf), Response to Comments and modelling files / calculation spreadsheets (if any), and highlight the revised / updated content of the report in next submission.	Noted.
4	**Comments from Drainage Services Department (Responsible Officer: Mr. LI Kei Chun, Colin; Tel: 3101 2367) Received on 22 April 2026**	
4.1	With regard to the captioned submission, please note that I have no adverse comment from drainage and sewerage planning perspectives provided that the project proponent shall ensure the drainage design should conform to the prevailing Government standards and guidelines, and the actual drainage network shall not deviate from the captioned submission. Should the project proponent observe change in their proposal, design assumptions or other parameters that may render change in the hydraulic calculation, further submission should be made to demonstrate the adequacy of the designed drainage network for review.	Noted.
4.2	In addition, as the project is anticipated to last for a considerable period of time, it is inevitable that the inherent uncertainties of climate change might impact the ensuing project stages. The project proponent is recommended to consider flood protection measures that are flexible enough to accommodate the possible impacts due to the changes in rainfall pattern/intensity, and/or changes in sea level rise, as a result of climate change and updated findings available from time to time.	Noted. Please kindly note that the flood protection measures have been recommended in the submitted Drainage Impact Assessment.
5	**Comments from Urban Design Unit, Planning Department (Responsible Officer: Mr. LAM Sau Yin, Timothy; Tel: 3565 3940) Received on 28 April 2026**	
5.1	VA – discussion of the magnitude of change should be discussed in the VA as stated in Appendix C of the TPB-PG No. 41A	Noted.
5.2	VA – given the proposed BHR has been revised to 55.9mPD, the consultant please review whether the photomontages of VP1, VP2	The photomontages of VP1, VP2 and VP3 of the Visual Appraisal (**Annex G** refers) are revised.

Item	Comments	Responses
	and VP3 are accurate in representing the latest proposed scheme; and	
5.3	VA – it is noted that the photomontages stated the two towers as "max. +55.9mPD", which appears to be inconsistence with the drawings in Annex C that the main roof heights of 55.5mPD.	Please be clarified that the number of storey of the two towers are 13 storeys and with a main roof height of 55.5mPD. To allow design flexibility and with reference to Joint Practice Notes No.8, a 4% relaxation of the absolute building height of the approved scheme to +55.9mPD has been proposed in this Application. Therefore, the photomontages of the propose schemes is prepared based on the towers having not more than +55.9mPD to demonstrate the worst-case scenario.
6	**Comments from Landscape Unit, Planning Department (Responsible Officer: Ms. TSUI Hiu Wai, Isabella; Tel: 3565 3951) Received on 30 April 2026**	
6.1	Annex B - Updated Supporting Planning Statement, para. 4.6.1 - the tree information (such as total number of trees, number of trees to be felled, number of trees to be compensated and compensation ratio) does not tally with the same shown in Annex J - Updated Tree Felling and Preservation proposal.	Para. 4.6.4 of the SPS (**Annex A** refers) has been revised.
6.2	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.	Noted.
6.3	For compliance of site coverage of greenery requirements under PNAP APP-152, submission should be made to Building Department for comments and approval.	Noted.
7	**Comments from Traffic Survey & Support Division, Transport Department (Responsible Officer: Mr. LEE Lap Man, Raymond; Tel: 2399 2423) Received on 30 April 2026**	
7.1	Except the below minor issue, we have no further adverse comments on the TIA report from traffic engineering point of view please. *(i) Figure Nos. of relevant junctions should be indicated in Table 5.1 for ease of cross reference*	Please find the updated Table 5.1 in the revised Traffic Impact Assessment report (**Annex H** refers) for your easy reference.

<table>
<tr><th>Item</th><th>Comments</th><th>Responses</th></tr>
<tr><td></td><td>

Table 5.1 Junction Performance of Identified Critical Junction in Year 2036

<table>
<tr><th rowspan="3">Ref.</th><th rowspan="3">Junction</th><th rowspan="3">Method of Control</th><th colspan="4">Year 2036 RC / RFC (1)</th></tr>
<tr><th colspan="2">Reference Scenario</th><th colspan="2">Design Scenario</th></tr>
<tr><th>AM Peak</th><th>PM Peak</th><th>AM Peak</th><th>PM Peak</th></tr>
<tr><td>A</td><td>Yu Tung Road / Shun Tung Road (With Junction Modification)</td><td>Signalized</td><td>17% (2)</td><td>41% (2)</td><td>16% (2)</td><td>40% (2)</td></tr>
<tr><td>B</td><td>Yu Tung Road/ Chung Yan Road (With Junction Modification)</td><td>Signalized</td><td>17% (2)</td><td>43% (2)</td><td>16% (2)</td><td>38% (2)</td></tr>
<tr><td>C</td><td>Chung Yan Road/ Tung Chung Road North (With Junction Modification)</td><td>Roundabout</td><td>0.28</td><td>0.25</td><td>0.34</td><td>0.26</td></tr>
<tr><td>D</td><td>Tung Chung Road North/ Access Road to Chung Yan Road/ Yat Tung Street</td><td>Priority</td><td>0.54</td><td>0.47</td><td>0.54</td><td>0.52</td></tr>
<tr><td>E</td><td>Chui Kwan Drive/ Chung Yan Road</td><td>Priority</td><td>0.34</td><td>0.19</td><td>0.34</td><td>0.19</td></tr>
</table>

Notes: (1) RC = Reserve Capacity
RFC = Ratio of Flow to Capacity for Priority Junction and Roundabout
(2) Junction improvements mentioned in TCNTE (W) Study were considered.

</td><td></td></tr>
<tr><td>8</td><td colspan="2">Comments from Transport Operations (NT) Division, Transport Department
(Responsible Officer: Ms. YEUNG Yuk Shan, Doris; Tel: 2399 2454)
Received on 30 April 2026</td></tr>
<tr><td>8.1</td><td>In general, given that the estimated population has decreased in the revised submission (from 812 to 754 persons), the public transport trips generated by the proposed development are unlikely to increase compared with the original planning assumptions. However, it should be noted that no internal public transport facilities such as bus or minibus laybys are proposed within the development; therefore, no such franchised or shuttle services can be provided to connect residents to the nearby MTR station or public transport interchange.

The report relies on public transport services on Shun Tung Road and Tat Tung Road, claiming they lie within a 500-metre radius. In reality, the walking route from the site via Tung Chung Road North and Chui Kwan Drive includes a slope and exceeds 500 metres, so these services should not be considered accessible to residents. Without a shuttle connection, residents will most likely use the bus stop on</td><td>Noted.</td></tr>
</table>

Item	Comments	Responses
	Chung Yan Road outside North Lantau Hospital. A proper assessment of the capacity of bus services at that stop, and the capacity of the bus layby should additional trips need to be introduced to serve the new population, is therefore required. The TIA should be updated to examine this stop and ensure it can accommodate the latent demand.	
9	**Comments from Civil Aviation Department (Responsible Officer: Mr. SHUM Ka Lung, Sam ; Tel: 2910 8298) Received on 28 April 2026**	
9.1	We noted that the applicant has included their assessment results on aircraft/helicopter noise in the R-t-C table, as well as the installation of acoustic insulation as the noise mitigation measures. We therefore suggested that the aforementioned aircraft noise assessment results and noise mitigation measures be reflected in the Supporting Planning Statement / Environmental Assessment Report.	The aircraft noise assessment results and noise mitigation measures have been reflected in paras. 4.2.3 and 4.2.4 of the SPS (**Annex A** refers) and Section 1.4.6 to 1.4.8 of the EA (**Annex E** refers).

Encl.

Annex A – Updated Supporting Planning Statement
Annex B – Revised Landscape Plans
Annex C – Updated Schematic Architectural Drawings
Annex D – Response-to-Public Comment Table
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Compiled by: KTA
Date: 30 April 2026
File Ref: 20260430_S3176_FI(2)_R-to-C

Annex A

Updated Supporting Planning Statement

S16 PLANNING APPLICATION
APPROVED TUNG CHUNG TOWN CENTRE AREA OZP No. S/I-TCTC/24

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

SUPPORTING PLANNING STATEMENT

April 2026

Applicant:
Full Fame Development Limited

Consultancy Team:
KTA Planning Limited
Andrew Lee King Fun & Associates Architects Limited
CTA Consultants Limited
Ramboll Hong Kong Limited
H Plus Limited
Asia Infrastructure Solutions Limited

KTA PLANNING LIMITED 規劃顧問有限公司

Executive Summary

The Applicant, Full Fame Development Limited, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use ("the Proposed Development") at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island ("the Site"). The Site falls primarily within an area zoned "Residential (Group B)3" ("R(B)3"), with a minor portion of it shown as 'Road' on the Approved Tung Chung Town Centre Area Outline Zoning Plan ("the Approved OZP") No. S/I-TCTC/24.

The Site is mainly paved and is currently vacant. The Site was the subject of a s.16 Planning Application No. A/I-TCTC/59 approved by the TPB on 14 January 2022 for proposed flat. Further to the approval of it, the Applicant has initiated the land exchange application with the Government in 2022 and has accepted the binding basic term offer on 5 November 2025. The approved development is deemed to be commenced.

In view of the changing planning circumstances and market conditions, the Applicant would like to make amendments to the approved development scheme, including 1) minor relaxation of the building height restriction due to the adoption of modular integrated construction method, 2) increase number of units due to decrease of average flat size following the internal market sounding exercise and 3) change in the location of the car parking spaces in response to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-2. The proposed residential scheme under this planning application would, however, largely be the same as that under the approved development scheme, in terms of major development parameters.

The Proposed Development comprises two 13-storey residential towers accommodating 269 units atop one level of basement for car parking and E&M facilities. A three-storey standalone mixed block (containing a two-storey clubhouse on top of the ground-level car park) will be provided for future residents.

The Proposed Development is fully justified based on the following reasons:

- The Proposed Development will not deviate from the previous approved development scheme in terms of the major development parameters and only minor amendments are made;
- The Site is readily available for development with early implementation of housing supply since the Applicant had completed relevant land exchange procedures following the approved development scheme;
- The Applicant would adopt modular integrated construction method for the development to expediate the housing delivery and shorten the construction time;
- The proposed building height is fully in-line with the Joint Practice Note promoting green and innovative buildings;
- The Proposed Development is technically feasible with no insurmountable impacts on traffic, visual, drainage, sewerage, landscape and environmental.

In consideration of the above, we sincerely request the TPB to support this Section 16 Planning Application from planning and technical points of view.

行政摘要

（內文如有差異，應以英文版本為準）

申請人廣譽發展有限公司擬就城市規劃條例第 16 條向城市規劃委員會（下稱「城規會」）申請准許位於大嶼山東涌道北東涌市地段第 49 號（下稱「申請地點」)的擬議略為放寬建築物高度限制，以作准許的分層住宅用途（下稱「擬議發展」)。該申請地點主要位於東涌市中心分區計劃核准大綱圖編號 S/I-TCTC/24 上主要劃為「住宅（乙類）3」地帶，其一小部分顯示為「道路」的地方。

申請地點現已平整及空置。申請地點涉及規劃申請編號 A/I-TCTC/59，已於 2022 年 1 月 14 日獲城規會准許作分層住宅發展。

由於規劃環境及市場狀況改變，申請人擬對已批准的發展計劃作出以下修訂：

1. 因採用「組裝合成」建築法而輕微放寬高度限制；

2. 因應市場意見調查降低平均單位面積，引致單位數目上升；及

3. 因應最新<認可人士、註冊結構工程師及註冊岩土工程師作業備考 APP-2>，調整停車場位置。

是次申請的擬議發展在主要發展參數上與已批計劃大致相同。擬議發展將包括兩幢 13 層高住宅大樓（共 269 個單位），下設 1 層地庫停車場及機電設施；1 幢獨立 3 層綜合大樓（地面為停車場，上兩層為會所）。

擬議發展的申請具充份理據，原因如下：

- 擬議發展在主要發展參數上與獲城規會批准的發展計劃一致，並僅作輕微修訂；
- 由於申請人已完成相關換地程序，該申請地點可立即投入發展，並能及早落實房屋供應；
- 申請人將採用「組裝合成」建築法，加快建屋速度、縮短工期；
- 擬議的建築物高度完全符合推廣環保及創新的樓宇的聯合作業備考；及
- 擬議發展在技術上可行，在交通、視覺、排水、污水、景觀及環境方面均無不可克服影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

Executive Summary

行政摘要

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S16 PLANNING APPLICATION
APPROVED TUNG CHUNG TOWN CENTRE AREA OZP No. S/I-TCTC/24

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use, Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Full Fame Development Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use ("the Proposed Development") at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island ("the Site"). The Site falls primarily within an area zoned "Residential (Group B)3" ("R(B)3"), with a minor portion of it shown as "Road" on the approved Tung Chung Town Centre Area Outline Zoning Plan ("the Approved OZP") No. S/I-TCTC/24. This Supporting Planning Statement is to provide members of the TPB with information necessary for the consideration of this Application.

1.2 Report Structure

1.2.1 Following this introductory Section, the site and planning context will be briefly set out in **Section 2**. The proposed amendments to the Approved Development Scheme will be discussed in **Section 3**. The planning justifications will be elaborated in **Section 4**, followed by **Section 5** in concluding and summarising this Supporting Planning Statement.

2 SITE AND SURROUNDING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is located in Tung Chung Area 48 at the southwest of existing Tung Chung Town Centre, abutting Tung Chung Road North which is undergoing widening works. The planned public housing development at Tung Chung Area 23 located to the immediate east of the Site, across Tung Chung Road North, is currently under construction. The Site is about 520m (about 6 minutes walking) away from the future Tung Chung West Station (**Figure 2.1** refers). The Site is mainly paved with some trees and vegetation and is currently vacant.

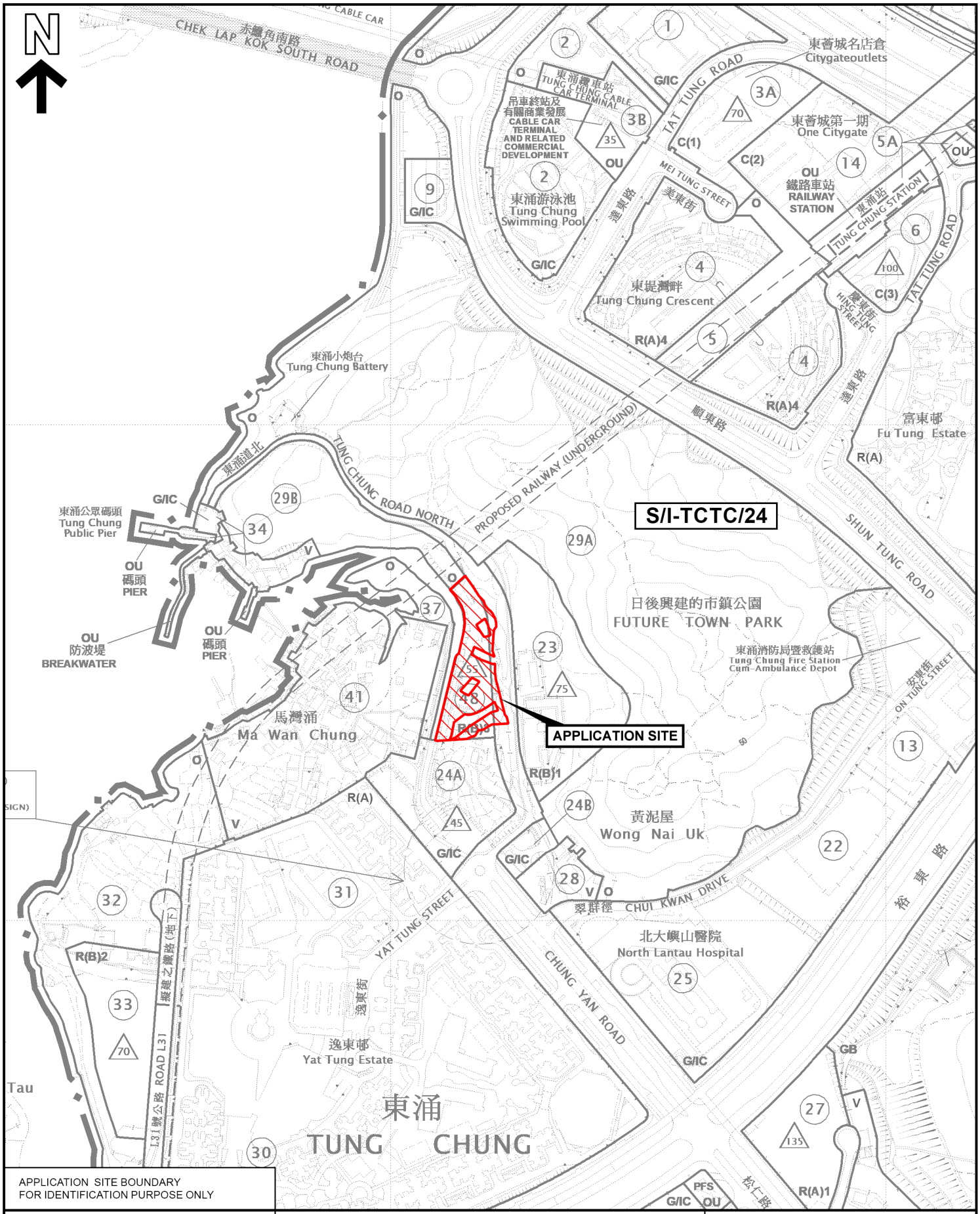
2.2 Site Constraint and Topographic Characteristics

2.2.1 The shape of the Site is linear and very irregular. As shown in Figure 2.2, the Site is sandwiched between Tung Chung Road North and an existing nullah. Besides, there are four third-party lots (i.e. Lots 1767, 1769 RP, 1772 and 1773 in D.D. 3 TC) situated within the Site. All these inevitably pose severe constraints on the development of the Site.

2.2.2 Besides, the Site is situated on a slope facing west. The widened Tung Chung Road North to the east of the Site is about +11 to +12mPD while the land abutting the nullah within the Site is about +4 to +5mPD. The level of Lots 1767, 1769 RP, 1772 and 1773 are approximately +4.5mPD, +7.1mPD, +5.5mPD and +4.4mPD respectively. A significant level difference (~7m) is found between the Site and the surrounding infrastructure including Tung Chung Road North.

2.3 Surrounding Land Use Context

2.3.1 The Site is situated in a residential neighbourhood with a mix of public and private housing developments (**Figure 2.2** refers). To the east of the Site across Tung Chung Road North, there is an on-going public housing development under construction at the Tung Chung Area 23 (zoned "R(B)1" subject to a maximum PR of 4 and maximum BH of 75mPD). To the south of the Site is an area zoned "G/IC" in Area 24A; and an existing bee farm. To the further south of the Site is the existing Yat Tung Estate in Areas 30 and 31 (zoned "R(A)" subject to a maximum domestic PR of 5) and the future Tung Chung West Station under construction. To the further west of the Site across an existing nullah is the planned open space in Area 37 and the village cluster of Ma Wan Chung Village. To the north of the Site is the planned open space in Area 29B.



APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

KTA PLANNING LIMITED
規劃顧問有限公司

LOCATION PLAN

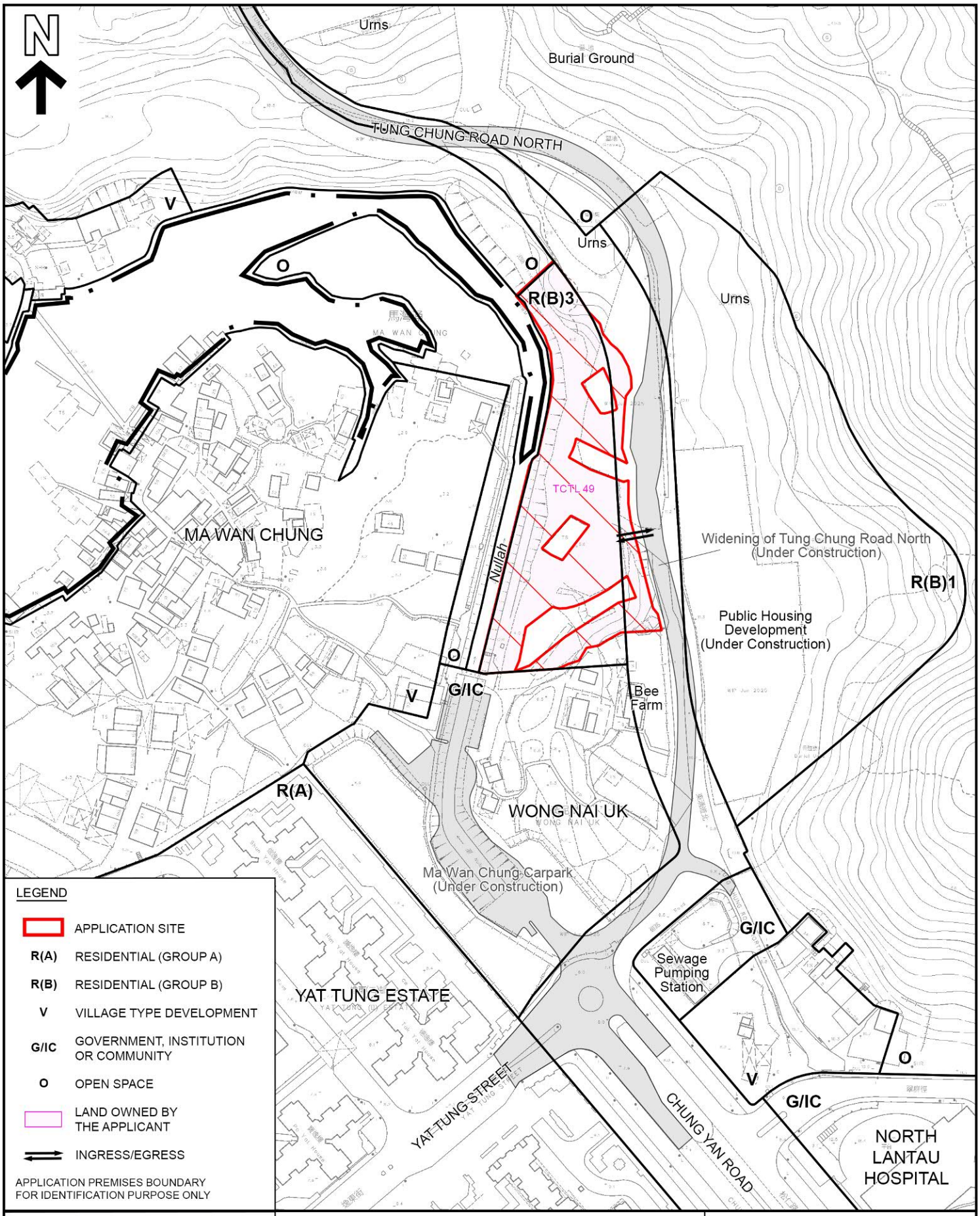
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

SCALE 1 : 5 000

FIGURE 2.1

EXTRACT PLAN BASED ON OUTLINE ZONING PLANS No. S/I-TCTC/24 APPROVED ON 1.6.2021

DATE: 23.3.2026



KTA PLANNING LIMITED
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SITE PLAN

PROPOSED FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
VARIOUS LOTS IN D.D. 3 TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG ROAD NORTH, TUNG CHUNG, LANTAU ISLAND

SCALE 1 : 2 000

FIGURE 2.2

EXTRACT PLAN BASED ON SURVEY SHEETS No. 9-SE-8B & 8D

DATE: 23.3.2026

2.4 Accessibility

2.4.1 The Site is served by Tung Chung Road North and connects to the town centre via Chung Yan Road and Yu Tung Road. The Site is also highly accessible to other parts of Hong Kong via Lantau Link and Tuen Mun-Chek Lap Kok Link.

2.4.2 The Site is well-served by public transport services. The Yat Tung Estate Public Transport Terminus and nearby bus stops are about 300-450m (4-6 mins walk) from the Site, providing frequent bus services to Tung Chung Town Centre, and direct services to metro areas and new towns of Hong Kong. Tung Chung West Station under construction is within 550m (7 mins walk) from the Site, which will further enhance the accessibility to the Site (**Figure 2.3** refers).

2.5 Statutory Planning Context

2.5.1 The Site falls primarily within an area zoned "Residential (Group B)3" (about 87% of the Site), with a minor portion of it shown as 'Road' (about 13% of the Site) on the approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24 (**Figure 2.1** refers).

"Residential (Group B)3" Zone

2.5.2 According to the Statutory Notes of the Approved OZP, the planning intention of "R(B)3" zone is "primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted". Any developments are subject to a maximum plot ratio (PR) of 2 and a maximum building height of 55mPD. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions may be considered by the TPB on application under section 16 of the Town Planning Ordinance. **'Flat' use is a Column 1 use, which is always permitted by the Town Planning Board.**

Area shown as 'Road'

2.5.3 According to paragraph 9 of the Covering Notes of the Approved OZP, in any area shown as 'Road', all uses or development require permission from the Town Planning Board. Since the Site involves an area shown as 'Road', planning permission will be required from the TPB. **Such area has been permitted for 'Flat" use under Application No. A/I-TCTC/59.**

Explanatory Statement

2.5.4 According to para. 7.6 of the Explanatory Statement of the Approved OZP, minor relaxation of BH restriction will be considered by the TPB taking into account its own merits and the relevant criteria for consideration of such application for relaxation are as follows:

(a) amalgamating smaller sites for achieving better urban design and local area

improvements;

(b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;

(c) providing better streetscape/good quality street level public urban space;

(d) providing separation between buildings to enhance air and visual permeability;

(e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and

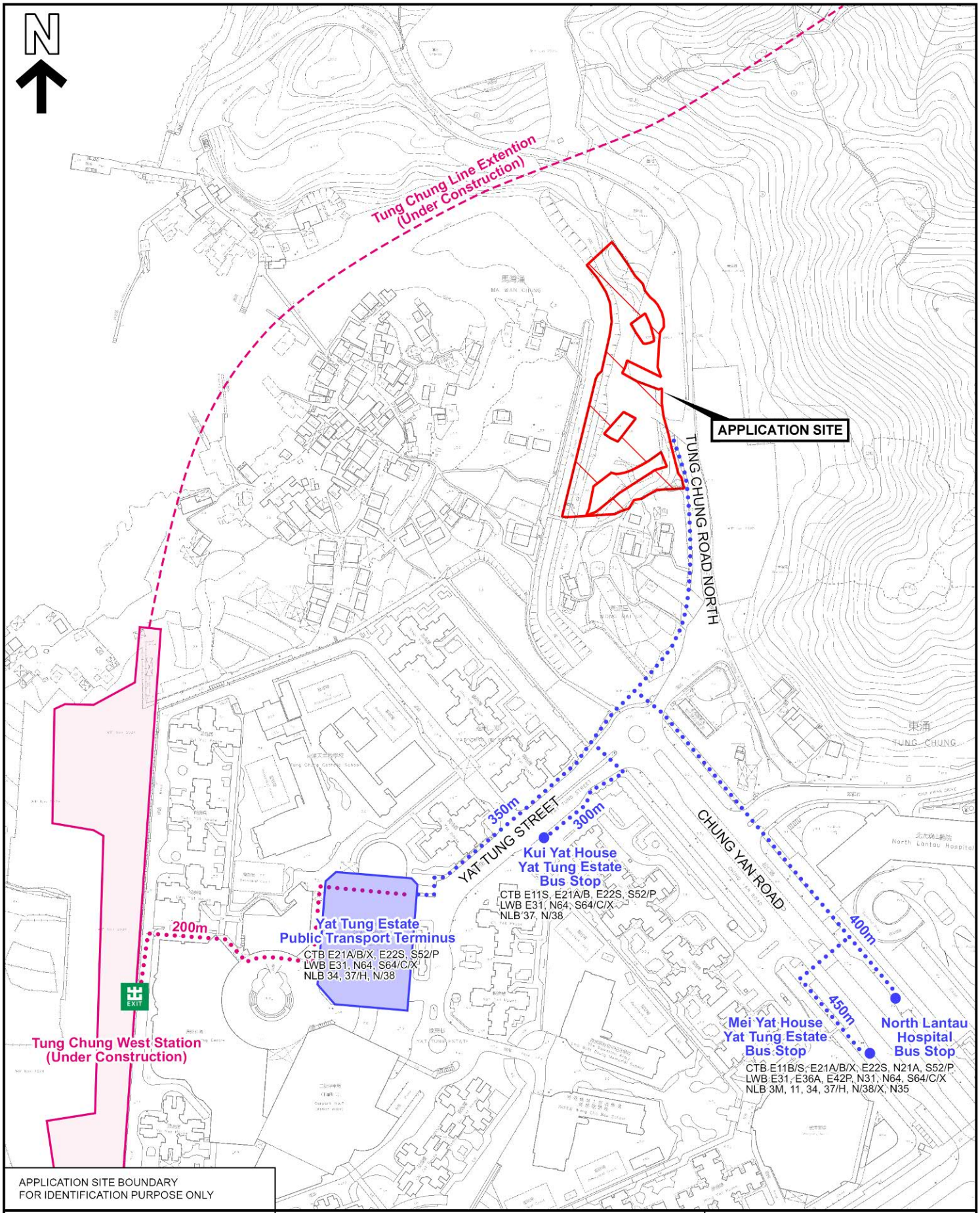
(f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

2.5.5 Since the Site would also involve a minor relaxation of the BH restriction, this planning application is subject to approval from the TPB.

2.6 Previous Planning Application

Planning Application No. A/I-TCTC/59

2.6.1 The Site was the subject of Planning Application No. A/I-TCTC/59 approved by the TPB on 14 January 2022 for Proposed Flat (**Figure 2.4** refers). The approved development scheme comprises two 13-storey residential blocks and one 2-storey clubhouse (excluding 2 levels of basement carpark). A plot ratio of not more than 2 providing gross floor area of not more than 10,800m^2 and a maximum building height of 55mPD is proposed. 187 residential units will be yielded. Upon the acceptance of the binding basic term offer on 5 November 2025, the approved development is deemed commenced.



APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

KTA PLANNING LIMITED
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PUBLIC TRANSPORT SERVICES PLAN

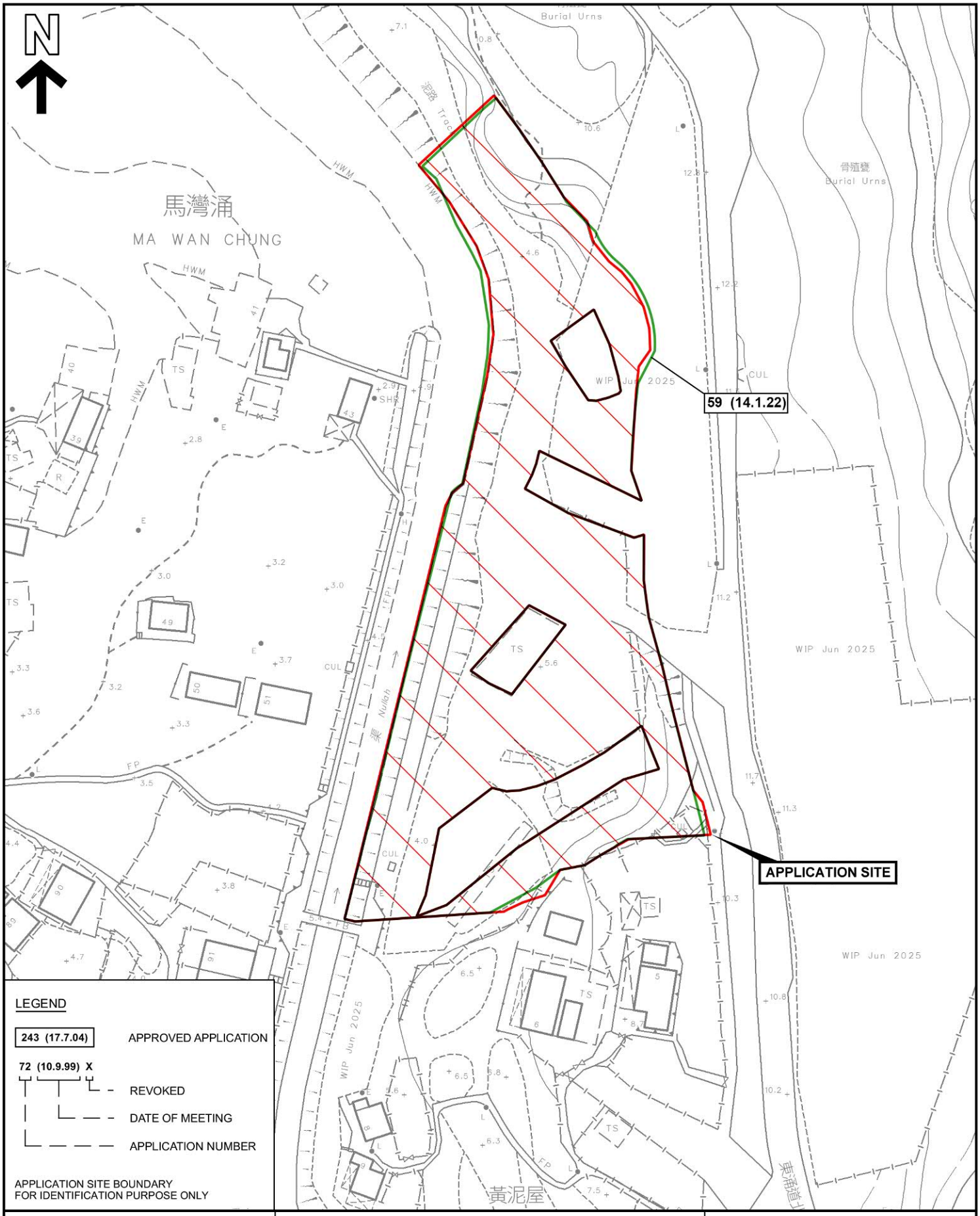
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

SCALE 1 : 3 000

FIGURE 2.3

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 9-SE-8A, 8B, 8C & 8D

DATE: 23.3.2026



KTA PLANNING LIMITED
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PREVIOUS APPLICATION PLAN

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

SCALE 1 : 1 000

FIGURE 2.4

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 9-SE-8B & 8D

DATE: 23.3.2026

2.7 Land Status and Lease Condition

2.7.1 Since the granting of the planning approval in 2022 by the TPB, the Applicant has initiated the land exchange application with the Government in 2022. The Applicant accepted the provisional basic term offer and binding basic term offer on 24 August 2022 and 5 November 2025. The land grant document for the Site was executed on 2 February 2026.

2.7.2 The Site is now known as Tung Chung Town Lot 49 and is governed by Conditions of Exchange dated 2 February 2026. The Applicant is the sole "current land owner". Based on the lease condition, the lot shall not be used for any purpose other than for private residential purposes, and the total GFA on the lot shall not be less than 6,480m^2 and shall not exceed 10,800m^2.

2.7.3 According to the lease condition, the Applicant shall provide lay, provide, construct and surface access roads within the Site so that pedestrian traffic may be carried on access roads for ingress, egress and regress to and from Lots 1767, 1772 and 1773 in D.D. 3 TC to Tung Chung Road North. Right of way for the landlocked lots will be fully respected.

3 PROPOSED DEVELOPMENT SCHEME

3.1 Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use

3.1.1 With a site area of approximately 5,400m² and a proposed plot ratio of 2, the proposed scheme will yield a total gross floor area (GFA) of approximately 10,800m². The Proposed Development also seeks a minor relaxation of the building height (BH) restriction from 55mPD to 55.9mPD due to the adoption of MIC building design method. Taking into account the physical development constraints of the Site as mentioned in **Section 2.2** and the need to comply with the relevant building regulations, the coverage of the building blocks has already been optimised as far as possible.

3.1.2 There will be two 13-storey residential towers of accommodating 269 units atop 1 level of basement for car parking and E&M facilities. A 3-storey standalone clubhouse block (2-storey clubhouse on top of the ground level car park) atop 1 level of basement carpark will be provided for future residents. Please refer to **Table 3.1** below for the proposed development parameters and **Appendix 1** for the indicative master layout plan and section plan.

Table 3.1 Development Parameters of the Proposed Development

Development Parameter	Proposed Development
Site Area	About 5,400m^2
Plot Ratio	Not more than 2
Total GFA(1)	Not more than 10,800m^2
Site Coverage	Not more than 37%
Building Height (main roof)	Not more than +55.9mPD
No. of Blocks - *Residential Tower* - *Clubhouse*	3 *2* *1*
No. of Storeys(2) - *Residential Tower* - *Clubhouse* - *Basement Carpark*	14 *13* *3* *1*
No. of Units	269
Average Flat Size	About 40.15m^2
Estimated Population(3)	754
Private Open Space	Not less than 754m^2
Internal Transport Facilities - *Private Car Parking Spaces* - *Motorcycle Parking Spaces* - *Bicycle Parking Spaces* - *Loading/unloading Bays for Heavy Goods Vehicle*	 *74 (incl. 2 accessible parking spaces)* *3* *18* *2*

Remarks:
(1) Excluding GFA for clubhouse facilities (not more than 5% of the total domestic GFA)
(2) Including basement
(3) Based on persons per occupied flat ("PPOF") ratio of 2.8

3.2 Comparison with the Approved Scheme under Application No. A/I-TCTC/59

3.2.1 The proposed development scheme under this Planning Application would largely be the same as that under the approved development scheme under Application No. A/I-TCTC/59. However, in view of the changing planning circumstances and market conditions, the following amendments to the approved residential scheme are proposed:

(1) Minor Relaxation of Building Height Restriction

3.2.2 The maximum building height of the Proposed Development has been slightly adjusted from 55m to 55.9m (+0.9m, about 1.64%). Due to the adoption of the modular integration construction (MiC), the storey height for habitation has been slightly increased by 0.1m from previously approved 3.3m to 3.4m. Stated in the *Joint Practice Note No.8*, *'To facilitate the adoption of MiC, favourable consideration may be given to an increase of BH up to 4% of the total storey height of MiC floors.'* The proposed minor relaxation is fully in-line with the Government's policy.

(2) Increase in Number of Units

3.2.3 In response to latest real estate market trends, the Applicant has conducted an internal market sounding exercise to assess current preferences for the flat types. Based on this review, an average unit size of approximately 40 sqm is deemed appropriate. Accordingly, the number of units under the current scheme has been increased from previously approved 187 to 269 units, with the intention to align with market demand while maintaining compliance with the approved development parameters.

(3) Adjustment to the Site Boundary *(Class A Amendments)*

3.2.4 At the processing of land grant as required by the relevant Government department(s), there is a slight adjustment to the site boundary of Tung Chung Town Lot 49 as compared to the site boundary under Application No. A/I-TCTC/59. There is no change to the site area. Please refer to Figure 2.4 for the detailed comparison of the two site boundaries.

(4) Amendment to the Location of Parking Spaces *(Class A Amendments)*

3.2.5 In response to the 2025 Policy Address, which grants a full Gross Floor Area (GFA) exemption for developers constructing no more than two storeys of aboveground car parking, the Applicant has positioned the ground floor for car parking below the clubhouse. This covered G/F carpark areas are disregarded from the domestic GFA calculation subject of this application.

(5) Adjustment to the Number of Parking Spaces *(Class A Amendments)*

3.2.6 Due to the increase in the number of units and the change in flat size, the numbers of parking spaces have been adjusted according to the Hong Kong Planning

Standards and Guidelines ("HKPSG") and the lease requirement.

(6) Slight Adjustment to the Disposition and Form of the Residential Blocks *(Class A Amendments)*

3.2.7 The Applicant has slightly adjusted the disposition and form of the residential blocks to improve the efficiency of the Proposed Development, while at the same time to enhance the design of the landscape areas for future residents.

3.2.8 A comparison of the major development parameters of the approved scheme under Application No. A/I-TCTC/59 and the Proposed Development is shown in **Table 3.2.**

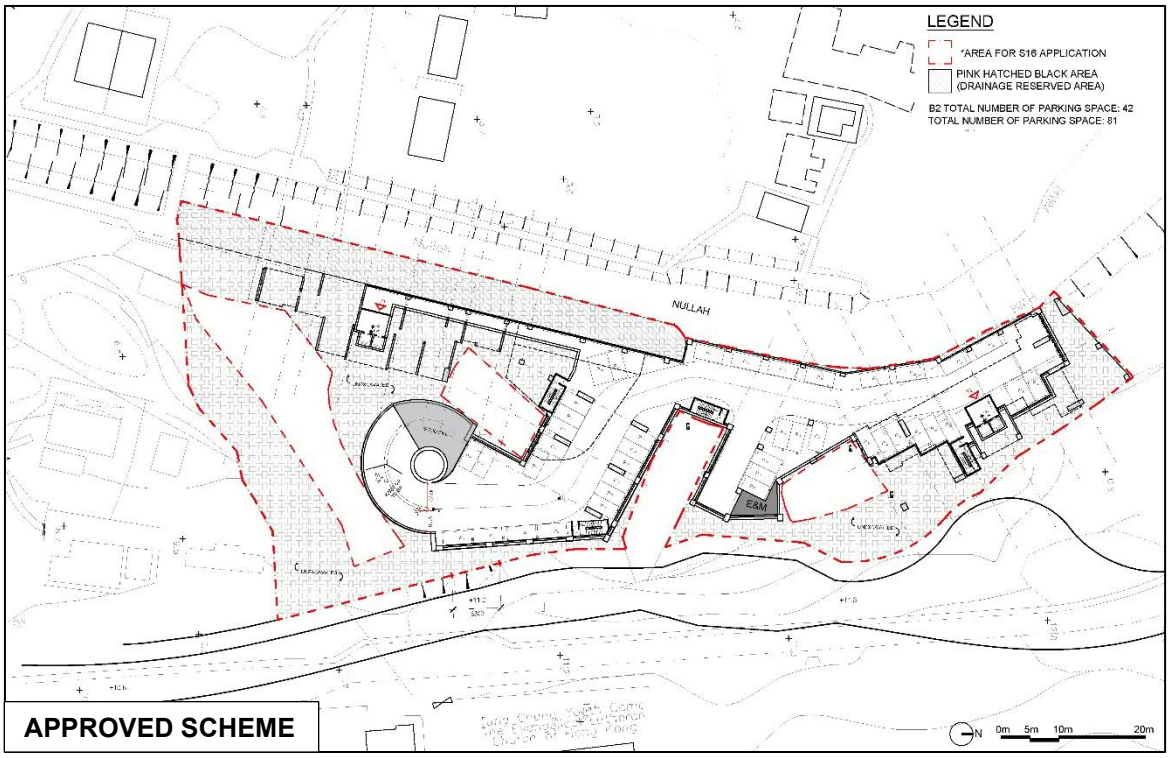
Table 3.2 Comparison of the Approved and Proposed Development

Development Parameter	Approved Scheme	Proposed Scheme	Change
Site Area	About 5,400m^2	About 5,400m^2	No Change
Plot Ratio	Not more than 2	Not more than 2	No Change
Total GFA(1)	Not more than 10,800m^2	Not more than 10,800m^2	No Change
Site Coverage	Not more than 37%	Not more than 37%	No Change
Building Height (main roof)	Not more than +55mPD	Not more than +55.9mPD	+0.9m (+1.64%)
Storey Height for Habitation	3.3m	3.4m	+0.1m (+3.03%)
No. of Blocks - *Residential Tower* - *Clubhouse*	3 *2* *1*	3 *2* *1*	No Change *No Change* *No Change*
No. of Storeys(2) - *Residential Tower* - *Clubhouse* - *Basement Carpark*	15 *13* *2* *2*	14 *13* *3* *1*	-1 *No Change* *+1* *-1*
No. of Units	187	269	+82 (+43.9%)
Average Flat Size	About 57.8m^2	About 40.2m^2	-17.6m^2 (-30.5%)
Estimated Population(3)	524	754	+230 (+43.9%)
Private Open Space	Not less than 524m^2	Not less than 754m^2	+230m^2 (+43.9%)
Parking Spaces - *Private Car* - *Motorcycle* - *Bicycle*	 *81* *2* *10*	 *74* *3* *18*	 *-7* *+1* *+8*
L/UL Bays - *Heavy Goods Vehicle*	*2*	*2*	*No Change*

Remarks:
(1) Excluding GFA for clubhouse facilities (not more than 5% of the total domestic GFA)
(2) Including basement
(3) Based on persons per occupied flat ("PPOF") ratio of 2.8

Figure 3.1: Comparison of the Approved and Proposed Residential Development

Basement Level 2

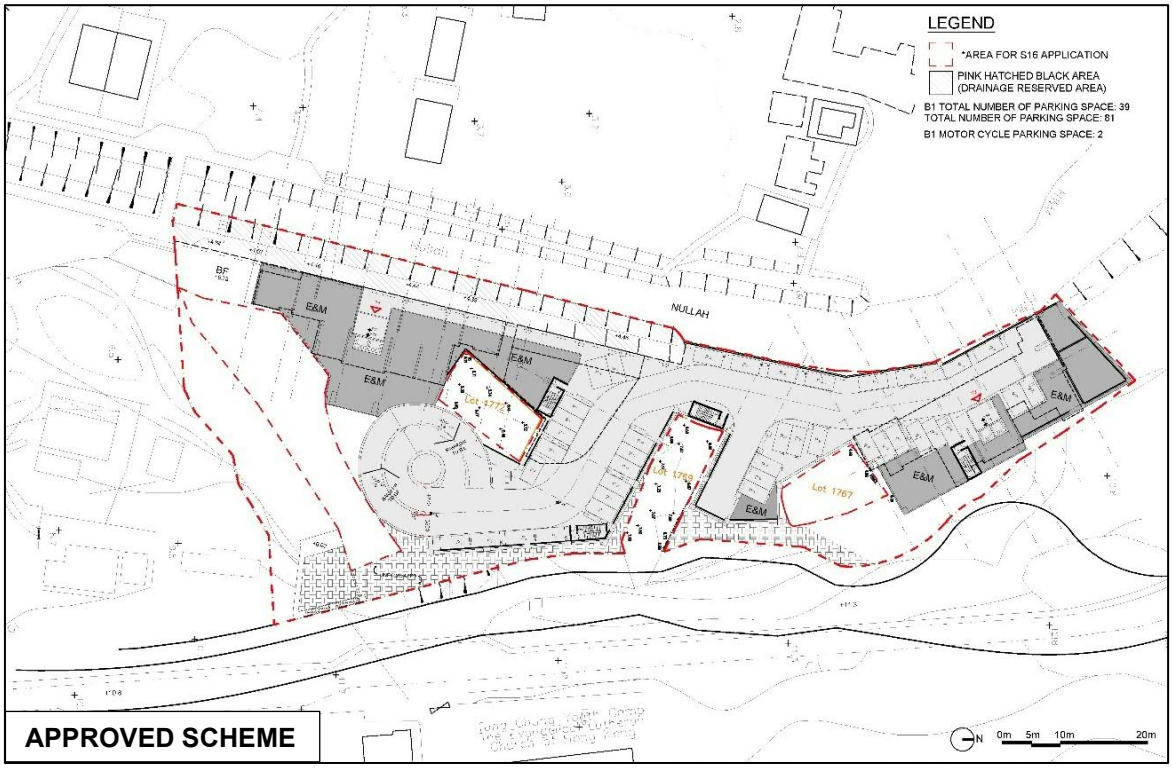


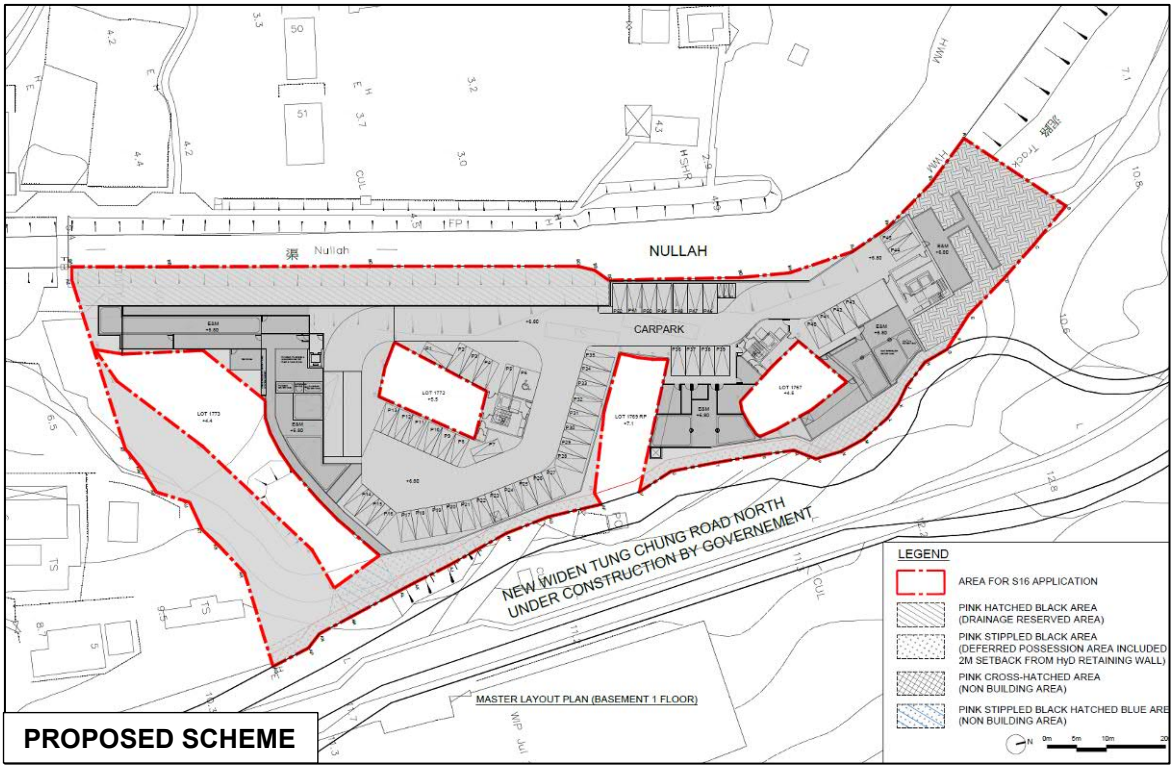
APPROVED SCHEME

(No Basement Level 2)

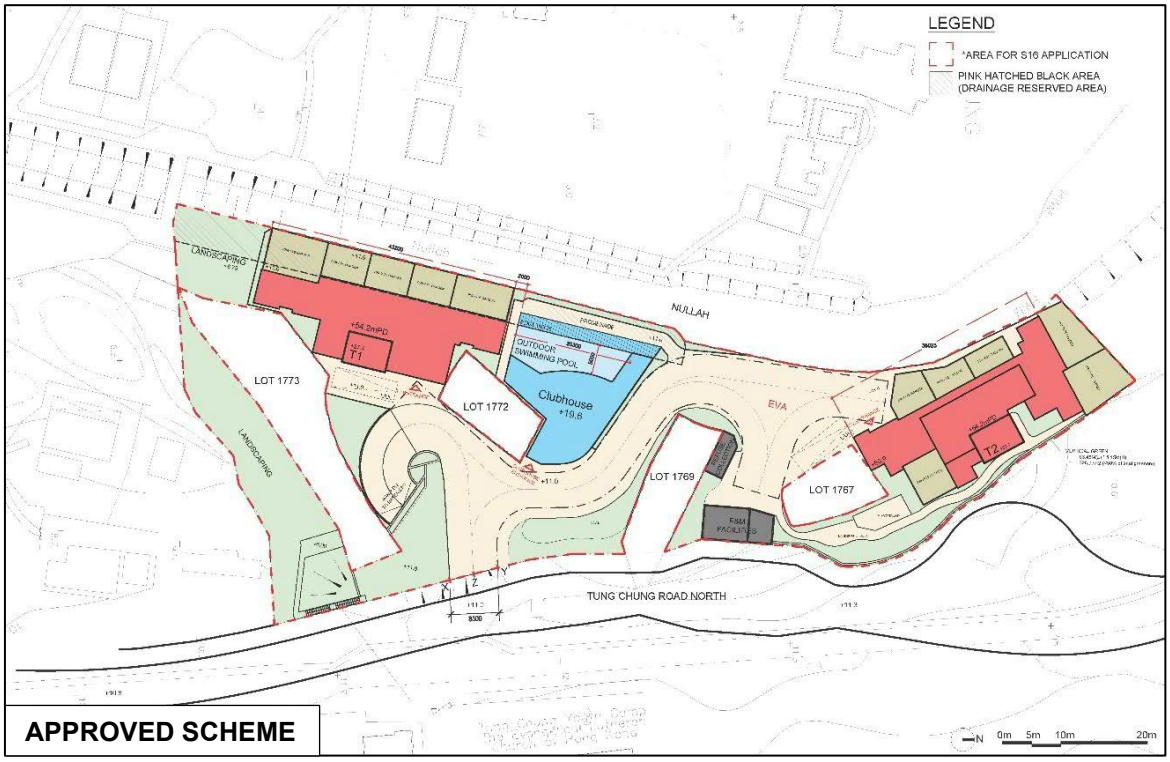
PROPOSED SCHEME

Basement Level 1

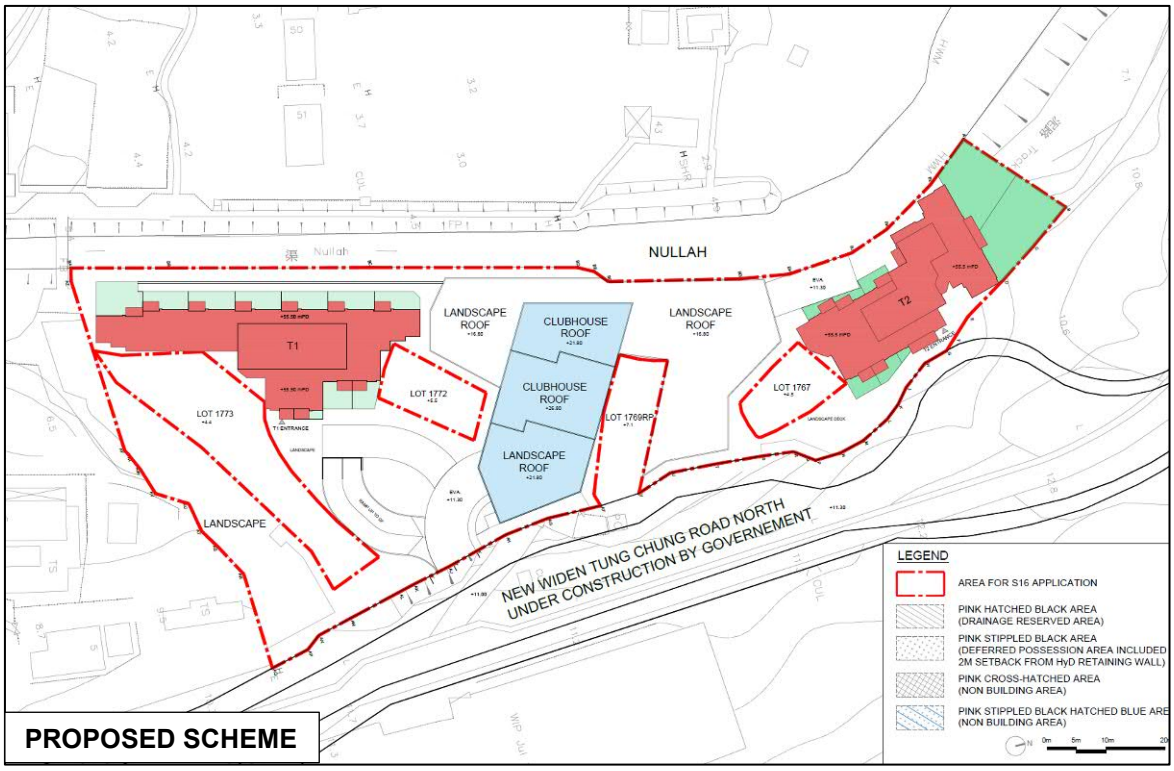




Master Layout Plan



APPROVED SCHEME



PROPOSED SCHEME

3.3 Planning and Design Merits

Compliance with the Sustainable Building Guidelines

Building Separation

3.3.1 The Proposed Development has provided more than 60m wide building separation between the two residential towers. Within that, a building separation of about 15m between Tower 1 and the clubhouse and a separation of about 30m between Tower 2 and the clubhouse is designed. This help to breakdown the building mass, which in turns help improving the air ventilation and visual permeability to the surrounding environment (**Figure 3.2** refers).

Building Setback

3.3.2 The Proposed Development also provides a building setback of not less than 7.5m from the centreline of the street (i.e. Tung Chung Road North). The Residential Towers, including Towers 1 and 2 would have a setback of not less than 10m from the centreline of Tung Chung Road North (**Figure 3.2** refers).

Site Coverage of Greenery

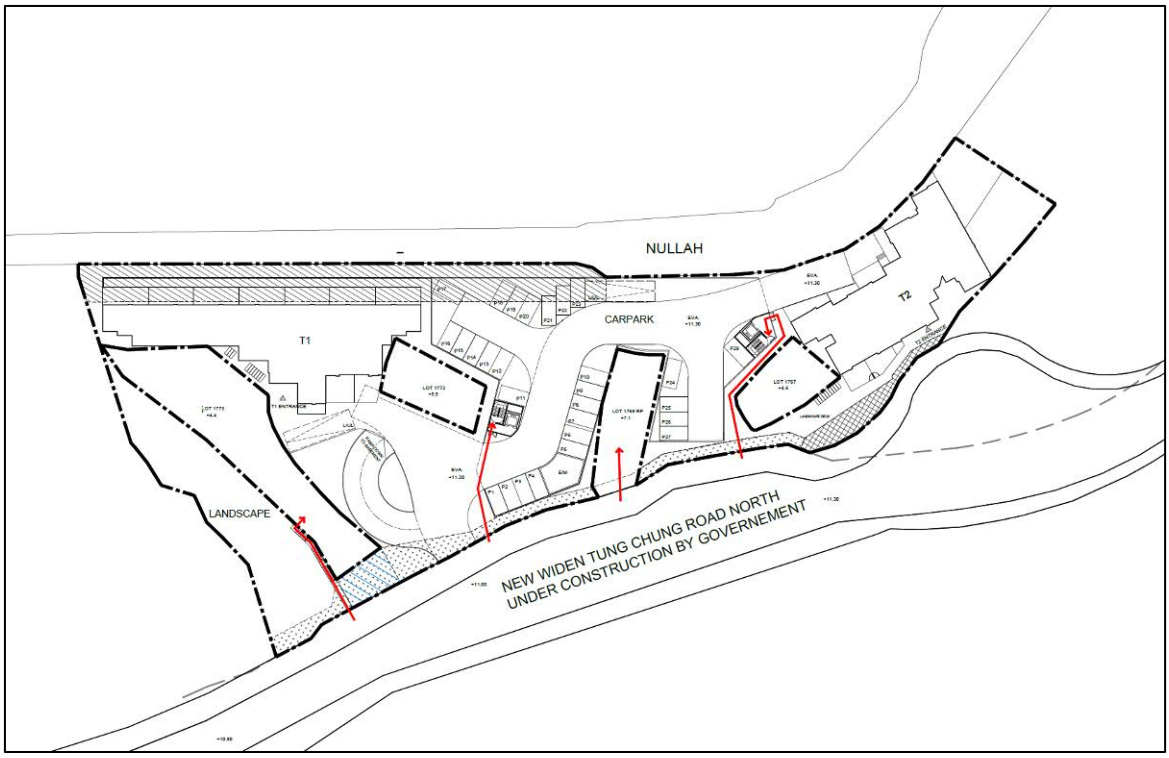
3.3.3 In order to improve the environmental quality of the urban spaces, particularly at the pedestrian level, the Proposed Development would have a greenery of not less than 20%. The Proposed Development has introduced a planting strip along the site boundary to provide spatial and visual relief at the street/pedestrian level. The proposed development has also introduced green elements such as lawn, shrubs, and trees on the roof of the clubhouse, acting as the landscape roof garden in the primary zone of the Proposed Development. This could soften the building edge of the proposed development.

Provision of Right of Way to the Third-Party Lots

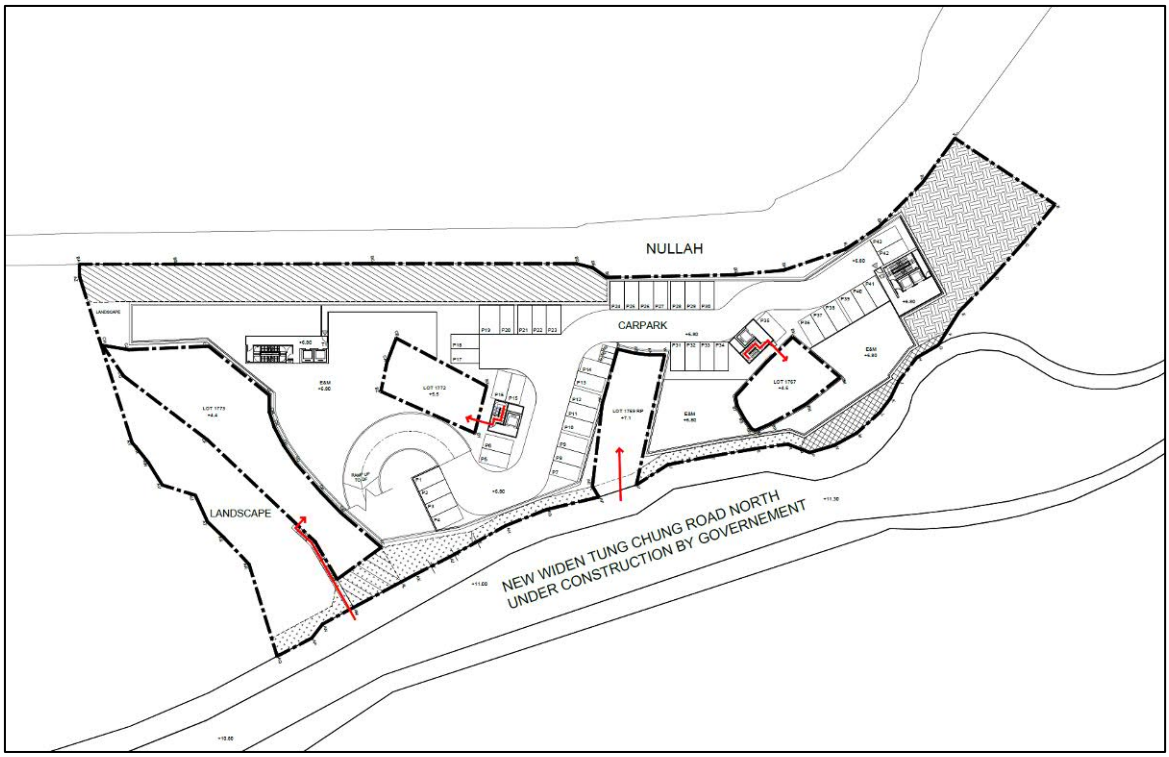
3.3.4 The Applicant has spent genuine design efforts to pay respect to the third-party lots that are sandwiched between the Application Site. Design efforts, including the provision of right of way with a staircase or via the Application Site to the respective lots via the Application Site, will be provided and allowed (**Figure 3.2** and Drawing No. SK-01 and SK-02 in **Appendix 1** refer). This is also to comply with the lease conditions of the land exchange application.

Figure 3.2: Proposed Access to Third-party Lots

Ground Level



Basement Level 1



Enhanced Landscape Treatment to Better Complement the Adjacent Nullah

3.3.5 In light of the Board members' advisory comment on the previous Application, enhanced landscape treatments have been incorporated into the proposed scheme under this Application, including:

1) Providing a 6.5m landscape buffer from the adjacent nullah at +4.5mPD level. As the landscape buffer sits on the drainage reserve area, according to Hong Kong Planning Standards and Guidelines Chapter 4, 'Planting of trees or shrubs with penetrating roots should be avoided within 3m from the centre line of any existing or proposed watermains and 3m from the edge of drainage pipes', therefore, shrubs without penetrating roots, ground cover and lawn are proposed to be planted at the landscape buffer; and

2) Providing a 2m full height setback between T1 and the nullah to avoid human disturbance to the nullah.

3.3.6 The South Development and Sustainable Lantau Office ("SSLO") of the Civil Engineering and Development Department has been consulted. To address SSLO's comment, the Applicant has further incorporated the following features: 1) More native and nectar plant species will be used; and 2) Vine planting will be added on the west-facing façade to enhance landscape buffering at ground level (+11.3mPD) and landscape roof level (+16.8mPD). The selection of planting species of the proposed landscape buffer at +4.5mPD will take into account the limited sunlight available and future horticultural maintenance requirement. Also, bird-friendly design such as glazing treatment, visual markers, building integrated structures, UV-reflective configuration or low-E coating will be considered to be adopted at the façade of the clubhouse block.

3.3.7 The Applicant will continue to consult SSLO in detailed design stage to better complement the adjacent nullah in terms of enhancing urban biodiversity.

3.4 Construction Method

3.4.1 The Proposed Development will adopt the Modular Integrated Construction (MiC) method to enhance construction efficiency. It is the Government's key policy to actively promote the construction of buildings by adopting MiC, in light of the challenges (i.e. relatively high construction costs and declining productivity) faced in the construction industry. The MiC method involves the prefabrication of modular units off-site, which are subsequently assembled on-site. The MiC could reduce construction time, minimise on-site labour requirements, and ensure consistent quality control. To encourage wider use of MiC by Developers, the Government has introduced several measures, including a 10% concession MiC gross floor area and site coverage, a 4% storey height concession for MiC floors, subsidies under the Construction Innovation and Technology Fund, and enhanced communication and collaboration with relevant departments to facilitate project approvals.

3.4.2 By adopting MiC method, the Applicant aims to expedite project delivery and facilitate a faster supply of housing. This in fact aligns with the Hong Kong Government's advocacy for innovative construction technologies to address labour shortages and promote sustainability.

3.5 Implementation Programme

3.5.1 It is anticipated that the Proposed Development will be completed at the end of 2031.

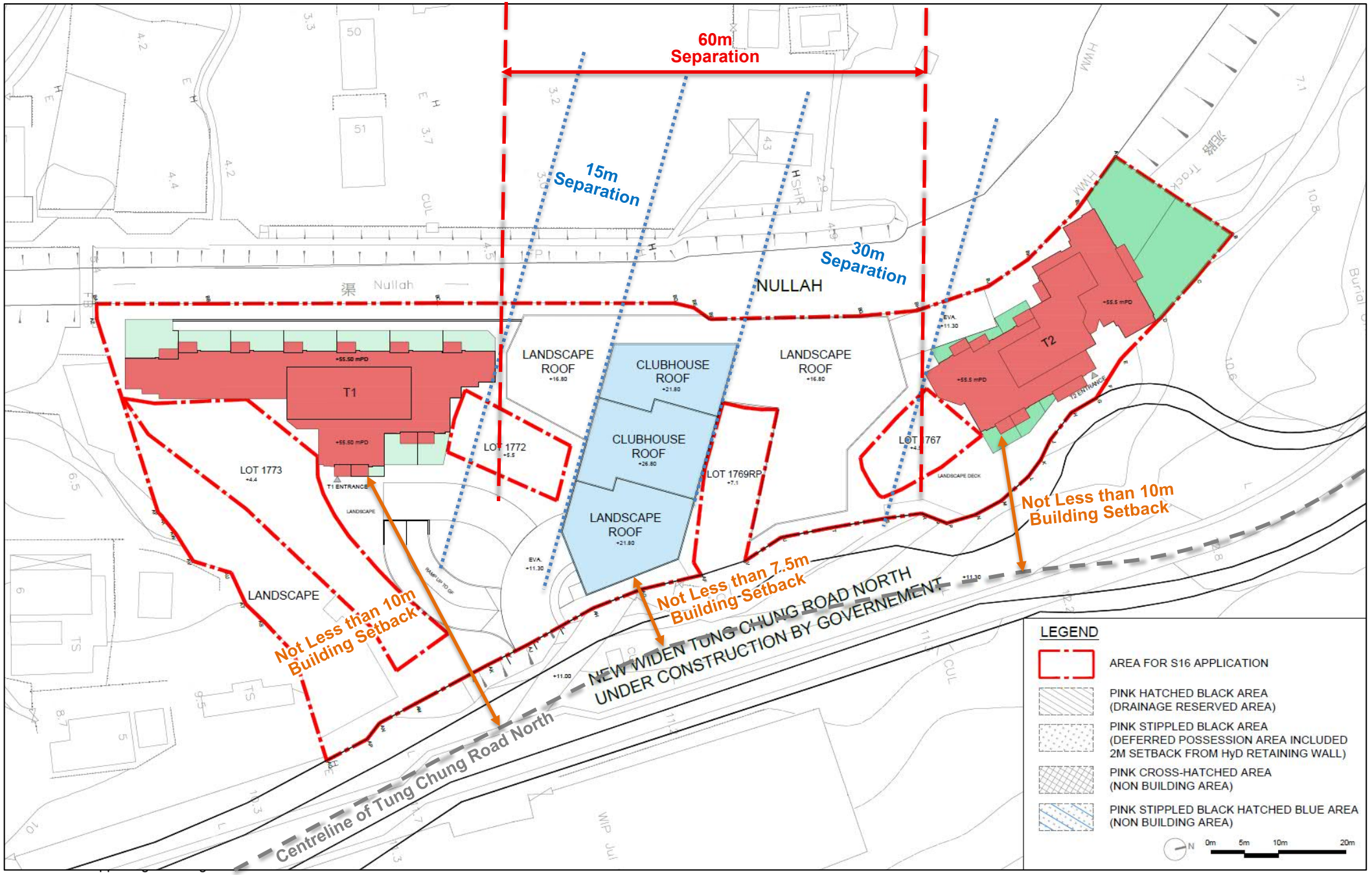


Figure 3.3: Building Separation and Building Setback

4 TECHNICAL CONSIDERATION

4.1 Traffic

4.1.1 The Traffic Impact Assessment ("TIA"), enclosed in **Appendix 2**, has been conducted to provide technical justifications in supporting the application from the traffic engineering point of view. The assumptions in the "*Tung Chung New Town Extension (West) - Design and Construction Final Planning and Engineering Assessment Report for Enhancement of Development Intensity of Public Housing Sites in Tung Chung West"* Report have already included the captioned development for the assessment purpose. Based on the evaluation, the current operational performance of the critical junctions has been assessed, and revealed that all critical junctions are at present operating within their capacities. While the junction operational assessment has been applied for the year 2036 in both the reference and design scenarios (assuming full population intake of Tung Chung New Town Extension), it is indicated that all junctions will also operate within their capacities in 2036.

4.1.2 Since the traffic generated by the proposed development is small and would induce an insignificant impact on the surrounding road network, it is anticipated that there is no adverse traffic impact.

4.2 Environmental

4.2.1 The Environmental Assessment, enclosed in **Appendix 3**, has been conducted to demonstrate that there are no unacceptable adverse environmental impacts as a result of the development. In order to support the proposed development with environmental acceptability, the Noise Impact Assessment, Air Quality Impact Assessment, Waste Management Implication Assessment, Water Quality Impact Assessment were carried out to examine the impacts associated with the Proposed Development.

Noise Impact Assessment

4.2.2 The noise impact assessment, including road traffic noise and fixed noise impact, has been conducted. Regarding the road traffic noise, the Proposed Development would comply with the Hong Kong Planning Standards and Guidelines ("HKPSG") road traffic noise standard criteria of 70dB(A) with the noise mitigation measures including an acoustic window and an enhanced acoustic balcony. Regarding the fixed noise source impact, the assessment has identified that there were fixed noise sources, including DSD Chung Yan Road sewage pumping station and car washing facility within 300m from the Site. The results of predicted fixed noise impact at the selected noise-sensitive receivers for the proposed development are well below during noise criteria. Therefore, it is concluded that the Proposed Development will not be subject to adverse industrial noise impact. Potential fixed noise sources associated with the proposed Development are identified. The planned fixed noise sources shall be designed to meet the HKPSG requirement.

With the mitigation measures, it is expected there would be no insurmountable noise impact from fixed noise sources of proposed Development to nearby noise sensitive receivers.

4.2.3 Also, potential aircraft noise to the Proposed Development has been evaluated. Under HKPSG, aircraft noise criterion is Noise Exposure Forecast NEF 30 for domestic premises. Based on the Environmental Impact Assessment Report for the "Expansion of Hong Kong Airport into a Three-Runway System" ("AEIAR-185/2014"), the Site is situated outside the Noise Exposure Forecast 25 contour of the Hong Kong International Airport ("HKIA"), i.e. no exceedance to aircraft noise criterion is anticipated. For helicopter noise, Government Flying Service ("GFS") and Hong Kong Business Aviation Centre ("HKBAC") are located at the south-western of the HKIA. Both the GFS and HKBAC are located at approximately 2km northwest from the Proposed Development. Hence, significant noise impact generated from helicopter approaching, take-off and manoeuvring are not anticipated.

4.2.4 Nevertheless, in view of potential noise nuisance due to aircraft / helicopter noise when background noise is low, all façade glazing and openable windows and balcony/ terrace doors of bedrooms and living rooms of the proposed development, will be provided with acoustic insulation. With reference to Appendix 4.4 in Chapter 9 of the HKPSG, acoustic insulation is set out for different level of helicopter noise exceedance. Despite no exceedance is anticipated, Type I insulation (i.e. for helicopter exceedance of less than 5 dB) will be provided as abovementioned. Openable windows at habitable rooms will be well-gasketed and glass pane of not less than 6mm thickness or having sound transmission class ("STC") 31 or above will be used.

Air Quality Impact Assessment

4.2.5 The assessment assesses the potential air quality impacts during the construction phase and operational phase of the Proposed Development. The minimum buffer distances between road kerbs complied with for the residential tower and the fresh air intake of the podium will be located outside the relevant HKPSG buffer distance. Therefore, no adverse air quality impact from vehicular emissions is anticipated.

4.2.6 Based on site visit, there is no active chimney within 200m from the Site. There is no identifiable odour detected along the boundary of Chung Yan Road Sewage Pumping Stations and from the mooring sites at Ma Wan Chung. In view of the nature of mooring sites at Ma Wan Chung, separation distance from subject site to the mooring sites and the nearest ferry routes, it is anticipated that the proposed development would not be subject to adverse marine emissions. Therefore, the proposed development would not be subject to adverse industrial chimney emissions, marine emissions and odour impact. In conclusion, no potential adverse air quality impact is expected upon the proposed development. It is anticipated that there is no adverse air quality impact during the construction stage with the adoption of good practices.

Waste Management Implications

4.2.7 The potential impacts of wastes arising from the construction and operation of the Proposed Development have been assessed. The construction activities (i.e. excavation site clearance, site formation, foundation works and superstructures) will generate a variety of wastes materials including construction & demolition materials, chemical waste, general refuse. During operation phase, the Proposed Development will generate general refuse. Based on per capita domestic waste disposal and recovery rates in the Monitoring of Solid Waste in Hong Kong 2024 prepared by Environmental Protection Department, approximately 0.90 ton of domestic waste would be generated from the proposed development per day. Waste generation from the residential units will be collected and removed regularly by an appointed party. Waste separation and recycling will also be implemented. With environmental control measures properly implemented, no adverse environmental impact would be anticipated with respect to solid waste management.

4.2.8 With the implementation of the recommended mitigation measures and the potential environmental impacts resulting from the storage, handling and transportation of inert C&D materials, non-inert C&D materials, chemical wastes and general refuse would be minimal. With the recommended waste management practices put in place, no unacceptable impacts associated with waste management during the construction and operational phases are envisaged.

Water Quality Impact Assessment

4.2.9 The Site is located at inland urban developed area. Within the 500m study area of the Site, there are water sensitive receivers, such as nullah to the west of the Site, Ma Wan Chung and Tung Chung Bay. Although the water quality impacts from construction may be occurred from the general construction activities, construction site run-off and sewage effluent from the construction workforce, the potential water quality impacts could be controlled by implementing the recommended mitigation measures. With the implementation of mitigation measures, no adverse water quality impact on the identified Water Sensitive Receivers is anticipated.

Land Contamination

4.2.10 A site appraisal, in the form of desktop review and site walkover, had been carried out in January 2026 to identify the past and current potentially contaminating land uses within the Site. Based on the desktop study and site appraisal, there are no land contamination activities and the ground is paved with concrete in good condition, potential land contamination is not expected.

4.3 Drainage

4.3.1 The Drainage Impact Assessment, enclosed in **Appendix 4**, has been conducted to review the existing drainage system in the vicinity of the Site and the potential drainage impacts that may arise from the proposed residential development. The

proposed development will have an increase in surface runoff with 80% paved, 11% vegetated with an underlying structure, and 9% vegetated. Although there is an increase in surface runoff from the proposed development, the drainage impact on the existing nullah due to the proposed development is considered minimal.

4.3.2 Besides that, there is currently an existing 600mm diameter outfall serving the Site. Based on the hydraulic modelling results for the 200-year return period with the consideration of climate change up to end-21st Century, it is found that the water level at the terminal manholes discharging to the existing 600mm diameter outfalls will reach about +5.2mPD. It is recommended that the formation level of the Site should have an equal or greater than +6mPD to provide long-term protection against tide-driven flooding. Under the proposed development, the site formation level of the Site will be about 11.30mPD. It is anticipated that there is no adverse drainage impact.

4.4 Sewerage

4.4.1 The Sewerage Impact Assessment, enclosed in **Appendix 5**, has been conducted to review the existing sewerage system and the proposed sewerage system for the proposed residential development. It is found that the hydraulic capacity of the planned public sewerage pipeline system constructed by CEDD would have capacity to convey both CEDD's design sewage flows from the Tung Chung New Town Extension and the increased sewage flow from the proposed residential development.

4.4.2 Although there is hydraulic capacity for the CEDD's design sewage flows and sewage flow from the proposed development, it is recommended to construct a foul terminal manhole and a 22mm inner diameter PE connection pipe for the connection between the residential development and the proposed public sewer along Tung Chung Road North.

4.5 Landscape

4.5.1 The Landscape Master Plan, enclosed in **Appendix 6**, has been conducted to provide a broad design, function, and amenity provisions for the landscape components of the proposed project. The landscape design includes Landscape Area at G/F acting as the welcoming environment for residents, a vertical green wall to soften the solid wall, streetscape with planning strip along the boundary and landscape area at the clubhouse roof. The proposed development would provide not less than 1m^2 communal open space per person (i.e. not less than 754m^2).

4.6 Tree

4.6.1 The Tree Preservation and Removal Proposal ("TPRP"), enclosed in **Appendix 7**, has been conducted to evaluate the treatment of existing trees in response to the proposed development. Based on the tree survey, a total of 48 no of trees are evaluated, of which 7 trees are proposed to be retained and about 41 trees are

proposed to be felled. In response to the Diameter at Breast Height ("DBH") loss and nos. of trees felled, a total number of 133 trees with an aggregated DBH of about 10.82m will be compensated under the proposed development. The compensation ratio is 1:3.24 in terms of quantities and 1:1 in terms of qualities.

4.7 Visual

4.7.1 To assess the potential visual impact of the Proposed Development on the overall visual quality of the surroundings, a Visual Appraisal enclosed in **Appendix 8** has been conducted. A total of four viewing points ("VPs") has been selected to assess the visual impact of the proposed scheme against the baseline scheme which complies with the building height restriction stipulated on the Approved OZP. The visual impact on viewers from all VPs are anticipated to be negligible.

4.7.2 Considering the proposed relaxation of BH restriction to not more than 55.9mPD for the Proposed Development is still significantly lower than the maximum BH of the public housing development (+75mPD) across Tung Chung Road North, the proposed BH is compatible with the surroundings. Besides, the Proposed Development has provided wide building separations, sufficient building setback, quality landscape design and greening as design measures. These help to breakdown the building mass, improve air ventilation and the visual permeability to the surroundings and further mitigate the visual impact induced by the Proposed Development.

5 PLANNING JUSTIFICATIONS

5.1 Will Not Deviate from the Previous Approved Development Scheme

5.1.1 As highlighted in the above section, the Proposed Development will not deviate from the approved scheme of the previous planning approval in terms of the key development parameters. The site area, plot ratio, gross floor area, and site coverage under the Proposed Development is the same as the approved scheme. Under the proposed development scheme, only minor changes in disposition and form of the residential towers, a minor relaxation of building height restrictions, and a change in the flat size and flat numbers upon taking into account the latest market trends and conditions will be involved.

5.2 Readily Available Site for Housing Supply

5.2.1 The Site is readily available for development and early implementation of housing supply. Upon approval of the Application No. A/I-TCTC/59, the Applicant has spent tremendous efforts to procced with the development. The land exchange procedures were completed. The landholding of the entire Application Site is under the landownership of the Applicant, and vehicular access to the Site can be directly provided from Tung Chung Road North. Therefore, the timely implementation of the Proposed Residential Development is secured and approval of the application will enable earlier implementation of the Residential Development in the Tung Chung New Town Extension area.

5.3 Adopt MIC Method to Expedite Housing Delivery

5.3.1 The Proposed Development will adopt the Modular Integrated construction (MiC) method to all floors of the two residential towers to expedite housing delivery. As highlighted in the above section, this echoes with the Government's key initiative in encouraging development and/or developers in adopting the MiC method, which can significantly shorten the construction time. By adopting MiC, the Applicant aims to expedite project delivery on this readily available site and enable a faster supply of housing.

5.4 Proposed Building Height is In-line with the Joint Practice Note Promoting Green and Innovative Buildings

5.4.1 According to paragraph 10 of *Joint Practice Notes No. 8*, *'Under current technology, the adoption of MiC normally involves thickened/double slabs between MiC modules, resulting in an increase in storey height of MiC floor and hence in the overall BH of the building. To facilitate the adoption of MiC, favourable consideration may be given to an increase of BH up to 4% of the total storey height of MiC floors. In this regard, MiC floor is taken as a floor of a building where the MiC floor area is not less than 50% of the total area on that floor additional vertical space taken up arising from the adoption of MiC.'*

5.4.2 Since the total BH above ground level (+11.3mPD) of the approved development is 42.9m (13 storeys x 3.3m), a 4% increase of the total storey height resulting to a BH of not more than 55.9mPD (13 storeys x 3.3m x 1.04 + 11.3mPD) of the Proposed Development is fully in-line with the Joint Practice Note promoting green and innovative buildings.

5.5 No Insurmountable Impacts

5.5.1 As highlighted in Section 4, all technical assessments covering aspects of traffic, environmental, drainage, sewerage, landscape and visual have demonstrated that the proposed residential development to be technically feasible with no insurmountable impacts. Besides that, the proposed development parameters are generally the same as the development parameters from the approved development scheme. In this regard, the Proposed Development is deemed to be acceptable in the wider and local context.

6 CONCLUSION

6.1.1 The Site has previously been approved by the Town Planning Board for proposed flat in 2022. Under the current application, the Proposed Development respond to the latest market changes and adopt the MiC method to enhance construction efficiency.

6.1.2 The TPB and relevant Government Departments are respectfully requested to give favourable consideration to support the proposed development scheme based on the following:

- The Proposed Development will not deviate from the previous approved development scheme in terms of the major development parameters and only minor amendments are made;
- The Site is readily available for development with early implementation of housing supply since the Applicant had completed relevant land exchange procedures following the approved development scheme;
- The Applicant would adopt modular integrated construction method for the development to expediate the housing delivery and shorten the construction time;
- The proposed building height is fully in-line with the Joint Practice Note promoting green and innovative buildings;
- The Proposed Development is technically feasible with no insurmountable impacts on traffic, visual, drainage, sewerage, landscape and environmental.

Annex B

Revised Landscape Plans

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Landscape Plan - G/F

Dwg. No. : 2025311-LP-GFf

Scale : 1:500

Date : MAR 2026

(A3-size)

File : 2025311-LP-GFf

H PLUS LIMITED

渠 Nullah

T1 +54.2mPD

T2 +54.2mPD

Jogging Path

Timber Deck FL+17.10

Seating TS+17.05 FL+17.10

Lawn TS+17.05

Lawn TS+17.05 FL+17.10

Lawn TS+17.05

FL+17.10 Playground TSW+17.55

TS+17.05

CLUBHOUSE

CUSTOMER'S MAIN LV SWITCH ROOM

CLP'S TRANSFORMER & HV SWITCHGEAR ROOM

CABLE CHAMBER UNDER

LOT 1772 EL+5.50

LOT 1773 EL+4.40

LOT 1769 RP EL+7.10

LOT 1767 EL+4.50

Artistic Leisure Garden

Outdoor Pool WL+22.20

Timber Deck FL+21.80

CLUBHOUSE

Timber Deck FL+21.80

TS+21.75 Lawn

2/F

Lawn FL+26.95

FL+26.80

RF

Burial Urns

Tung Chung Road North

LEGEND:

- LOT BOUNDARY - AREA FOR S16 APPLICATION
- HARD PAVED AREA
- PLAYGROUND
- JOGGING PATH
- PROPOSED SHRUBS & GROUNDCOVER MIX
- PROPOSED LAWN
- TIMBER DECK
- OUTDOOR POOL
- BENCH
- FEATURE SEATING
- SCULPTURE
- NEW TREE (71 nos.)
- NEW TREE (HEDGE FORM) (62 nos.)
- VINES PLANTING FACING ADJACENT LOT
- PA PLANTING AREA
- FL FINISH LEVEL
- TS TOP SOIL LEVEL

0m 2m 5m 10m 20m

SCALE . 1:500

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Landscape Plan - 1/F,2/F, & RF (Clubhouse)

Dwg. No. : 2025311-LP-1Fb

Scale : 1:500

Date : MAR 2026

(A3-size)

File : 2025311-LP-1Fb

H PLUS LIMITED

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Greenery Demarcation Plan - 1/F,2/F, & RF (Clubhouse)

Dwg. No. : 2025311-GDP-1Fb
Scale : 1:500
Date : MAR 2026
(A3-size)

File : 2025311-GDP-1Fb

H PLUS LIMITED

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Greenery Demarcation Plan - 1/F,2/F, & RF (Clubhouse)

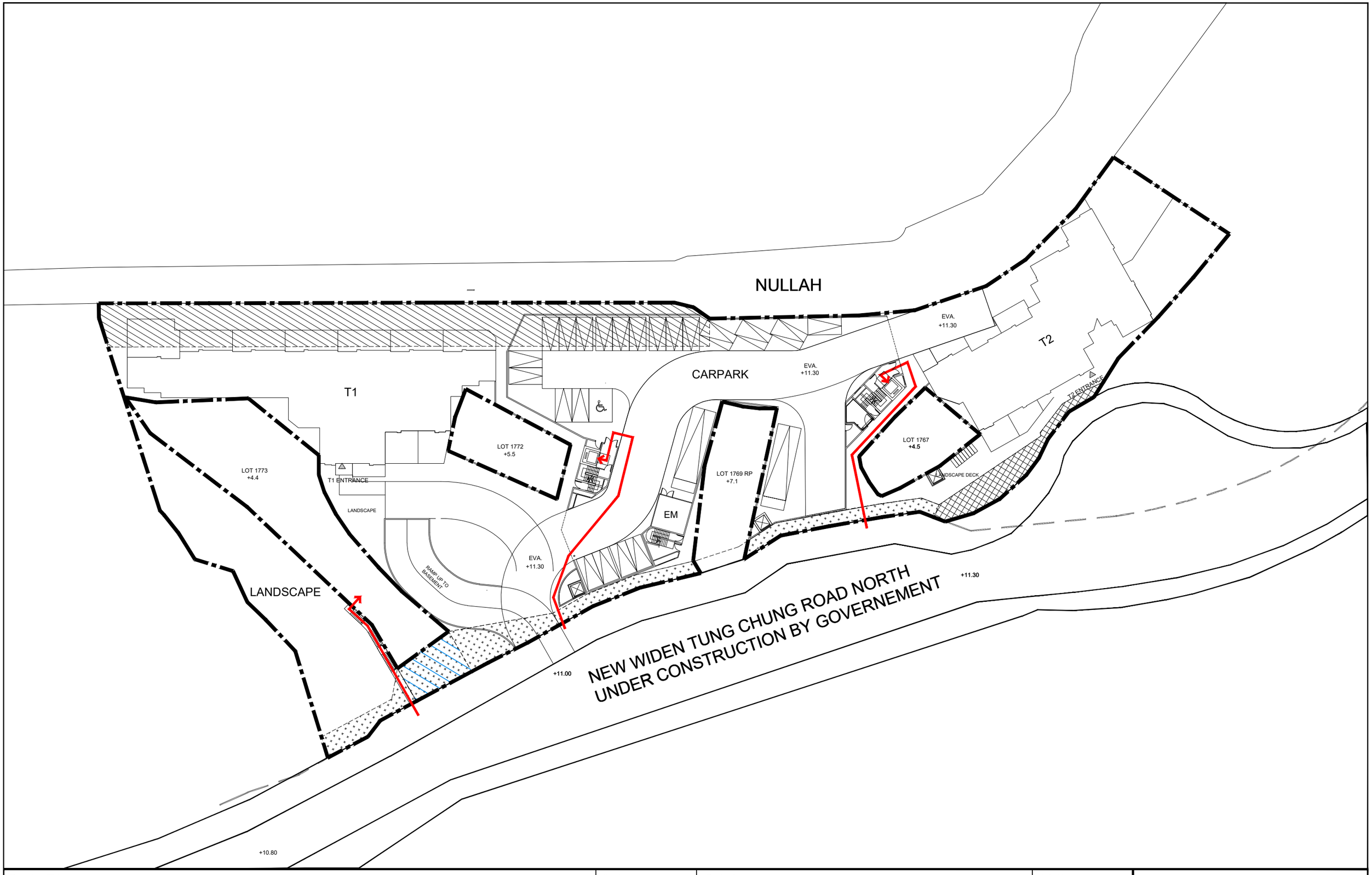
Dwg. No. : 2025311-GDP-1Fb
Scale : 1:500
Date : MAR 2026
(A3-size)

File : 2025311-GDP-1Fb

H PLUS LIMITED

Annex C

Updated Schematic Architectural Drawings



Drawing Title

GROUND FLOOR PLAN
ACCESS TO PRIVATE LOTS

Scale
1:500 (A3)

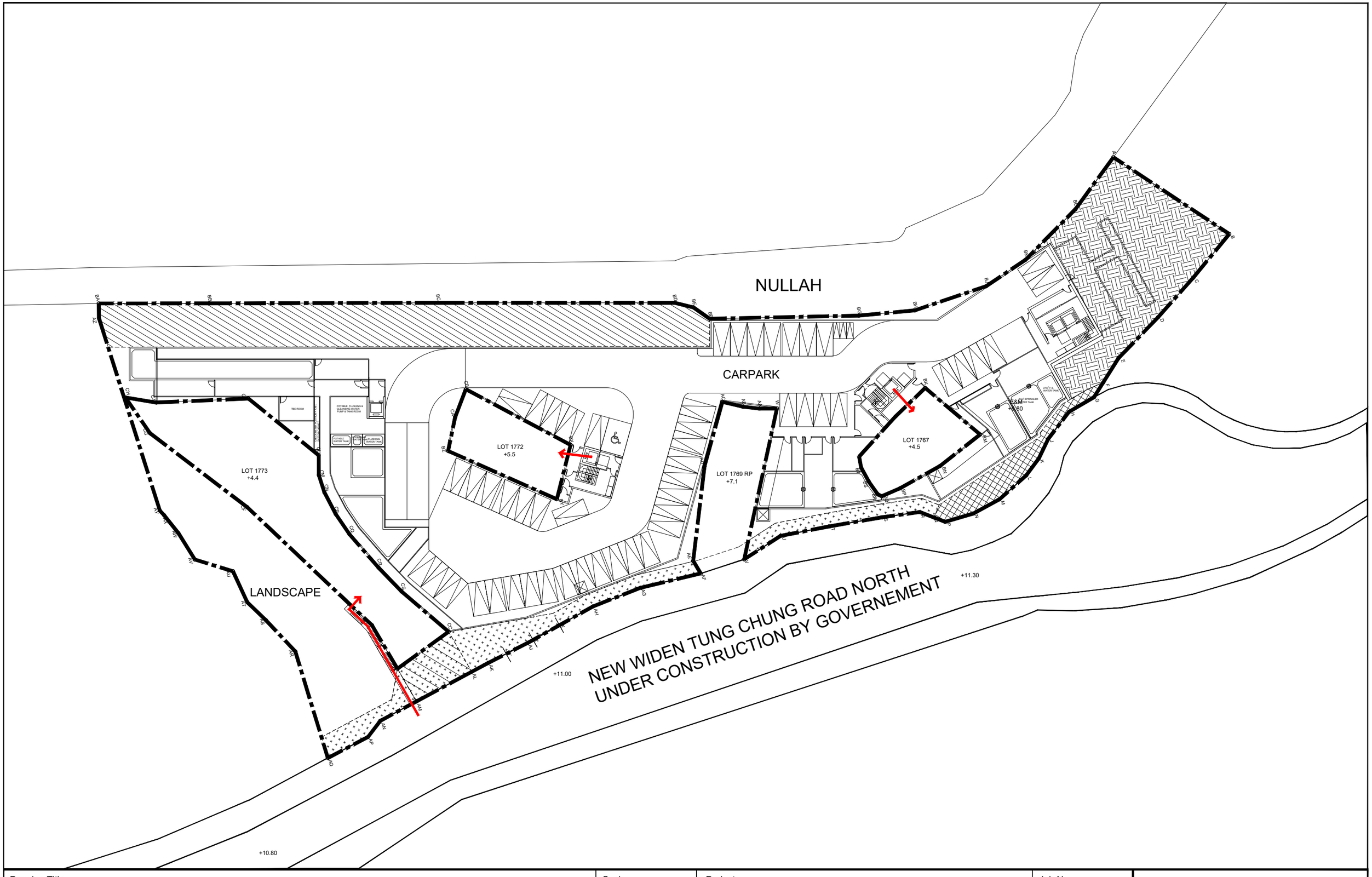
Date
25/3/2026

Project
A-2517
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH,
LANTAU ISLAND

Job No.
A-2517

Dwg No.
SK-01

ALKF+
ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD



Drawing Title

BASEMENT 1 FLOOR PLAN
ACCESS TO PRIVATE LOTS

Scale
1:500 (A3)

Date
25/3/2026

Project
A-2517
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

Job No.
A-2517

Dwg No.
SK-02

ALKF+
ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

Annex D

Response-to-Public Comment Table

**Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use,
Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island
(Section 16 Planning Application No. A/I-TCTC/71)**

– Further Information No. 2 –

Item	Public Comments	Responses
1	**Concerns on Planning Intention**	
1.1	The "Residential (Group B) 3" zone is intended for low-density residential development, the relaxation of building height restriction deviates from its planning intention.	According to the approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24 ("the OZP"), the "Residential (Group B)" zone is intended primarily for medium-density residential developments with a maximum building height of 55mPD. 'Flat' use with a maximum plot ratio of 2 at the Application Site was approved by the Town Planning Board in 2022 under Application No. A/I-TCTC/59. The proposed relaxation of building height restriction solely caters the building height increase due to the adoption of Modular Integrated Construction promoted by the Government.
2	**Concerns on Visual Impact**	
2.1	The development will hinder the magnificent sunset view and obstruct the views between the planned town park and Ma Wan Chung Village.	Considering the proposed maximum building height of +55.9mPD for the Proposed Development is still significantly lower than the maximum building height of the public housing development (+75mPD) across Tung Chung Road North, the proposed building height is considered not incompatible with the surroundings. As demonstrated by the Visual Appraisal, the overall visual impact from the proposed scheme on the surroundings is negligible as compared to the OZP compliance scheme with building height of 55mPD. The proposed development will not obstruct the magnificent sunset view from Ma Wan Chung Pier and Village. The disposition of residential towers of the current application is similar to the previous approved scheme. More than 60m wide building separation is provided between the two residential towers. Within that, a building separation of about 15m between Tower 1 and the clubhouse and a separation of about 30m between Tower 2 and the clubhouse is designed.

Item	Public Comments	Responses
		This help to breakdown the building mass and reduce visual obstruction, if any, between the planned town park and Ma Wan Chung Village.
2.2	The proposed towers will hinder the *Fung Shui* of the nearby indigenous inhabitants' graves.	The Application Site is primarily zoned "Residential (Group B) 3" after the endorsement of the Tung Chung New Town Extension development proposal; while most of the nearby graves fall within "Open Space" zone. Interfacing issue between the graves and the proposed residential development has been considered during the formulation of development proposal. No graves and burial urns will be surrounded by the proposed development. The distance between the nearest Permitted Burial Ground Site and the Application Site is more than 60m. Last but not least, this Application will not result in an increase in plot ratio mor gross floor area to the approved development. Negligible visual and landscape impact to the surroundings is anticipated.
3	**Concerns on Environmental Impact**	
3.1	The development will negatively impact the habitat of the abutting nullah near Ma Wan Chung.	According to the RNTPC Paper No. A/I-TCTC/59A for consideration by the Rural and New Town Planning Committee on 14.1.2022, Director of Agricultural, Fisheries and Conservation have no adverse comment to previous approved application from nature conservation point of view. To better complement the adjacent nullah in terms of biodiversity, the Applicant has taken a proactive approach in refining the proposal beyond the 2022 approved scheme. Enhanced landscape treatments have been incorporated into the proposed scheme under this Application, including: 1) Providing a 6.5m landscape buffer from the adjacent nullah at +4.5mPD level. As the landscape buffer sits on the drainage reserve area, according to Hong Kong Planning Standards and Guidelines Chapter 4, 'Planting of trees or shrubs with penetrating roots should be avoided within 3m from the centre line of any existing or proposed watermains and 3m from the edge of

Item	Public Comments	Responses
		drainage pipes', therefore, shrubs without penetrating roots, ground cover and lawn are proposed to be planted at the landscape buffer; and 2) Providing a 2m full height setback between T1 and the nullah to avoid human disturbance to the nullah. After consulting the South Development and Sustainable Lantau Office, the Applicant has further incorporated the following features: 1) More native and nectar plant species will be used; and 2) Vine planting will be added on the west-facing façade to enhance landscape buffering at ground level (+11.3mPD) and landscape roof level (+16.8mPD). The selection of planting species of the proposed landscape buffer at +4.5mPD will take into account the limited sunlight available and future horticultural maintenance requirement. Also, bird-friendly design such as glazing treatment, visual markers, building integrated structures, UV-reflective configuration or low-E coating will be considered to be adopted at the façade of the clubhouse block in the next stage of detailed design. The above landscape and architectural design measures will significantly reduce the negative impact to the habitat of the abutting nullah near Ma Wan Chung.

Compiled by: KTA
Date: 29 April 2026
File Ref: 20260429_S3176_FI(2)_R-to-PC

Annex E

Updated Environmental Assessment

Prepared by

Ramboll Hong Kong Limited

PROPOSED FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT VARIOUS LOTS IN D.D. 3 TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG ROAD NORTH, TUNG CHUNG, LANTAU ISLAND

ENVIRONMENTAL ASSESSMENT STUDIES REPORT

Date	**April 2026**
Prepared by	**Tak Wong** **Principal Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Project Reference	**CWPTCDD3EI01**
Document No.	**R9919 TungChung EAS_v1.3.docx**

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CHAPTERS

TABLES

FIGURES

APPENDICES

1. INTRODUCTION

1.1 Background and Objectives

1.1.1 The site is located at Tung Chung Town various lots, D.D. 3TC and adjoining Government Land, Tung Chung Road North, Tung Chung (the subject site).

1.1.2 A private residential development is proposed by the applicant to be built at the subject site. The application site is occupied with construction offices and a temporary private vehicle car park. It falls primarily within an area zoned "Residential (Group B)3"("R(B)3"), with a minor portion of it shown as "Road" on the Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24.

1.1.3 The Site was the subject of an approved planning application by the Town Planning Board (TPB) on 14 January 2022 (Application No. A/I-TCTC/59). The Project Proponent submit this S16 Planning Application which seeks to allow for minor relaxation of building height restriction from 55mPD in approved scheme to 55.9mPD under current Application. The proposed increase in building height is for adopting the modular integration construction (MiC) as well as slightly increased floor-to-floor height from 3.3m to 3.4m.

1.1.4 An Indicative Development Scheme ("IDS") of the proposed redevelopment is provided in **Figure 1.1** Site Location Plan

1.1.5 Appendix 1.1. The master layout plan is provided by the Project Architect – Andrew Lee King Fun & Associates Architects Limited (ALKF). The traffic forecast for traffic noise impact assessment purpose is provided by the Project Traffic Consultant – CTA Consultants Limited.

1.1.6 This Environmental Assessment Studies (EAS) is prepared in support of the S16 Planning Application. The intention of this EAS is to demonstrate that there are no unacceptable adverse environmental impacts as a result of the development.

1.2 Site Location and its Environs

1.2.1 The subject site falls primarily within an area zoned "Residential (Group B)3"("R(B)3"), with a minor portion of it shown as "Road" on the Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24. The location of the subject site is shown in **Figure 1.1a**.

1.2.2 The subject site is located at an area with residential developments and village houses nearby. There is a public housing estate, Yat Tung Estate, with high-rise residential buildings located at the south of the Subject Site, and packs of village houses located at the west of the site. Traffic-related noise impacts on the proposed development scheme are attributed to the road network. Tung Chung Road North is the potential dominant sources of noise and vehicular emissions in view of their proximity to the Site. To the east of Site separated by the Tung Chung Road North is Public Housing Development at Tung Chung Area 23 Phase 1 under construction. To the further east is natural slope.

1.3 Proposed Development

1.3.1 The proposed development comprises of two residential towers of 13 storeys and providing 269 residential flats. The indicative development scheme is illustrated in **Appendix 1.1**. The anticipated population intake year of the development is 2031. The key development parameters are summarized in **Table 1.1** below.

Table 1.1 Key Development Parameters

Item	Proposed
Site Area	Approximately 5,400m^2
No. of domestic storeys	13
Floor to floor height for domestic floors	3.4m
First NSR level (mPD)	11.3
Main roof level (mPD)	55.5
Total number of flats	269
Proposed intake year	2031

1.3.2 The setback of the building façade to Tung Chung Road North to the east is 7.1m (ref: **Figure 4.3**), i.e. from the building facade to the kerb side of new proposed Tung Chung Road North layout is at least 5m.

1.4 Appraisal of Environment Impact

1.4.1 The surrounding areas are mainly zoned as "G/IC", "Residential (Group B)" and "V" in the OZP. The surrounding area are mainly roads, village houses and public housing development.

1.4.2 Based on the site visit in October 2025, there are no active chimneys within 200m from the subject site. The Tung Chung Road North is classified as local road, and the relevant HKPSG buffer distance for vehicular emission is 5m from its road kerb.

1.4.3 The identified noise sources in the vicinity of the subject site including road traffic noise from nearby road network, and fixed noise sources from the surrounding area.

1.4.4 Tung Chung Community Service Complex was identified in Year 2021 to the East of Subject Site as mentioned in the EAS supporting of Application No. A/I-TCTC/59. As observed in October 2025, the complex was removed and construction of Housing Department Public Housing Development at Tung Chung Area 23 was in progress. The extracted information for Tung Chung Area 23 is attached in **Appendix 1.4**. As such potential noise impact from the complex is no longer valid. A car-washing facility was identified to the south of the Subject Site and no significant changes in operation was identified during site visit in October 2025. DSD Chung Yan Road sewage pumping station was identified to south of Subject Site boundary at about 119m separation, no noise emission nor odorous emission was noticeable during site visits. Site visit photos are provided in **Appendix 1.2**.

1.4.5 There is no railway noise source identified in the vicinity (i.e. 300m) of the Subject Site. The planned Tung Chung Line extension is underground within 300m study boundary of subject site. The planned Tung Chung West Station and North Vent Shaft Structure are about 300m separated from subject site boundary and largely blocked by existing building blocks at Yat Tung Estate in between. Therefore, no impact is anticipated on the Proposed Development. Extracted information from Environmental Impact Assessment (EIA) Report of Tung Chung Line Extension (AEIAR-235/2022) is provided in **Appendix 1.3**.

1.4.6 Under HKPSG, aircraft noise criterion is Noise Exposure Forecast (NEF) 25 for domestic premises. Based on the Environmental Impact Assessment Report for the "Expansion of Hong Kong Airport into a Three-Runway System" (AEIAR-185/2014), the site is situated outside the Noise Exposure Forecast 25 contour of the HKIA, i.e. no exceedance to aircraft noise criterion is anticipated.

1.4.7 Government Flying Service (GFS) and Hong Kong Business Aviation Centre (HKBAC) are located at the south-western of the Hong Kong International Airport (HKIA). Both the GFS and HKBAC are located at approximately 2km northwest from the proposed development. Hence, significant noise impact generated from helicopter approaching, take-off and manoeuvring are not anticipated.

1.4.8 Nevertheless, in view of potential noise nuisance due to aircraft / helicopter noise when background noise is low, all façade glazing and openable windows and balcony/ terrace doors of bedrooms and living rooms of the proposed development, will be provided with acoustic insulation. With reference to Appendix 4.4 in Chapter 9 of the HKPSG, acoustic insulation is set out for different level of helicopter noise exceedance. Despite no exceedance is anticipated, Type I insulation (i.e. for helicopter exceedance of less than 5 dB) will be provided as abovementioned. Openable windows at habitable rooms will be well-gasketed and glass pane of not less than 6mm thickness or having sound transmission class (STC) 31 or above will be used.

2. ROAD TRAFFIC NOISE IMPACT ASSESSMENT

2.1 Introduction

2.1.1 This road traffic noise impact assessment is prepared to address road traffic noise impact on the noise sensitive uses of the proposed development and recommend mitigation measures where practicable to attenuate the impact.

2.2 Assessment Criteria

2.2.1 Noise standards are recommended in Chapter 9, "Environment", of the Hong Kong Planning Standards and Guidelines (HKPSG) for planning against possible noise impact from road traffic. According to the guidelines, the maximum allowable road traffic noise level, measured in terms of L10(1 hr), at 1m away from openable window for ventilation for all domestic premises like the proposed development is recommended to be 70 dB(A).

2.3 Assessment Methodology

2.3.1 The assessment concerns the prediction of L10 (1-hour) traffic noise level at Noise Sensitive Receivers (NSRs) of the proposed development due to the projected traffic flow on the adjacent major road networks for year 2046, which is considered as the worst case scenario within 15 years upon completion of the proposed development in year 2031. Traffic noise will be predicted using the model "RoadNoise", which has been used before in other similar NIA studies. The model has fully incorporated the procedures and methodology documented in "Calculation of Road Traffic Noise (CRTN)" (1988) published by the U.K. Department of Transport.

2.3.2 The subject site is affected by the road traffic noise from the roads at the southern and eastern side, mainly from Tung Chung Road North which is immediate east of the subject site. The road section within the 300m noise study area is shown in **Appendix 2.1**.

2.3.3 Traffic flow was predicted by the Project Traffic Consultant – CTA Consultancy Limited. The information on traffic volume and percentage of heavy vehicle using these roads is attached in **Appendix 2.1**. The endorsement from Transport Department is attached in **Appendix 2.1** .

2.3.4 The predicted noise levels were then compared with the HKPSG noise criterion for assessing the impact. Practicable environmental mitigation measures have been recommended, where necessary.

2.4 Noise Sensitive Receivers (NSRs)

2.4.1 A number of NSRs, which represent the opening in residential units for prescribed ventilation purpose are selected for the assessment as they are likely to be impacted by traffic noise. All assessment points are taken at 1.2m above the floor level and 1m away from the facade opening of rooms with noise sensitive use (living rooms and bedrooms). **Figure 2.1** shows the location of the selected NSRs for road traffic noise impact assessment.

2.4.2 There are no NSRs rely on openable window for ventilation at the clubhouse.

2.5 Assessment Result under Base Case Scenario

2.5.1 Modelling layout for Road Traffic Noise Impact Assessment is provided in **Appendix 2.2**. **Appendix 2.3** shows the predicted road traffic noise impacts on the selected NSRs at base case scenario. Noise exceedances are found with a maximum noise level of **75** dB(A) under base case scenario.

2.5.2 There are 53 out of 269 number of flats with noise exceedance at the Subject Site, equivalent to a compliance level of 80%. The maximum predicted road traffic noise level is L10(1-hour) 75dB(A). Detailed result is presented in **Appendix 2.3**.

2.6 Use of Noise Mitigation Measures

2.6.1 In view of predicted traffic noise exceedance above, noise mitigation measures are considered. Innovative noise mitigation measures are being explored in recent years. According to EPD's website regarding innovative noise mitigation design and measures (http://www.epd.gov.hk/epd/Innovative/greeny/eng/index.html), different balconies and special design window systems have been implemented in public rental housing, private residential and hostel developments. In King Tai Court project, baffle type acoustic window is adopted for the residential dwellings with road traffic noise sound attenuation of about 4 to 8 dB(A) (i.e. additional noise reduction indoors when compared with case using conventional window; or the relative insertion loss of acoustic window and conventional window).

Consideration of Innovative Noise Mitigation Designs (INMD) in Practice Note (PN)

2.6.2 In the "*Practice Note on Application of Innovative Noise Mitigation Designs in Planning Private Residential Developments against Road Traffic Noise Impact*" in ProPECC PN 5/23 (PN), different configurations of Innovative Noise Mitigation Designs (INMD) in form of acoustic window and enhanced acoustic balcony are suggested. The configurations are listed out in **Table 2.1** and **Table 2.2** below.

Table 2.1 Key Parameters of Acoustic Window (Baffle Type) of the Reference Case in PN and the Associated Noise Reduction Effects

Type	Parameters [1]					RNR[2] in dB(A), Orientation[3]			
	Room Area, sqm	Inner Opening, sqm	Outer Opening, sqm	Overlapping Length, mm	Gap width between panels, mm	Parallel	30°-60°	30° + 1.5m fin	60° + 1.5m fin
PN_8sqm	8	0.5046	0.522	≥100	100 - 175	6.0	7.0	8.0	9.0
PN_18	18	1.125	1.125			7.0	8.0	9.0	10.0

[1] No other ventilation opening should be provided at the same room at noise exceedance location(s)

[2] RNR: Noise attenuation in terms of Relative Noise Reduction (RNR); Further reduction of 1.5dB(A) with application of Sound Absorptive Material (SAM) with Noise Reduction Coefficient (NRC) of not less than 0.7 applied at top and outer opening side of mullion.

[3] Orientation: Horizontal Angle to Dominant Line Source

Table 2.2 Key Parameters of Enhanced Acoustic Balcony (Baffle Type) of the Reference Case in PN and the Associated Noise Reduction Effects

Type	Parameters								RNR[2] in dB(A), Orientation[3]	
	Room Area, sqm	Min. Balcony Width, sqm	Min. Balcony Depth, mm	Min. Parapet Height [4], mm	Inner Opening, sqm	Outer Opening, sqm	Min. Overlapping Length, mm	Gap Width, mm	Parallel	30°-60°
EAB_PN_14	14	1440	1300	1450	2.265	2.541	100	100	8.0	11.0
EAB_PN_18	18	2055	1300		2.541	2.541			9.0	11.0

[1] No other ventilation opening should be provided at the same room at noise exceedance location(s)

[2] RNR: Noise attenuation in terms of Relative Noise Reduction (RNR); Further reduction of 1.5dB(A) with application of Sound Absorptive Material (SAM) with Noise Reduction Coefficient (NRC) of not less than 0.7 applied at top and outer opening side of mullion.

[3] Orientation: Horizontal Angle to Dominant Line Source

[4] In addition to solid parapet, **full height side** wall is provided on one side of balcony

Use of Acoustic Window with reference to PN 5/23

2.6.3 Predicted traffic noise level at some bedrooms (**T2-17, T2-18, T2-19, T2-22, T2-23, T2-26**) exceeded assessment criteria and are up to 75 dB(A) (i.e. 5 dB(A) noise exceedance). The sizes of these habitable rooms are about 5.5 sqm to 10.5 sqm. Acoustic Window design would be based on configuration **PN_8sqm** as listed in **Table 2.1** above, with sliding panel provided behind openable side-hung window at a gap width of 100mm, with overlapping length not less than 100mm and outer opening area will be limited to not more than **0.52 sqm**. For ease of reference, this configuration would be abbreviated as "**PN_8sqm**" in this document.

Room Size Adjustment

2.6.4 It is understood that the room size will affect the sound attenuation performance of the acoustic window (baffle type), therefore, further adjustment is applied based on room area of the reference case and the design case, using the equation "10 x log (R_{ref}/R_{design})", where R_{ref} and R_{design} refer to the area of the room of the reference case and design case respectively. In addition, for conservative approach, the corrected noise level would not be greater than the reference case even the room size of the Proposed Development is larger than the reference case.

Enhanced Noise Reduction

2.6.5 Subject to predicted noise level during peak traffic hours, enhancements by use of Sound Absorptive Material (SAM) will be incorporated to acoustic window to enhance noise reduction performance. By addition of SAM of not less than 30mm thickness with Noise Reduction Coefficient (NRC) 0.7 or above, at top and two sides of window frame between outer glazing and inner sliding panel can offer additional 1.5dB(A) noise reduction.

Relative Noise Reduction

2.6.6 The RNR evaluated for **PN_8sqm** for abovementioned bedrooms are presented in **Appendix 2.4**.

Use of Enhanced Acoustic Balcony

2.6.7 Innovative noise mitigation measures are being explored in recent years. Baffle type acoustic windows and acoustic doors have been adopted for numerous residential developments for attenuating road traffic noise. It is understood that Environmental Protection Department (EPD) has issued the Practice Note on Application of Innovative Noise Mitigation Designs in Planning Private Residential Developments against Road Traffic Noise Impact (hereafter referred as "ProPECC PN5/23") for mitigating road traffic noise impact.

2.6.8 However, after checking with the Project Architect that some major parameters (i.e. window openings) of the reference case in ProPECC PN5/23 cannot be followed. In this Proposed Development, the design of the proposed baffle type acoustic window has made reference to the designs of the baffle type acoustic window system in the redevelopment project of ex-North Point Estate (hereinafter referred to as "**NPE-Liv-SD**"), according to the on-site noise measurement results, balcony with acoustic sliding panel only (i.e. no MPA at the sliding panel, no solid balustrade and no absorptive material at balcony ceiling) at living rooms were found to be able to achieve sound attenuation performance of up to 8.8 dB(A) when compared with the conventional window system. The indicative design of **NPE-Liv-SD_Enh** adopted in the Proposed Development is shown in **Appendix 2.5**.

2.6.9 Predicted traffic noise at some living rooms' facades (i.e. balconies at **T2-20, T2-21, T2-24 and T2-25**) was up to 75 dB(A). The room size is about 11 sqm to 12 sqm. INMD in form of Enhanced Acoustic Balcony (Baffle Type) is recommended. The proposed configuration consists of sliding panel behind outer opening, with not less than 275mm overlapping, 100mm air gap between sliding panel and outer opening, and outer opening area not larger than 3.2sqm. For ease of reference, this configuration would be abbreviated as "**NPE-Liv-SD_Enh**" in this document.

2.6.10 With reference to residential development project at North Point (reference project, NPE), sliding panel is applied behind balcony opening for living room of 38sqm. The design concept and mechanism of acoustic balcony are basically similar to the acoustic window (Baffle Type). Based on the on-site noise measurement results of the reference case – NPE, balcony with acoustic sliding panel only (i.e. no MPA at the sliding panel, no solid balustrade and no absorption material at balcony ceiling) at living rooms were found to be able to achieve sound attenuation performance of up to 8.8 dB(A) when compared with the conventional window system. Configuration of the reference case is provided in **Table 2.3** below.

Table 2.3 Key Parameters of Acoustic Balcony (Baffle Type) of the Reference Case in NPE and the Associated Noise Reduction Effects

Type	Parameters					RNR[2] in dB(A), Orientation[3]
	Room Area, sqm	Inner Opening, sqm	Outer Opening, sqm	Min. Overlapping Length, mm	Gap Width, mm	
NPE-Liv-SD	38	3.75	3.23	275	100	8.8

[1] No other ventilation opening should be provided at the same room at noise exceedance location(s)

[2] RNR: Noise attenuation in terms of Relative Noise Reduction (RNR); RNR achieved with no solid parapet provided, no Sound Absorptive Material (SAM) provided at balcony ceiling and no Micro-Perforated Absorber (MPA) provided.

*Enhanced Noise Reduction (**NPE-Liv-SD_Enh**)*

2.6.11 The enhancements include Sound Absorptive Material (SAM) applied on frame between outer balcony door and inner sliding panel, as well as ceiling of balcony. It is believed that additional 1.5 dB(A) noise reductions could be further provided by SAM.

2.6.12 The proposed INMD configuration (e.g. outer opening area, overlapping length, gap width) is not worse than the **NPE-Liv-SD**. Room size adjustment applied with respect to **Section 2.6.9** above. the RNR are evaluated as detailed in **Appendix 2.4**. Schematic diagram of INMD proposed are illustrated in **Appendix 2.5**.

2.6.13 In view of 2 reference cases above, noise reduction of not less than 5 dB(A) is considered achievable.

Summary of Mitigation Measures

2.6.14 A summary of proposed INMD at sensitive facades are provided in **Table 2.4Error! Reference source not found.** below.

Table 2.4 Summary of INMD proposed at Sensitive Facades

Habitable Room	RA, sqm	NAP	PNL, L_{A10}, dB	Consideration of Noise Mitigation Measure
Bedrooms (Tower 2)	5.5	T2-17	71	PN_8sqm
	10.5	T2-18	72	PN_8sqm
	7.5	T2-19	75	PN_8sqm
	7.3	T2-22	75	PN_8sqm
	7.1	T2-23	75	PN_8sqm
	7.5	T2-26	74	PN_8sqm
Living Rooms (Tower 2)	12.3	T2-20	75	NPE-Liv-SD_Enh
	12.3	T2-21	75	NPE-Liv-SD_Enh

Habitable Room	RA, sqm	NAP	PNL, L_{A10}, dB	Consideration of Noise Mitigation Measure
	11.2	T2-24	74	NPE-Liv-SD_Enh
	11.7	T2-25	74	NPE-Liv-SD_Enh
Notes: **RA** = Room Area; **NAP** = Noise Assessment Point; **PNL**= Predicted Noise Level , L_{A10} in dB; **INMD** = Innovative Noise Mitigation Design				

2.7 Assessment Result of the Mitigated Scenario

2.7.1 The traffic noise impacts on the NSRs under mitigated scenario of the worst case scenario were predicted and provide in **Appendix 2.4**.

2.7.2 With the noise mitigation measures proposed, the Proposed Development would comply with the HKPSG road traffic noise standard criteria of 70 dB(A) (100% compliance).

2.7.3 Noise impact assessment shall be conducted in the detailed design stage if necessary to identify appropriate noise mitigation measures for the proposed developments to address the potential noise impact in accordance with the requirement under HKPSG.

3. FIXED NOISE SOURCE IMPACT ASSESSMENT

3.1 Assessment Criteria

3.1.1 Noise assessments will normally be conducted in accordance with the "Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites" (IND-TM), published under the Noise Control Ordinance (NCO). The appropriate Acceptable Noise Level (ANL) can be determined based on the Area Sensitivity Rating (ASR). There are 4 types of area described in the IND-TM which are summarised in **Table 3.1.**

Table 3.1 Area Sensitivity of NSRs

Type of Area Containing NSR	Degree to which NSR is affected by Influencing Factors (IFs)		
	Not Affected	Indirectly Affected	Directly Affected
I. Rural area, including country parks, or village type developments	A	B	C
II. Low density residential area consisting of low-rise or isolated high-rise developments	A	B	C
III. Urban area	B	C	C
IV. Area other than those above	B	B	C

3.1.2 The selected Representative Noise Sensitive Receivers for fixed noise source impact assessment are summarized in **Table 3.2** below.

Table 3.2 Representative Noise Sensitive Receivers for Fixed Noise

NSRs	Type of Area Containing	Degree to which NSR is affected by Influencing Factors (IFs)	Identified ASR (Area Sensitivity Rating)
T1-01	II. Low density residential area consisting of low-rise or isolated high-rise developments	Not Affected	A
T1-29			

Notes: In any event, the Area Sensitivity Rating and the ANLs adopted in this report are only indicative and they are used for assessment only. Noise from fixed noise sources is controlled under the NCO. Therefore, the Noise Control Authority shall determine the noise impact on the basis of prevailing legislation and practices being in force, and taking into account of contemporary conditions/ situation of adjoining land uses.

Where the noise under investigation is being received within a building from a noise source located on or within the same or an adjoining building such that the noise is transmitted primarily through the structural elements of the building or buildings, the appropriate ANL shall be 10 dB(A) less than the relevant ANL as shown above. A similar adjustment should be made to the relevant ANL if the point of assessment is at an internal location of a building in which the NSR is located.

3.1.3 The Acceptable Noise Level (ANL) for the proposed development is tabulated in **Table 3.3**.Error! Reference source not found.

Table 3.3 Identified Area Sensitivity Rating and Acceptable Noise Level of NSRs in the subject site

Noise Sensitive Receivers (NSR)	Directly/ Indirectly Affected/ Not Affected	Area Sensitivity Rating (ASR)	Acceptable Noise Level (ANL)	
			Day and evening (0700 – 2300 hrs)	Night (2300 – 0700 hrs)
T1-01, T1-29	Not Affected	A	60	50

3.2 Fixed Noise Sources within 300 from the Subject

DSD Chung Yan Road sewage pumping station

3.2.1 DSD Chung Yan Road sewage pumping station was identified to south of Subject Site. No noise emission nor odorous emission was noticeable during site visits. It is separated to Subject Site boundary by about 119m separation. No adverse fixed noise impact is anticipated upon the application.

Car Washing Facility

3.2.2 A car-washing facility is located at the southeast of the subject site. The operation hour of the facility is from 10am to 7pm. It was observed in the site visit that the main operation of the facility is car-washing. No vehicle maintenance activity is involved in the facility operation. It is noticed that noise was emitted from the car washing activity. A noise measurement was carried out at the facility entrance with no block of sight during operation. The measurement point is around 35m away from the facility operation, as shown in **Appendix 3.1**. The measurement lasted for 30min.

3.2.3 Noise measurements were carried out using a calibrated Sound Level Meter Nor139, which complies with International Electrotechnical Commission Publications 651:1979 (Type 1) and 804:1985 (Type 1). The weather condition was fine with calm wind during measurements, which satisfied the required criteria. The equipment was properly calibrated immediately prior to and following each measurement with a B&K Sound Level Calibrator Type 4231. The sound pressure level recorded from the measurement was Leq,30min 57.7dB(A).

North Lantau Hospital

3.2.4 There are MVAC plants, photovoltaic system and solar hot water system on roof of North Lantau Hospital (NLH). No noise impact is anticipated from photovoltaic system and solar hot water system. MVAC plants are housed inside acoustic enclosure and significant noise emission is not envisaged. Moreover, as shown in **Figure 3.2**, NLH is located about 260m from the nearest NSR at the proposed development which has direct line-of-sight to it, i.e. T1-29. No noticeable noise from NLH was noticeable along project Site boundary during site visits. Therefore, no adverse fixed noise source impact due to North Lantau Hospital is anticipated on the proposed development.

3.3 Assessment Approach and Methodology

3.3.1 Noise impact from the identified noise sources were determined based on standard acoustical principle and practice.

PNL = SWL + Cdist + Cfac + Cton + Cbarr

Where

PNL is the predicted noise level at the Noise Sensitive Receiver in dB(A);

SWL is the sound power level of the noisy industrial activities in dB(A);

Cdist is the distance correction in dB(A) Distance Attenuation Correction, dB(A) = 20× log(Dist) + 8 where Dist = shortest horizontal distance measured from noise source to NSR as a worst case scenario;

Cfac is façade correction, +3 dB(A);

Cton is tonality correction, +6 dB(A) is adopted for both fixed noise source to present a worst-case scenario, and;

Cbarr is barrier correction,.

3.4 Noise Sensitive Receivers and Assessment Result

3.4.1 Potential fixed noise impact at the representative NSRs (T1-01, T1-29) that would be subject to the worst possible fixed noise impact have been selected for the assessment. The locations of NSRs are shown in **Figure 3.1** and they were situated at 1m away from the façade of the openable window and at 1.2m above the floor slab of the unit.

3.4.2 The summary of the predicted fixed plant noise levels at the selected NSRs is tabulated in **Table 3.4**Error! Reference source not found.. Detailed calculations of fixed plant noise impact assessment are presented in **Appendix 3.2.**

3.4.3 The estimated noise levels at the representative NSRs due to operational noise from the identified fixed noise source is well below the noise criteria.

Table 3.4 Summary of Predicted Noise Levels

NSRs	Identified ASR (Area Sensitivity Rating)	Predicted Noise Levels (Daytime & Evening), $L_{eq\ (30mins)}$ dB(A)	Noise Criteria (Daytime & Evening), $L_{eq\ (30mins)}$ dB(A)
T1-01	A	43	60
T1-29	A	53	60

3.5 Potential Fixed Noise Impacts on the NSRs In the Vicinity

3.5.1 Potential fixed noise sources associated with the proposed Development includes mechanical ventilation and air conditioning (MVAC) system equipment. Other building services equipment, such as water pumps, lift machine etc., will be enclosed within the plant rooms.

3.5.2 MVAC and E&M plants, such as pump units, transformers, emergency generator and lift machines, are not yet designed in this early stage. All E&M plants will be placed at enclosed plant rooms. The ventilation louvres, mechanical ventilation intakes or exhausts of MVAC equipment and E&M plant rooms will be treated by silencers and enclosures as required.

3.5.3 The choice of equipment and the requirement of noise control measures, such as acoustic treatments by silencers and enclosures, will be determined during detailed design stage to ensure that the noise level at potentially affected NSRs will comply with the HKPSG noise criteria. The cumulative noise impact on nearby NSRs shall comply with statutory requirement under Noise Control Ordinance stipulated in IND-TM. For the design of plant noise control treatment, the plant noise shall be controlled and designed to meet the HKPSG requirement, i.e. 5 dB below ANL or the prevailing background noise level, whichever is the lower. The prevailing background noise levels

shall be determined at detailed design stage, before construction commencement, for determining the planning criteria. The design requirement for the compliance to HKPSG criteria will be stated in the tender specification. The Contractor shall be responsible for the design of MVAC and E&M plants and associated mitigation measures.

3.5.4 In view that the concerned noise sources are typical provisions for residential development as well as abovementioned control measures, there would be no insurmountable noise impact from fixed noise sources of proposed Development to nearby noise sensitive receivers.

3.6 Conclusion

3.6.1 The results of predicted fixed noise impact at the selected NSRs for proposed development are well below the noise criteria. Therefore, it can be concluded that the proposed development will not be subject to adverse fixed noise impact.

3.6.2 Potential fixed noise sources associated with the proposed Development are identified. The planned fixed noise sources shall be designed to meet the HKPSG requirement. With the mitigation measures, it is expected there would be no insurmountable noise impact from fixed noise sources of proposed Development to nearby noise sensitive receivers.

4. AIR QUALITY IMPACT ASSESSMENT

4.1 Introduction

4.1.1 The assessment qualitatively assesses the potential air quality impacts during construction phase and operational phase of the proposed development. For the operational phase, the impact due to the vehicular emissions from the surrounding roads and other possible emissions upon the sensitive receivers of the Proposed Development have been reviewed and also compares the design with the recommended buffer distance in the Hong Kong Planning Standards and Guidelines (HKPSG). The potential odorous impact on the proposed development is also addressed.

4.2 Relevant Legislations, Standards and Guidelines

4.2.1 The following legislation and regulations provide the standards and guidelines for evaluation of air quality and odour impacts and the type of works that are subject to air pollution and odour control:

- Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO)
- Air Pollution Control (Construction Dust) Regulation
- Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation
- Air Pollution Control (Fuel Restriction) Regulations
- Recommended Pollution Control Clauses for Construction Contracts
- Development Bureau Technical Circular (Works) No.13/2020, Timely Application of Temporary Electricity and Water Supply for Public Works Contracts and Wider Use of Electric Vehicles in Public Works Contracts (DEVB TC No. 13/2020)
- Development Bureau Technical Circular (Works) No.1/2015, Emissions Control of NRMM in Capital Works Contracts of Public Work (DEVB TC No. 1/2015)
- Control of Air Pollution in Car Parks (ProPECC PN 2/96)
- Hong Kong Planning Standards and Guidelines (HKPSG)

Air Pollution Control Ordinance (CAP 311)

4.2.2 Assessment criteria for aerial emission is based on the Hong Kong's Air Quality Objectives (AQOs), and the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM) for controlling air pollutants. The prevailing AQOs, effective since 11 April 2025, is summarised in **Table 4.1** below and adopted for the air quality impact assessment.

Table 4.1 Hong Kong Air Quality Objectives

Pollutant	Averaging time	Concentration limit [i] ($\mu g/m^3$)	Number of exceedances allowed per Calendar Year
Sulphur dioxide (SO_2)	10-minute	500	3
	24-hour	40	3
Respirable suspended particulates (RSP) [ii]	24-hour	75	9
	Annual	30	Not applicable
	24-hour	37.5	18

Pollutant	Averaging time	Concentration limit [i] (μg/m³)	Number of exceedances allowed per Calendar Year
Fine suspended	Annual	15	Not applicable
Nitrogen dioxide (NO_2)	1-hour	200	18
	24-hour	120	9
	Annual	40	Not applicable
Ozone (O_3)	8-hour	160	9
	Peak Season	100	Not applicable
Carbon monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
	24-hour	4000	0
Lead (Pb)	Annual	0.5	Not applicable

Notes:

[i] All measurements of the concentration of gaseous air pollutants, i.e. sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.

[ii] Respirable suspended particulates means suspended particles in air with a nominal aerodynamic diameter of 10μm or less.

[iii] Fine suspended particulates means suspended particles in air with a nominal aerodynamic diameter of 2.5μm or less.

Air Pollution Control (Fuel Restriction) Regulations

4.2.3 The Air Pollution Control (Fuel Restriction) Regulations was enacted in 1990 to impose legal control on the type of fuels allowed for use and their sulphur contents in commercial and industrial processes to reduce sulphur dioxide (SO2) emissions. In June 2008, the Regulation was amended to tighten the control requirements of liquid fuels. On 1 April 2025, the sulphur content of liquid fuel is further tightened to 0.001% by weight.

Practice Note on Control of Air Pollution in Car Parks

4.2.4 This practice notes include air quality guidelines required for the protection of public health and factors that should be considered in the design and operation of car parks in order to achieve the required air quality. The limits for air pollutants as recommended by the practice notes are summarised in **Table 4.2**.

Table 4.2 Limits of Air Pollutant Concentrations Inside Car Parks

Air Pollutant	Average Time	Maximum Concentration (μg/m3) [i]	Parts Per Million (ppm)
Carbon Monoxide (CO)	5 minutes	115,000	100
Nitrogen Dioxide (NO_2)	5 minutes	1,800	1

Notes:

*[i] *All limits are expressed as at reference conditions of 298K and 101.325kPa.*

Hong Kong Planning Standards and Guidelines (HKPSG)

4.2.5 Potential air quality impacts associated with the surrounding road carriageways and chimney emission from industrial stack shall be evaluated in accordance with the guidelines set out in the HKPSG.

4.2.6 Table 3.1 of Chapter 9 of the HKPSG provides the broad guidelines for locating open spaces close to potentially polluting uses, viz. road traffic. The recommended buffer distances are reproduced in **Table 4.3**.

Table 4.3 Recommended Minimum Buffer Distance from Roads

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Road and Highways	Type of Road		
	Trunk Road and Primary Distributor	> 20 m	Active and passive recreation uses
		3 – 20 m	Passive recreational uses
		< 3 m	Amenity areas
	District Distributor	> 10 m	Active and passive recreational uses
		< 10 m	Passive recreational uses
	Local Distributor	> 5 m	Active and passive recreational uses
		< 5 m	Passive recreational uses
	Under Flyovers	-	Passive recreational uses

Source:HKPSG Chapter 9 Table 3.1: Guidelines on Usage of Open Space Site

4.2.7 Table 3.1 of Chapter 9 of the HKPSG also provides the broad guidelines for locating open spaces close to potentially polluting uses, viz. industrial chimneys emissions. The recommended buffer distances are reproduced in **Table 4.4**.

Table 4.4 Recommended Minimum Buffer Distance from Industrial Chimneys

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Industrial Areas	Difference in Height between Industrial Chimney Exit and the Site		
	< 20 m	> 200 m	Active and passive recreation uses
		5 – 200 m	Passive recreational uses
	20 m – 30 m (*)	> 100 m	Active and passive recreational uses
		5 – 100 m	Passive recreational uses
	30 m – 40 m	> 50 m	Active and passive recreational uses
		5 – 50 m	Passive recreational uses
	> 40 m	10 m	Active & Passive recreational uses

Notes:

(i) In situations where the height of chimneys is not known, use the set of guidelines marked with an asterisk for preliminary planning purpose and refine as and when more information is available.

(ii) The buffer distance is the horizontal, shortest distance from the boundary of the industrial lot, the position of existing chimneys or the edge of road kerb, to the boundary of open space sites.

(iii) The guidelines are generally applicable to major industrial areas but NOT individual large industrial establishment which are likely to be significant air pollution sources. Consult EPD when planning open spaces close to such establishments.

(iv) Amenity areas are permitted in any situation.

Source:HKPSG Chapter 9 Table 3.1: Guidelines on Usage of Open Space Site

4.2.8 With reference to S3.3.9 in Chapter 9 of the HKPSG, a buffer distance of at least 200m is suggested from some community uses that can cause significant odour nuisance, which includes: crematoria, livestock yards, stock wagon washing areas, wholesale fish and poultry markets.

4.3 Existing Air Quality in Tung Chung District

4.3.1 The nearest air quality monitoring station (AQMS) to the Subject Site is the Tung Chung AQMS. The five most recent years of air quality monitoring data, 2020 to 2024, from this station are summarized in **Table 4.5**.

Table 4.5 Air Quality Monitoring Data at Tung Chung AQMS

Air Pollutant	Averaging Time	AQO[(a) (b)]	Concentration Level (µg/m³)				
			2020	2021	2022	2023	2024
RSP	10th Highest 24-hour	75 (9)	66	63	57	51	57
	Annual	30	25	26	23	22	23
FSP	19th Highest 24-hour	37.5 (18)	34	**38**	36	28	**39**
	Annual	15	14	**17**	14	14	**16**
NO_2	19th Highest hour	200 (18)	113	115	94	118	114
	10th Highest 24-hour	120 (9)	64	61	51	58	64
	Annual	40	28	26	25	26	31
SO_2	4th Highest 10-Min	500 (3)	24	19	26	22	15

Air Pollutant	Averaging Time	AQO[(a) (b)]	Concentration Level (μg/m³)				
			2020	2021	2022	2023	2024
	4th Highest 24-hour	40 (3)	8	9	11	11	9
O_3	10th Highest 8-hour	160 (9)	**168**	158	**171**	156	**186**
	Peak season	100	90	82	89	79	**106**
CO	1st Highest hour	30000 (0)	1530	1240	1170	1280	1670
	1st Highest 8-hour	10000 (0)	1388	1073	1151	1095	1256
	1st Highest 24-hour	4000 (0)	1157	865	1011	1007	1137

Notes:
a. The measured concentrations are benchmarked against the prevailing AQOs.
b. Numbers in brackets is the number of exceedances allowed per year.
c. Bolded values exceed the relevant AQO.
d. Data extracted from EPD's Smart Air Modelling Platform (SAMP) v2.1.

4.3.2 Apart from the air quality monitoring data, EPD has released a set of background levels from "Pollutants in the Atmosphere and their Transport over Hong Kong", PATH model (PATHv3.0). As the tentative completion year of the Proposed Development is 2031, the PATH background concentrations in Year 2030 has been reviewed. The hourly background concentrations of pollutants of the year of 2030 in Grid 16,29; 16,30; 17,29 and 17,30 is summarized in **Table 4.6**.

Table 4.6 Year 2030 Background Annual Average Concentrations of the Air Pollutants from PATH v3.0 (L1)

Pollutant	Averaging Time	AQO	Data Summary	Concentration Level (µg/m³)[(b)]			
				17,30	17,29	16,30	16,29
RSP	24-hour	75 (9)	10th	50	49	49	48
			Exceedance	0	0	0	0
	Annual	30	-	18	18	18	18
FSP	24-hour	37.5 (18)	19th	27	27	26	27
			Exceedance	3	3	1	2
	Annual	15	-	11	11	11	11
NO_2	1-hour	200 (18)	19th	91	84	92	86
			Exceedance	0	0	0	0
	24-hour	120 (9)	10th	40	33	41	34
			Exceedance	0	0	0	0
	Annual	40	-	16	13	16	13
SO_2	10-Min	500 (3)	4th	35	33	32	36
			Exceedance	0	0	0	0
	24-hour	40 (3)	4th	7	7	8	7
			Exceedance	0	0	0	0
O_3	8-Hour	160 (9)	10th	**185**	**184**	**187**	**186**
			Exceedance	**23**	**21**	**23**	**22**
	Peak	100	-	**114**	**115**	**115**	**116**
CO	1-Hour	30000 (0)	1st	533	528	536	529
			Exceedance	0	0	0	0
	8-Hour	10000 (0)	1st	504	499	509	503
			Exceedance	0	0	0	0
	24-Hour	4000 (0)	1st	472	463	472	464
			Exceedance	0	0	0	0

(a) Bolded values exceed the relevant AQO
(b) Data extracted from EPD's Smart Air Modelling Platform (SAMP) v2.1

4.4 Construction Phase Air Quality Impact

4.4.1 Demolition and construction works will induce potential fugitive dust and gaseous emissions. Individual environmental impacts during construction of the project have been qualitatively addressed in this section.

Air Sensitive Receivers

4.4.2 There are residential developments and open space located within the 500m from the Subject Site, which are considered as representative Air Sensitive Receivers (ASRs). These representative ASRs are identified as shown in **Table 4.7** below. The locations of ASRs are shown in **Figure 4.1**.

Table 4.7 Representative Air Sensitive Receivers

Ref	Air Sensitive Receiver	Type	Shortest Distance from the Subject Site (m)	Building Height (mPD)
A01	91 Ma Wan Chung	Village	19m	10.1
A02	Wong Nai Uk	Village	3m	10
A03	Public Housing Development at Tung Chung Area 23 Phase 1 [1]	Residential	13m	75
A04	Yat Tung Estate, Shun Yat House	Residential	92m	122.8
A05	North Lantau Hospital	Institution	234m	56.8
A06	Tung Chung Crescent, Block 9	Residential	289m	151.3
A07	51 Ma Wan Chung	Residential	17m	10.1
A08	Future Town Park	Recreational	44m	NA

[1] The expected completion for Public Housing Development at Tung Chung Area 23 Phase 1 is 2027 – 2028.

Ref: https://www.pland.gov.hk/file/resources/approved_pb/hd_pb/pdf/Phase_I_of_Area_23_Tung_Chung.pdf

[2] "Future Town Park" is recorded on the Outline Zoning Plan under Tung Chung Town Centre Area (Plan No S/I-TCTC/24)

Construction Air Quality

4.4.3 The application site, which includes the development of residential development, and 4 embraced lots, occupies an area of about 5,400 sqm in total. The residential development includes earthworks (excavation and backfilling), foundation and basement construction and superstructure works. The tentative earthwork area, where excavation or site formation is involved, is estimated to be about 3,500 sqm. Yet, it shall be noted that final works areas are subjected to further site investigations and detailed construction design at later stage. There is 4,550 m^3 of estimated excavated material which will be delivered off-site. According to the tentative programme, construction period is planned from November 2026 to May 2029, i.e. 31 months. There is tentatively 9 months for earthworks. Based on 7m^3 per truck and 12 working hour per day, there will be less than 1 trip of dump truck per hour travelling to and from the work site.

4.4.4 Fugitive dust and gaseous emissions will be the major potential source of air quality impact during the construction phase of the proposed development. Under the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations, only approved or exempted non-road mobile machineries (including mobile generator, air compressor, excavator, crawler crane, bulldozer, and etc.) with a proper label are allowed to be used in the construction site. In addition, dust potentially generated as a result of the concreting works for the construction of superstructure, floor slab, etc. would be insignificant as the concrete would be pre-mixed and transferred to the Subject Site by concrete lorry mixer. In view of the scale of work as abovementioned, it is anticipated that not more than 6 mechanical equipment such as excavator, dump truck, piling rig, mobile crane, concrete

lorry mixer will be used simultaneously at the work site, adverse air quality impact is not anticipated during the construction state with mitigation measures in place.

4.4.5 There are 2 potential concurrent Projects identified within 500m from project site boundary, as summarised in **Figure 4.2** and **Table 4.8** below.

- Item P1 - Tung Chung Line Extension, based on approved EIA report for Tung Chung Line Extension (AEIAR-253/2022), the construction woks area for alignment between Tung Chung Station and Yat Tung Estate is underground tunnel. Tunnel Boring Machine (TBM) method will be used for construction of underground tunnel section and dust emission is not anticipated. The nearest non-underground works area is a section of works area at Yat Tung Estate about 141m to the southwest of the Subject Site which is separated by a number of existing developments such as Yat Tung Estate, Ma Wan Chung Village; as well as works area near Tung Chung Crescent and Fu Tung Estate located about 204m to the northeast of Subject Site. Extracted information of AEIAR-253/2022 is provided in **Appendix 1.3**.
- Item P2 - Tung Chung Area 23 Phase 1 –Public Housing Development (Area 23). According to the Planning Brief, the Gross Site Area is 0.49 ha and tentative building completion is Year 2027/ 2028. Extracted information of Area 23 is provided in **Appendix 1.4**.

Besides, there are ongoing project for Tung Chung West Development, and Tung Chung Road North widening works. However, no concurrent construction is anticipated with the proposed development:

- **NL/2020/05, Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung**: According to the latest Monthly EM&A report (Nov 2025) of Tung Chung New Town Extension (West), the contract include Tung Chung Road North widening work and the construction works except landscape were completed in Dec 2025. Therefore, NL 2020/05 is not concurrent project to proposed development
- **NL/2026/06, Site Formation and Infrastructure Works at Tung Chung Valley, Phase 1**: According to the latest Monthly EM&A report (Nov 2025) of Tung Chung New Town Extension (West), the construction works except landscape will be completed in June 2026. Therefore, it is expected that construction works of NL/2026/06 will be completed before the commencement of the Proposed Residential Development.
- **NL/2023/10 Sewerage Works at Road L22, Road L24, Road L25, Road L26, Road L28, Ngau Au, Lam Che, Nim Yuen, Mok Ka and Shek Lau Po and Sewage Pumping Stations in Area 61B, Area 45C and Area 68B, Tung Chung.** According to the Gazettal Documents downloaded from the Project Website of Tung Chung New Town Extension (https://www.tung-chung.hk/gazettal_documents.php?locale=en), the construction works areas fall outside 500m from the Project Site Boundary.

Table 4.8 Potential Concurrent Project

Project		Details	Shortest Distance from Site Boundary, m
P1	TCL Extension	Woks area for alignment between Tung Chung Station and Yat Tung Estate is underground	51m (underground works area) 141m (non-underground works area near Yat Tung Estate) 187m (non-underground works area near Tung Chung Crescent and Fu Tung Estate)
P2	Area 23 Phae 1 Public Housing Development	0.49 ha, Tentative building completion is Year 2027 / 2028	12m

4.4.6 With reference to the dust monitoring data under the EM&A of the TCNTE EIA (AEIAR – 196/2016) of monitoring stations within 500m of the subject site (i.e. DM-3, DM-4 and DM-5), no exceedance of Limit Levels was recorded for construction air quality monitoring Although two action levels exceedance were recorded in year 2025, compliance were recorded in repeated measurements conducted during similar activities and it have been concluded as isolated cases and non-project related in the corresponding EM&A reports, as summarised in **Table 4.9**. Also, in view of the separation from the potential concurrent project Item P1 to the proposed development, the additional contribution to the construction phase air quality impact arising from the proposed development is considered limited and insignificant.

Table 4.9 Monitoring Data under the EM&A of the AEIAR – 196/2016

Dust Monitoring Locations		Dust Monitoring Record from 5 September 2023 to 21 January 2026 [1]
DM-3	Shops at Tung Chung Crescent (Nearby TCLE TBM launching/ retrieval shaft, located to Northeast of Subject Site)	No exceedance of Action and Limit Levels
DM-4	Yat Tung Shopping Centre (Nearby Works area at TCW Station to the southwest of Subject Site)	No exceedance of Limit Levels. Only Two Action levels exceedance were only recorded on 1st Dec 2025 and 25th November 2025, which were considered isolated case and non-project related. [2]
DM-5	Ma Wan Chung Village (Nearby Works area at TCW Station to the southwest of Subject Site)	No exceedance of Action and Limit Levels

Notes:

[1] Dust monitoring data available from the TCLE project website (https://eems.com.hk/tue/air.jsp) under the EM&A of the TCNTE EIA (AEIAR – 196/2016)

[2] Action levels exceedance were only recorded on 09:00 1st Dec 2025 and 09:00 25th November 2025. According to Monthly EM&A Report No. 30 (Nov 25) and No. 31 (Dec 25) prepared under Condition 3.4 of EP-614/2022. Repeated measurements were carried out on 2nd and 6th December 2025 under similar construction activities to 25th November 2025 and 1st December 2025

respectively. No exceedance of Action Levels or Limit Levels were recorded at repeated measurements and exceedance were considered isolated case and non-project related.

4.4.7 The tentative completion year of potential concurrent project Item P2 at Year 2028. As observed during site inspection on October 2025, the Area 23 superstructure construction is on-going and thus substantial earthworks is not anticipated. Additional contribution of Item P2 to the construction phase air quality impact arising from the proposed development is considered limited and insignificant.

4.4.8 The tentative construction period of proposed development is from Nov 2026 to May 2029, as provided in **Appendix 4.1**. The major construction dust and gaseous emission would be from earthworks and 9 months have been allowed in the tentative programme. It is recommended that the future Contractor of the proposed development to closely liaise with concurrent projects to avoid cumulative air quality nuisance on nearby ASRs due to construction by programme arrangement of major dust and gaseous emission activities.

4.4.9 Also, for the concurrent project, proper mitigation measures including watering frequently and good site practice will be implemented to ensure that their construction activities would not cause adverse construction dust impact. Therefore, adverse cumulative air quality impact arising from construction activities of the concurrent project are not anticipated.

Mitigation Measures for Fugitive Dust and Gaseous Emission

4.4.10 With the implementation of sufficient suppression measures as stipulated under the APCO, Air Pollution Control (Construction Dust) regulation (Cap 311R) and good site practices (as detailed in **Section 4.4.15** to **4.4.18** below), fugitive dust and gaseous emission arising from the earthworks, etc. can be effectively suppressed through contractual clauses and close enforcement of the resident engineers. The Contractor(s) shall be required to follow the requirements of the Air Pollution Control (Construction Dust) Regulation which requires notification before carrying out demolition works or construction works and to adopt control measures while carrying out demolition activities or construction activities.

4.4.11 To mitigate potential air quality impacts, all control measures recommended in the Air Pollution Control (Construction Dust) Regulation, where applicable, shall be implemented. Relevant control measures include:

- The works area for site clearance shall be sprayed with water before, during and after the operation so as to maintain the entire surface wet;
- Restricting heights from which materials are to be dropped, as far as practicable to minimise the fugitive dust arising from unloading/ loading;
- Immediately before leaving a construction site, all vehicles shall be washed to remove any dusty materials from the bodies and wheels. However, all spraying of materials and surfaces should avoid excessive water usage;
- Where a vehicle leaving a construction site is carrying a load of dusty materials, the load shall be covered entirely by clean impervious sheeting to ensure that the dusty materials will not leak from the vehicle;
- Erection of hoarding of not less than 2.4 m high from ground level along the site boundary, where appropriate;
- Any stockpile of dusty materials shall be covered entirely by impervious sheeting; and/or placed in an area sheltered on the top and 4 sides;

- All dusty materials shall be sprayed with water immediately prior to any loading, unloading or transfer operation so as to maintain the dusty materials wet;
- To reduce the traffic induced dust dispersion and re-suspension, the travelling speed of vehicles within the site should be controlled;
- Locate the haul road away from those concerned ASRs;
- Avoid dusty works or placing stockpiles near to those concerned ASRs; and
- Minimization of unpaved, exposed earth by immediate covering/ permanent paving as soon as the works have been completed

4.4.12 In addition, emission control during the construction phase shall be carried out in accordance with the requirements of the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation. The emissions of non-road mobile machinery (NRMMs) include mobile machines and vehicles powered by internal combustion engines used primarily off-road. All NRMMs operating on-site which are subject to the emissions control of the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation shall be approved/exempted (as the case may be) and affixed with the requisite approval/exemption labels. To mitigate potential air quality impact, exempted NRMMs shall be avoided as far as practicable.

4.4.13 Appropriate exhaust emissions controls should also be adopted as required under Air Pollution Control (Fuel Restriction) Regulations. Electric power supply shall be provided for on-site machinery as far as practicable and diesel generators shall be avoided to minimize the gaseous and Particulate Matter (PM) emissions.

4.4.14 The recommended mitigation measures for protection of nearby ASRs are described below:

Good Site Management

4.4.15 Good site management is important in reducing potential air quality impacts to an acceptable level. As a general guide, the contractor(s) shall maintain a high standard of housekeeping to prevent fugitive dust emissions. Loading, unloading, handling and storage of fuel, demolished debris and wastes or by-products should be carried out in a manner so as to minimise the release of visible dust emission.

4.4.16 Appropriate working methods should be devised and arranged to minimise dust emissions and to ensure any installed control system and/or measures are operated and/or implemented in accordance with their design merits. No free falling of debris should be allowed. Debris should be lowered by a hoist to the ground, preferably with an enclosed tunnel.

4.4.17 A high standard of housekeeping shall be maintained. Any piles of materials accumulated on or around the work areas shall be cleaned up regularly. Cleaning, repair and maintenance of all plant facilities within the work areas shall be carried out in a manner that does not generate fugitive dust emissions. Prior to cleaning, the materials should be handled properly to prevent fugitive dust emission.

4.4.18 Frequent mist spraying should be applied on dusty areas. The frequency of spraying will depend upon local conditions such as rainfall, temperature, wind speed and humidity.

The amount of mist spraying should be just enough to dampen the materials without over-watering, which could result in surface water runoff.

Dust Emissions from Site Traffic

4.4.19 Dust emission from construction traffic is generated predominantly from the travelling of waste removal lorries. Areas within the Subject Site where there are regular vehicle movements should have a hard surface. Speed controls at an upper limit of 10km/hr should be imposed and their movements should be confined to designated roadways within the Subject Site. All dusty vehicle loads should have side and tail boards covered by tarpaulin extending at least 300mm over the edges. Wheel-wash troughs and hoses should be provided at exit points of the Subject Site.

4.4.20 "Recommended Pollution Control Clauses for Construction Contracts" is available on the EPD website which set out the recommended air pollution control measures to be implemented by the contractor(s) during the construction stage of the Project.

4.4.21 With the adoption of good practices, adverse air quality impact during the construction stage is not anticipated.

4.5 Operational Phase - Vehicular Emissions Impact

4.5.1 The potential impact due to vehicular emissions from road traffic have been considered. Tung Chung Road North is the major road segments close to the Project. In accordance with the HKPSG, the buffer distance between roads kerb and permitted uses is given in Table 3.1 of Chapter 9 of HKPSG.

4.5.2 With reference to approved Environmental Impact Assessment Report for Tung Chung New Town Extension (AEIAR-196/2016), Tung Chung Road North is Local Distributor. Extracted information of AEIAR-196/2016 is provided in **Appendix 4.2**. The proposed development would commence after the Tung Chung Road North Widening works. According to the Table 3.1 of Chapter 9 of HKPSG, the recommended buffer distance from Tung Chung Road North is >5m for Local Distributor.

4.5.3 The layout for residential tower showing the buffer distances from road kerbs is provided in **Figure 4.3**. A portion of the application site is within 5m buffer distance of Tung Chung Road North. However, no air sensitive uses of the proposed development (including fresh air intake, openable window, and open space for recreational use, etc) would be located within 5m buffer distance.

4.5.4 The buffer distances between the subject site and the nearby roads will comply with the recommended requirements. As such, it is considered that the Proposed Development would not be subject to adverse vehicular emission impact.

4.5.5 For the proposed carpark, ProPECC PN2/96 on Control of Air Pollution in Car Parks will be followed. The location of carpark and its exhaust are indicated in **Figure 4.4**.

4.6 Operational Phase - Industrial Chimney Emissions, Marine Emissions and Odour Impact

4.6.1 Regarding the industrial chimney emissions, there is no active chimney source identified within 200m from the subject site based on the site visit carried on 5th July 2021 and 31 October 2025. Also, there will be no chimney emissions from the proposed

development. Therefore, it is anticipated that the proposed development would not be subject to adverse industrial chimney emissions.

4.6.2 There are local vessels travelling between Tuen Mun, Tung Chung, Sha Lo Wan and Tai O. With reference to the EIA reports for Tung Chung Line Extension (AEIAR-235/2022) and Tung Chung New Town Extension (AEIAR-196/2016), the marine route of the local vessel are located outside 500m assessment boundary of the Subject Site as shown in **Figure 4.5**. Ma Wan Chung Pier and jetties along the coast of Ma Wan Chung are identified within 500m assessment boundary. According to the information from Transport Department (TD) as extracted in **Appendix 4.3**, Ma Wan Chung Pier and jetties along the coast of Ma Wan Chung are not on the franchised and licensed ferry service list. During the site visit on 2 January 2026 (3pm to 5pm) and 13 March 2026 (2pm to 4pm), it is observed that small fishing boats known as sampans moored along the Ma Wan Chung Pier and jetties along the coast of Ma Wan Chung. These mooring sites were located more than 200m from Subject Site. No loading/unloading was observed and the engines of sampans were turn off. In view of the nature of mooring sites, separation distance from subject site to mooring sites and the nearest ferry routes, it is anticipated that the proposed development would not be subject to adverse marine emissions.

4.6.3 Onsite surveys have been conducted to identify any the potential odour sources in October 2025, January 2026 and March 2026. The odour patrol route is shown in **Figure 4.6**. No odour was noticeable along Subject Site boundary. Chung Yan Road Sewage Pumping Station is located at about 119m from the Subject Site to the southeast, separated by existing village type development at Wong Nai Uk. The mooring sites mentioned in **Section 4.6.2** are located at about 207m from the Subject Site to the west, separated by existing village type development at Ma Wan Chung. During site visits conducted on 31 October 2025 (between noon to 2pm, 29.8°C air temperature and 76% relative humidity), 2 January 2026 (between 3pm to 4pm, 19.0°C air temperature and 64% relative humidity) and 13 March 2026 (between 3pm to 4pm, 21.5°C air temperature and 52% relative humidity), no odour was identified at accessible locations along the northwest and southwest boundary of the Pumping Station as well as along the east of the mooring sites even under downwind moments. As checked with EPD's record, there was no complaint in recent 5 years (from 4 March 2021 to 3 March 2026) against Chung Yan Road Sewage Pumping Station or Ma Wan Chung Mooring Site. Therefore, it is anticipated that the proposed development would not be subject to adverse odour impact from abovementioned locations.

4.6.4 According to EPD's record, 5 odour complaints were recorded in the recent 5 years. 3 of them were regarding greasy fume / cooking odour from a food premises at Yat Tung and a food premises at Ma Wan Chung and 1 of them were regarding mobile toilet malodour at Yat Tung. EPD's reply on odour complaint record is provided in **Appendix 4.4**. The reported nuisance locations are about 127m and 332m from Subject Site as shown in **Figure 4.6**. The food premises shall follow the recommendations in EPD's Control of Oil Fume and Cooking Odour from Restaurant and Food Business. The abovementioned potential nuisance are considered local and not noticeable during site inspections on 13 March 2026. There was also no noticeable odour was perceived at subject site during site inspections. Therefore, no adverse odour impact is anticipated at subject site. The remaining 1 odour complaint is regarding malodour from unknown source of the Subject Site (DD3 TC Lot 1770) dated 4 February 2026. According to the operator of Subject Site, ground investigation works were undergoing on site and neither malodour nor odour source was reported from working team. Further site visit was conducted on 13 March 2026 and no odour was identified. As there is no active odour

emission source and odour is not noticeable during inspections, upon development of the Application Site, no adverse odour impact is anticipated.

4.7 Conclusion

4.7.1 The Project is for residential use. The minimum buffer distances between road kerbs complied with for the residential tower and the fresh air intake of the podium will be located outside the relevant HKPSG buffer distance. Therefore, no adverse air quality impact from vehicular emissions is anticipated.

4.7.2 Based on site visit, there is no active chimney within 200m from the Subject Site. There is no identifiable odour detected along the boundary of Chung Yan Road Sewage Pumping Stations and from the mooring sites at Ma Wan Chung. In view of the nature of mooring sites at Ma Wan Chung, separation distance from subject site to the mooring sites and the nearest ferry routes, it is anticipated that the proposed development would not be subject to adverse marine emissions. Therefore, the proposed development would not be subject to adverse air quality impact from marine emissions.

4.7.3 In conclusion, no potential adverse air quality impact is expected upon the proposed development.

4.7.4 With the adoption of good practices, adverse air quality impact during the construction stage is not anticipated.

5. WASTE MANAGEMENT IMPLICATIONS

5.1 Introduction

5.1.1 This section reviews the types of waste that will arise during the construction and operation phases of the Project.

5.2 Environmental Legislation and Guidelines

5.2.1 References have been made to the following relevant Hong Kong legislation governing waste management and disposal. Directly relevant legislations include:

- The Waste Disposal Ordinance (Cap. 354) and subsidiary legislations, such as the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C), set out requirements for the storage, handling and transportation of all types of wastes; Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N), set out the charges for public fill, sorting and landfill.
- Land (Miscellaneous Provisions) Ordinance (Cap 28);
- Public Health and Municipal Services Ordinance (Cap 132) – Public Cleansing and Prevention of Nuisance Regulation – control of disposal of general refuse;

5.2.2 Other relevant documents and guidelines that are applicable to waste management and disposal include:

- Project Administration Handbook for Civil Engineering Works (PAH).
- ETWB TCW No. 22/2003A - Additional Measures to Improve Site Cleanliness and Control Mosquito Breeding on Construction Sites;
- ETWB Technical Circular (Works) No. 19/2005 - Environmental Management on Construction Sites;
- DEVB TC(W) No.8/2010 - Enhanced Specification for Site Cleanliness and Tidiness (supersedes WBTC No.6/2002 and ETWB TCW No.6/2002A);

- Works Branch Technical Circular No. 2/93 - Public Dumps;
- Works Branch Technical Circular No. 2/93B - Public Filling Facilities;
- Works Bureau Technical Circular No. 12/2000 - Fill Management;
- Development Bureau Technical Circular (Works) No. 06/2010 - Trip-ticket System for Disposal of Construction and Demolition Materials;
- Practice Note for Authorized Persons and Registered Structural Engineers – Construction and Demolition Waste (PNAP ADV – 19) issued by the Buildings Department;

- Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes;
- A Guide to the Chemical Waste Control Scheme;
- Code of Practices and Guidelines for Asbestos Control and Handling; and
- ProPECC PN2/97 Handling of Asbestos Containing Materials in Building
- Works Branch Technical Circular (WBTC) No. 32/92, The Use of Tropical Hard Wood on Construction Site
- WBTC No. 19/2001 - Metallic Site Hoardings and Signboards;
- WBTC No. 12/2002, Specification Facilitating the Use of Recycled Aggregates
- Monitoring of Solid Waste in Hong Kong 2023;
- Relevant guidelines posted by EPD through EPD's website (https://www.epd.gov.hk/epd/english/environmentinhk/waste/manage_facility/ypark.html) and Y·PARK 's website (https://www.ypark.hk/zh-hant/); and
- Guidelines on "Yard Waste Reduction and Treatment" issued by Development Bureau; and

- "Development Bureau Technical Circular (Works) No. 4/2020 Tree Preservation".

5.3 Impact Assessment

Construction Phase

5.3.1 The construction activities to be carried out for the proposed Project would generate a variety of wastes that can be divided into distinct categories based on their composition and ultimate method of handling. These activities include earthworks (foundation/ excavation and lateral support (ELS)/ pile cap), basement and transfer plant construction, superstructure construction (e.g. reinforced concrete core structure construction, Modular incorporated Construction (MiC) units installation, remaining in-situ works) and building services installations, landscaping works. Tentative excavation extent is 3,500 m^2 in area with depth 1.3m subjected to site investigation findings. The identified waste types include:

- Construction and demolition (C&D) materials, comprising inert and non-inert materials, from the construction works;
- chemical waste from any maintenance of construction plant and equipment; and
- general refuse from the workforce

5.3.2 It is recommended that different types of wastes should be segregated, stored, transported and disposed of separately in accordance with EPD's required procedures. Inert C&D materials (or public fills) such as soil, rock, concrete, etc. should be re-used on-site as filling materials or off-site as public fill at public fill reception facilities. The non-inert C&D materials (or C&D waste) such as timber, yard waste, paper, etc. should be reused or recycled as far as possible. Landfill disposal should be considered as the last resort for waste handling.

5.3.3 The estimated quantities of C&D materials provided by the Project Architect are summarized in **Table 5.1**. There are no existing buildings within the Subject Site. Therefore, C&D materials from the demolition works are not expected. Also, as there are no backfilling works, all inert C&D material will be delivered to Public Fill Reception Facilities for beneficial reuse. Non-inert C&D material from excavation and other works should be handled in accordance with **Section 5.3.2**.

Table 5.1 Estimated Quantities of C&D materials

Generated From	**Estimated Quantities of C&D materials (m^3)**			
	C&D Materials to be Generated	**Inert C&D Materials to be Reused On-site**	**Inert C&D Materials to be delivered to Public Fill Reception Facilities**	**Non-inert C&D Materials to be Generated [1]**
Excavation	14000	--	14000	--
Demolition of Existing Building	No or minimal demolition works envisaged			
Others: Site Clearance, Basement, Foundation, Works, car lifts, retaining	6000	--	--	6000

Generated From	Estimated Quantities of C&D materials (m^3)			
	C&D Materials to be Generated	**Inert C&D Materials to be Reused On-site**	**Inert C&D Materials to be delivered to Public Fill Reception Facilities**	**Non-inert C&D Materials to be Generated [1]**
walls, superstructures				
Total	20000	--	14000	6000

5.3.4 The clearance/pruning of existing vegetation to facilitate site access and site formation works will generate timber material and yard waste. These material shall be handled in accordance with the principles of reduce, reuse, and recycle (3Rs). The following guidelines shall be taken into account when handling yard waste:

- Relevant guidelines posted by EPD through EPD's website (https://www.epd.gov.hk/epd/english/environmentinhk/waste/manage_facility/ypark.html) and Y·Park's website (https://www.ypark.hk/zh-hant/); and
- Guidelines on "Yard Waste Reduction and Treatment" issued by Development Bureau; and
- "Development Bureau Technical Circular (Works) No. 4/2020 Tree Preservation".

5.3.5 Specifically, to minimize the generation of yard waste, the project proponent shall:

- Avoid unnecessary removal or excessive pruning of trees. Preserve trees in their original locations and implement tree transplanting when on-site preservation is not feasible.
- Segregate various types of yard waste and shred wood to facilitate reuse and recycling.
- Reuse yard waste on-site for a variety of purposes (e.g., decomposition and composting, recreational and decorative uses, and mulching in planting areas, etc.).
- Identify recycling options (e.g. delivery to Y·park) for yard waste that cannot be directly reused on-site.
- Where yard waste generation is unavoidable, sorting of yard waste for recycling and reuse on-site should always be prioritized. Yard waste shall be separated from C&D material to facilitate recycling, such as delivering them to Y·PARK so as to minimize the quantity of waste to be disposed of at the landfill site. Where appropriate, the Contractor should be responsible to cut and shred the yard waste in order to meet the collection requirement of the recycling outlet for processing. Disposal of yard waste directly at landfills should only be regarded as the last resort when no alternatives are available.

5.3.6 The amount of chemical waste that will be generated from the construction work will depend on the Contractor's on-site maintenance practices and the number of mechanical plant and vehicles used on-site. Regarding the nature of the construction activities involved, chemical waste such as lubricating oil or solvent generated are not expected to be in large quantity. It is preliminarily estimated that less than 50L/month and hence approximately 1.6m^3 of chemical waste will be generated during a tentative 31-month construction period. The amount of chemical waste to be generated shall be quantified in the Waste Management

Plan (WMP) as part of the Environmental Management Plan (EMP) to be prepared by the Contractor in the construction stage.

5.3.7 The Contractor is required to register as a chemical waste producer if chemical wastes would be produced from the construction activities. The Waste Disposal Ordinance (Cap 354) and its subsidiary regulations in particular the Waste Disposal (Chemical Waste) (General) Regulation should be observed and complied with for control of chemical wastes.

5.3.8 Chemical wastes should be handled in accordance with the "*Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes"* and should be collected by licensed chemical waste collectors for subsequent disposal and appropriate treatment at licensed waste disposal facilities, for example the Chemical Waste Treatment Centre in Tsing Yi. Mitigation and control requirements for chemical waste are provided in the "*Recommended Pollution Control Clauses for Construction Contracts*" available in EPD website mentioned the handling, storage and disposal of chemical wastes. Recommended key control measures are listed below:

Containers used for storage of chemical wastes should:

- Be suitable for the substance they are holding, resistant to corrosion, maintained in a good condition, and securely closed;
- Have a capacity of less than 450L unless the specifications have been approved by the EPD; and
- Display a label in English and Chinese in accordance with instructions prescribed in Schedule 2 of the Regulations.

The storage area for chemical wastes should:

- Be clearly labelled and used solely for the storage of chemical waste;
- Be enclosed on at least 3 sides;
- Have an impermeable floor and bunding, of capacity to accommodate 110% of the volume of the largest container or 20% by volume of the chemical waste stored in that area, whichever is the greatest;
- Have adequate ventilation;
- Be covered to prevent rainfall entering (water collected within the bund must be tested and disposed of as chemical waste, if necessary); and
- Be arranged so that incompatible materials are appropriately separated.

Chemical waste should be disposed of:

- Via a licensed waste collector; and
- To a facility licensed to receive chemical waste, such as the CWTC which also offers a chemical waste collection service and can supply the necessary chemical waste storage containers.

With good management and site particles, adverse environmental impacts should not result.

<u>Asbestos Containing Materials</u>

5.3.9 Asbestos was widely used in the construction industry prior to the early 1980s for fireproofing, thermal and electrical insulation as well as in sound absorption materials. Asbestos is currently recognized as hazardous materials, due to its etiological effects on human respiratory system.

5.3.10 As there are no buildings are developed before 1980s, asbestos containing materials are not expected.

<u>General Refuse</u>

5.3.11 The workers in the construction site and the site office will generate a variety of general refuse which requires disposal. It consists mainly of food waste, aluminum cans, waste paper etc. Since the information on the number of workers on-site is not available at this preliminary stage, a maximum of 20 workers working simultaneously and a waste generation rate of about 0.65 kg per worker per day are assumed. It is estimated that the daily amount of general refuse that would be generated is in the order of 13 kg. The general refuse will be transferred to North Lantau Transfer Station and then ultimately to WENT Landfill.

5.3.12 The general waste management strategy is to avoid waste generation in the first place. Should it be unavoidable, reduction and segregation at-source should be exercised as far as practicable and recycling and reuse should be adopted at the same time to salvage all the recyclable and reusable materials as much as possible.

5.3.13 The Contractor(s) should be responsible for ensuring that waste is collected by approved waste collectors and appropriate measures are taken to minimise adverse impacts to the surrounding environment, such as dust generation. The Contractor(s) must also ensure that all necessary waste disposal permits are obtained.

5.3.14 The mitigation measures for construction phase are recommended based on the waste management hierarchy principles. Recommendations of (i) good site practices, (ii) waste reduction measures, (iii) waste collection, storage and transportation, (iv) Handling of Excavated C&D Material (v) On-site Sorting of C&D Materials and (v) Transportation of C&D Materials are described in following sub-sections.

(i) Good Site Practices

- Implementation of the recommended mitigation measures in the "*Recommended Pollution Control Clauses for Construction Contracts*" available in EPD website, to minimise the potential environmental impacts resulting from the storage, handling and transportation of inert C&D materials, non-inert C&D materials, chemical wastes and general site wastes.
- The Contractor is required to prepare a Waste Management Plan (WMP) including areas described in PNAP ADV-19 and submit to the Project Proponent for agreement.
- The Contractor is required to nominate approved personnel, such as a site manager, to be responsible for good site practices, and making arrangements for collection of all wastes generated at the site and effective disposal to appropriate facilities.
- Training of site personnel in proper waste management and chemical waste handling procedures.
- The Contractor is required to maintain records of quantities of waste generated, recycled and disposed.
- Provision of sufficient waste and recyclable collection points and arrange regular collection for disposal and recycling/reuse.
- Covering material during heavy rainfall.
- Locating stockpiles to minimise potential air quality, water quality and visual impacts; and

(ii) Waste Reduction Measures

- Segregation and storage of different types of waste in different containers to enhance reuse or recycling of materials and their proper disposal. Recyclable materials such as paper, metal (e.g. cans), plastic and glass. Recyclable wastes shall be segregated from non-recyclable waste to be stored in enclosed bins or compaction units.

Recyclable material shall be collected in appropriate frequency to ensure no over stacking of recyclable wastes. .

- Separate labelled bins shall be provided to segregate aluminium cans from other general refuse generated by the work force, and to encourage collection of by individual collectors;
- Any unused chemicals or those with remaining functional capacity shall be recycled.
- The Contractor is encouraged to use recycled aggregates where appropriate
- Maximizing the use of reusable steel formwork to reduce the amount of C&D material. The excavated fill material shall be used on-site as backfill material as far as possible.
- For site hoardings and signboards, if applicable, all component should be specified in metal (using bolt and nut jointing method wherever possible) to reduce generation of C&D waste. Reference should be made to WBTC No. 19/2001.
- Sort out demolition debris and excavated materials from demolition works to recover reusable / recyclable portions (i.e. soil, rock, broken concrete, etc.);
- Inert C&D materials (or public fills) such as soil, rock, concrete, etc. should be re-used on-site as filling materials or off-site as public fill at public fills reception facilities.
- non-inert C&D materials (or C&D waste) such as timber, yard waste, paper, etc. should be reused or recycled as far as possible. Specific measures to minimize generation of yard waste shall also refer to **Section 5.3.5**
- Minimize over ordering of concrete, mortars and cement grout by doing careful check before ordering.
- Proper storage and site practices to minimise the potential for damage or contamination of construction materials.

(iii) Waste Storage, Collection and Transportation

- Provision of appropriate measures to minimize windblown litter and dust during transportation of waste by either covering trucks or by transporting wastes in enclosed containers.
- Non-inert C&D materials such as top soil should be handled and stored well to ensure secure containment of the materials;
- Ensuring that waste is collected by approved waste collectors and appropriate measures are taken to minimise adverse impacts to the surrounding environment.
- A reputable waste collector should be employed by the contractor to remove general refuse from the site on a daily basis in general.
- Regular cleaning and maintenance programme for drainage systems, sumps and oil interceptors, if applicable
- The Contractor is required to register as a chemical waste producer if chemical wastes would be produced from the construction activities;
- The Contractor is required to separate chemical wastes for special handling and appropriate treatment at the Chemical Waste Treatment Centre. Specific mitigation measures for handling of chemical waste shall also refer to **Section 5.3.8**.

(iv) Excavated C&D Materials;

- Inert C&D materials should be temporarily stored on-site for use as backfill where practicable. Surplus inert C&D materials should be delivered to Public Fill Reception Facilities (PFRFs).
- Inert C&D materials should be properly covered with tarpaulin or similar impervious sheeting to prevent dust nuisance and site runoff.

(v) On-site Sorting of C&D materials

- Prior to disposal of non-inert C&D materials, it is recommended that wood, steel, glass and other metals shall be separated for re-use and/or recycling; while Inert C&D materials shall be utilized as fill materials to minimise the quantity of waste to be disposed of to the landfill.
- The Contractor shall designate area for temporary storage of C&D materials in site layout and allocate space for on-site sorting as far as practicable.
- The Contractor shall be required via contractual requirement to implement a trip-ticket system with reference to DEVB TCW No. 06/2010 to ensure that the disposal of C&D materials is properly documented and verified.
- With reference to the DEVB TCW No. 6/2010, the Authorized Person (AP) shall write to the Public Fill Committee (PFC) through Fill Management Section of Civil Engineering and Development Division (CEDD) to request a designated disposal ground for incorporation into tender documents.
- The Contractor shall be prohibited from disposing of C&D materials to place other than the designated disposal ground, and any alternative disposal ground proposed by the Contractor shall comply with requirement in the DEVB TCW No. 6/2010 and approved by the Authorized Person (AP) in prior.
- The Contractor shall be required to install video recording system to monitor the vehicular exit/entrance of the site and checking the disposal records provided by disposal grounds against survey records routinely, if applicable.

(vi) Transportation of C&D Materials

- All dump trucks engaged on-site for delivery of inert and non-inert C&D material from the site to the designated disposal location, including PFRFs, landfill etc., should be equipped with Global Positioning System (GPS) or equivalent system for tracking and monitoring of their travel routings and parking locations by the Contractor to prohibit illegal dumping and landfilling of materials; and
- The data collected by GPS or equivalent system should be recorded properly to check and analyze the travel routing and parking locations of dump trucks engaged on site
- In order to avoid dust impacts, any vehicle leaving a works area carrying inert or non-inert C&D materials should have their load covered up before leaving the construction site

<u>Operation Phase</u>

5.3.15 The major portion of solid waste arising from the redevelopment will be domestic waste. The storage and handling of such waste may give rise to adverse environmental effects. According to the Monitoring of Solid Waste in Hong Kong 2024 prepared by EPD, the domestic waste disposal per capita per day was 0.86 kg while the recovery rate of domestic waste was 22%. The domestic waste generation rate is calculated 1.102 kg per capita per day (0.86 / (1-22%)). By applying this figure to the projected maximum population of about 818 residents after occupation of the development, approximately 0.90 ton of domestic waste would be generated from the proposed development per day.

5.3.16 Waste generation from the residential units will be collected and removed regularly by an appointed party. Waste separation and recycling will be implemented, where practicable. General refuse and non-recyclables will be stored in enclosed bins and disposed offsite daily for avoidance of pest and odour nuisance. Recycling bins for recyclable materials (including aluminium can, waste paper, glass bottles and plastic bottles) will be transported off-site for recycling weekly.

5.3.17 For the food wastes such as leftovers, it is recommended an adequate number of enclosed waste containers will be provided to avoid over-spillage of waste. Also, leftovers will be placed in bags and stored in enclosed containers. Rather than disposing of the food waste to the designated landfill directly, the project proponent is recommended to deliver the food waste to the Organic Resources Recovery Centre (ORRC) to reduce the pressure on the existing landfill. Therefore, the chances of odour nuisance and hygiene issues are reduced.

5.3.18 Provided that the environmental control measures are properly implemented, no adverse environmental impact would be anticipated with respect to solid waste management.

5.4 Conclusion

5.4.1 The potential impacts of wastes arising from the construction and operation of the Proposed Development have been assessed. The construction activities (i.e. excavation site clearance, site formation, foundation works and superstructures) will generate a variety of wastes materials including C&D materials, chemical waste, general refuse.

5.4.2 During operation phase, the proposed development will generate general refuse. Based on per capita domestic waste disposal and recovery rates in the Monitoring of Solid Waste in Hong Kong 2024 prepared by EPD, approximately 0.90 ton of domestic waste would be generated from the proposed development per day. Waste generation from the residential units will be collected and removed regularly by an appointed party. Waste separation and recycling will also be implemented. With environmental control measures properly implemented, no adverse environmental impact would be anticipated with respect to solid waste management.

5.4.3 With the implementation of the recommended mitigation measures discussed in **Section 5.3** and the potential environmental impacts resulting from the storage, handling and transportation of inert C&D materials, non-inert C&D materials, chemical wastes and general refuse would be minimal.

5.4.4 With the recommended waste management practices put in place, no unacceptable impacts associated with waste management during the construction and operational phases are envisaged.

6. WATER QUALITY IMPACT ASSESSMENT

6.1 Introduction

6.1.1 The subject site is located at inland urban developed area. Within the 500m study area of the subject site, there are Water Sensitive Receivers (WSRs), such as nullah to the West of Subject Site, Ma Wan Chung, as well as Tung Chung Bay as shown in **Figure 5.1.** Potential Water Quality Impact (WQI) of the construction and operation phases of the Proposed Development is addressed in the following section.

6.2 Project Construction Phase

6.2.1 The management and mitigation strategy of the wastewater generated from the construction work of the proposed development should be addressed and implemented. Environmental control measures have been proposed if considered necessary to reduce and minimize the identified water quality impacts on WSRs.

6.3 Relevant Legislation, Standards and Guidelines for Construction Phase

Water Pollution Control Ordinance (Cap.358)

6.3.1 The Water Pollution Control Ordinance (Cap. 358), in existence since 1980, is the major legislation relating to the protection and control of water quality in Hong Kong. According to the Ordinance and its subsidiary legislation, Hong Kong waters are divided into ten water control zones (WCZ). Corresponding statements of Water Quality Objectives (WQO) are stipulated for different water regimes (marine waters, inland waters, bathing beaches subzones, secondary contact recreation subzones and fish culture subzones) in each of the WCZ based on their beneficial uses. The assessment area is located within the Victoria Harbour (Phase 1) WCZ.

ProPECC PN 2/24

6.3.2 The other relevant guideline is the Professional Persons Environmental Consultative Committee Practice Note 2/24 "Construction Site Drainage" (ProPECC PN 2/24) which provides guidelines for the handling and disposal of construction discharges. This ProPECC Note is generally applicable for control of site runoff and wastewater generated during the construction of the Project.

ProPECC PN 1/23

6.3.3 Another relevant guideline is the Professional Persons Environmental Consultative Committee Practice Note 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" (ProPECC PN 1/23) which provides guidelines for the drainage plan of the construction site. This ProPECC Note is generally applicable for control of discharge of storm drains, foul sewers, drainage of commercial and industrial wastewater. Also, the control of sewage treatment and disposal is stipulated in this ProPECC.

Technical Memorandum

6.3.4 Besides setting the WQOs, the WPCO controls effluent discharging into the WCZs through a licensing system. The Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS) issued under Section 21 of the WPCO gives guidance on the permissible effluent discharges based on the type of receiving waters (foul sewers, storm water drains, inland and coastal waters). The limits given in the TM control the physical, chemical and microbial quality of effluents. Under the TM, effluents discharged into the sewerage system and the inshore and marine waters of the WCZ are subject to standards for particular volumes of discharge. These standards are defined by EPD and specified in

licence conditions for any discharge within a WCZ. Any effluent discharge during the construction and operation of the Project would be required to comply with the required discharge standards.

6.4 Potential Impacts during the Construction of the Project

6.4.1 Site construction activities will inevitably have the potential to generate wastewater. As such works should be carried out in such a manner as to minimize adverse impacts on the water quality. Apart from general construction activities, pollution sources could include:

- Construction site runoff and general construction activities;
- Sewage generated by construction workforce; and
- Potential accidental spillage of chemicals, e.g. oil, diesel and solvents etc.

General Construction Activities

6.4.2 All works for proposed development are land-based. The land-based construction works may have the potential to cause water pollution. Various types of construction activities would generate wastewater. These include general cleaning and polishing, wheel washing, dust suppression sprays and utility installation, which would contain high concentrations of suspended solids. Without proper control, these could lead to increase in suspended solids level in the neighbouring storm drain.

6.4.3 Adoption of the guidelines and good site practices for handling and disposal of construction discharges as part of the construction site management practices (as given in **Section 6.5**) would minimise the potential impacts.

Construction Site Runoff

6.4.4 Construction Site surface runoff contains high levels of sediments, other suspended solids and contaminants. Potential sources of pollution include runoff and erosion from the site surfaces, drainage channels, bentonite slurries and other grouting materials, concrete washout and drainage from dust suppression sprays, fuel, oil and lubricants from construction vehicles and other equipment.

6.4.5 Sufficient silt removal facilities should be installed to settle out sediment prior to discharge. Such facilities shall be properly designed in accordance with guidelines from the Civil Engineering and Development Department (CEDD) to achieve the desired mitigating effect. Typically, a detention time not less than 5 minutes for maximum design flow of inlet should achieve adequate sediment removal. Channels or earth berm or sandbag barriers should be provided on site to properly direct surface runoff to such silt removal facilities. Sediment traps, channels and manholes should be maintained, and the deposited silt and grit should be removed on regular basis.

Sewage Effluent from Construction Workforce

6.4.6 Water pollution due to site facilities, e.g. toilets could be the source of pollution if appropriate measures are not implemented properly in respect of storage and discharge.

6.4.7 In this construction site, portable chemical toilets will be provided. According to "Reference Materials on Construction Site Welfare, health and safety measures" Section 5.6.10, chemical toilets should be provided at a minimum rate of about 1 per 25 workers. The facility should be serviced and cleaned by a specialist contractor at regular intervals. Sewage generated from the construction workforce will be contained in chemical toilets and be tanked away. It is anticipated construction workforce would not cause adverse water quality impact after implementation of all recommended measures.

Liquid Spillage

6.4.8 To prevent spillage of chemicals, including fuel, solvents, oils and lubricants, it is recommended that all stocks should be stored within proper containers and sited at sealed and paved areas, preferable surrounded by bunds.

6.4.9 "Recommended Pollution Control Clauses for Construction Contracts" (RPCC) also recommends appropriate wastewater control measures to be implemented at the construction site by the contractor. The RPCC is available on EPD website.

6.4.10 The quality of any effluent discharges from the construction site should meet the standards specified in the Technical Memorandum – Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters.

6.5 Mitigation Measures during the Construction of the Project

6.5.1 The site practices outlined in ProPECC PN 2/24 Construction Site Drainage should be implemented as far as practicable to minimise the potential water quality impacts from various construction activities and construction site runoff.

6.5.2 The Contractor is required to apply to the EPD for a discharge licence for discharge of effluent from the construction site under the WPCO. The discharge quality must meet the requirements specified in the discharge licence. All the runoff and wastewater generated from the works areas should be treated so that it satisfies all the standards listed in the TM-DSS. The beneficial uses of the treated effluent for other on-site activities such as dust suppression sprays, wheel washing and general cleaning etc., can minimise water consumption and reduce the effluent discharge volume. If monitoring of the treated effluent quality from the works areas is required during the construction phase, monitoring works should be carried out in accordance with the discharge license.

Wheel Washing Water

6.5.3 The wheels of all vehicles should be washed before they leave a construction site to ensure no earth, mud, debris and the like is deposited by them on roads. A wheel washing bay should be provided at every site exit if practicable. Wash water should be recycled whenever possible to minimise the generation of wastewater and should have sand and silt removed before discharging into storm drains. The section of construction road between the wheel washing bay and the public road should be paved with backfill to reduce vehicle tracking of soil and to prevent site run-off from entering public road drains.

Accumulation of Solid Waste Debris and refuse generated on-site should be collected, handled and disposed of properly to avoid entering nearby storm drains and inland watercourses. Stockpiles of cement and other construction materials should be kept covered when not being used.

6.5.4 Rubbish and litter from construction sites should also be collected and disposed offsite on a regular basis to prevent spreading of rubbish and litter from the site area.

Construction Site Runoff

6.5.5 Exposed soil surfaces should be covered by a tarpaulin or similar material during rainstorms to prevent the washing away of construction materials into any drainage system, watercourses and inshore water. Other measures which are proposed to be implemented before, during, and after rainstorms, as appropriate, are summarized in ProPECC PN 2/24. The surface run-off from construction sites as detailed below shall also be incorporated into the Construction Site Drainage Management Plan where practicable as an integral part of good practice:

- Surface run-off from construction sites should be discharged into storm drains via adequately designed sand/ silt removal facilities such as sand traps, silt traps and sediment basins. Channels or earth bunds or sand bag barriers should be provided on site to properly direct stormwater to such silt removal facilities. Perimeter channels at site boundaries should be provided where necessary.
- Sedimentation basins and sand traps designed in accordance with the requirements of ProPECC Note PN 2/24 should be installed at the construction site for collecting surface runoff.
- Silt removal facilities, channels and manholes should be maintained, and the deposited silt and grit should be removed regularly, and at the onset of and after each rainstorm to ensure that these facilities are functioning properly.
- Construction work should be programmed to minimize soil excavation works in rainy seasons (April to September). If excavation of soil could not be avoided in these months, temporarily exposed surfaces should be covered, and temporary access roads should be protected by crushed stone or gravel, as excavation proceeds.
- Slope exposure should be minimized where practicable especially during the wet season. Exposed soil surfaces should be protected from rainfall through covering the temporarily exposed slope surfaces with tarpaulin or the like.
- Earthworks final surfaces should be well compacted, and the subsequent permanent work or surface protection should be carried out immediately after the final surfaces are formed. Also, appropriate drainage like intercepting channels should be provided when necessary.
- Measures should be taken to minimize the ingress of rainwater into trenches. If excavation of trenches in wet seasons is necessary, they should be dug and backfilled in short sections. Rainwater pumped out from trenches or foundation excavations should be discharged into storm drains via silt removal facilities.
- Open stockpiles of construction materials (e.g. aggregates, sand and fill material) on sites should be covered with tarpaulin or similar fabric. Measures should be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system.
- Manholes (including newly constructed ones) should always be adequately covered and temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system, and to prevent storm runoff from getting into foul sewers. Discharge of surface runoff into foul sewers must always be prevented in order not to unduly overload the foul sewerage system.
- Precautions to be taken at any time of year when rainstorms are likely, actions to be taken when a rainstorm is imminent or forecast and actions to be taken during or after rainstorms.
- Drainage facilities must be adequate for the controlled release of storm flows.
- High loading of suspended solids in construction site runoff should be prevented through proper site management by the contractor.
- Haul roads should be protected by crushed rock, gravel or other granular materials (i.e. hard paved) to minimize discharge of contaminated runoff.

Accidental Spillage

6.5.6 Oils and fuels should only be used and stored in designated areas which have pollution prevention facilities. Common chemical cabinets would be used to store the fuel tanks

and other chemical substances in order to prevent spillage of fuels and solvents to the nearby watercourses. All waste oils and fuels should be collected in designated tanks prior to disposal. Chemical wastes should be properly stored, collected and treated for compliance with the requirements set out in the Waste Disposal Ordinance and its subsidiary Waste Disposal (Chemical Waste)(General) Regulation. The relevant requirements are as follow:

- Storage in large containers only with the approval of the Director of Environmental Protection.
- Labelling of every container should be in proper format.
- Storage area for the containers should have adequate space and associated features such as at least 3 sides of wall, roof and ventilation system.
- During waste collection and delivery, waste producer and collector should follow the requirement for the trip ticket.

6.5.7 Drainage serving an open oil filling point, if any, should be connected to storm drains via a petrol interceptor with peak storm bypass, if present.

Sewage

6.5.8 Temporary sanitary facilities, such as sufficient chemical toilets, should be employed in the works areas. The toilet facilities should be more than 30 m away from any watercourses. A licensed contractor would be responsible for the cleaning and maintenance of the chemical toilets on a regular basis. The number of the temporary sanitary facilities required for the construction sites would be subject to later detailed design, the capacity of the chemical toilets, and contractor's site practices.

6.5.9 Notices would be posted at conspicuous locations to remind the workers not to discharge any sewage or wastewater into the nearby environment during the construction of the Project. Regular environmental audit on the construction site would be conducted in order to provide an effective control of any malpractices and achieve continual improvement of environmental performance on site.

6.5.10 Provided that sewage is not discharged directly into storm drain or inland waters and temporary sanitary facilities are used and properly maintained, and subject to the adoption of good site practice and the proper implementation of recommendation under this Section by the contractor, no adverse water quality impact will be anticipated.

Groundwater

6.5.11 According to ProPECC PN 2/24, groundwater pumped out of wells etc. for the lowering of ground water level in basement or foundation construction, and groundwater seepage pumped out of tunnels or caverns under construction, if any, should be discharged into storm drains after the removal of silt in silt removal facilities.

Boring and Drilling Water

6.5.12 According to ProPECC PN 2/24, water used in ground boring and drilling for site investigation or rock/soil anchoring should as far as practicable be recirculated after sedimentation. When there is a need for final disposal，the wastewater should be discharged into storm drains via silt removal facilities.

Bentonite Slurries

6.5.13 According to ProPECC PN 2/24, bentonite slurries used in diaphragm wall and bore-pile construction should be reconditioned and reused wherever practicable. If the disposal of a certain residual quantity cannot be avoided, the used slurry may be disposed of

at the marine spoil grounds subject to obtaining a marine dumping licence from EPD on a case-by-case basis.

6.5.14 If the used bentonite slurry is intended to be disposed of through the public drainage system, it should be treated to the respective effluent standards applicable to foul sewers, storm drains or the receiving waters as set out in the WPCO Technical Memorandum on Effluent Standards.

6.6 Monitoring and Audit Requirements

6.6.1 Water quality impacts on the identified WSRs during the construction of the Project can be readily mitigated through implementation of standard mitigation measures and good housekeeping practices. Adverse water quality impact is not expected during construction of the Project. Water quality monitoring and audit is considered not necessary during the construction of the Project. However, regular site inspections should be taken to inspect the construction activities and works area in order to ensure the recommended mitigation measures are properly implemented

6.7 Potential Impacts and Mitigation Measures during Operation of the Project

6.7.1 As mentioned in **Section 6.1.1**, there are WSRs within the 500m study area of the proposed development, the management and mitigation strategy of the wastewater generated from the operation of the proposed development should be addressed and implemented.

6.7.2 The wastewater generated from the development area, with an estimated Average Dry Weather Flow (ADWF) of 316 m^3/day, will be conveyed to the planned public sewerage system constructed under Public Works Contract No. NL/2020/05 Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung, and subsequently discharged to the existing Chung Yan Road Sewage Pumping Station.

6.7.3 Wastewater generated from swimming pool backwash and clubhouse facilities has been duly considered in the sewerage impact assessment and will be properly managed in accordance with relevant requirements and regulations.

6.8 Relevant Legislation, Standards and Guidelines for Operation Phase

6.8.1 The ProPECC PN 1/23, Drainage Plans subject to Comments by Environmental Protection Department, provides guidelines and practices for handling, treatment and disposal of various effluent discharges to stormwater drains and foul sewers, as discussed at **Section 6.3.3**. The design of site drainage and disposal of site effluents generated within the proposed development area should follow the relevant guidelines and practices as given in the ProPECC PN 1/23.

6.9 Storm Water Discharge

6.9.1 During operation, the surface runoff during rainfall events which is known as non-point source of pollution would be the only potential water quality impact. Fallen leaves, particles, litter from open areas, which is a source of organic and nutrient pollutants, can be washed into the drainage system during heavy rainfall if it is not properly controlled. Pollutants contributed by non-point source are often bound or adsorbed onto particles, thus an effective stormwater management system will be the removal of pollution sources prior to rainstorm and the provision of degritting/ screening facilities that collect sediment. As particles settle out, the associated pollutants will also settle out (then removed from stormwater).

6.9.2 Under normal condition, runoff carrying pollutants will not be generated in low rainfall intensity, but increased runoff may occur during heavy rainfall condition. The first

flush flow would carry most of the pollutants and the subsequent overland flow generated from rainstorms is expected to be uncontaminated. Thus, prevention of "first flush" pollution in stormwater runoff will be an effective way in controlling pollution at source and to abate pollutants.

6.10 Best Management Practices (BMPs) for Stormwater Discharge

6.10.1 Surface runoff can be controlled by good drainage design and implementation of BMPs. The proposed development has adopted the following BMPs:

- *Erosion Control*

  If uncontrolled, exposed surfaces may contribute to sediment laden in stormwater runoff and cause water pollution. The proposed development site is either hard paved or covered by landscaping area with appropriate planting species in order to eliminate any exposed surface.

- *Prevention of "First Flush" Pollution*

  Appropriate drainage system will be constructed for the proposed development in order to control its surface runoff. During detailed design, site drainage system of the development will be designed in such way that surface runoff from the proposed development will be directed towards the internal surface drains, where appropriate drainage system with control facilities will be proposed. Additional paved U-channels with screening facilities will also be provided along the edge of the development site to avoid uncontrolled spillage of runoff.

- *Devices for Removal of Pollutants*

  In addition to the above, screening facilities such as standard gully grating and trash grille, with spacing which is capable of screening off large substances such as fallen leaves and rubbish should be provided at the inlet of drainage system. It is expected that most of the large substances in stormwater runoff would be removed with such devices so as to prevent it from entering the drainage system. Road gullies with standard design and silt traps and oil interceptors should be incorporated during the detailed design to remove particles present in stormwater runoff.

6.11 Summary

Water quality impacts from construction are associated with the general construction activities, construction site run-off and sewage effluent from construction workforce, while the water quality impacts from operation are associated with normal urban surface runoff only. Potential water quality impacts can be controlled by implementing the recommended mitigation measures. With the implementation of mitigation measures, no adverse water quality impact on the identified WSRs is anticipated.

7. LAND CONTAMINATION

7.1 Introduction

7.1.1 Land contamination review (LCR) is conducted to preliminarily assess the potential land contamination impact on the Proposed Development due to previous and existing land use and to fulfil the Section 16 planning application.

7.1.2 A Contamination Assessment Plan (CAP), Contamination Assessment Report (CAR) and Remediation Action Plan (RAP), if necessary, will be prepared in later stages to address all potential land contamination issues at the Subject Site.

7.2 Legislation and Guidelines

7.2.1 This LCR has been prepared following the guidance and steps outlined in the guidelines published by EPD listed below:

- *Guidance Manual for Use of Risk-Based Remediation Goals (RBRGs) for Contaminated Land Management (Guidance Manual), dated April 2023;*
- *Guidance Note for Contaminated Land Assessment and Remediation (Guidance Note), dated April 2023; and*
- *Practice Guide for Investigation and Remediation of Contaminated Land (Practice Guide), dated April 2023.*

7.3 Desktop Review

7.3.1 According to the Practice Guide for Investigation and Remediation of Contaminated Land, information including site history and other available information regarding the site shall be reviewed during the site appraisal to identify potential current and historical, on and off-site activities that could result in contamination of the site.

7.3.2 Different Departments of the HKSAR Government have been enquired about the following information.

- Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc;
- Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighbouring areas; and
- Any land contamination assessment that has conducted at the site or neighbouring areas.

7.3.3 The reply correspondences from EPD and FSD are shown in **Appendix 7.1** and summarized in **Table 7.1**.

Table 7.1 Departmental Replies Summary

Department	Departmental Ref	Date	Summary
Environmental Protection Department	N.A. (reply through email)	31 October 2025	No record of reported accidents of spillage/ leakage of chemicals.
Fire Services Department	(6) in FSD GR 6-5/4 R Pt. 61	4 November 2025	There are no records of dangerous goods license, fire incidents nor incidents of spillage/ leakage of dangerous goods were found.

7.3.4 Besides, the development history of the Subject Site was reviewed with the aid of aerial photos from Year 1995 to 2025. A total of 7 historical photographs are shown in **Appendix 7.2** and the key findings are summarized in **Table 7.2**.

Table 7.2 Aerial Photo Record

Year	Photo No.	Flying Height	Site Description	Off-site Land Use
1985	A02632	15000 ft.	It was a site densely vegetated.	North, South, West: The area was densely vegetated. East: Tung Chung Road North was observed.
1995	CN12174	10000 ft.	It was a site densely vegetated.	North, East, South: No significant change in land use was observed. West: Village Houses are observed.
2000	A50726	4000 ft.	No significant change in land use was observed.	No significant change in land use was observed.
2005	CW69820	8000 ft.	No significant change in land use was observed.	No significant change in land use was observed.
2010	CW87163	8000 ft.	No significant change in land use was observed.	North, South, West: No significant change in land use was observed. East: Tung Chung Community Services Complex was observed.
2015	CW116986	3000 ft.	No significant change in land use was observed.	No significant change in land use was observed.
2020	E108178C	6900 ft.	Trees are removed and became car park	No significant change in land use was observed.
2025	E251843C	6900 ft.	No significant change in land use was observed.	Trees are removed and became a construction site for HKHA Area 23 PRH Development and Tung Chung Road North widening works is under construction.

7.4 Site Appraisal and Observation

7.4.1 Site appraisal was carried out on 2 January 2026 to identify current land uses within the Subject Site and to verify the findings of the desktop appraisal.

7.4.2 The site walkover checklist is presented in **Appendix 7.3** and the site photos are attached **Appendix 7.4**. Part of the Subject Site is paved with concrete in good condition (See Photos 1-2, 4-7 of **Appendix 7.4**) while part of the Subject Site is covered in sand (See Photos 8-10 of **Appendix 7.4)**. Small part of the Subject Site is densely vegetated (See Photos 3 & 11 of **Appendix 7.4)**. Storage containers are observed but there is no direct contact between the containers and the ground. A boat and some construction machines are observed but they are not in operation. No oil stains and smells are observed within the Subject Site.

7.4.3 As there are no land contamination activities and the ground is paved with concrete in good condition, potential land contamination is not expected.

7.5 Conclusion

7.5.1 A site appraisal, in the form of desktop review and site walkover, had been carried out in January 2026 to identify the past and current potentially contaminating land uses within the Subject Site. Based on the desktop study and site appraisal, there are no land contamination activities and the ground is paved with concrete in good condition, potential land contamination is not expected.

8. CONCLUSION

8.1.1 The Application proposes to allow for minor relaxation of building height restriction from 55mPD in approved scheme to 55.9mPD adopting the modular integration construction (MiC) and slightly increasing floor-to-floor height from 3.3m to 3.4m. In order to confirm the environmental acceptability of the Application, Noise Impact Assessment, Air Quality Impact Assessment, Waste Management Implication Assessment, Water Quality Impact Assessment were carried out to examine the impacts associated with the Proposed Development.

8.1.2 With sufficient setback distance and the worst case scenario mitigation measure which would be subject to further review in the detailed design stage, it is anticipated that the future residents would not be subject to significant traffic and fixed noise impact.

8.1.3 Demolition and construction works will induce potential fugitive dust and gaseous emissions. With the adoption of good practices, adverse air quality impact during the construction stage is not anticipated.

8.1.4 No air sensitive uses, including openable windows and fresh air-intake of ventilation system, will be located within the vehicular emission buffer zone. Therefore, it is anticipated that the future residents would not be subject to adverse vehicular emission impact.

8.1.5 Based on site visits, there is no active chimney identified operating within 200m from the Development Site and therefore, significant chimney emission impact upon the proposed development is not anticipated. The Development Site would not be subject to insurmountable industrial emission impact.

8.1.6 Local vessels travelling between Tuen Mun, Tung Chung, Sha Lo Wan and Tai O are outside 500m assessment boundary. With reference to information from Transport Department (TD), there is no franchised and licensed ferry services at Ma Wan Chung Pier and jetties along the coast of Ma Wan Chung. Sampans were noted mooring along the pier and jetties at more than 207m from Subject Site, while no loading/unloading was observed and the engines of sampans were turn off during site inspections. it is anticipated that the proposed development would not be subject to adverse air quality impact from marine emissions.

8.1.7 Based on site visits, no odour was identified at accessible locations along the northwest and southwest boundary of the Chung Yan Road Pumping Station which is about 119m from the Subject Site as well Ma Wan Chung Pier and jetties along the coast of Ma Wan Chung which is about 207m from the Subject Site even under downwind moments. There was also no complaint recorded against the pumping station against Chung Yan Road Sewage Pumping Station or Ma Wan Chung Pier and jetties along coast of Ma Wan Chung in the recent 5 years. It is anticipated that the proposed development would not be subjected to adverse odour impact.

8.1.8 Provided that the identified waste arising from the construction works are handled, transported and disposed of using approved methods and that the recommended good site practices are adhered to, adverse environmental impacts are not anticipated.

8.1.9 During operation phase, the proposed development will generate general refuse. Based on per capita domestic waste disposal and recovery rates in the Monitoring of Solid Waste in Hong Kong 2024 prepared by EPD, approximately 0.90 ton of domestic waste would be generated from the proposed development per day. Waste generated will be collected and removed regularly by an appointed party. Waste separation and recycling will also be implemented. With environmental control measures properly implemented, no adverse environmental impact would be anticipated with respect to solid waste management.

8.1.10 Water quality impacts from construction are associated with the general construction activities, construction site run-off and sewage effluent from construction workforce, while the water quality impacts from operation are associated with normal urban surface runoff only. Potential water quality impacts can be controlled by implementing the recommended mitigation measures. With the implementation of mitigation measures, no adverse water quality impact on the identified WSRs is anticipated.

8.1.11 For land contamination review, a site appraisal, in the form of desktop review and site walkover, had been carried out in January 2026 to identify the past and current potentially contaminating land uses within the Subject Site. Based on the desktop study and site appraisal, there are no land contamination activities and the ground is paved with concrete in good condition, potential land contamination is not expected.

8.1.12 The environmental assessment study confirms the acceptability of the proposed development from environmental point of view.

Figures

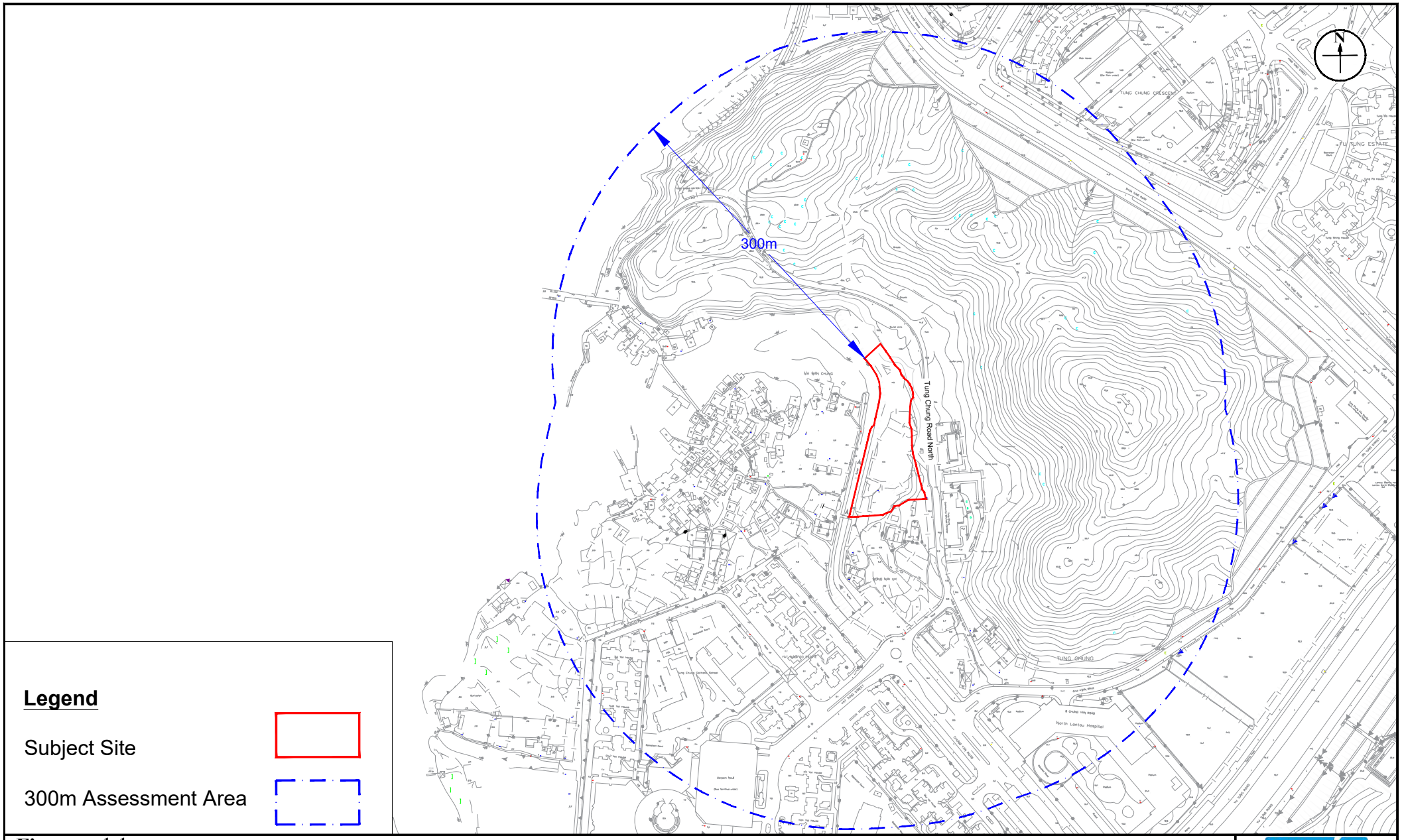

Figure: 1.1	RAMBOLL
Title: Site Location Plan	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Feb 2026

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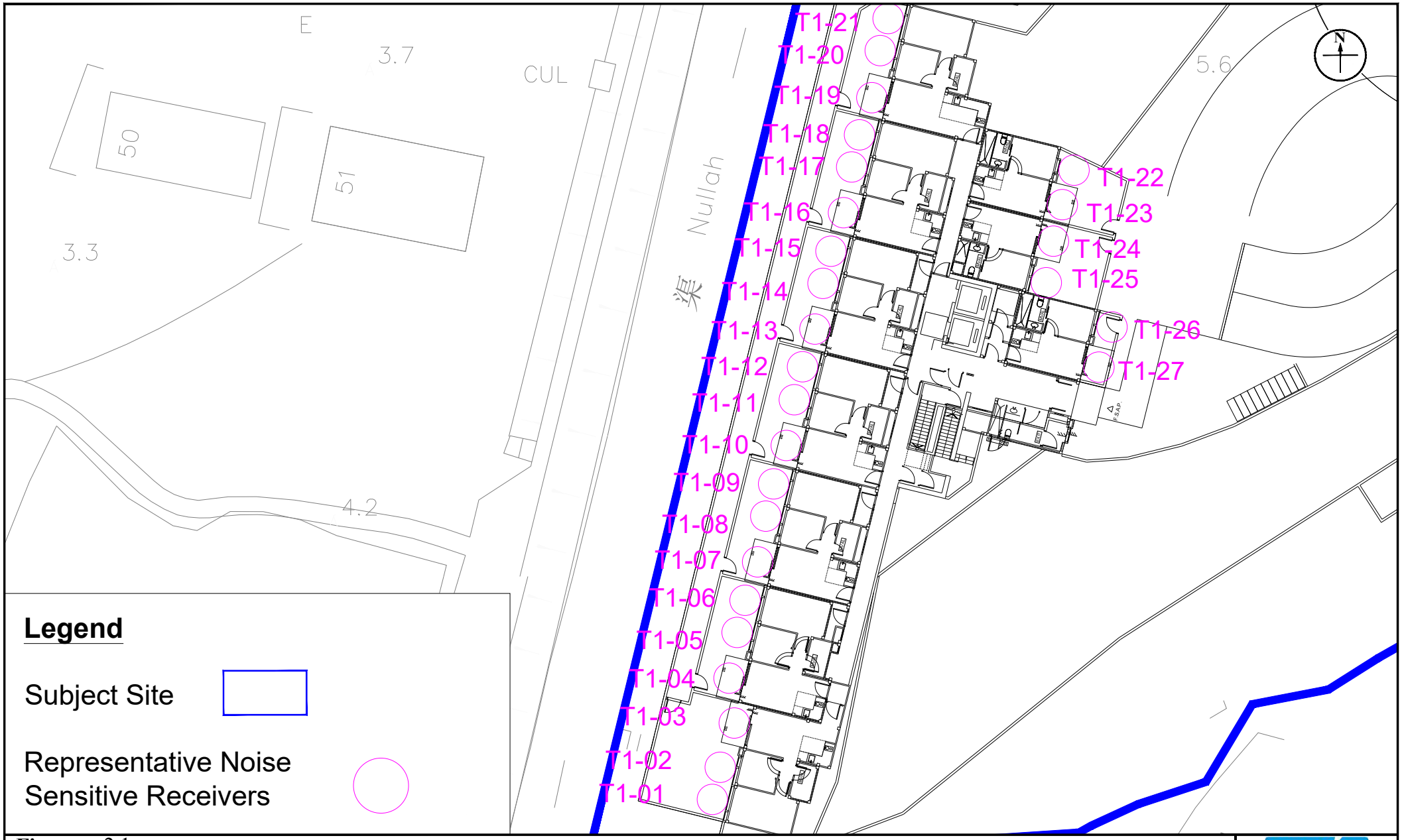

Figure:	2.1a	RAMBOLL
Title:	Location of Representative Noise Sensitive Receivers (T1 - GF)	Drawn by: SC Checked by: TW
Project:	Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Jan 2026

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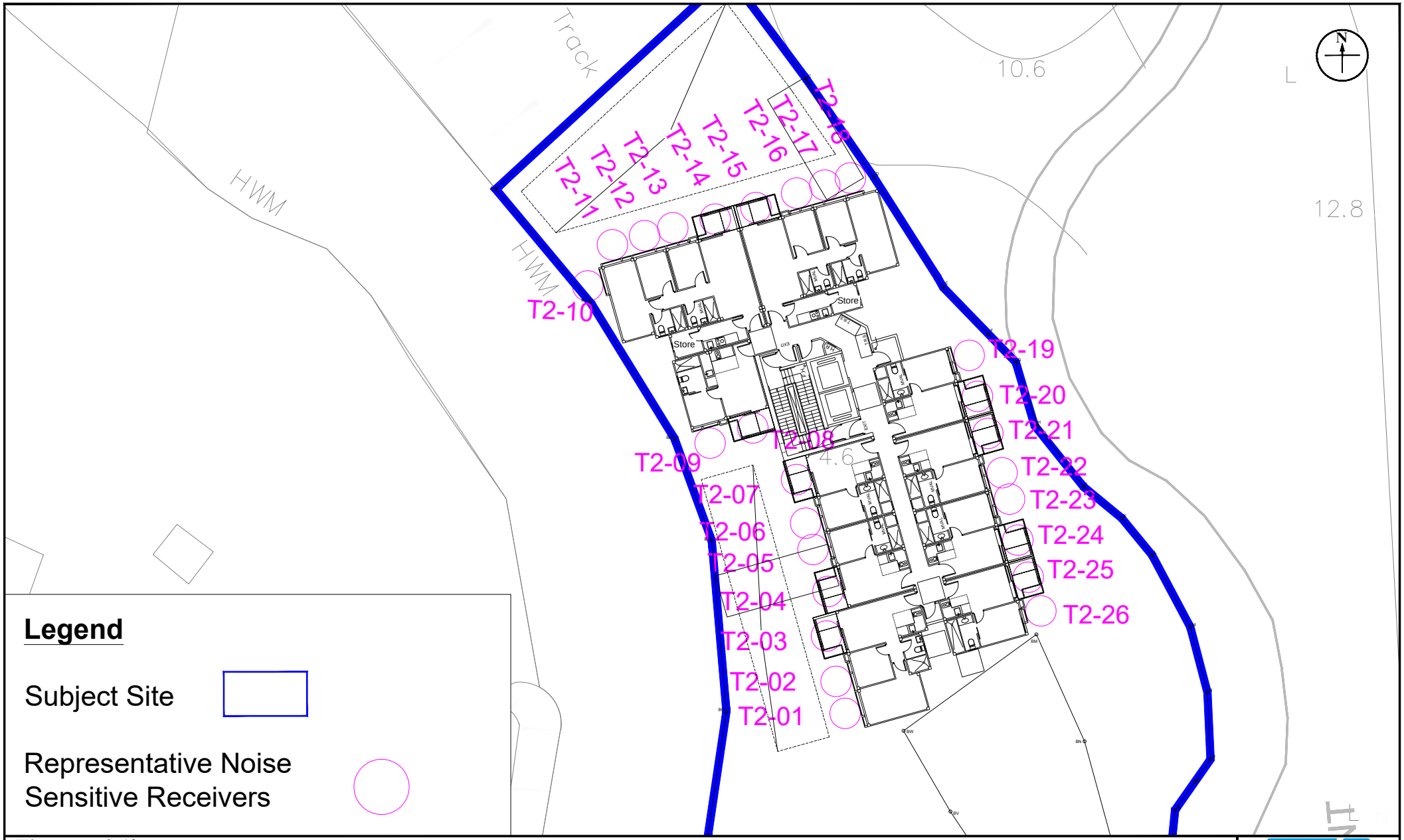

Figure:	2.1b	RAMBOLL
Title:	Location of Representative Noise Sensitive Receivers (T2 - GF)	Drawn by: SC Checked by: TW
Project:	Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Jan 2026

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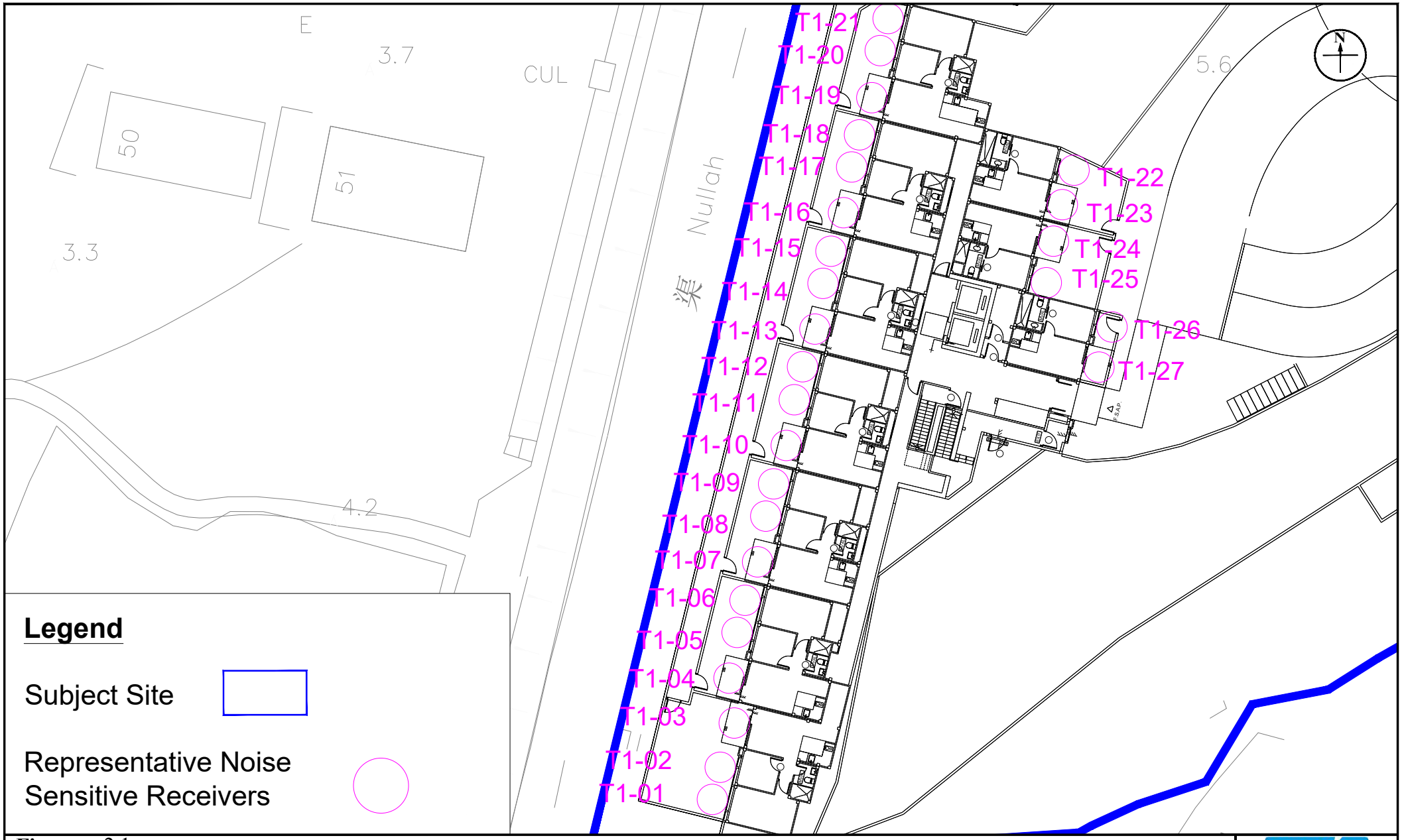

Figure: 2.1c	RAMBOLL
Title: Location of Representative Noise Sensitive Receivers (T1 - 1F)	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Jan 2026

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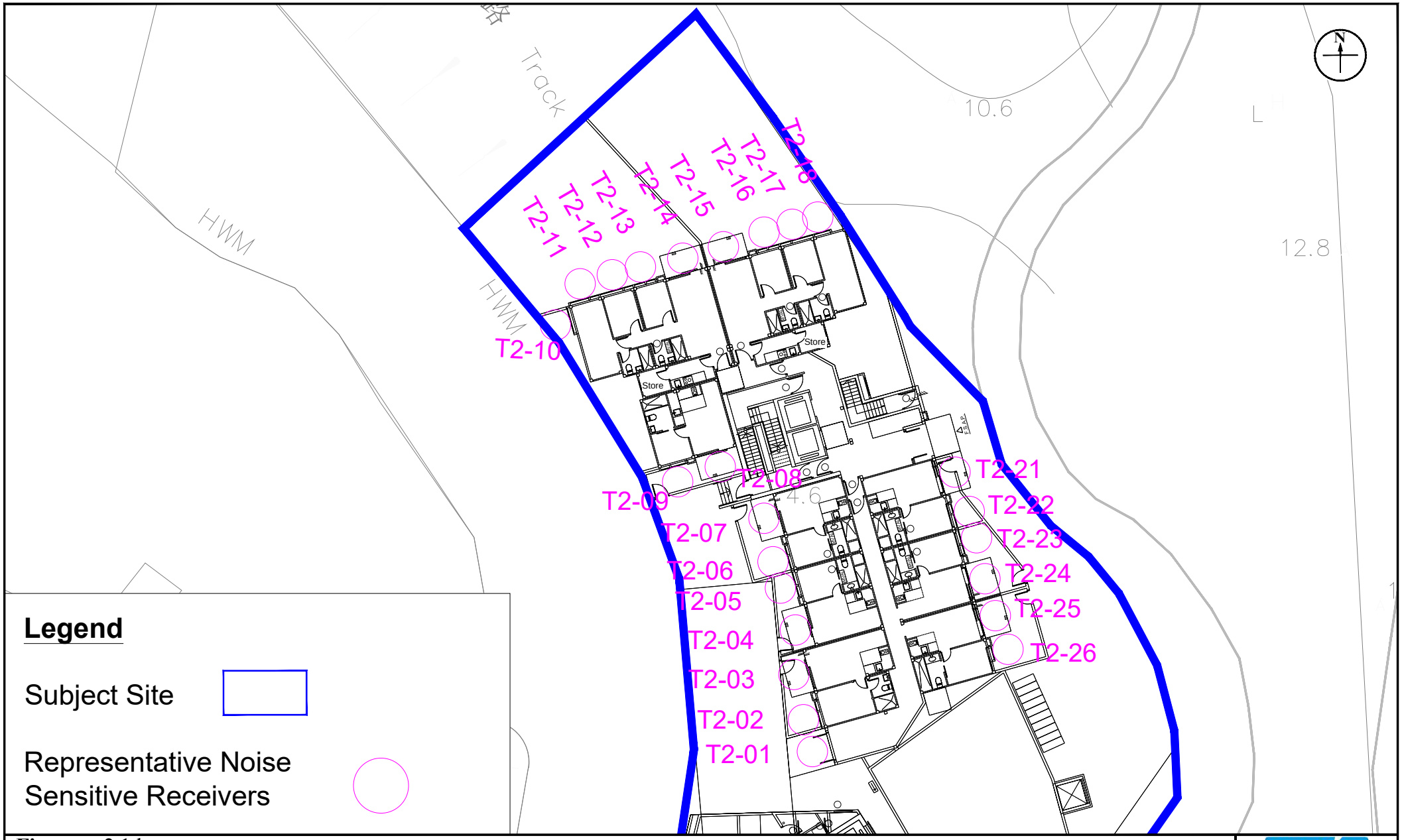

Figure: 2.1d	RAMBOLL
Title: Location of Representative Noise Sensitive Receivers (T2 - 1F)	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Jan 2026

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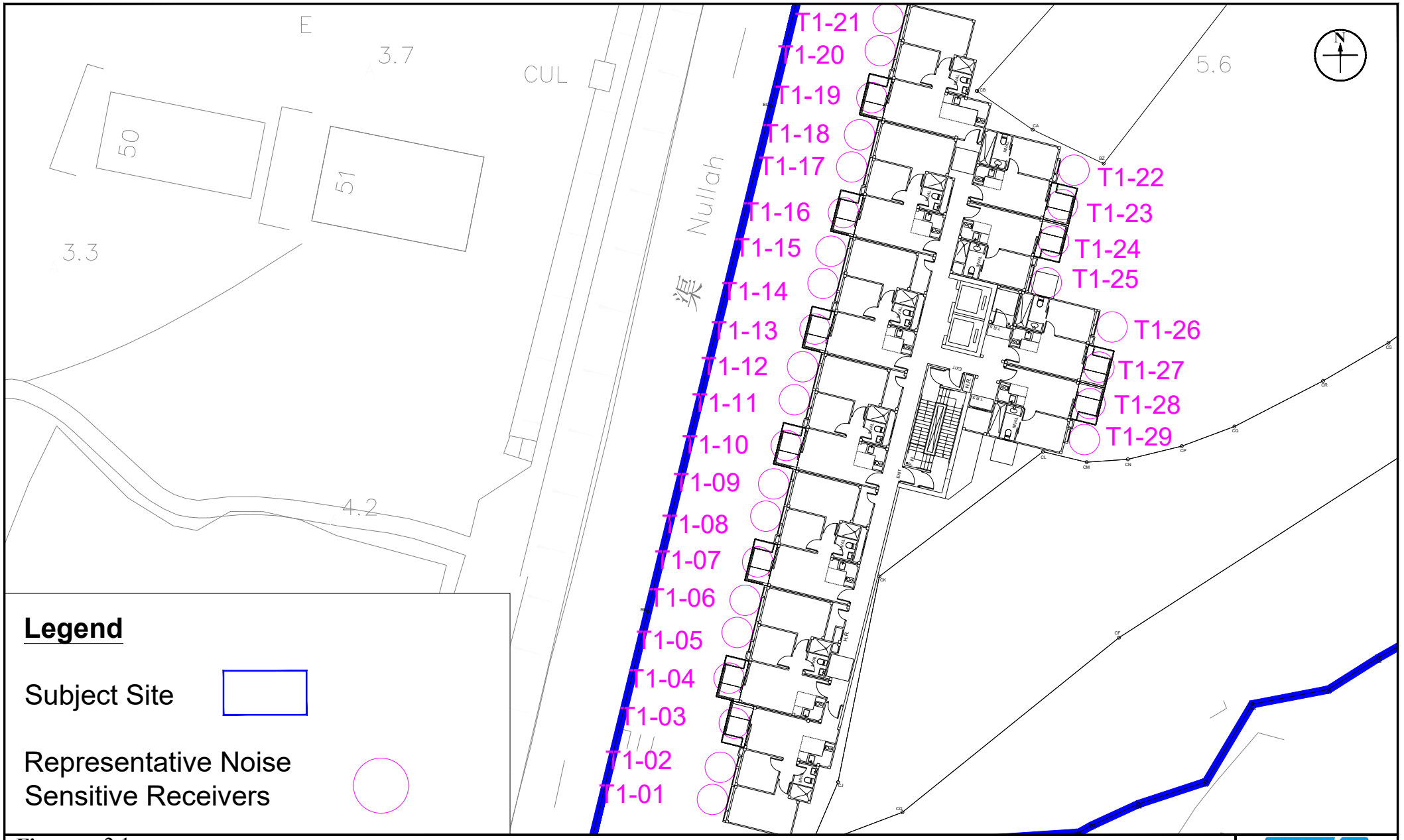

Figure: 2.1e	RAMBOLL
Title: Location of Representative Noise Sensitive Receivers (T1 - 2F to 12F)	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Jan 2026

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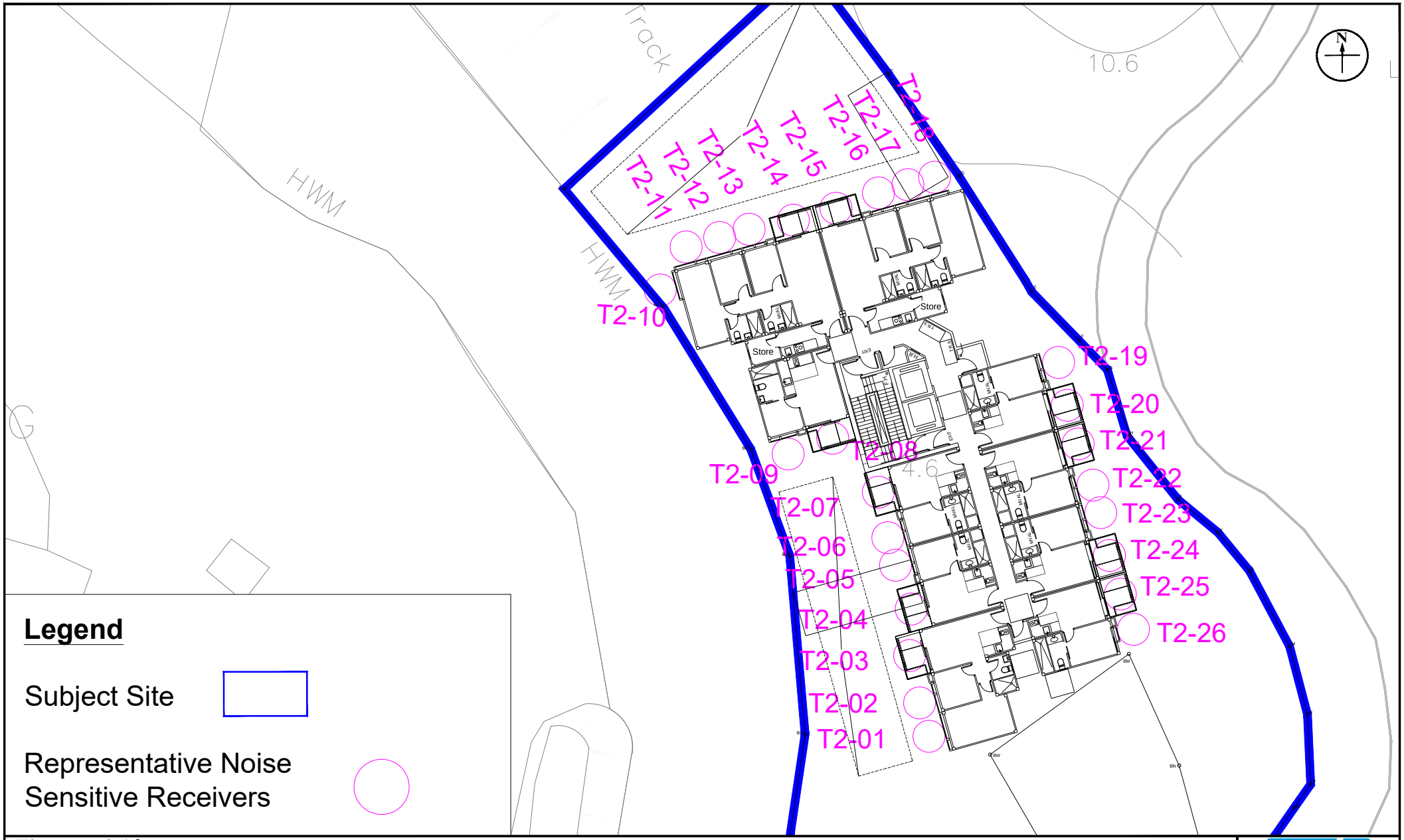

Figure: 2.1f	RAMBOLL
Title: Location of Representative Noise Sensitive Receivers (T2 - 2F to 12F)	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Jan 2026

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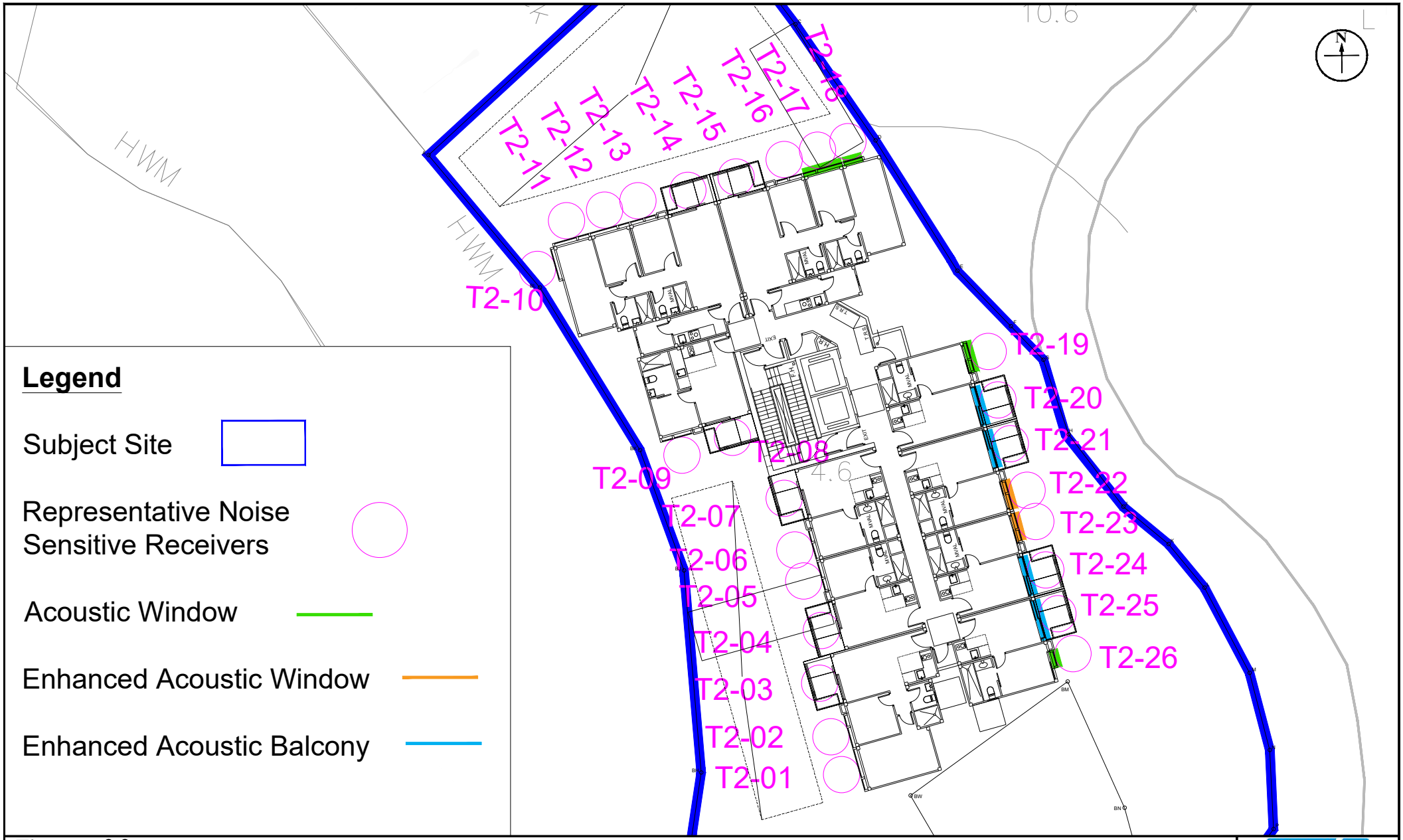

Figure: 2.2	RAMBOLL
Title: Proposed Noise Mitigation Measures (T2)	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Jan 2026

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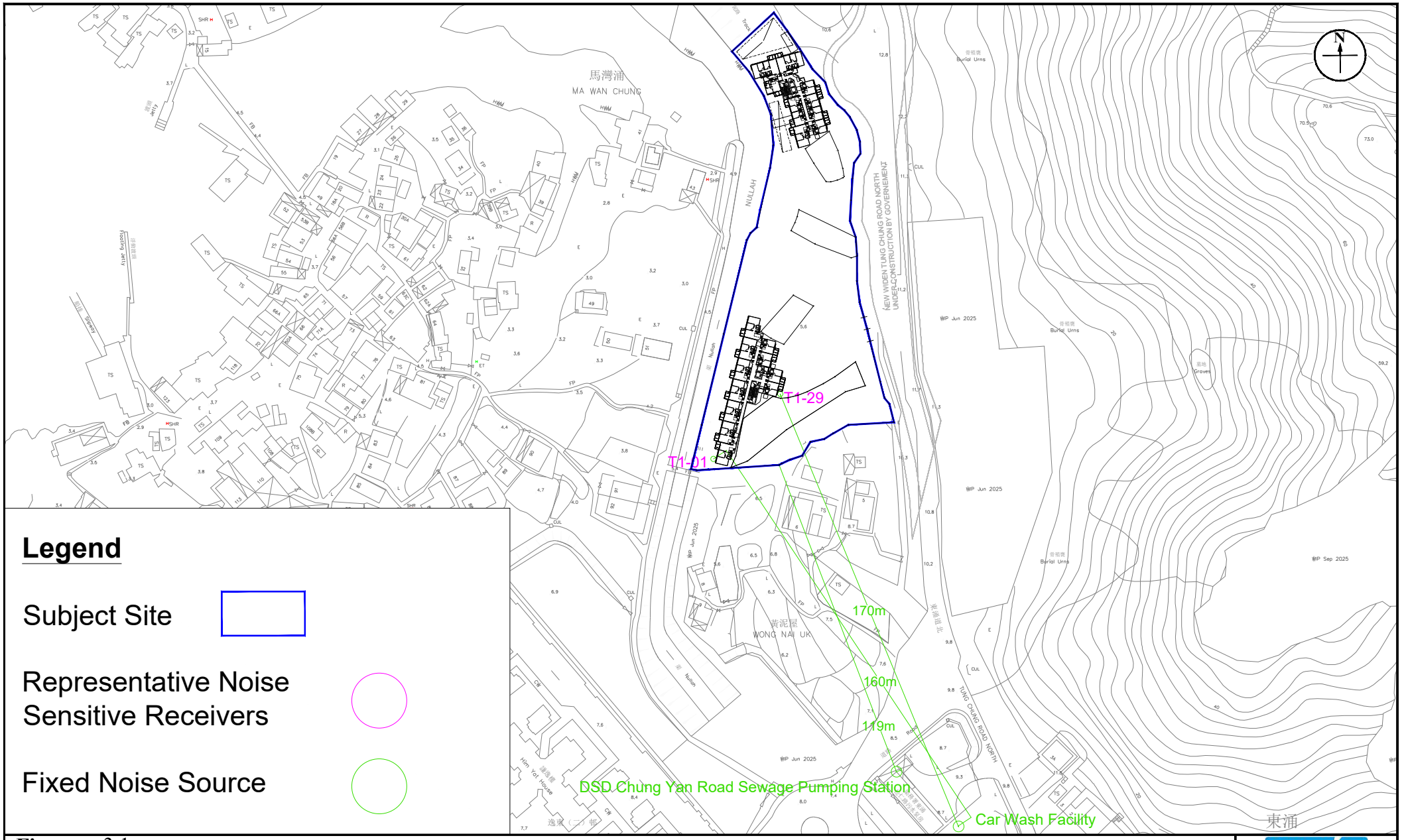

Legend

Subject Site

Representative Noise Sensitive Receivers

Fixed Noise Source

Figure: 3.1

Title: Representative NSRs for Fixed Noise Source Impact Assessment

Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	TW
Rev.:	1.0
Date:	Jan 2026

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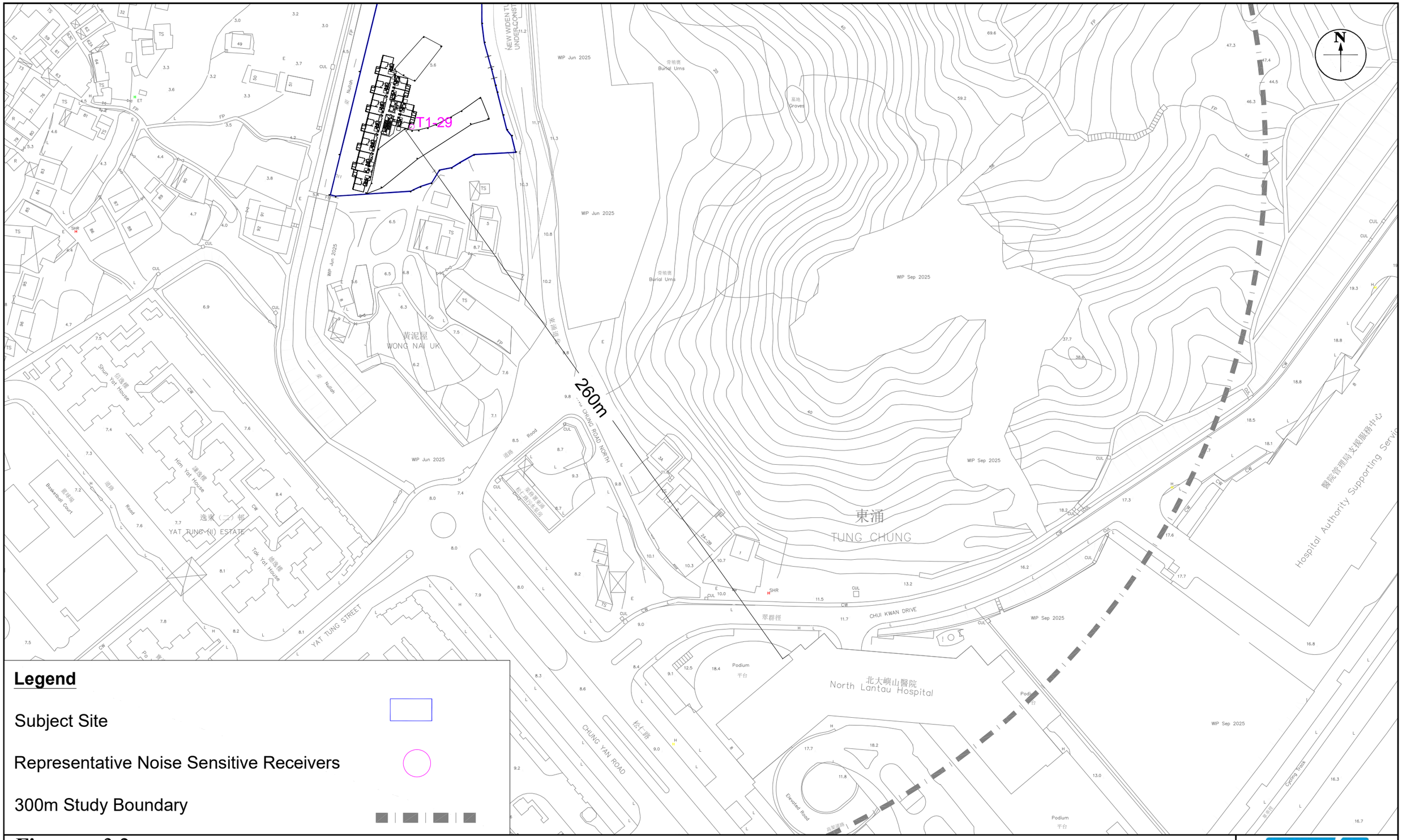

Figure: 3.2

Title: Distance from North Lantau Hospital to Subject Site

Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	TW
Rev.:	1.2
Date:	Apr 2026

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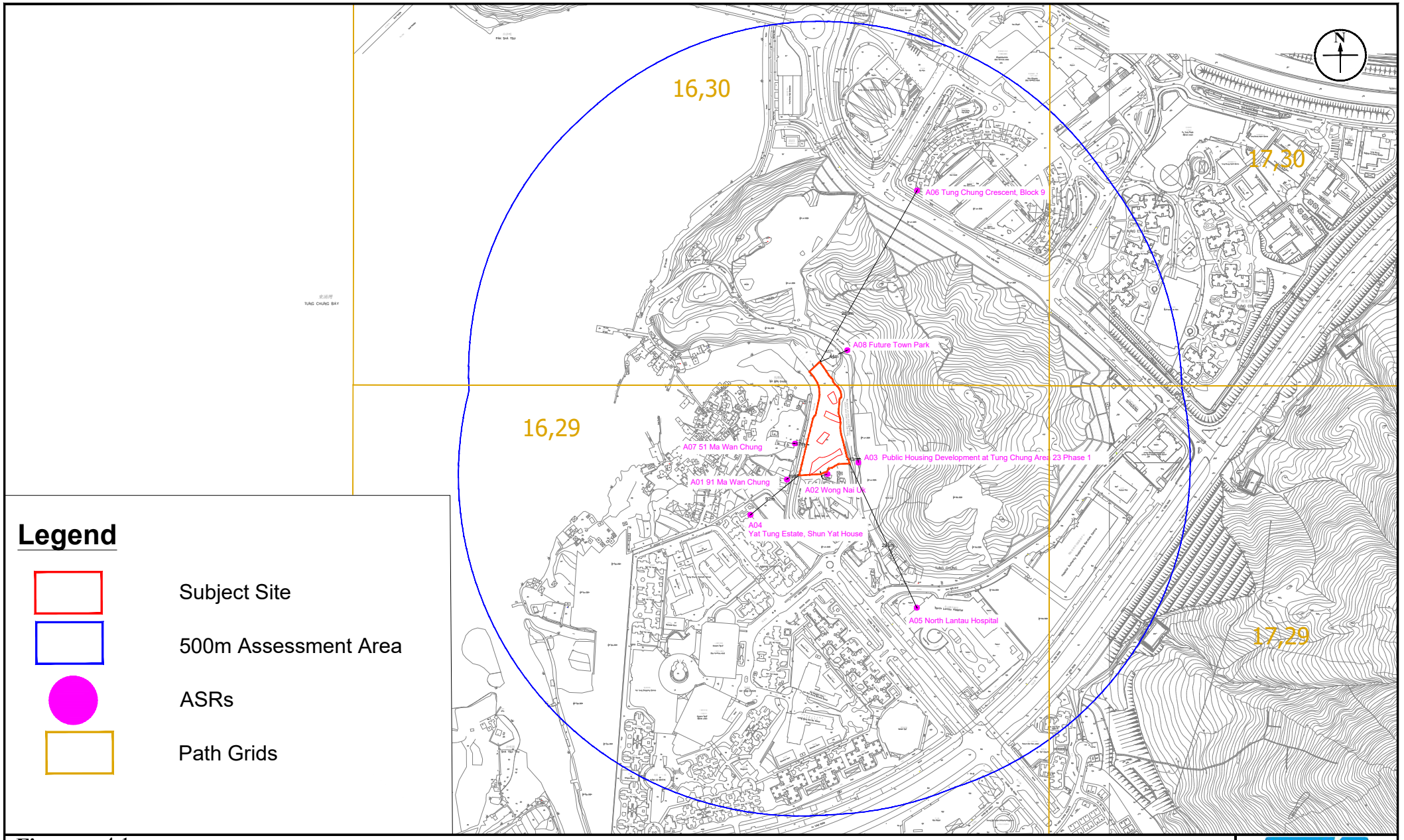

Figure: 4.1a

Title: Locations of ASRs during Construction Phase (Overall)

Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

RAMBOLL

Drawn by: SC

Checked by: TW

Rev.: 1.0

Date: Jan 2026

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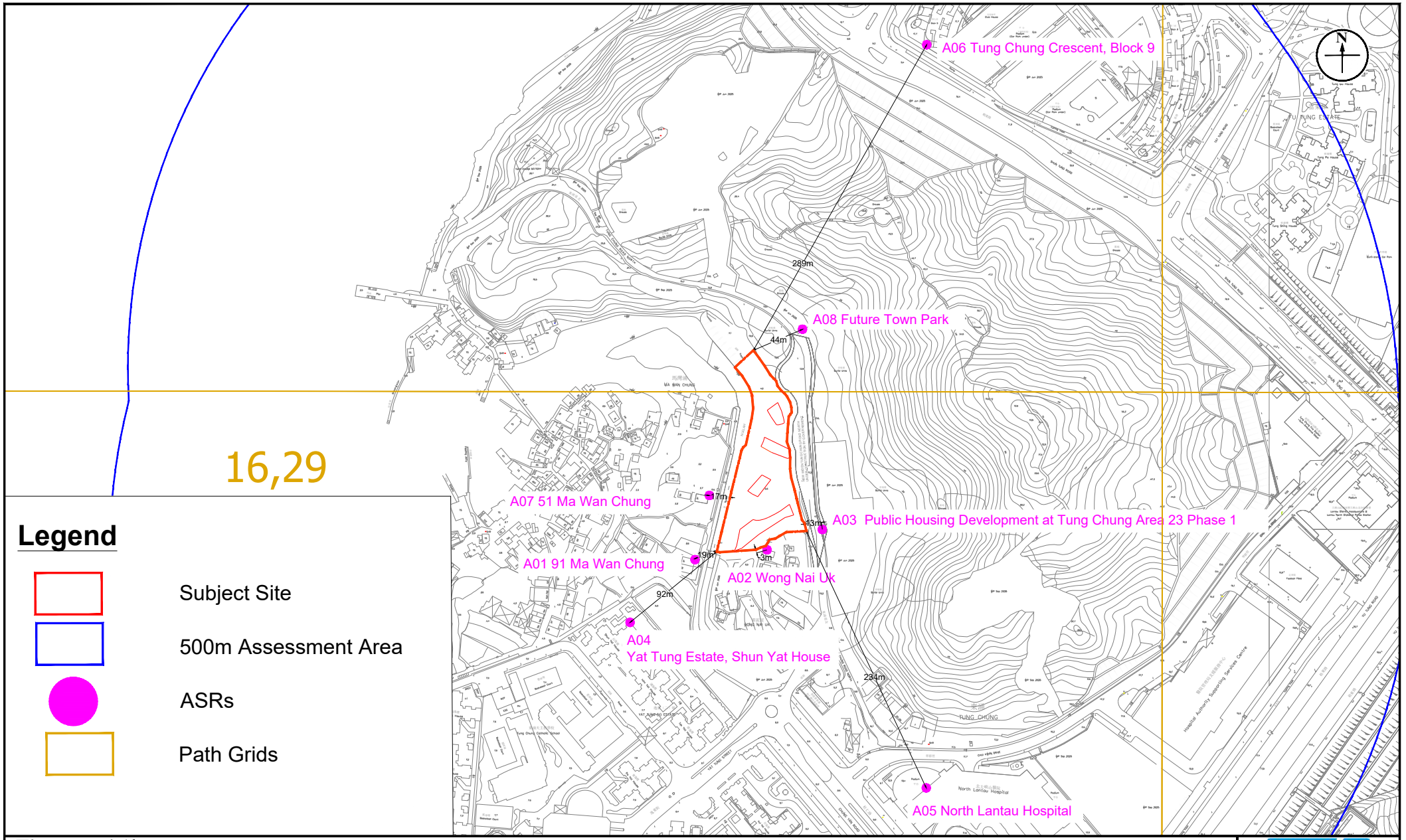

Figure: 4.1b

Title: Locations of ASRs during Construction Phase (Zoomed In)

Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	TW
Rev.:	1.0
Date:	Jan 2026

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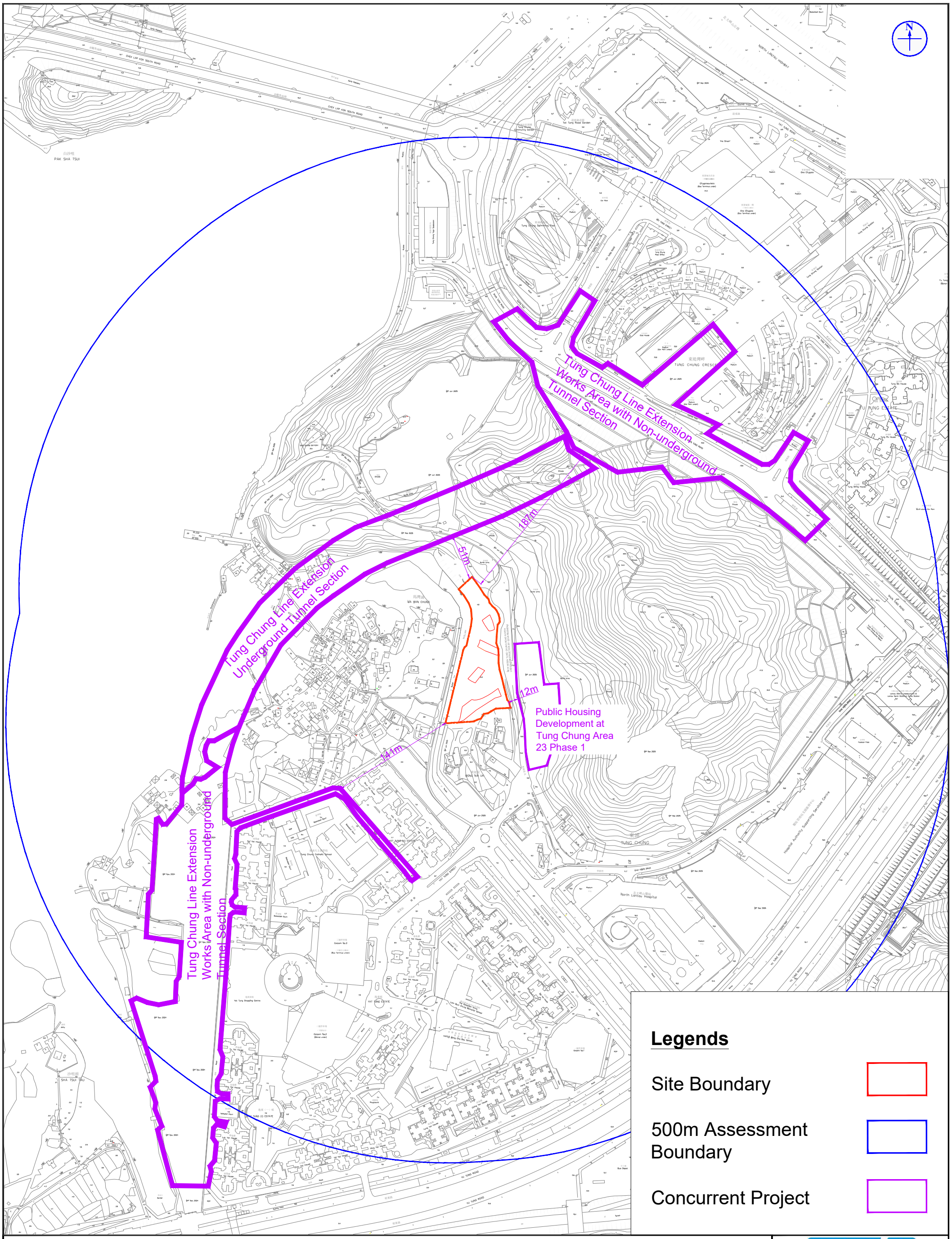

Figure: 4.2	RAMBOLL
Title: Potential Concurrent Projects	Drawn by: SC
	Checked by: TC
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.2
	Date: Feb 2026

Remark

No air-sensitive uses including openable windows, fresh air intakes and rectrational uses in the open space are allowed within the buffer zone

Legend

Subject Site

Buffer Distance from Access Road

Figure: 4.3a	RAMBOLL
Title: Minimum Buffer Distance Required from the Kerb Side of Carriageways (Ground Floor)	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Nov 2025

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Remark

No air-sensitive uses including openable windows, fresh air intakes and rectrational uses in the open space are allowed within the buffer zone

Legend

Subject Site

Buffer Distance from Access Road

Figure: 4.3b	RAMBOLL
Title: Minimum Buffer Distance Required from the Kerb Side of Carriageways (First Floor)	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Nov 2025

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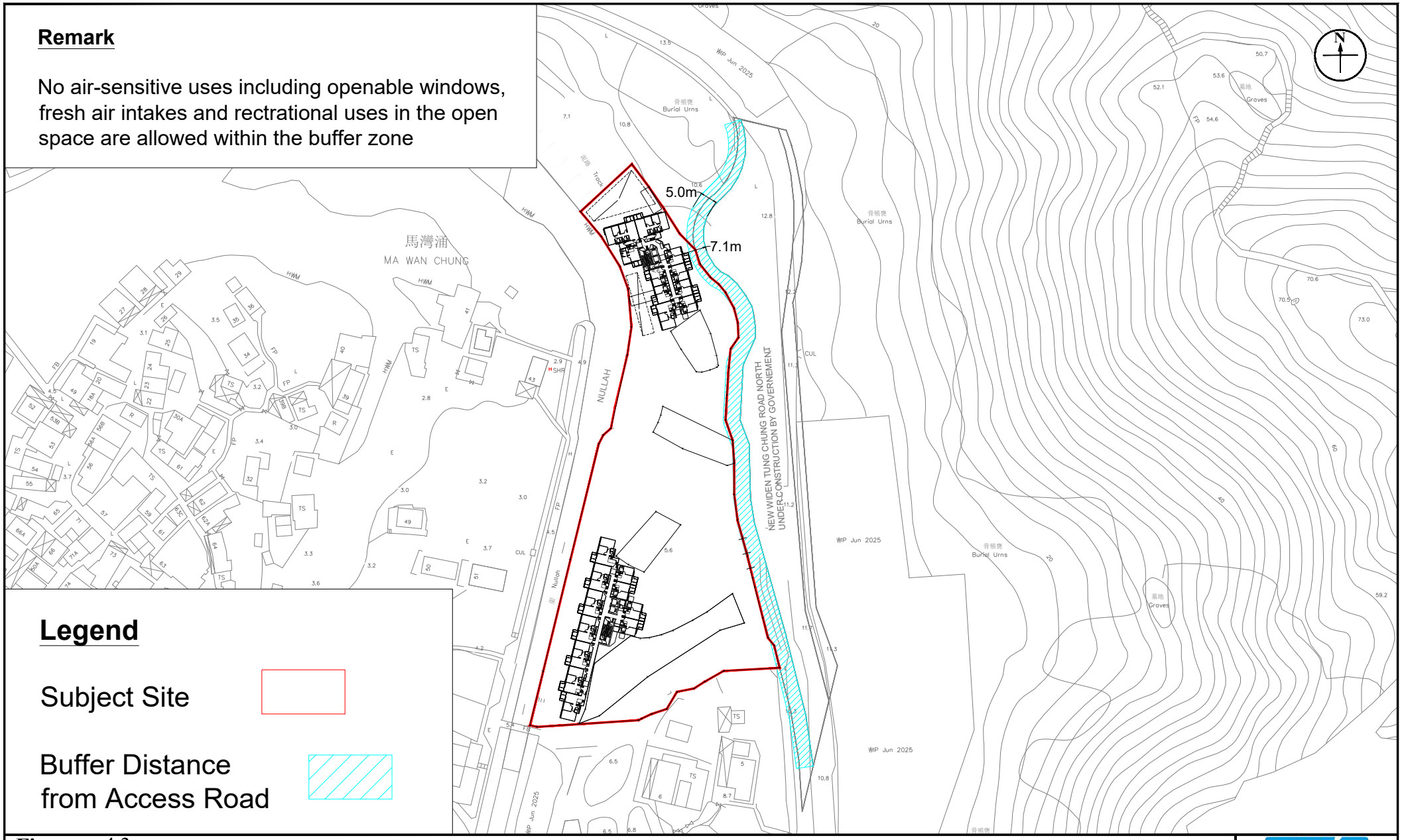
Remark

No air-sensitive uses including openable windows, fresh air intakes and rectrational uses in the open space are allowed within the buffer zone



Legend

Subject Site

Buffer Distance from Access Road

Figure: 4.3c	RAMBOLL
Title: Minimum Buffer Distance Required from the Kerb Side of Carriageways (Typical Floor)	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Nov 2025

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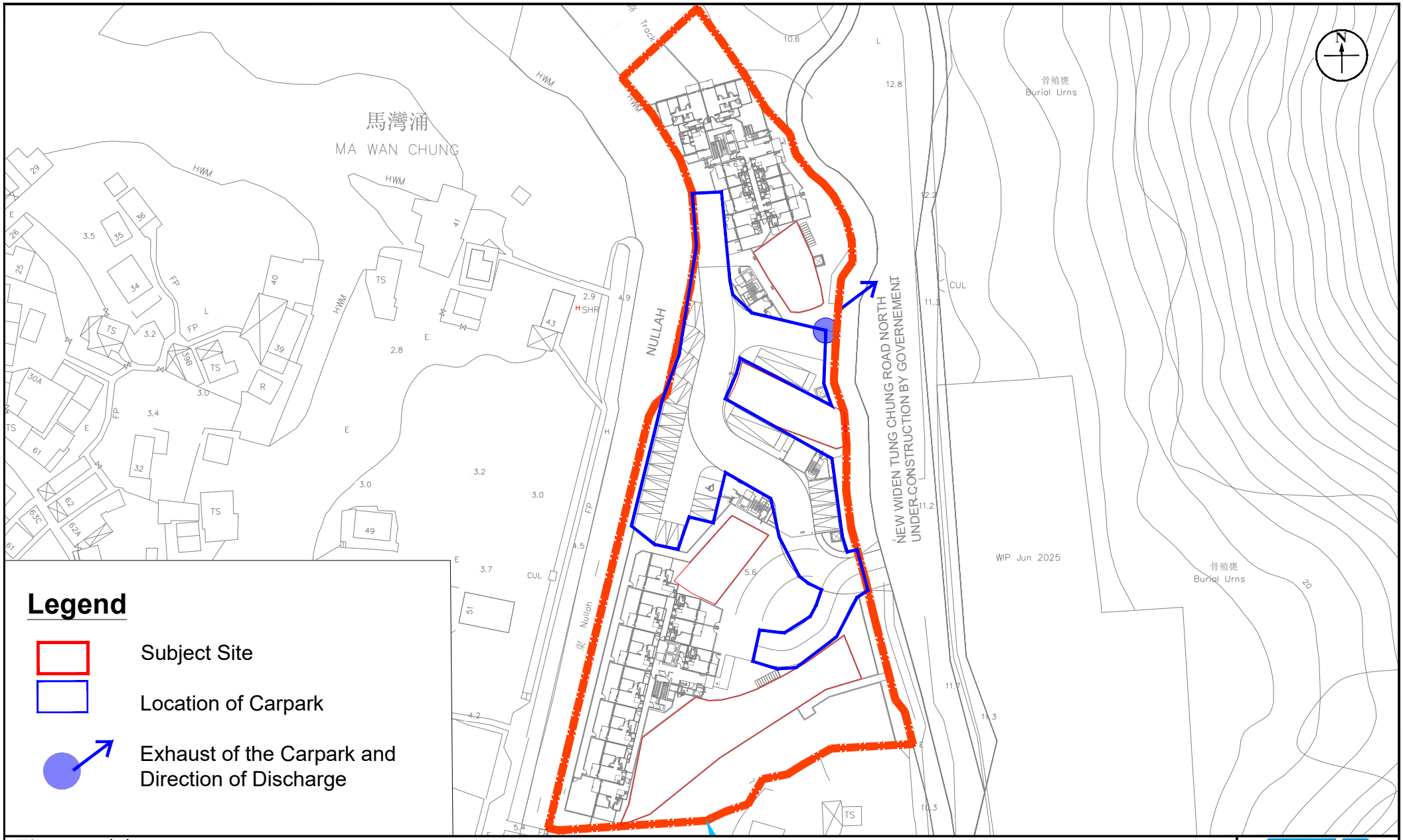

Figure: 4.4	RAMBOLL
Title: Locations of Carpark and its Exhaust	Drawn by: SC
	Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0
	Date: Jan 2026

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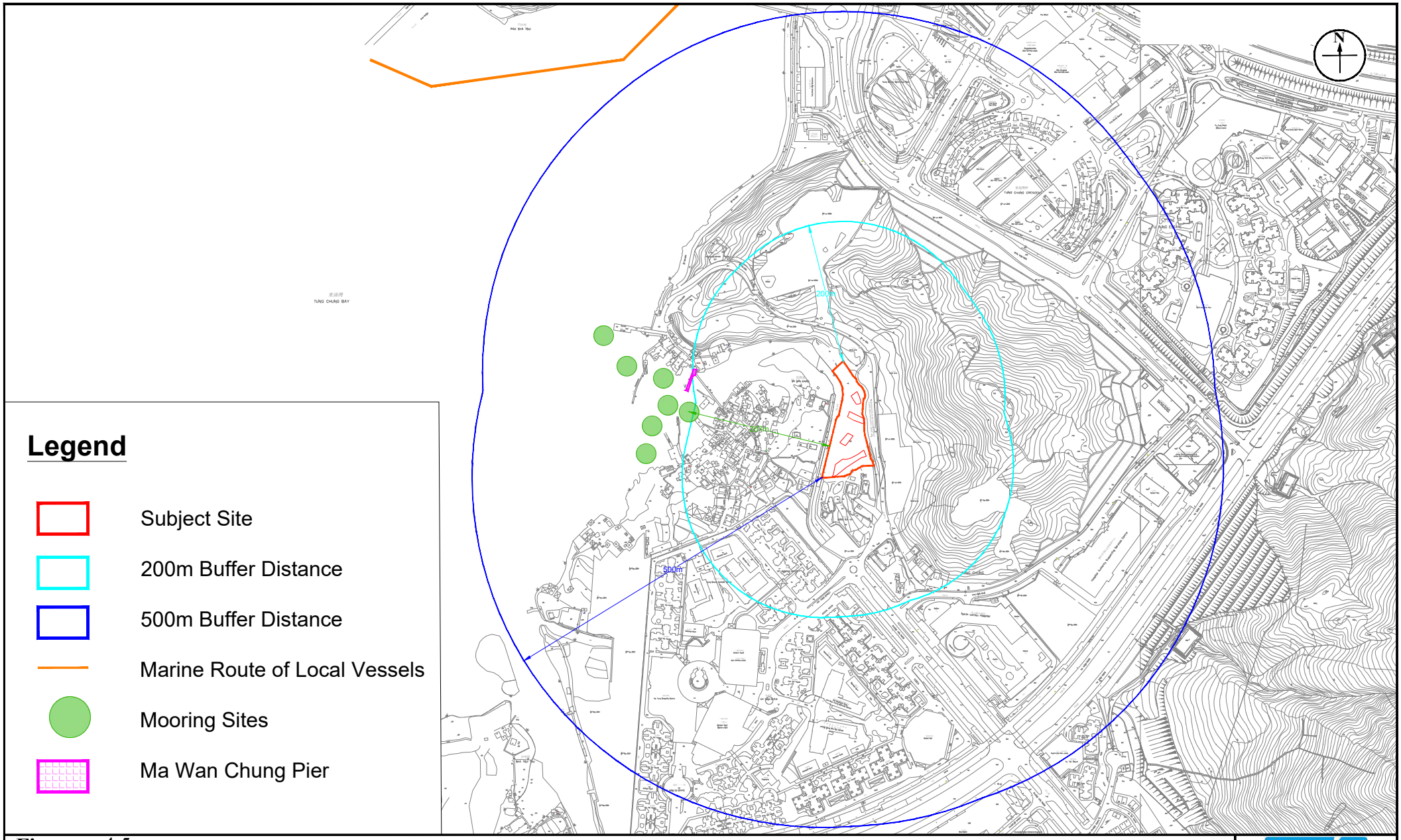

Figure: 4.5	RAMBOLL
Title: Marine Route of Local Vessels & Location of Mooring Sites	Drawn by: SC Checked by: TW
Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island	Rev.: 1.0 Date: Jan 2026

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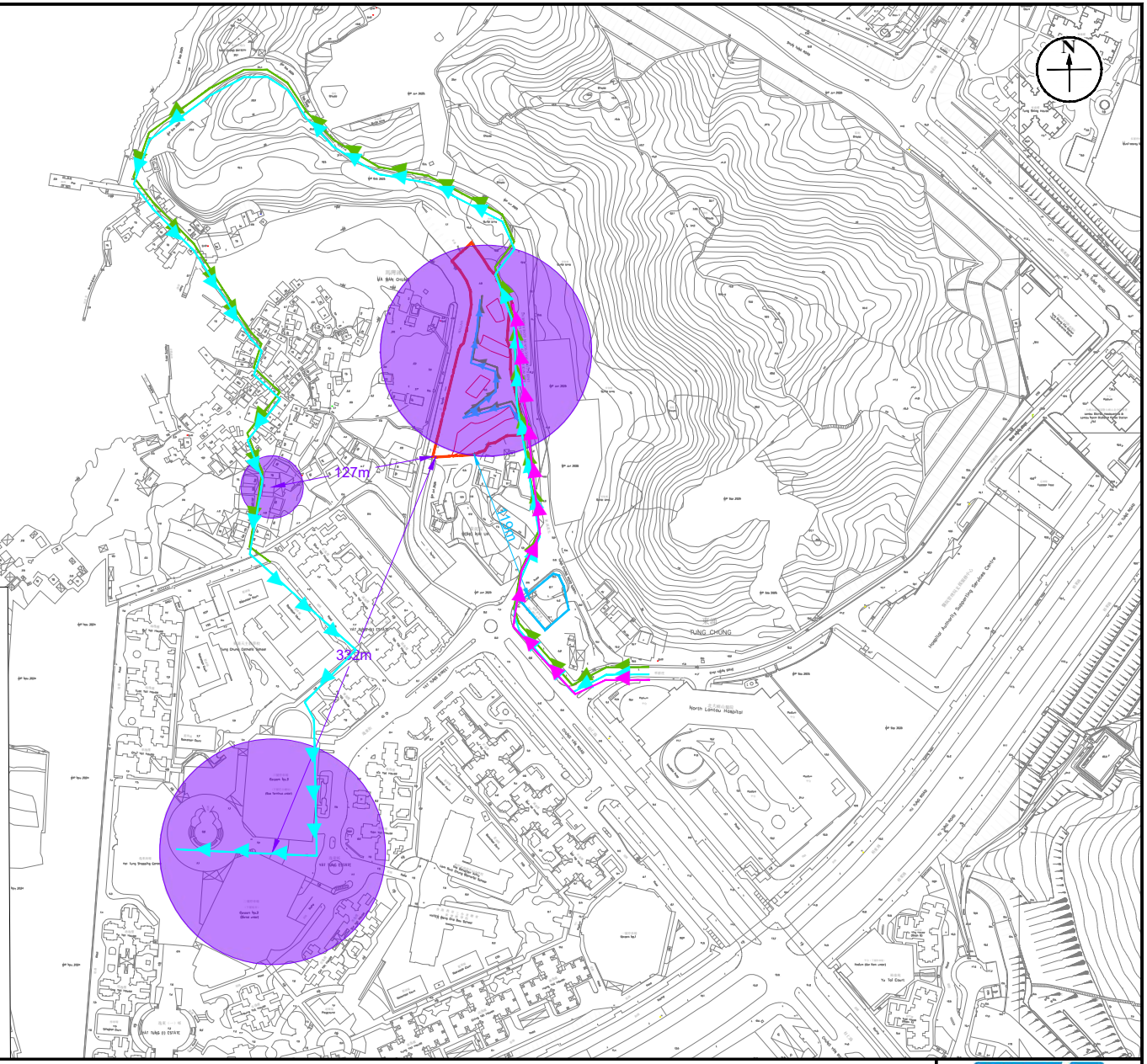
Remark:
Exact Reported Nuisance Location is not shown due to privacy consideration



Legend

- Subject Site
- Chung Yan Road Sewage Pumping Station
- Inspection Route on 31 October 2025
- Inspection Route on 2 January 2026
- Inspection Route on 13 March 2026
- Reported Nuisance Locations

Figure: 4.6

Title: Odour Patrol Route & Report Nuisance Locations

Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	TW
Rev.:	1.0
Date:	Jan 2026

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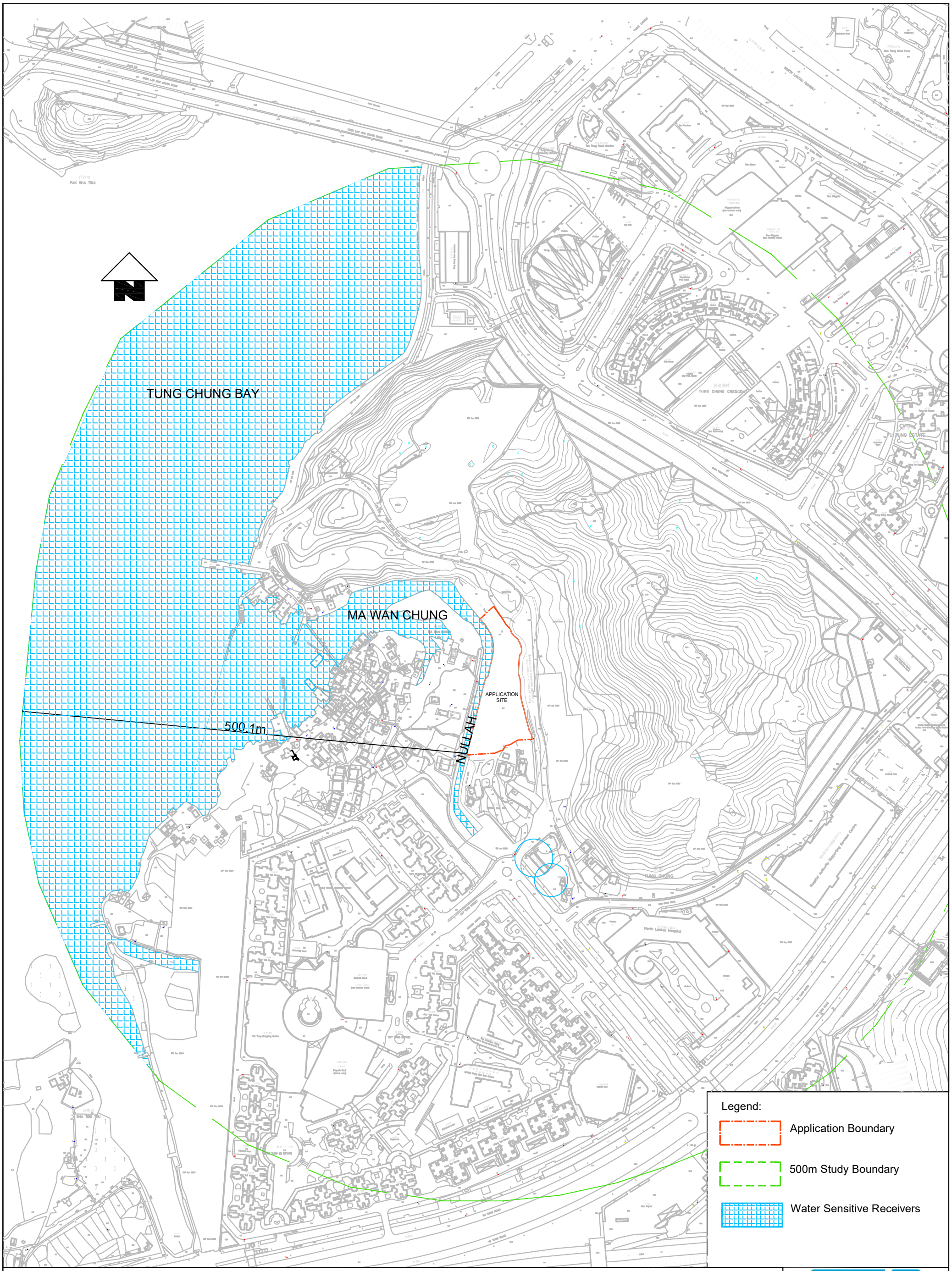


Figure: 5.1

Title: Water Sensitive Receivers within 500m Study Boundary

Project: Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

RAMBOLL

Drawn by: SC

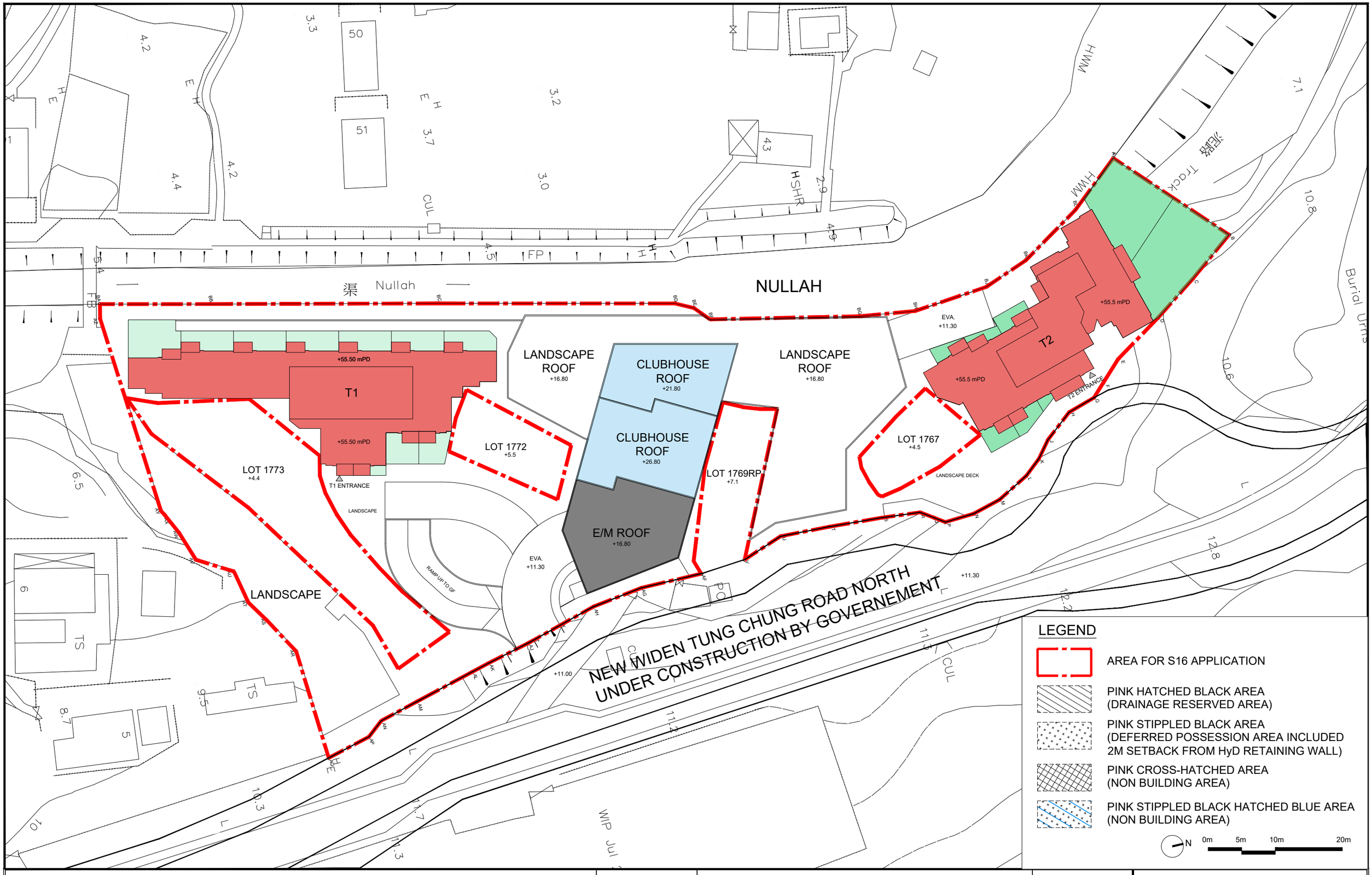
Checked by: TC

Rev.: 1.0

Date: Nov 2025

\\aphkfps3\Drive Q\Projects\CWPTCDD3EI01\05 Assessments\CAD\BMOct25bwS_CWPTC_LKF17Oct 20251103_b.dwg

Appendix 1.1 Indicative Development Scheme



Drawing Title MASTER LAYOUT PLAN	Scale 1:500 (A3) Date 30/1/2026	Project A-2517 PROPOSED FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT VARIOUS LOTS IN D.D. 3 TC AND ADJOINING GOVERNMENT LAND,TUNG CHUNG ROAD NORTH, TUNG CHUNG, LANTAU ISLAND	Job No. A-2517 Dwg No. MLP-01

ALKF+
ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

NULLAH

渠 Nullah

T1

T2

T2 ENTRANCE

T1 ENTRANCE

CARPARK

LOT 1773
+4.4

LOT 1772
+5.5

LOT 1769RP
+7.1

LOT 1767
+4.5

EM

L/UL

EVA.
+11.30

LANDSCAPE

LANDSCAPE DECK

RAMP UP TO BASEMENT

NEW WIDEN TUNG CHUNG ROAD NORTH
UNDER CONSTRUCTION BY GOVERNEMENT

+11.00

+11.30

HWM

CUL

FP

WIP Jul

Burial Urns

LEGEND

AREA FOR S16 APPLICATION

PINK HATCHED BLACK AREA
(DRAINAGE RESERVED AREA)

PINK STIPPLED BLACK AREA
(DEFERRED POSSESSION AREA INCLUDED
2M SETBACK FROM HyD RETAINING WALL)

PINK CROSS-HATCHED AREA
(NON BUILDING AREA)

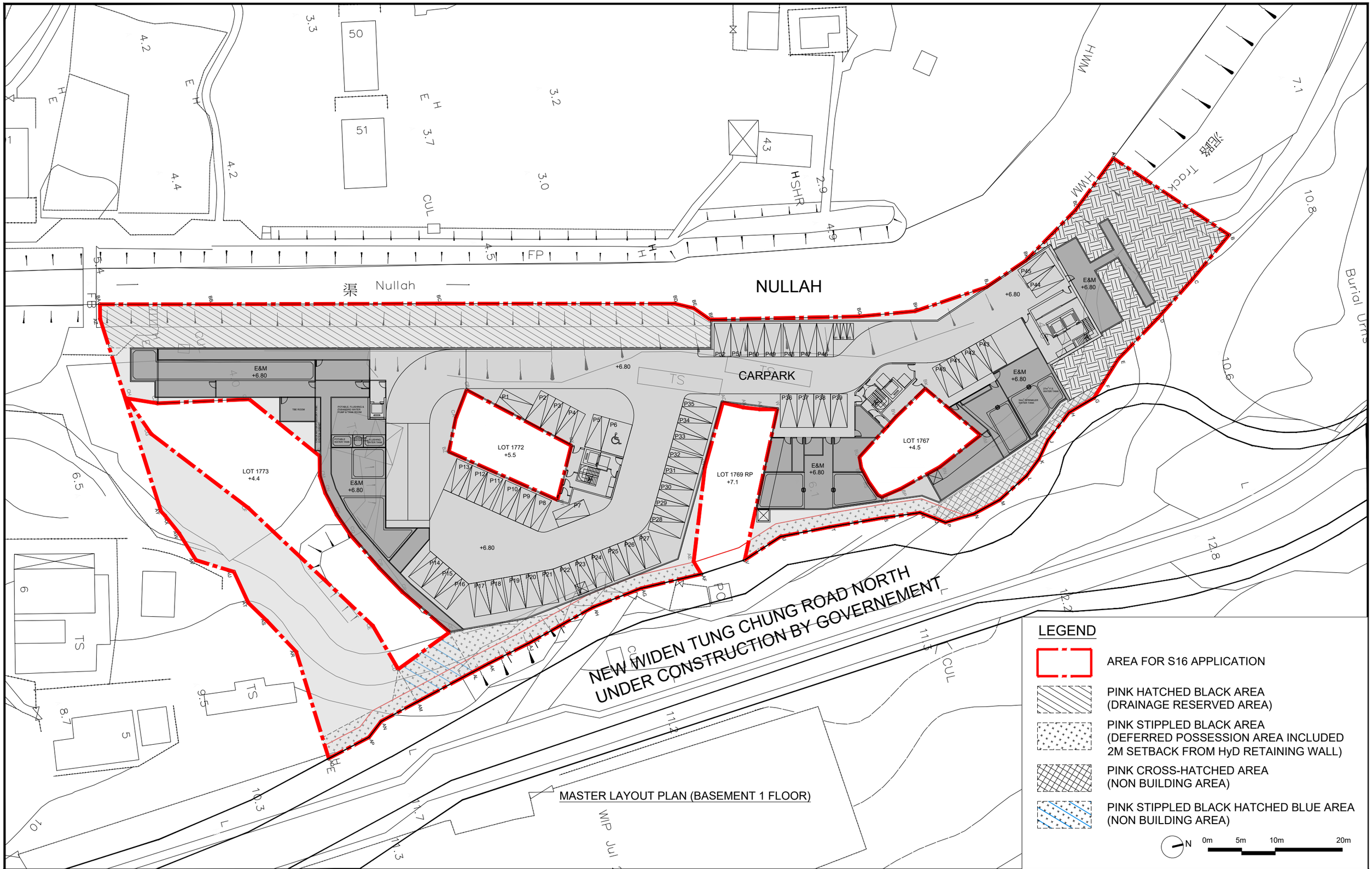
PINK STIPPLED BLACK HATCHED BLUE AREA
(NON BUILDING AREA)

GF TOTAL NUMBER OF PARKING SPACE : 28
TOTAL NUMBER OF PARKING SPACE : 71

GF TOTAL NUMBER OF BICYCLE SPACE : 20

N 0m 5m 10m 20m

Drawing Title GROUND FLOOR PLAN	Scale 1:500 (A3) Date 30/1/2026	Project A-2517 PROPOSED FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT VARIOUS LOTS IN D.D. 3 TC AND ADJOINING GOVERNMENT LAND,TUNG CHUNG ROAD NORTH, TUNG CHUNG, LANTAU ISLAND	Job No. A-2517 Dwg No. GP-01	ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD



LEGEND

- AREA FOR S16 APPLICATION
- PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
- PINK STIPPLED BLACK AREA (DEFERRED POSSESSION AREA INCLUDED 2M SETBACK FROM HyD RETAINING WALL)
- PINK CROSS-HATCHED AREA (NON BUILDING AREA)
- PINK STIPPLED BLACK HATCHED BLUE AREA (NON BUILDING AREA)

N 0m 5m 10m 20m

Drawing Title BASEMENT 1 FLOOR PLAN	Scale 1:500 (A3) Date 30/1/2026	Project A-2517 PROPOSED FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT VARIOUS LOTS IN D.D. 3 TC AND ADJOINING GOVERNMENT LAND,TUNG CHUNG ROAD NORTH, TUNG CHUNG, LANTAU ISLAND	Job No. A-2517 Dwg No. GP-02	ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

NULLAH

渠 Nullah

T1

+55.50 mPD

T2

LANDSCAPE ROOF
+16.80

CLUBHOUSE ROOF
+21.80

CLUBHOUSE ROOF
+26.80

E/M ROOF
+21.80

LANDSCAPE ROOF
+16.80

EVA.
+11.30

LOT 1772
+5.5

LOT 1773
+4.4

LOT 1769RP
+7.1

LOT 1767
+4.5

LANDSCAPE DECK

LANDSCAPE

RAMP UP TO BASEMENT

LANDSCAPE

NEW WIDEN TUNG CHUNG ROAD NORTH
UNDER CONSTRUCTION BY GOVERNEMENT

+11.00

+11.30

Burial Urns

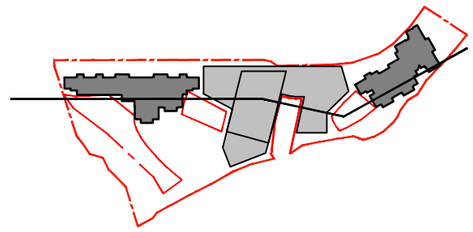
LEGEND

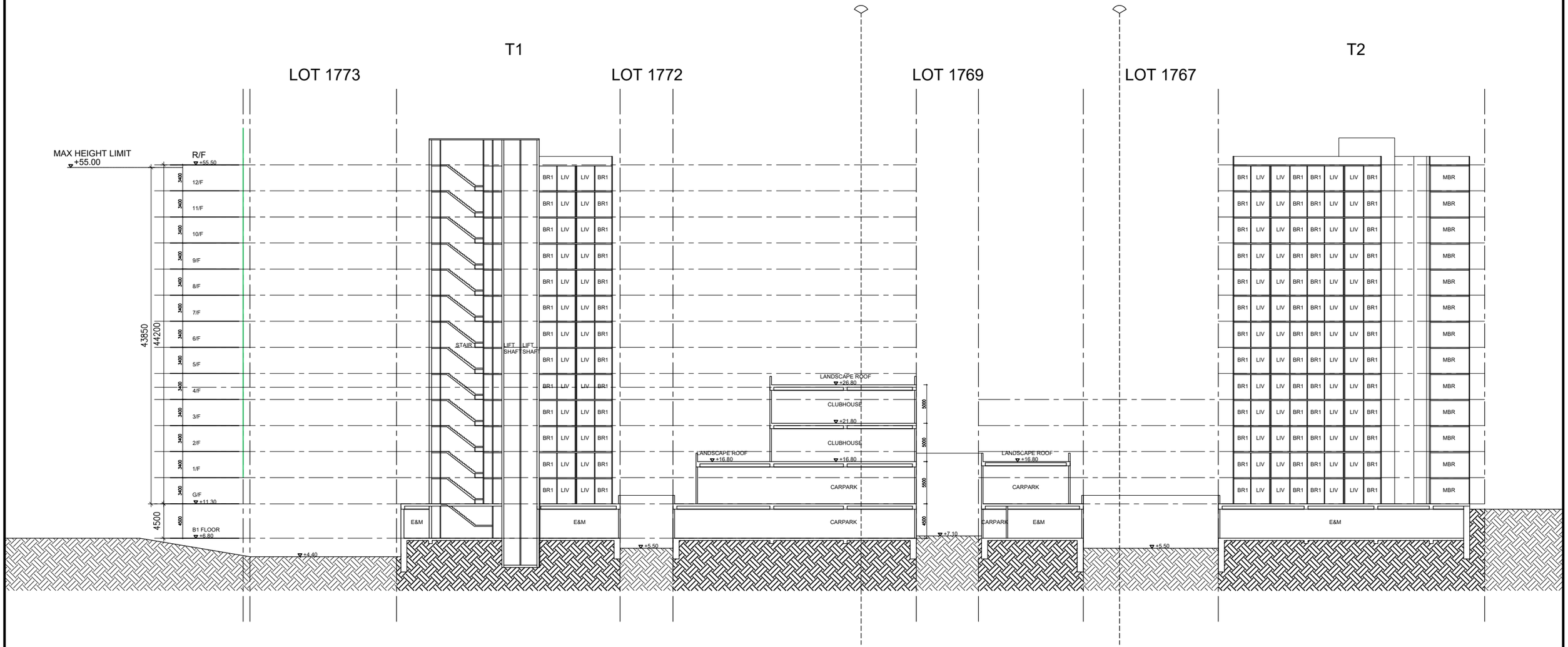
- AREA FOR S16 APPLICATION
- PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
- PINK STIPPLED BLACK AREA (DEFERRED POSSESSION AREA INCLUDED 2M SETBACK FROM HyD RETAINING WALL)
- PINK CROSS-HATCHED AREA (NON BUILDING AREA)
- PINK STIPPLED BLACK HATCHED BLUE AREA (NON BUILDING AREA)

N 0m 5m 10m 20m

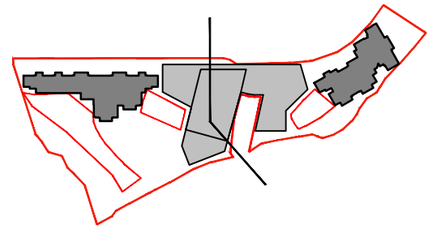
Drawing Title TYPICAL LAYOUT PLAN	Scale 1:500 (A3) Date 30/1/2026	Project A-2517 PROPOSED FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT VARIOUS LOTS IN D.D. 3 TC AND ADJOINING GOVERNMENT LAND,TUNG CHUNG ROAD NORTH, TUNG CHUNG, LANTAU ISLAND	Job No. A-2517 Dwg No. GP-03

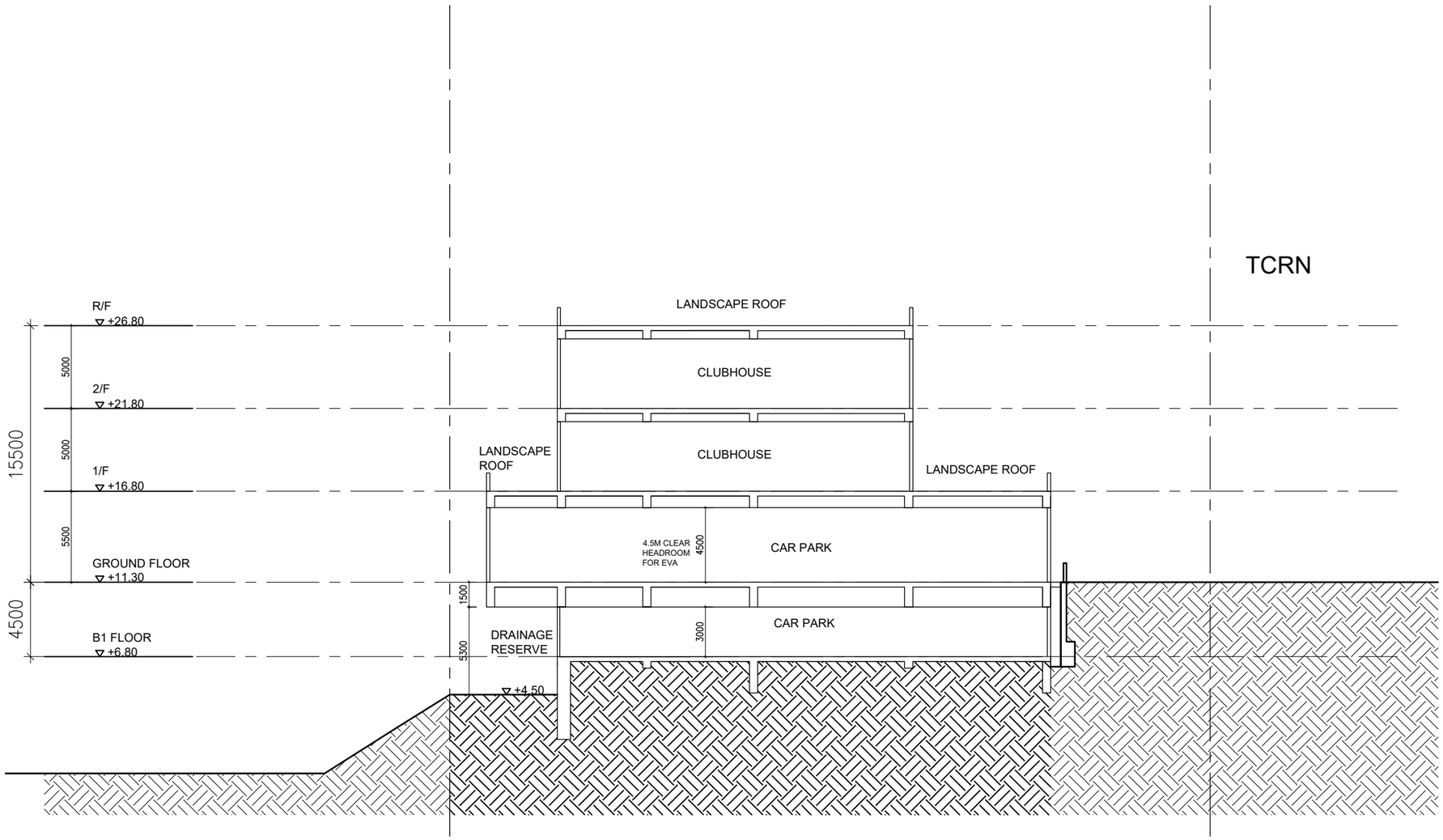
ALKF+
ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD



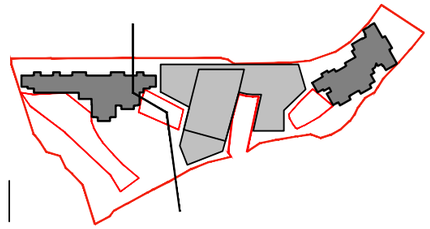


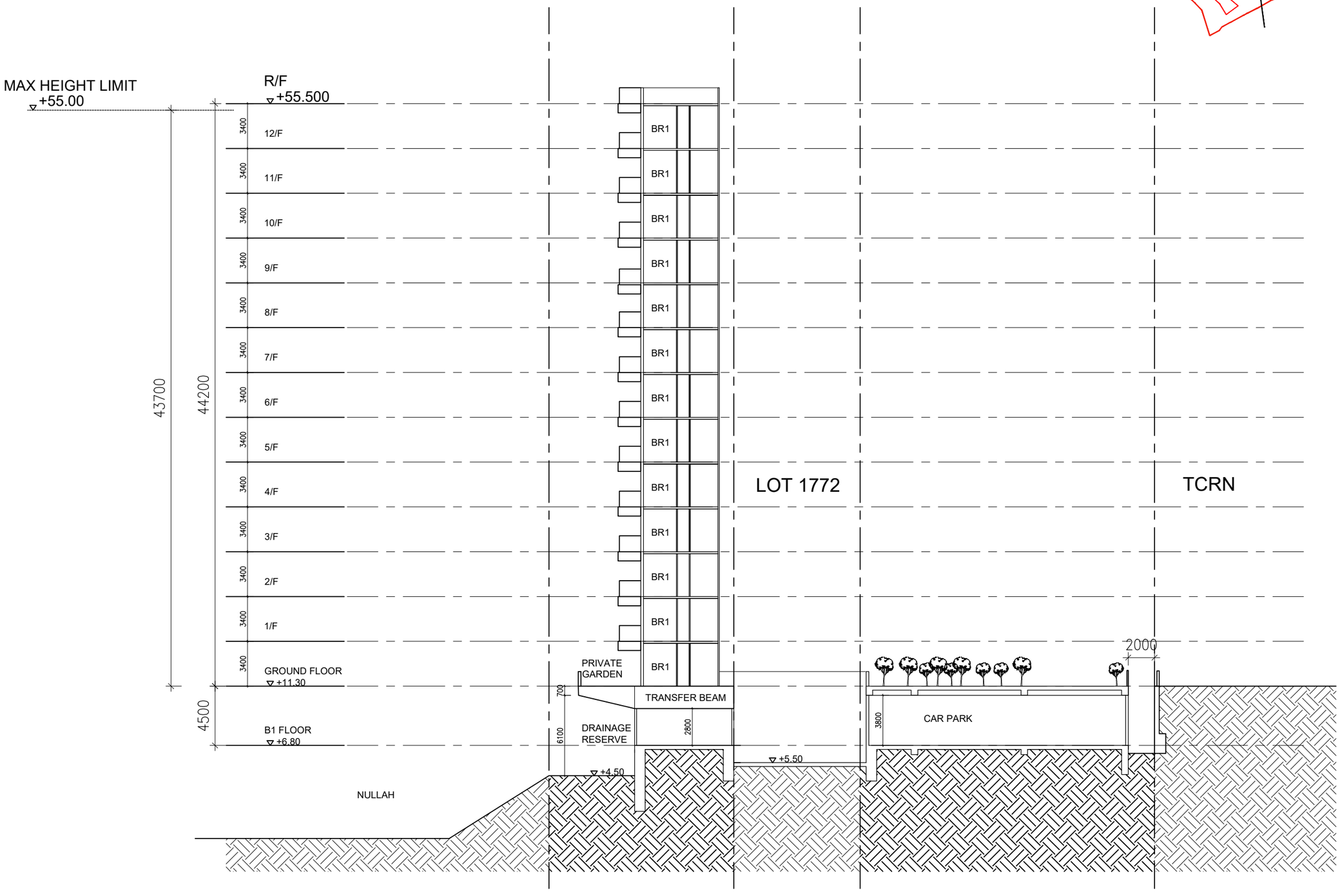
Drawing Title LONG SECTION	Scale 1:500 (A3) Date 25/03/2025	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517 Dwg No. SEC-01	ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD





Drawing Title SECTION (CLUBHOUSE & CARPARK)	Scale 1:300 (A3) Date 25/3/2026	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517 Dwg No. SEC-03	ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD





Drawing Title

SECTION (3400 FLOOR TO FLOOR)
1 BASEMENT SCHEME

Scale
1:300 (A3)

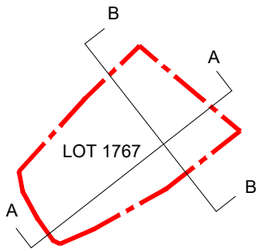
Date
25/03/2026

Project
A-2517
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH,
LANTAU ISLAND

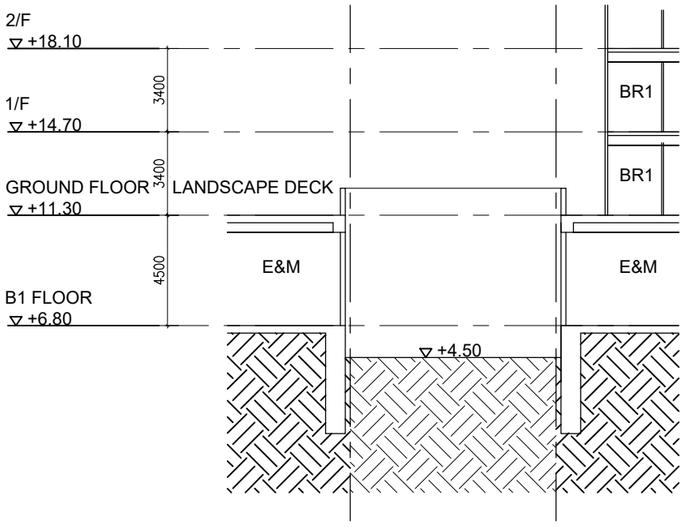
Job No.
A-2517

Dwg No.
SEC-02

ALKF+
ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

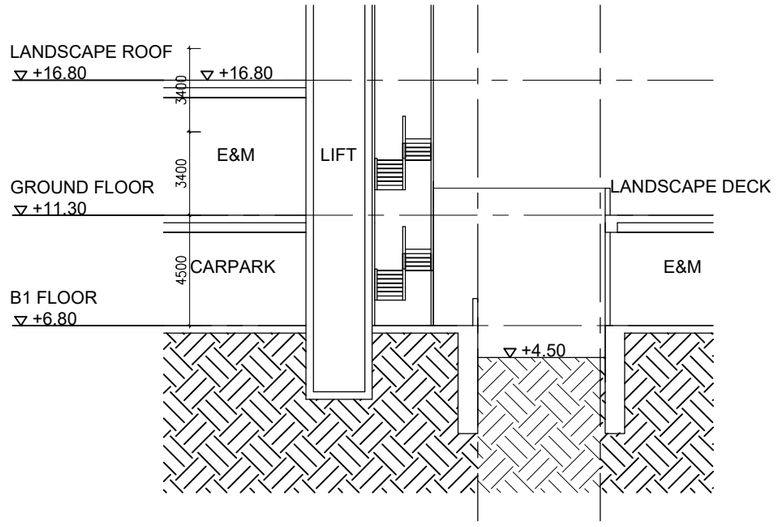


LOT 1767



SECTION A-A

LOT 1767



SECTION B-B

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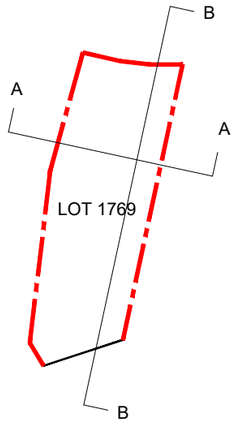
BLOW UP SECTION	1:250 (A3)	A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	A-2517
	Date 25/03/2026		Dwg No. SEC-04

ALKF+
ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD



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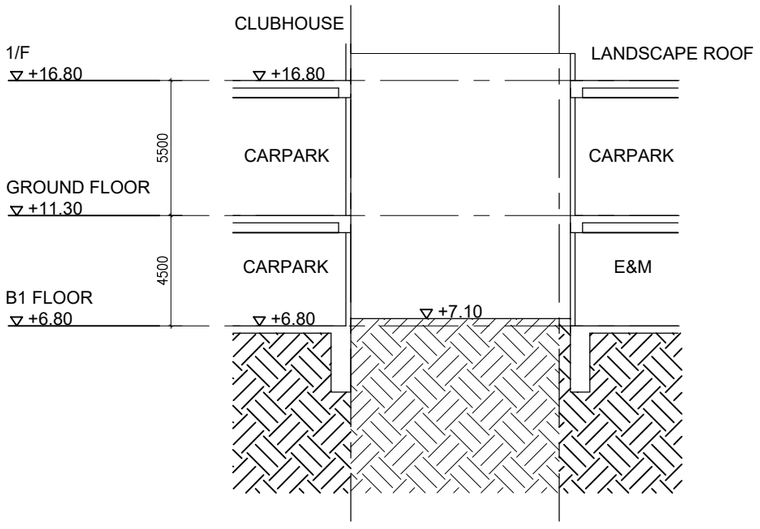
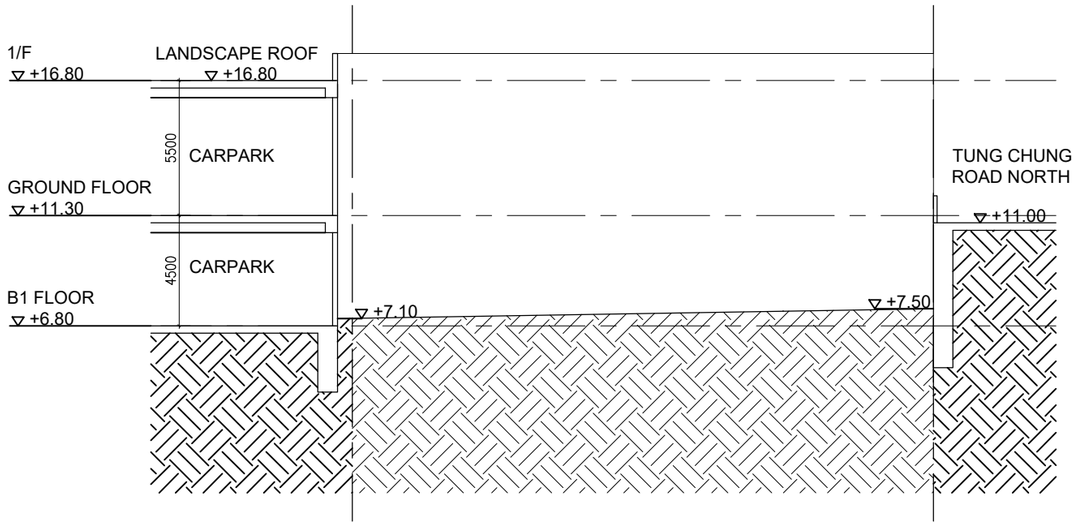


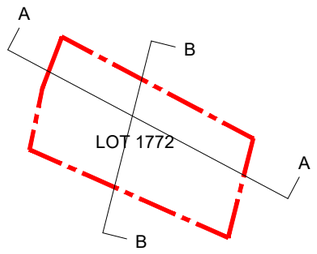
SECTION A-A

LOT 1769

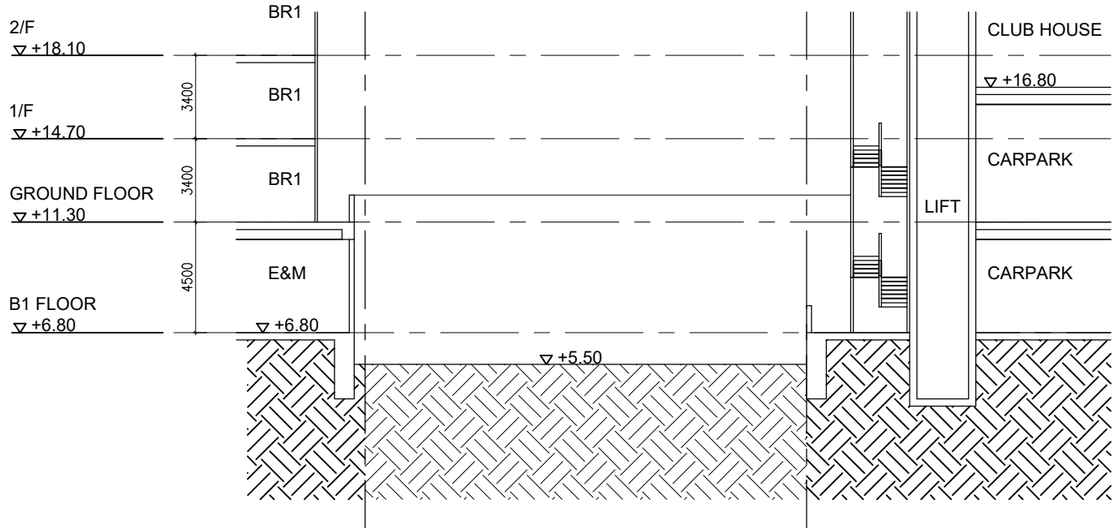


SECTION B-B

Drawing Title BLOW UP SECTION	Scale 1:250 (A3) Date 25/03/2026	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517 Dwg No. SEC-05	ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

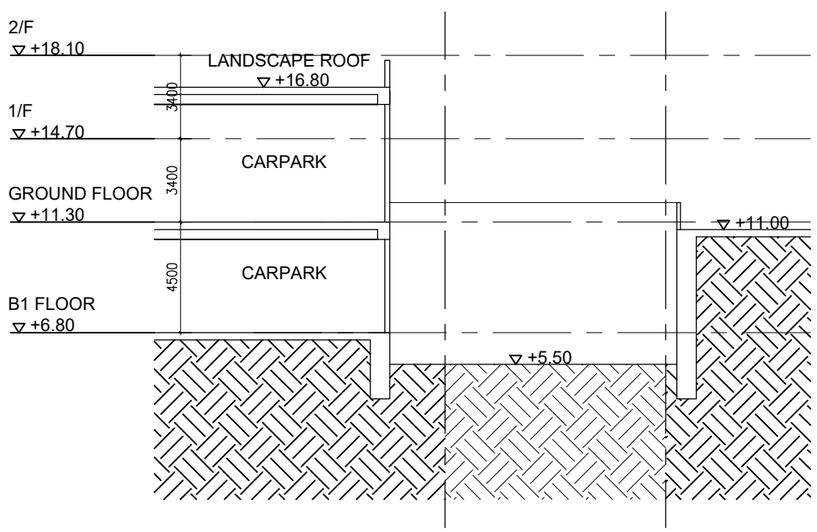


LOT 1772



SECTION A-A

LOT 1772



SECTION B-B

Drawing Title BLOW UP SECTION	Scale 1:250 (A3) Date 25/03/2026	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517 Dwg No. SEC-06

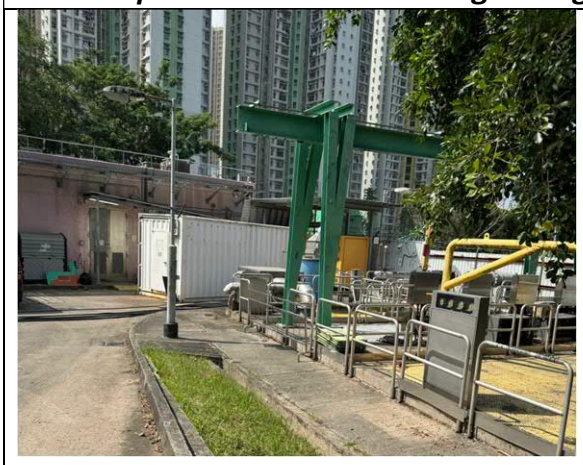
ALKF+
ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

Appendix 1.2 Site Visit Photos

Site Visit Photos

Public Housing Development at Tung Chung Area 23, Housing Department

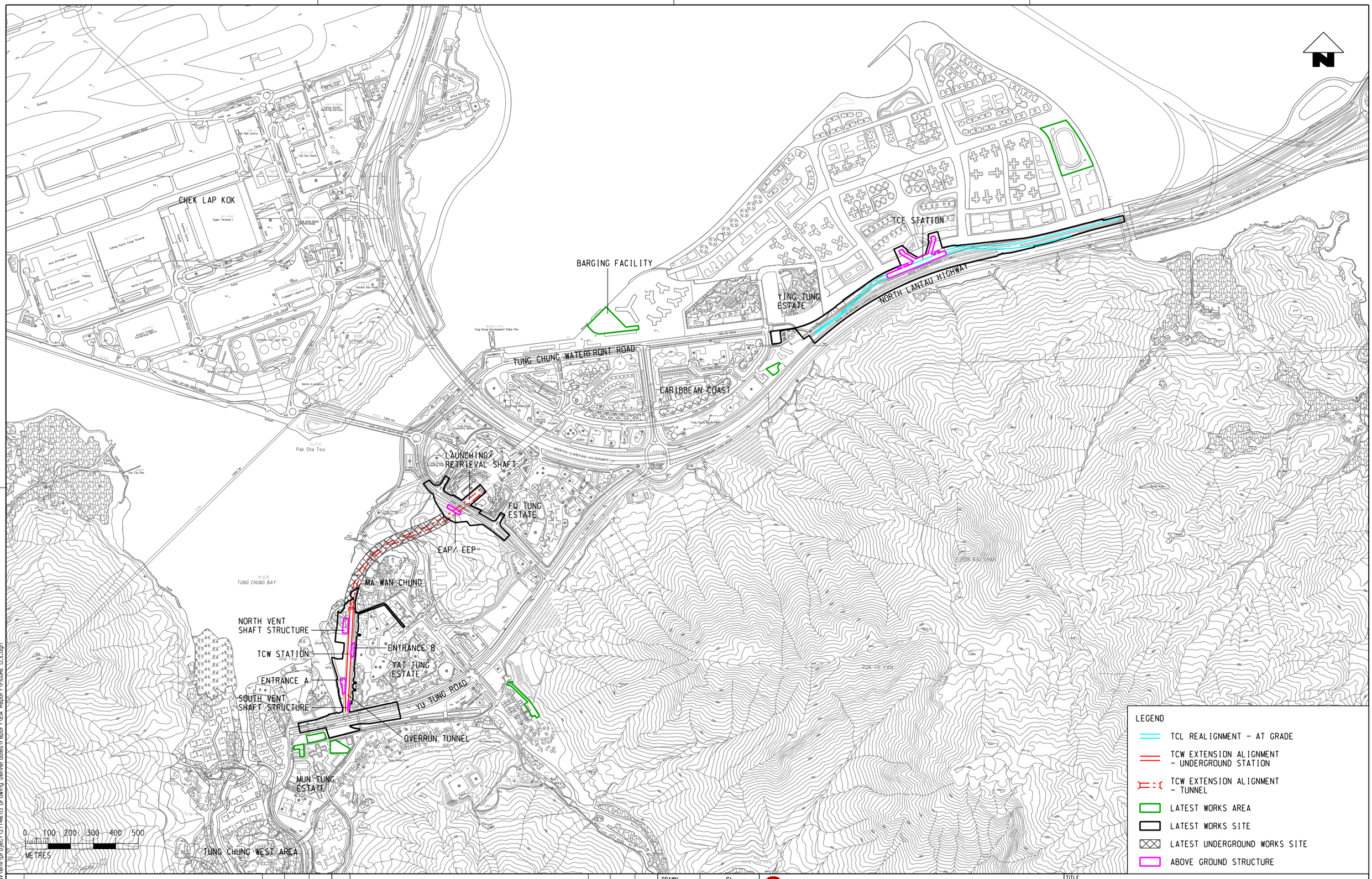
Road Improvement Work at Tung Chung Road North



DSD Chung Yan Road Sewage Pumping Station

Car Washing Facility

Appendix 1.3 Extracted information from AEIAR-235/2022 for Tung Chung Line Extension



REV	DESCRIPTION	BY	DATE	APPROVED
E	FIFTH ISSUE	GL	091121	FC
D	FOURTH ISSUE	GL	151021	FC
C	THIRD ISSUE	GL	090921	FC
B	SECOND ISSUE	GL	130721	FC
A	FIRST ISSUE	GL	170521	FC

DRAWN GL
DESIGNED GL
CHECKED EL
APPROVED FC
DATE 09/11/2021

MTR

C1202 – EIA for Tung Chung Line Extension

ORIGINATOR
ARUP Ove Arup & Partners Hong Kong Limited

CADD REF. FIGURE 1.1_E.dgn

TITLE
LATEST ALIGNMENT AND KEY ELEMENTS

SCALE AS SHOWN | DRAWING NO. FIGURE 1.1 | REV. E

PLOT DRV: g:\common\microstation standard\plotdrv\hp_arupbk_a3-pdf-c.env.plt
MODEL NAME: Default PRINTED BY: MKOTRADA 11/9/2021 23:59 PM
FILENAME: \\hkgrnt\s27\CIENV\env\project\27746\03 Drawing Deliverables\Report\EIA Report\FIGURE 1.1_E.dgn

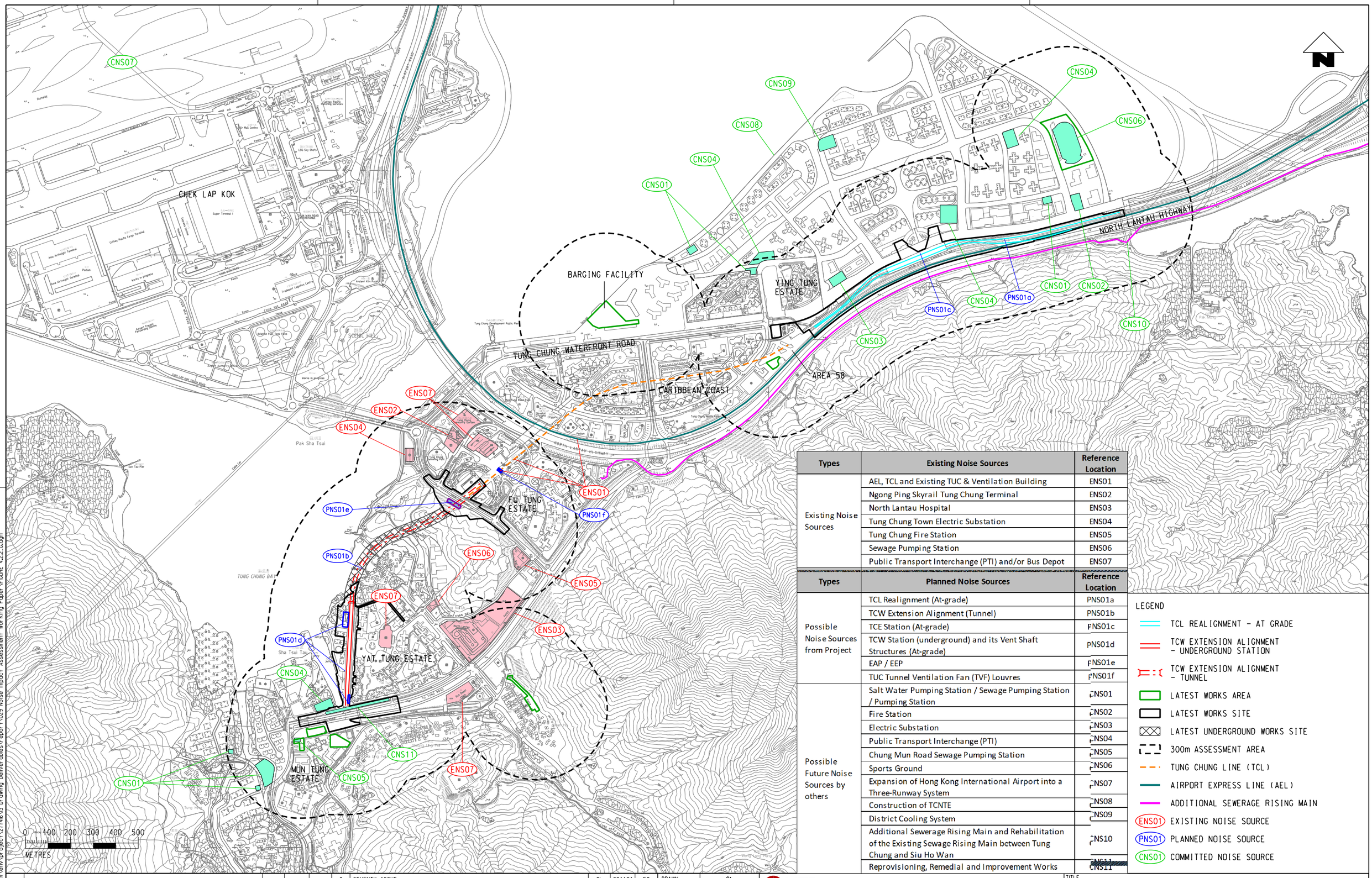
- Wind erosion from all exposed works sites with heavy construction activities.

3.4.2.3 The site excavation, construction and backfilling activities will involve large quantities of earthworks. In order to reduce the dust emission from the Project, regular watering on all exposed construction areas with dust emission (see **Appendix 3.1)** as a good site practice will be implemented. Vehicle washing facilities will be provided at every designated vehicular exit point. Since all vehicles will be washed at exit points and vehicle loaded with the dusty materials will be covered entirely by clean impervious sheeting before leaving the construction site, dust nuisance from construction vehicle movement outside the exposed construction areas with dust emission is unlikely to be significant.

3.4.2.4 The TCW Station is an underground station. As mentioned in **Section 2**, once excavation reaches a certain level that allows manoeuvring of construction plant, the station roof structure would be constructed. There will be small openings at location in the station roof structure for mucking out during the construction period and these small openings will be covered when not in use. After installation of the station roof structure, subsequent construction activities would be carried out underneath and dust impact could also be largely alleviated.

3.4.2.5 Tunnel Boring Machine (TBM) method will be used for construction of the underground tunnel section for the TCW extension alignment with the launching shaft and retrieving shaft near Tung Chung Crescent. According to the information provided by Design Consultant, bentonite will be used throughout the tunnel boring process. Bentonite is a naturally occurring clay mineral used extensively in the construction industry. The mineral is mixed with water to form a slurry, which is supplied to the TBM by a delivery pipeline. The slurry is contained in a chamber in the cutter head of the TBM. The slurry will be used and mixed with the excavated material by the cutter head within the chamber. The mixed slurry coming out from the process is in wet condition and it will then be transported out of the tunnel via a closed piped network. Dust emission is therefore not anticipated. The mucking out locations at both the launching and retrieving shafts will also be installed with the noise enclosures / screening structures which could also alleviate the dust impact.

3.4.2.6 As described in **Section 2**, there may require small scale drill-&-blast at possible granite layer at a level close to the bottom of the TCW Station (i.e. about -7mPD) and the bottom of the shaft between the proposed EAP / EEP and the tunnel (i.e. about -7mPD). The number of blasting would be limited to once per day. The concrete slabs for station concourses and platforms would have been completed when the excavation reaches the bottom of the TCW Station, and any drill-&-blast would be conducted underneath these slabs for concourses and platforms. For the shaft between the proposed EAP / EEP and the tunnel, a roof cover will also be provided and drill-&-blast will be carried out underneath. For safety reasons, all neighbouring construction activities will be suspended during blasting.



Types	Existing Noise Sources	Reference Location
Existing Noise Sources	AEL, TCL and Existing TUC & Ventilation Building	ENS01
	Ngong Ping Skyrail Tung Chung Terminal	ENS02
	North Lantau Hospital	ENS03
	Tung Chung Town Electric Substation	ENS04
	Tung Chung Fire Station	ENS05
	Sewage Pumping Station	ENS06
	Public Transport Interchange (PTI) and/or Bus Depot	ENS07

Types	Planned Noise Sources	Reference Location
Possible Noise Sources from Project	TCL Realignment (At-grade)	PNS01a
	TCW Extension Alignment (Tunnel)	PNS01b
	TCE Station (At-grade)	PNS01c
	TCW Station (underground) and its Vent Shaft Structures (At-grade)	PNS01d
	EAP / EEP	PNS01e
	TUC Tunnel Ventilation Fan (TVF) Louvres	PNS01f
Possible Future Noise Sources by others	Salt Water Pumping Station / Sewage Pumping Station / Pumping Station	CNS01
	Fire Station	CNS02
	Electric Substation	CNS03
	Public Transport Interchange (PTI)	CNS04
	Chung Mun Road Sewage Pumping Station	CNS05
	Sports Ground	CNS06
	Expansion of Hong Kong International Airport into a Three-Runway System	CNS07
	Construction of TCNTE	CNS08
	District Cooling System	CNS09
	Additional Sewerage Rising Main and Rehabilitation of the Existing Sewage Rising Main between Tung Chung and Siu Ho Wan	CNS10
	Reprovisioning, Remedial and Improvement Works	CNS11

LEGEND

- TCL REALIGNMENT - AT GRADE
- TCW EXTENSION ALIGNMENT - UNDERGROUND STATION
- TCW EXTENSION ALIGNMENT - TUNNEL
- LATEST WORKS AREA
- LATEST WORKS SITE
- LATEST UNDERGROUND WORKS SITE
- 300m ASSESSMENT AREA
- TUNG CHUNG LINE (TCL)
- AIRPORT EXPRESS LINE (AEL)
- ADDITIONAL SEWERAGE RISING MAIN
- ENS01 EXISTING NOISE SOURCE
- PNS01 PLANNED NOISE SOURCE
- CNS01 COMMITTED NOISE SOURCE

REV	DESCRIPTION	BY	DATE	APPROVED
G	SEVENTH ISSUE	GL	091121	FC
F	SIXTH ISSUE	GL	061021	FC
E	FIFTH ISSUE	GL	170821	FC
D	FOURTH ISSUE	GL	280421	FC
C	THIRD ISSUE	GL	010421	FC
B	SECOND ISSUE	GL	150321	FC
A	FIRST ISSUE	GL	250221	FC

DRAWN	GL
DESIGNED	GL
CHECKED	EL
APPROVED	FC
DATE	09/11/2021

MTR

C1202 – EIA for Tung Chung Line Extension

ORIGINATOR

ARUP Ove Arup & Partners Hong Kong Limited

CADD REF. FIGURE 4.2.2_G.dgn

TITLE

EXISTING AND PLANNED NOISE SOURCES

SCALE AS SHOWN

DRAWING NO. FIGURE 4.2.2

REV. G

PLOT DRV: g:\common\microstation_standards\dgnlib\drv\hp_arupbk_a3-pdf-c.envplt
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FILENAME: \\hkgnts27\CIENV\env_projects\27HHS\03 Drawing Deliverables\Report\029 Noise Impact Assessment Working Paper\FIGURE 4.2.2_G.dgn

Appendix 1.4 Extracted Information from Planning Brief of Public Housing Development at Tung Chung Area 23

Hong Kong Housing Authority

PLANNING BRIEF

PROJECT NAME: Tung Chung Area 23 Phase 1		
Date of Preparation: Jul 7, 2022 10:48:50 AM		
1. Site Particulars	**Current Proposal**	**Remarks**
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 23	Phase 1 only.
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	0.49	Subject to detailed design and site survey.
1.3.2 Net Site Area (approx) (ha)	0.46	Subject to detailed design and site survey.
1.4 Existing Land Use	GIC	
1.5 Existing Zoning	R(B)1	As stipulated in the Approved Tung Chung Town Centre Outline Zoning Plan (OZP) No. S/I-TCTC/24.
1.6 Existing Land Status	Government land	
2. Development Parameters	**Current Proposal**	**Remarks**
2.1 Proposed Housing Type	Public Housing	Flexibility should be allowed to change the housing type to cater for demand change between Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs) subject to pro-rata adjustments of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	450	A ±10% deviation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.3 Design Population (approx)	1,260	Based on an average household size (AHS) of 2.8. Subject to change based on actual flat mix and

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.2.5 Geotechnical Requirement	Per D&C Study by CEDD	
4.3 Urban Design, Visual and Landscape	-	
4.3.1 Pedestrian Wind Environment	Per D&C Study by CEDD	
4.4 Greening	-	
4.4.1 Green Coverage (% of Gross Site Area)	Not less than 20%	To achieve an overall of 20% green coverage, half of which will be provided at grade or on levels easily accessible by pedestrians.
5. Development Programme	**Current Proposal**	**Remarks**
5.1 Foundation Commencement Date	2024/2025	Tentative Date
5.2 Building Completion Date	2027/2028	Tentative Date
6. Attachments		
6.1 Location Plan (Plan 1)		
6.2 Development Concept Plan (Plan 2)		

Notes

1. **NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude the following for the purpose of PR/GFA calculation:
   (a) district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, open-air public transport terminal/interchange;
   (b) internal roads; and
   (c) natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).

2. **NUMBER OF FLATS AND DESIGN POPULATION:** To allow flexibility in the design, ±10% adjustment will be allowed for the number of flats and design population together with corresponding adjustments to ancillary facilities in line with HKPSG or the requirements of client departments. If a project remains within the 10% allowance, no revision to PB and no re-submission to DipCon is necessary subject to no adverse comments from client departments on the corresponding adjustments to ancillary facilities. For schemes approved by the TPB under s.16 planning application, the changes in the number of flats should comply with the requirements as set out under the Town Planning Board Guidelines No. 36B.

3. **PLOT RATIO (PR):** PR should be calculated on the basis of NSA.

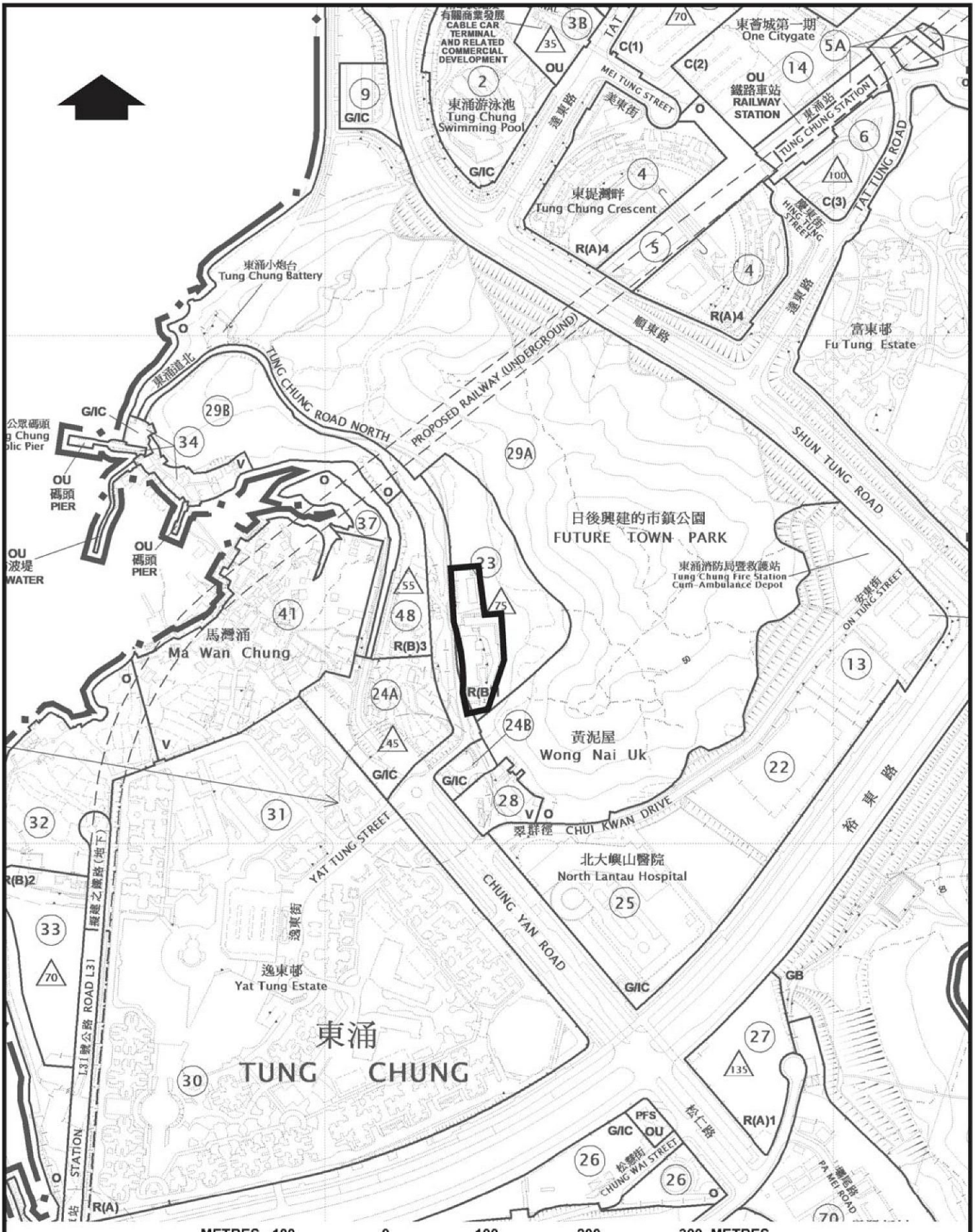
4. **MAXIMUM GFA, PR AND NUMBER OF STOREYS OR BUILDING HEIGHT:** OZP restrictions have to be specified under the Remarks column. The maximum GFA, PR and No. of storeys or building height for the current proposal should be based on the optimal development intensities of the site with reference to relevant planning studies or proposal by PlanD, or HD, with justifications instead of blanket adoption of the maximum development restrictions stipulated in the OZP.

5. **MAXIMUM NUMBER OF STOREYS OR BUILDING HEIGHT in mPD:** Should there be variations in height limits across the site, the different maximum heights in mPD at main roof level or number of storeys permitted should be indicated on a plan.

6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

7. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.

8. **PEDESTRIAN WIND ENVIRONMENT:** HPLB/ETWB Joint Technical Circular on Air Ventilation Assessments to be



LOCATION PLAN
TUNG CHUNG AREA 23 PHASE 1

HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
21. 4. 2022

BASE EXTRACTED FROM OZP No. S/I-TCTC/24

22_0200I_Plan1

Sally Chiu

From: Amy YM SIU <amy.siu@housingauthority.gov.hk>
Sent: Monday, 29 December 2025 9:59 am
To: [redacted]
Cc:
Subject: Re: Footprint of "Tung Chung Area 23 Phase 1 – Public Housing Development (Area 23)"

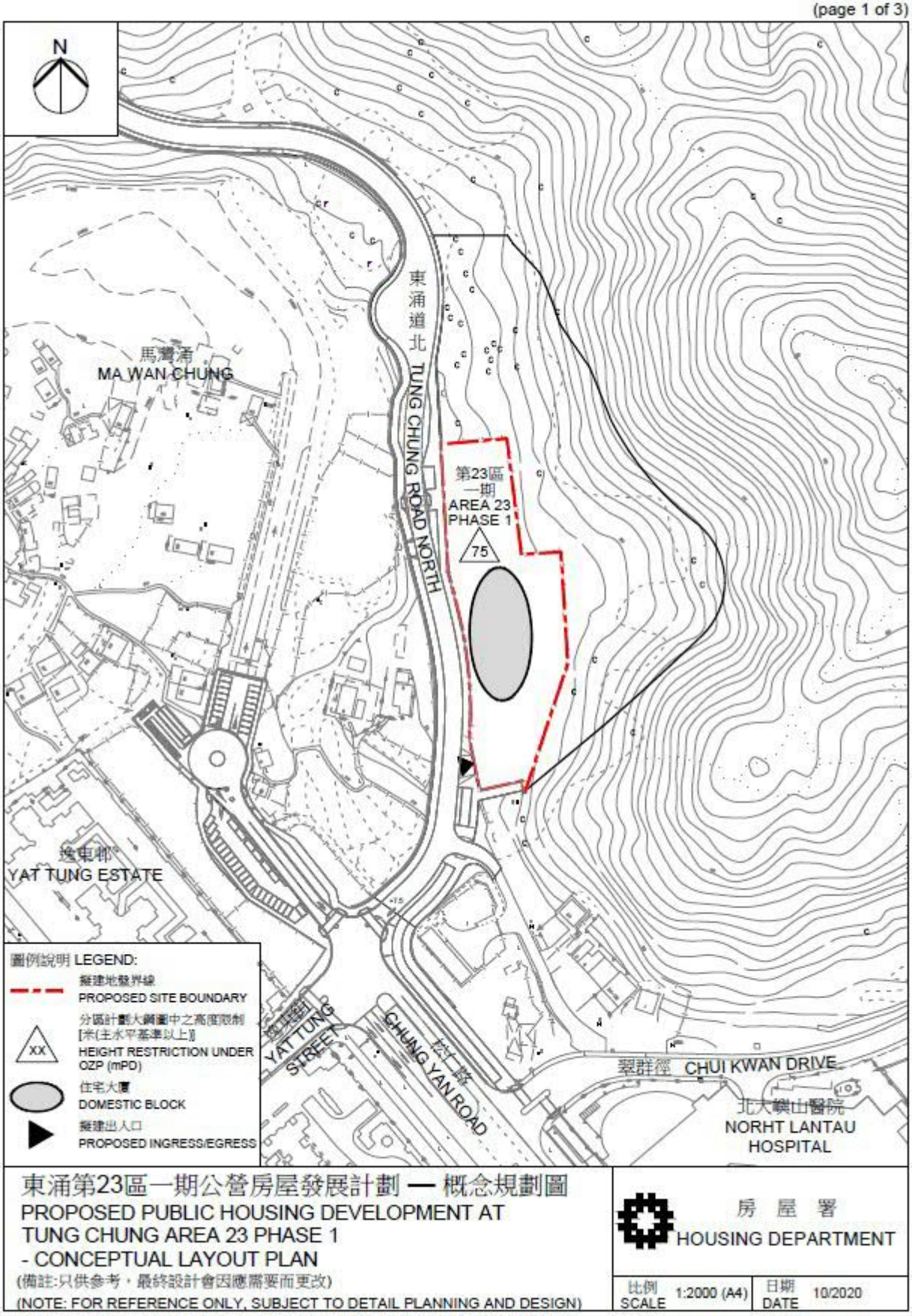
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Chiu,

Further to our telecon this morning, please find our reply to your enquiry on Tung Chung Area 23 Phase 1 below.

Building height: +75mPD
Plot ratio: 4.0 max.
Flat no.: 470 approx.
Completion year: 2027-2028

For the MLP requested, please refer to attached diagram which we have presented at DC meeting before. Other drawings haven't been released to public yet as discussed. Thanks.



Regards,
Amy Siu
A/48
Tel: 2761 6103

From: "Sally Chiu" [redacted]
To: "amy.siu@housingauthority.gov.hk" <amy.siu@housingauthority.gov.hk>
Cc: "Tak Kwong Wong" [redacted]
Date: 12/23/2025 11:42 AM
Subject: Footprint of "Tung Chung Area 23 Phase 1 – Public Housing Development (Area 23)"

Dear Amy,

Called you but in vain.

We are the environmental consultant, working on the environmental assessment for the proposed residential development in DD3TC, Tung Chung. The Site Location is attached for your easy reference.

We have submitted the environmental assessment report to EPD and received a comment about our surrounding future development (i.e. Tung Chung Area 23 Phase 1 – Public Housing Development (Area 23)). Comment from EPD is shown in table below:

Comment from EPD
Noise Model Please include the footprint of "Tung Chung Area 23 Phase 1 – Public Housing Development (Area 23)" in the model.

Therefore, we would like to seek the information from your department, including **MLP**, **building height** and **operation year** of Area 23 for our submission to EPD.

Your reply by 31 Dec 2025 is highly appreciated.

Should you have any enquiry, feel free to contact the undersigned.

Thank you.

Kind regards

Sally Chiu

Assistant Environmental Consultant

[redacted]

shlchiu@ramboll.com

Ramboll Hong Kong Limited

Classification: Confidential[attachment "Fig 11a MLP 0.425xp 20251103.pdf" deleted by Amy YM SIU/HD/HKSARG]

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Appendix 2.1 Traffic Forecast for Year 2046

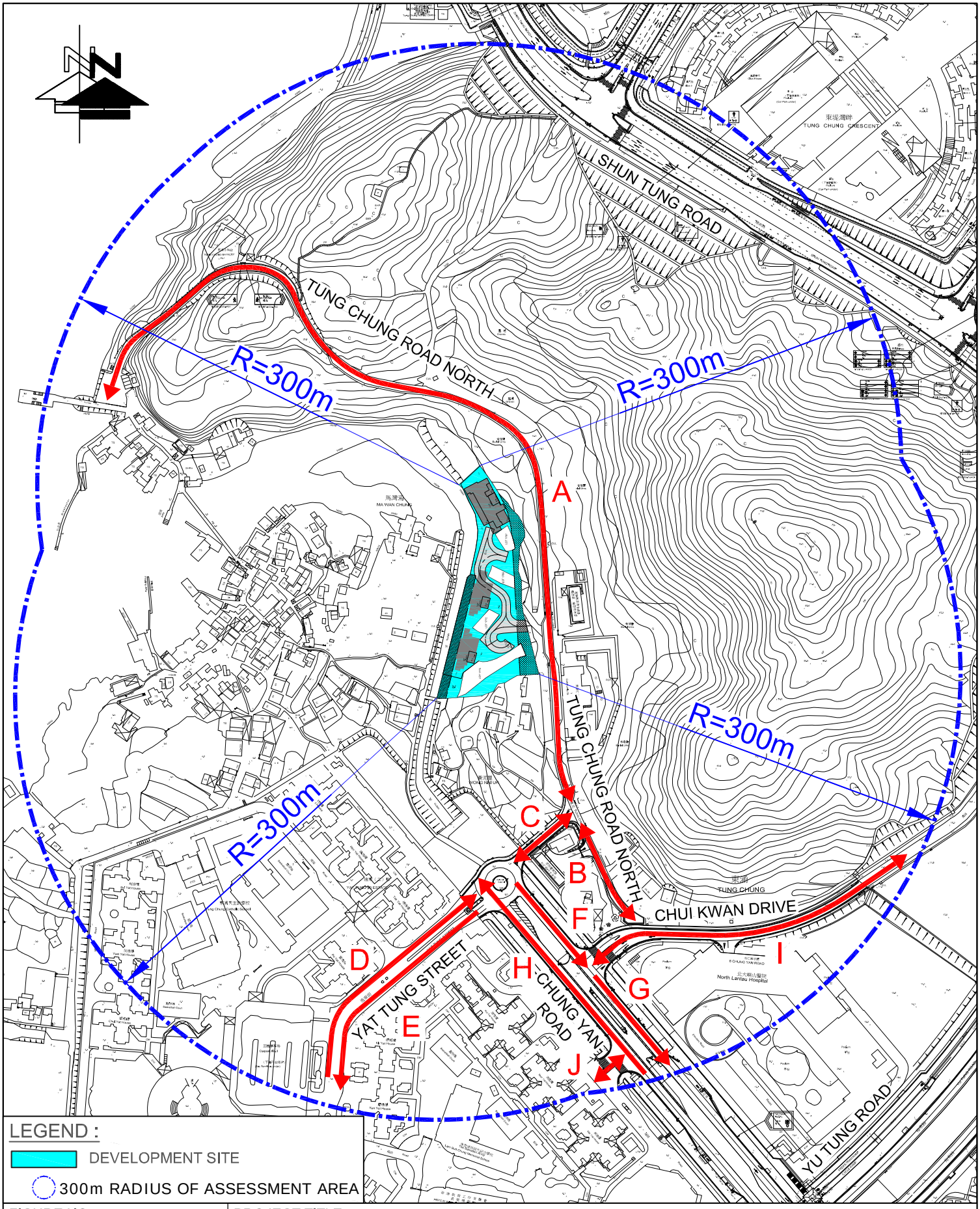


FIGURE NO.: 1	PROJECT TITLE: S16 for Tung Chung DD3
PROJECT NO.: 25065HK	DRAWING TITLE: INDEX PLAN
SCALE: 1 : 3500 @A4	DATE: 17 OCT 2025

CTA Consultants Limited
志達顧問有限公司

25065HK-Proposed Residential Development at Various Lots in
DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

2046 Traffic Forecasts for Traffic Noise Impact Assessment (TNIA)

Road Link	Road Name	Direction	Road Speed	AM Peak		PM Peak	
				2046 Peak Hour Traffic Flows	% of HV[(1)(2)]	2046 Peak Hour Traffic Flows	% of HV[(1)(2)]
A	Tung Chung Road North	Two-way	50	510	29%	405	38%
B	Tung Chung Road North	Two-way	50	40	9%	40	12%
C	Tung Chung Road North	Two-way	50	540	34%	430	34%
D	Yat Tung Street	EB	50	210	30%	125	29%
E	Yat Tung Street	WB	50	200	32%	195	29%
F	Chung Yan Road	SB	50	445	29%	305	28%
G	Chung Yan Road	SB	50	465	29%	320	27%
H	Chung Yan Road	NB	50	495	29%	455	28%
I	Chui Kwan Drive	Two-way	50	70	17%	45	17%
J	Chung Yan Road	Two-way	50	100	28%	110	14%

Notes:
(1) HV includes Light Van, Public Light Bus, Light Goods Vehicle, Medium Goods Vehicle, Heavy Goods Vehicle and Container/Tractor, Coach and Bus.
(2) HV% based on survey result.

Evonne

寄件者: Lap Man LEE <lapmanlee@td.gov.hk>
寄件日期: 2026年3月10日星期二 11:16
收件者: [redacted]
副本: wongwaiman@td.gov.hk
主旨: RE: Proposed Residential Development (Proposed Amendments to the Approved Development Scheme) with Minor Relaxation of Building Height Restriction at Lot Nos. 1766 RP, 1768 RP, 1770 RP, 1771 RP, 1774 RP and adjoining Government Land in D.D. 3 TC - TNIA
附件: 25065HK-hor-ykl-03(signed).pdf; 25065HK - Technical Notes for TNIA_20260227.pdf

Dear Evonne,

I refer to your subject email.

2. Please note that the noise impact assessment is not under purview of this office. We are not in a position to offer comments on the traffic figures tailor-made for the noise impact assessment study.

3. Notwithstanding the above, I have no comments on the methodology of the traffic forecast provided that the traffic data of the technical note shall tally with those for the Traffic Impact Assessment (TIA) report. In case there is any discrepancy in the traffic data between the TIA report and the noise impact assessment, please highlight it for further consideration.

Regards,
Raymond LEE
E/Is2, TD

From: "Evonne" [redacted]
To: <lapmanlee@td.gov.hk>
Cc: "'Horace Mak'" [redacted], <wongwaiman@td.gov.hk>
Date: 09/03/2026 02:27 PM
Subject: RE: Proposed Residential Development (Proposed Amendments to the Approved Development Scheme) with Minor Relaxation of Building Height Restriction at Lot Nos. 1766 RP, 1768 RP, 1770 RP, 1771 RP, 1774 RP and adjoining Government Land in D.D. 3 TC - TNIA

Dear Mr. Lee,

Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Government Land, Tung Chung Road North, Tung Chung, Lantau Island

Year 2046 Traffic Forecasts for Traffic Noise Impact Assessment (TNIA)

We refer to the captioned planning application.

The proposed development is targeted to be completed by 2031 tentatively and therefore year 2046 traffic forecasts (i.e. year 2031 + 15 years) are required for the Traffic Noise Impact Assessment (TNIA) to be conducted by the Environmental consultants.

It is understood that TD's endorsement on the traffic forecast used in the TNIA is required by EPD. Therefore, we are pleased to submit herewith a technical note which summarizes the methodology and results of the traffic forecasts for Traffic Noise Impact Assessment for your kind consideration and approval.

Should you have any queries or require further information, please do not hesitate to contact me or our Mr. Horace Mak at [redacted]

Thank you very much for your kind attention and we are looking forward to your favourable reply at your earliest convenience.

P.S. The original has also been issued to you by post.

Regards,

Evonne Li
Chief Traffic Engineer
T : (852)[redacted]

CTA Consultants Limited
[redacted]

From: Evonne <[redacted]
Sent: Thursday, December 18, 2025 6:05 PM
To: 'lapmanlee@td.gov.hk' <lapmanlee@td.gov.hk>
Cc: 'Horace Mak' [redacted]; 'keiferho' [redacted]
'wongwaiman@td.gov.hk' <wongwaiman@td.gov.hk>
Subject: RE: Proposed Residential Development (Proposed Amendments to the Approved Development Scheme) with Minor Relaxation of Building Height Restriction at Lot Nos. 1766 RP, 1768 RP, 1770 RP, 1771 RP, 1774 RP and adjoining Government Land in D.D. 3 TC - TNIA

Dear Raymond,

We refer to the captioned subject and the EPDs comment on Air Quality Impact Assessment (**Item 15 i**n page 2 of attachment).

To address EPD's comment, we would like to seek your confirmation on the road type of the following road in the vicinity of the proposed development:

Road Name	Road Type
Tung Chung Road North	Local Distributor

Furthermore, we also need your endorsement on our submitted traffic forecast data (**Item 4** in page 3 of attachment). Thus, we would be most grateful if you could advise whether you have any comment on it.

Thank you very much for your kind assistance and we are looking forward to hearing your favourable reply at your earliest convenience.

Should you have any queries or require further information, please feel free to contact me at [redacted].

Many thanks for your kind assistance.

Regards,

Evonne Li
Senior Traffic Engineer
T : (852) [redacted]
[redacted]

From: Evonne [redacted]
Sent: Thursday, December 4, 2025 11:05 AM
To: 'wongwaiman@td.gov.hk' <wongwaiman@td.gov.hk>
Cc: 'Horace Mak' [redacted] 'keiferho' [redacted]
Subject: Proposed Residential Development (Proposed Amendments to the Approved Development Scheme) with Minor Relaxation of Building Height Restriction at Lot Nos. 1766 RP, 1768 RP, 1770 RP, 1771 RP, 1774 RP and adjoining Government Land in D.D. 3 TC - TNIA

Dear Mr. Wong,

Proposed Residential Development (Proposed Amendments to the Approved Development Scheme) with Minor Relaxation of Building Height Restriction at Lot Nos. 1766 RP, 1768 RP, 1770 RP, 1771 RP, 1774 RP and adjoining Government Land in D.D. 3 TC, Tung Chung Road North, Tung Chung

Year 2046 Traffic Forecasts for Traffic Noise Impact Assessment (TNIA)

We refer to the captioned planning application.

The proposed development is targeted to be completed by 2031 tentatively and therefore year 2046 traffic forecasts (i.e. year 2031 + 15 years) are required for the Traffic Noise Impact Assessment (TNIA) to be conducted by the Environmental consultants.

It is understood that TD's endorsement on the traffic forecast used in the TNIA is required by EPD. Therefore, we are pleased to submit herewith a technical note which summarizes the methodology and results of the traffic forecasts for Traffic Noise Impact Assessment for your kind consideration and approval.

Should you have any queries or require further information, please do not hesitate to contact me or Mr. Horace Mak at [redacted]

Thank you very much for your kind attention and we are looking forward to your favourable reply at your earliest convenience.

P.S. The original has also been issued to you by post.

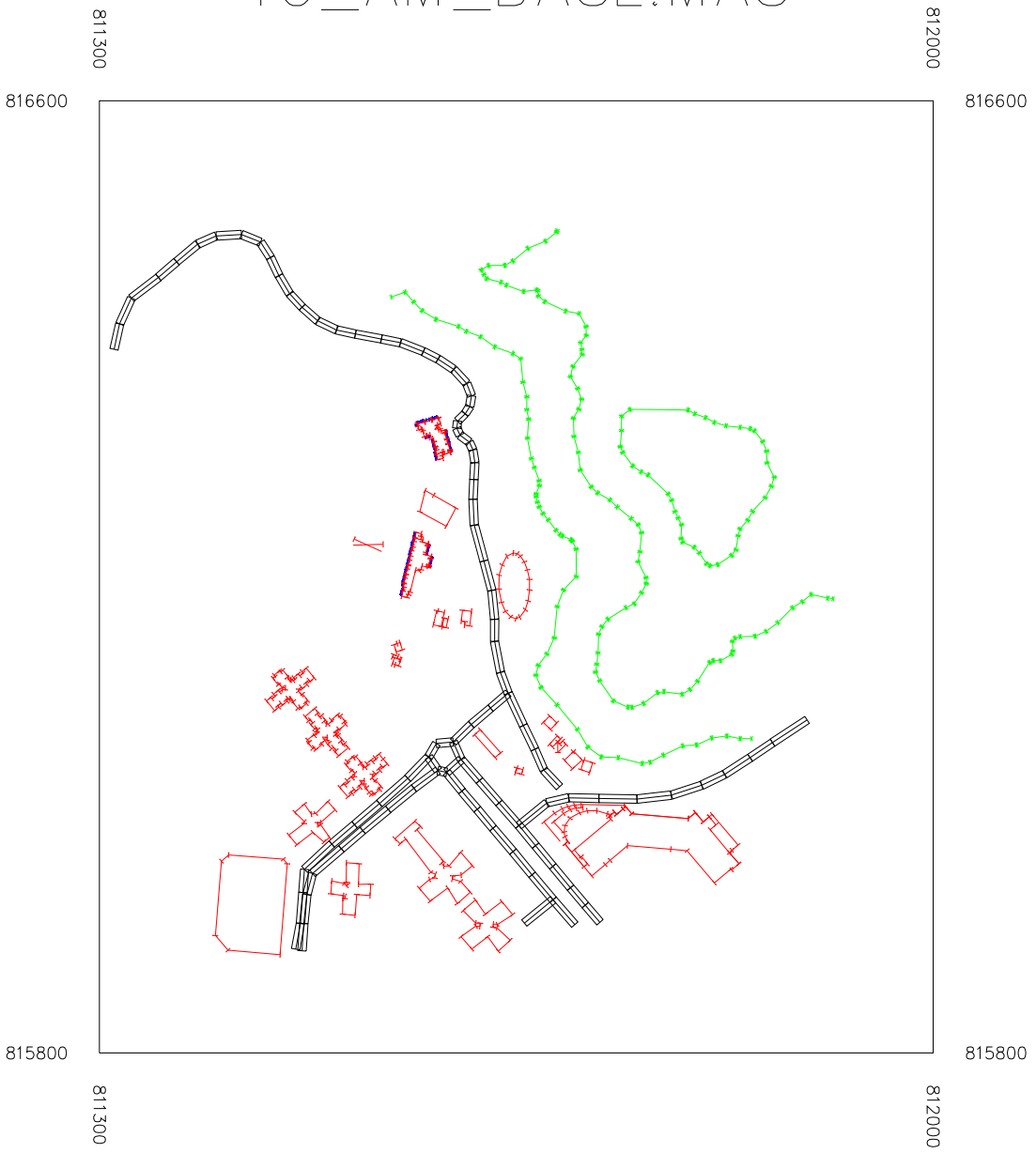
Regards,

Evonne Li
Senior Traffic Engineer
[redacted]

CTA Consultants Limited
[redacted]

Appendix 2.2 Modelling Layout for Road Traffic Noise Impact Assessment

TC_AM_BASE.MAS



Appendix 2.3 Result of Road Traffic Noise Impact Assessment (Base Scenario)

Predicted Road Traffic Noise [L_{10}(1h) dB(A)] at Representative Sensitive Receivers (Based on Year 2046 Traffic Forecast)
Unmitigated Scenario (AM)

Floor	mPD	T1-01	T1-02	T1-03	T1-04	T1-05	T1-06	T1-07	T1-08	T1-09	T1-10	T1-11	T1-12	T1-13	T1-14	T1-15	T1-16	T1-17	T1-18	T1-19	T1-20	T1-21	T1-22	T1-23	T1-24	T1-25	T1-26	T1-27	T1-28	T1-29
G/F	11.3	62	59	58	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	61	68	68	67	66	69	69	NA	NA
1/F	14.7	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	61	68	68	67	66	69	69	NA	NA
2/F	18.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	69	68	67	66	69	69	69	69
3/F	21.5	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	69	68	67	66	69	69	69	69
4/F	24.9	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	69	68	67	66	69	69	69	69
5/F	28.3	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	68	68	67	66	69	69	69	69
6/F	31.7	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	69	68	67	66	69	69	69	69
7/F	35.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	61	69	68	67	66	69	69	69	69
8/F	38.5	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	61	62	69	68	67	66	69	69	69	69
9/F	41.9	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
10/F	45.3	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
11/F	48.7	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
12/F	52.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	61	63	68	68	67	66	69	68	68	68
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No. of flats with		0			0			0			0			0			0			0			0		0			0		
Max. Noise Level (dB(A))		62	59	58	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	63	69	68	67	66	69	69	69	69

Floor	mPD	T2-01	T2-02	T2-03	T2-04	T2-05	T2-06	T2-07	T2-08	T2-09	T2-10	T2-11	T2-12	T2-13	T2-14	T2-15	T2-16	T2-17	T2-18	T2-19	T2-20	T2-21	T2-22	T2-23	T2-24	T2-25	T2-26
G/F	11.3	67	65	62	61	57	56	51	43	60	67	69	69	69	69	70	70	71	72	75	75	75	75	75	75	74	74
1/F	14.7	66	65	62	61	57	56	51	43	60	67	69	69	69	69	70	70	71	72	75	75	75	75	75	74	74	74
2/F	18.1	66	64	62	61	57	56	51	44	60	67	69	69	69	69	70	70	71	72	74	74	74	74	74	74	74	74
3/F	21.5	66	64	62	61	57	56	51	45	60	67	69	69	69	69	69	70	71	71	74	74	74	74	74	74	74	73
4/F	24.9	66	64	62	61	57	56	51	46	60	67	69	69	69	69	69	70	70	71	73	73	73	73	73	73	73	73
5/F	28.3	66	64	62	61	58	57	52	49	60	67	69	69	69	69	69	70	70	71	72	73	73	73	73	73	73	73
6/F	31.7	66	64	63	61	59	58	54	53	60	67	68	69	69	69	69	70	70	71	72	72	72	72	72	72	72	72
7/F	35.1	66	65	63	62	60	59	56	56	61	67	68	68	69	69	69	69	70	71	72	72	72	72	72	72	72	72
8/F	38.5	66	65	64	62	60	59	57	58	61	67	68	68	68	69	69	69	70	70	71	71	71	71	71	71	72	72
9/F	41.9	66	65	64	62	60	60	57	58	61	67	68	68	68	68	69	69	69	70	71	71	71	71	71	71	71	71
10/F	45.3	66	65	64	62	60	60	58	58	61	67	68	68	68	68	69	69	69	70	70	71	71	71	71	71	71	71
11/F	48.7	66	64	63	62	60	60	58	58	61	67	68	68	68	68	68	69	69	70	70	70	70	70	70	70	71	71
12/F	52.1	66	64	63	62	60	60	58	59	61	67	68	68	68	68	68	69	69	69	70	70	70	70	70	70	70	70
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	8	10	11	11	11	11	11	12	12
No. of flats with		0			0		0		0		0					8				11		11		11		12	
Max. Noise Level (dB(A))		67	65	64	62	60	60	58	59	61	67	69	69	69	69	70	70	71	72	75	75	75	75	75	75	74	74

Noise level that will exceed limit of 70dB(A)
NA Not Applicable as there are no residential units

Max Noise Level (dB(A)) =	75
Total no. of Exceedance =	101
Total no. of flat Exceedance =	53
Total no. of Premises =	269
% Compliance =	80%

Predicted Road Traffic Noise [L_{10}(1h) dB(A)] at Representative Sensitive Receivers (Based on Year 2046 Traffic Forecast)
Unmitigated Scenario (PM)

Floor	mPD	T1-01	T1-02	T1-03	T1-04	T1-05	T1-06	T1-07	T1-08	T1-09	T1-10	T1-11	T1-12	T1-13	T1-14	T1-15	T1-16	T1-17	T1-18	T1-19	T1-20	T1-21	T1-22	T1-23	T1-24	T1-25	T1-26	T1-27	T1-28	T1-29
G/F	11.3	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	68	68	67	66	69	68	NA	NA
1/F	14.7	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	68	68	67	66	69	69	NA	NA
2/F	18.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	68	68	67	66	69	69	69	69
3/F	21.5	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	68	68	67	66	69	69	69	69
4/F	24.9	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	68	68	67	66	69	69	69	69
5/F	28.3	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	68	68	67	66	69	69	69	69
6/F	31.7	61	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	61	68	68	67	66	69	69	69	69
7/F	35.1	61	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	61	68	68	67	66	69	69	68	68
8/F	38.5	61	58	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	61	68	68	67	66	69	68	68	68
9/F	41.9	61	58	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	68	68	67	66	69	68	68	68
10/F	45.3	61	58	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	68	68	67	66	69	68	68	68
11/F	48.7	61	58	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	68	68	67	66	68	68	68	68
12/F	52.1	61	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	68	67	67	66	68	68	68	68
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No. of flats with exceedance		0			0			0			0			0			0			0			0		0		0		0	
Max. Noise Level (dB(A))		62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	61	62	68	68	67	66	69	69	69	69

Floor	mPD	T2-01	T2-02	T2-03	T2-04	T2-05	T2-06	T2-07	T2-08	T2-09	T2-10	T2-11	T2-12	T2-13	T2-14	T2-15	T2-16	T2-17	T2-18	T2-19	T2-20	T2-21	T2-22	T2-23	T2-24	T2-25	T2-26
G/F	11.3	66	65	62	61	57	56	51	42	60	67	69	69	69	69	69	70	71	72	75	75	75	75	75	74	74	74
1/F	14.7	66	64	62	61	57	56	51	43	60	67	69	69	69	69	70	70	71	72	74	75	75	75	75	74	74	74
2/F	18.1	66	64	62	61	57	56	51	43	60	67	69	69	69	69	69	70	71	72	74	74	74	74	74	74	74	74
3/F	21.5	66	64	62	61	57	56	51	44	60	67	69	69	69	69	69	70	70	71	73	74	74	74	74	74	73	73
4/F	24.9	66	64	62	61	57	56	51	46	59	67	69	69	69	69	69	70	70	71	73	73	73	73	73	73	73	73
5/F	28.3	66	64	62	61	58	57	52	48	59	67	68	69	69	69	69	70	70	71	72	72	73	73	73	73	73	73
6/F	31.7	66	64	62	61	58	57	54	52	60	67	68	68	69	69	69	69	70	71	72	72	72	72	72	72	72	72
7/F	35.1	66	64	63	61	59	58	55	55	60	67	68	68	69	69	69	69	70	70	71	72	72	72	72	72	72	72
8/F	38.5	66	64	63	61	59	59	56	57	61	67	68	68	68	69	69	69	70	70	71	71	71	71	71	71	71	71
9/F	41.9	66	64	63	62	60	59	57	57	61	67	68	68	68	68	69	69	69	70	71	71	71	71	71	71	71	71
10/F	45.3	66	64	63	61	60	59	57	58	61	67	68	68	68	68	68	69	69	70	70	70	71	71	71	71	71	71
11/F	48.7	66	64	63	61	60	59	57	58	61	67	68	68	68	68	68	69	69	70	70	70	70	70	70	70	70	70
12/F	52.1	65	64	63	62	60	59	57	58	61	67	68	68	68	68	68	68	69	69	70	70	70	70	70	70	70	70
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	7	10	10	11	11	11	11	11	11
No. of flats with		0			0		0		0		0					7				10		11		11		11	
Max. Noise Level (dB(A))		66	65	63	62	60	59	57	58	61	67	69	69	69	69	70	70	71	72	75	75	75	75	75	74	74	74

Noise level that will exceed limit of 70dB(A)

NA Not Applicable as there are no residential units

Max Noise Level (dB(A)) =	75
Total no. of Exceedance =	96
Total no. of flat Exceedance =	50
Total no. of Premises =	269
% Compliance =	81%

Predicted Road Traffic Noise [L_{10}(1h) dB(A)] at Representative Sensitive Receivers (Based on Year 2046 Traffic Forecast)
Unmitigated Scenario (Max of AM and PM)

Floor	mPD	T1-01	T1-02	T1-03	T1-04	T1-05	T1-06	T1-07	T1-08	T1-09	T1-10	T1-11	T1-12	T1-13	T1-14	T1-15	T1-16	T1-17	T1-18	T1-19	T1-20	T1-21	T1-22	T1-23	T1-24	T1-25	T1-26	T1-27	T1-28	T1-29
G/F	11.3	62	59	58	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	61	68	68	67	66	69	69	NA	NA
1/F	14.7	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	61	68	68	67	66	69	69	NA	NA
2/F	18.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	69	68	67	66	69	69	69	69
3/F	21.5	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	69	68	67	66	69	69	69	69
4/F	24.9	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	69	68	67	66	69	69	69	69
5/F	28.3	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	68	68	67	66	69	69	69	69
6/F	31.7	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	69	68	67	66	69	69	69	69
7/F	35.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	61	69	68	67	66	69	69	69	69
8/F	38.5	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	61	62	69	68	67	66	69	69	69	69
9/F	41.9	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
10/F	45.3	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
11/F	48.7	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
12/F	52.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	61	63	68	68	67	66	69	68	68	68
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No. of flats with exceedance		0			0			0			0			0			0			0			0		0			0		
Max. Noise Level		62	59	58	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	63	69	68	67	66	69	69	69	69

Floor	mPD	T2-01	T2-02	T2-03	T2-04	T2-05	T2-06	T2-07	T2-08	T2-09	T2-10	T2-11	T2-12	T2-13	T2-14	T2-15	T2-16	T2-17	T2-18	T2-19	T2-20	T2-21	T2-22	T2-23	T2-24	T2-25	T2-26
G/F	11.3	67	65	62	61	57	56	51	43	60	67	69	69	69	69	70	70	71	72	75	75	75	75	75	75	74	74
1/F	14.7	66	65	62	61	57	56	51	43	60	67	69	69	69	69	70	70	71	72	75	75	75	75	75	74	74	74
2/F	18.1	66	64	62	61	57	56	51	44	60	67	69	69	69	69	70	70	71	72	74	74	74	74	74	74	74	74
3/F	21.5	66	64	62	61	57	56	51	45	60	67	69	69	69	69	69	70	71	71	74	74	74	74	74	74	74	73
4/F	24.9	66	64	62	61	57	56	51	46	60	67	69	69	69	69	69	70	70	71	73	73	73	73	73	73	73	73
5/F	28.3	66	64	62	61	58	57	52	49	60	67	69	69	69	69	69	70	70	71	72	73	73	73	73	73	73	73
6/F	31.7	66	64	63	61	59	58	54	53	60	67	68	69	69	69	69	70	70	71	72	72	72	72	72	72	72	72
7/F	35.1	66	65	63	62	60	59	56	56	61	67	68	68	69	69	69	69	70	71	72	72	72	72	72	72	72	72
8/F	38.5	66	65	64	62	60	59	57	58	61	67	68	68	68	69	69	69	70	70	71	71	71	71	71	71	72	72
9/F	41.9	66	65	64	62	60	60	57	58	61	67	68	68	68	68	69	69	69	70	71	71	71	71	71	71	71	71
10/F	45.3	66	65	64	62	60	60	58	58	61	67	68	68	68	68	69	69	69	70	70	71	71	71	71	71	71	71
11/F	48.7	66	64	63	62	60	60	58	58	61	67	68	68	68	68	68	69	69	70	70	70	70	70	70	70	71	71
12/F	52.1	66	64	63	62	60	60	58	59	61	67	68	68	68	68	68	69	69	69	70	70	70	70	70	70	70	70
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	8	10	11	11	11	11	11	12	12
No. of flats with exceedance		0			0		0		0		0					8			11			11			11		12	
Max. Noise Level		67	65	64	62	60	60	58	59	61	67	69	69	69	69	70	70	71	72	75	75	75	75	75	75	74	74

Noise level that will exceed limit of 70dB(A)

NA Not Applicable as there are no residential units

Max Noise Level (dB(A)) =	75
Total no. of Exceedance =	101
Total no. of flat Exceedance =	53
Total no. of Premises =	269
% Compliance =	80%

Appendix 2.4 Relative Noise Reduction (RNR) for Innovative Noise Mitigation Measures (INMD) and results of Road Traffic Noise Impact Assessment (Mitigated Scenario)

RNR adopted for all NSR with traffic noise exceedance

Project Case							Corrections		Enhancement			Reference Reduction				
NSR	Room	Room Area	Maximum Predicted Noise Level	Overlap / Gap [1]	Required OOA <=[3]	Provided OOA [4]	Room Area	Opening Area			Max RNR [5]	Config	Room Area	OOA [2]	Overlap / Gap [1]	Noise Reduction [5]
		sqm	L10,peak hr, dB(A)	mm/mm	sqm	sqm	dB(A)	dB(A)			dB(A)		sqm	sqm	mm/mm	dB(A)
T2-17	BR	5.5	71	100 / 100	0.52	0.52	-1.63	0.00			**4.4**	PN_8sqm	8	0.52	100 / 100	6.0
T2-18	BR	10.5	72	100 / 100	0.52	0.52	0.00	0.00			**6.0**	PN_8sqm	8	0.52	100 / 100	6.0
T2-19	BR	7.5	75	100 / 100	0.52	0.52	-0.28	0.00			**5.7**	PN_8sqm	8	0.52	100 / 100	6.0
T2-20	Liv	12.7	75	275 / 100	3.23	3.23	-4.79	0.00	SAM	1.50	**5.5**	NPE-Liv-SD_Enh	38	3.23	275 / 100	8.8
T2-21	Liv	12.7	75	275 / 100	3.23	3.23	-4.79	0.00	SAM	1.50	**5.5**	NPE-Liv-SD_Enh	38	3.23	275 / 100	8.8
T2-22	BR	7.3	75	100 / 100	0.52	0.52	-0.40	0.00			**5.6**	PN_8sqm	8	0.52	100 / 100	6.0
T2-23	BR	7.1	75	100 / 100	0.52	0.52	-0.52	0.00			**5.5**	PN_8sqm	8	0.52	100 / 100	6.0
T2-24	Liv	11.1	75	275 / 100	3.23	3.23	-5.38	0.00	SAM	1.50	**4.9**	NPE-Liv-SD_Enh	38	3.23	275 / 100	8.8
T2-25	Liv	12.1	74	275 / 100	3.23	3.23	-5.00	0.00	SAM	1.50	**5.3**	NPE-Liv-SD_Enh	38	3.23	275 / 100	8.8
T2-26	BR	7.5	74	100 / 100	0.52	0.52	-0.28	0.00			**5.7**	PN_8sqm	8	0.52	100 / 100	6.0

[1] **Gap / Overlap** Gap: Gap Width between interior sliding panel and exterior glazing, or between exterior glazing; Overlap: Overlapping Length

[2] **OOA** Outer Opening Area

[3] **Required OOA** The area of ventilation opening required under Building (Planning) Regulations and BEAM Plus requirements as advised by Project Architect

[4] **Provided OOA** The maximum OOA provided in design, complying with prescribed ventilation opening requirement under Building (Planning) Regulations.
Only windows with "Provided OOA" larger than OOA in referenced configuration are presented here

[5] **RNR** *Reletive Noise Reduction* - For NSRs proposed with Noise Mitigation Measures (NMM), the presented noise level is not the actual noise level at the external façade after the application of NMM, and these noise level are only the equivalent noise level at 1m from the external facade after accounting the reduction in noise levels inside the flat offered by propsoed NMM.
Max RNR: The maximum allowable RNR in subject case, taken into account the room area correction and opening area correction

Schedule of Acoustic Window / Acoustic Balcony

Floor	mPD	T1-01	T1-02	T1-03	T1-04	T1-05	T1-06	T1-07	T1-08	T1-09	T1-10	T1-11	T1-12	T1-13	T1-14	T1-15	T1-16	T1-17	T1-18	T1-19	T1-20	T1-21	T1-22	T1-23	T1-24	T1-25	T1-26	T1-27	T1-28	T1-29
G/F	11.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1/F	14.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2/F	18.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3/F	21.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4/F	24.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5/F	28.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6/F	31.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7/F	35.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8/F	38.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9/F	41.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10/F	45.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11/F	48.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12/F	52.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Floor	mPD	T2-01	T2-02	T2-03	T2-04	T2-05	T2-06	T2-07	T2-08	T2-09	T2-10	T2-11	T2-12	T2-13	T2-14	T2-15	T2-16	T2-17	T2-18	T2-19	T2-20	T2-21	T2-22	T2-23	T2-24	T2-25	T2-26
G/F	11.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
1/F	14.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
2/F	18.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
3/F	21.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
4/F	24.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
5/F	28.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
6/F	31.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
7/F	35.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
8/F	38.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
9/F	41.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
10/F	45.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm	PN_8sqm	NPE-Liv-SD_Enh	NPE-Liv-SD_Enh	PN_8sqm
11/F	48.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NPE-Liv-SD_Enh	PN_8sqm
12/F	52.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Schedule of Acoustic Window / Acoustic Balcony		Qtn.
PN_8sqm	Acoustic Window (Ref.: PN 5/23), Room area: 8sqm	56
NPE-Liv-SD_Enh	Acoustic Balcony (Ref.: NPE), Room area: 38sqm, SAM at door frame and balcony ceiling	45

Predicted Road Traffic Noise [L_{10}(1h) dB(A)] at Representative Sensitive Receivers (Based on Year 2046 Traffic Forecast)
Mitigated Scenario

Floor	mPD	T1-01	T1-02	T1-03	T1-04	T1-05	T1-06	T1-07	T1-08	T1-09	T1-10	T1-11	T1-12	T1-13	T1-14	T1-15	T1-16	T1-17	T1-18	T1-19	T1-20	T1-21	T1-22	T1-23	T1-24	T1-25	T1-26	T1-27	T1-28	T1-29
G/F	11.3	62	59	58	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	61	68	68	67	66	69	69	NA	NA
1/F	14.7	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	61	68	68	67	66	69	69	NA	NA
2/F	18.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	69	68	67	66	69	69	69	69
3/F	21.5	62	59	58	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	69	68	67	66	69	69	69	69
4/F	24.9	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	69	68	67	66	69	69	69	69
5/F	28.3	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	68	68	67	66	69	69	69	69
6/F	31.7	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	61	69	68	67	66	69	69	69	69
7/F	35.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	60	61	69	68	67	66	69	69	69	69
8/F	38.5	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	61	62	69	68	67	66	69	69	69	69
9/F	41.9	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
10/F	45.3	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
11/F	48.7	62	59	58	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	61	62	69	68	67	66	69	69	69	69
12/F	52.1	62	59	58	59	59	59	59	59	59	59	59	59	59	59	59	59	60	60	60	61	63	68	68	67	66	69	68	68	68
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No. of flats with exceedance		0			0			0			0			0			0			0			0			0			0	
Max. Noise Level (dB(A))		62	59	58	59	59	59	59	59	59	59	59	59	59	60	60	60	60	60	60	61	63	69	68	67	66	69	69	69	69

Floor	mPD	T2-01	T2-02	T2-03	T2-04	T2-05	T2-06	T2-07	T2-08	T2-09	T2-10	T2-11	T2-12	T2-13	T2-14	T2-15	T2-16	T2-17	T2-18	T2-19	T2-20	T2-21	T2-22	T2-23	T2-24	T2-25	T2-26
G/F	11.3	67	65	62	61	57	56	51	43	60	67	69	69	69	69	70	70	66	66	69	69	69	69	69	70	69	68
1/F	14.7	66	65	62	61	57	56	51	43	60	67	69	69	69	69	70	70	66	66	69	69	69	69	69	69	69	68
2/F	18.1	66	64	62	61	57	56	51	44	60	67	69	69	69	69	70	70	66	66	68	69	69	69	69	69	69	68
3/F	21.5	66	64	62	61	57	56	51	45	60	67	69	69	69	69	69	70	66	65	68	68	68	68	68	69	68	68
4/F	24.9	66	64	62	61	57	56	51	46	60	67	69	69	69	69	69	70	70	65	67	67	68	68	68	68	68	67
5/F	28.3	66	64	62	61	58	57	52	49	60	67	69	69	69	69	69	70	70	65	67	67	67	67	67	68	67	67
6/F	31.7	66	64	63	61	59	58	54	53	60	67	68	69	69	69	69	70	70	65	66	66	67	67	67	67	67	66
7/F	35.1	66	65	63	62	60	59	56	56	61	67	68	68	69	69	69	69	70	65	66	66	66	66	66	67	66	66
8/F	38.5	66	65	64	62	60	59	57	58	61	67	68	68	68	69	69	69	70	70	65	66	66	66	66	66	66	66
9/F	41.9	66	65	64	62	60	60	57	58	61	67	68	68	68	68	69	69	69	70	65	65	65	65	66	66	66	65
10/F	45.3	66	65	64	62	60	60	58	58	61	67	68	68	68	68	69	69	69	70	70	65	65	65	65	66	65	65
11/F	48.7	66	64	63	62	60	60	58	58	61	67	68	68	68	68	68	69	69	70	70	70	70	70	70	70	65	65
12/F	52.1	66	64	63	62	60	60	58	59	61	67	68	68	68	68	68	69	69	69	70	70	70	70	70	70	70	70
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No. of flats with exceedance		0			0		0		0		0					0				0			0			0	
Max. Noise Level (dB(A))		67	65	64	62	60	60	58	59	61	67	69	69	69	69	70	70	70	70	70	70	70	70	70	70	70	70

Schedule of Acoustic Window / Acoustic Balcony	
PN_8sqm	Acoustic Window (Ref.: PN 5/23), Room area: 8sqm
NPE-Liv-SD_Enh	Acoustic Balcony (Ref.: NPE), Room area: 38sqm, SAM at door frame and balcony ceiling

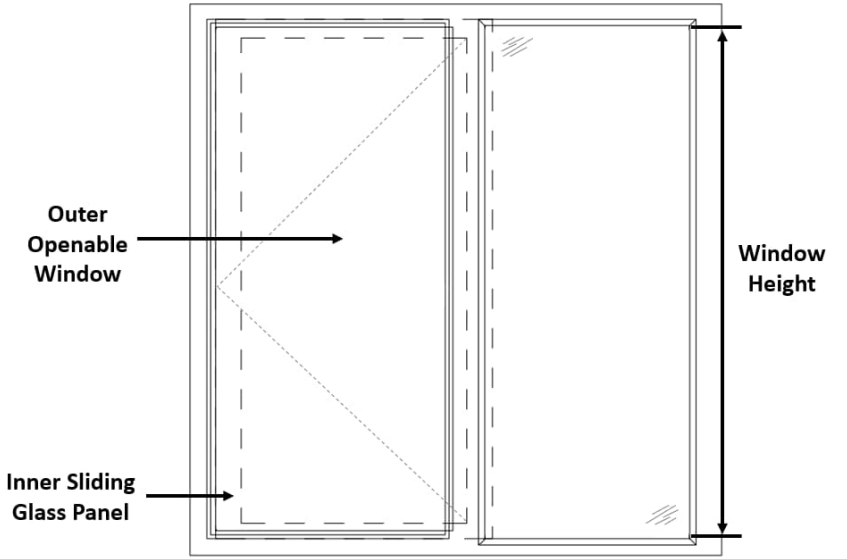
Max Noise Level (dB(A)) =	70
Total no. of Exceedance =	0
Total no. of flat Exceedance =	0
Total no. of Premises =	269
% Compliance =	100%

Remark: The predicted noise level after adopting the proposed noise mitigation measures does not necessarily represent the noise level at 1m from the external façade, but the equivalent noise level at 1m from the external façade after accounting the reduction in noise level inside the room offered by the proposed noise mitigation

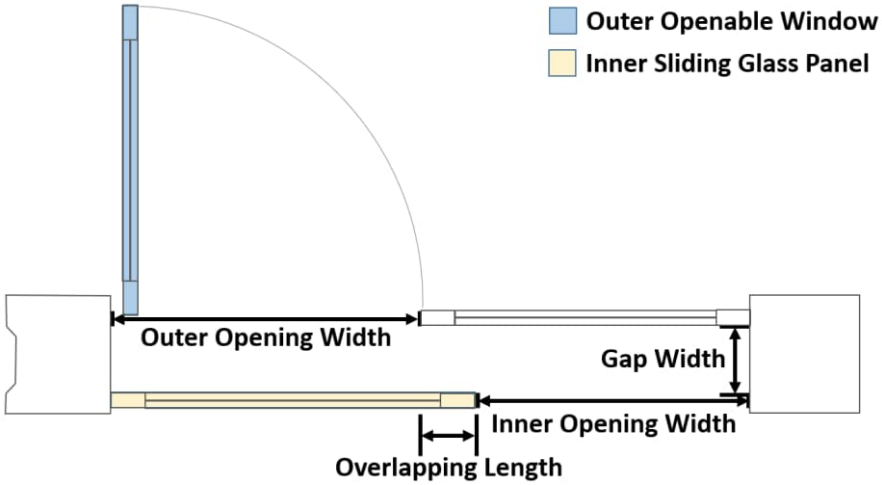
NA Not Applicable as there are no residential units

Appendix 2.5 Schematic Diagram of INMD Proposed

(I) Possible design of "Acoustic Window (Baffle Type)" for 8m² and 18m² habitable rooms (i.e. dining room, living room or bedroom)



INTERNAL VIEW (NOT TO SCALE)



PLAN (NOT TO SCALE)

Possible Designs of "Acoustic Window (Baffle Type)" for 8m² and 18m² rooms					
Room Size (m^2)	**Room Dimensions (mm^3)**	**Inner Window Opening (mm^2)**	**Outer Window Opening (mm^2)**	**Overlapping Length (mm)**	**Gap Width (mm)**
8	**3200 (W) x 2500 (D) x 3400 (H)**	**580 (W) x 870 (H)**	**600 (W) x 870 (H)**	**≥ 100**	**100 to 175**
18	**5300 (W) x 3390 (D) x 3400 (H)**	**750 (W) x 1500 (H)**	**750 (W) x 1500 (H)**	**≥ 100**	**100 to 175**

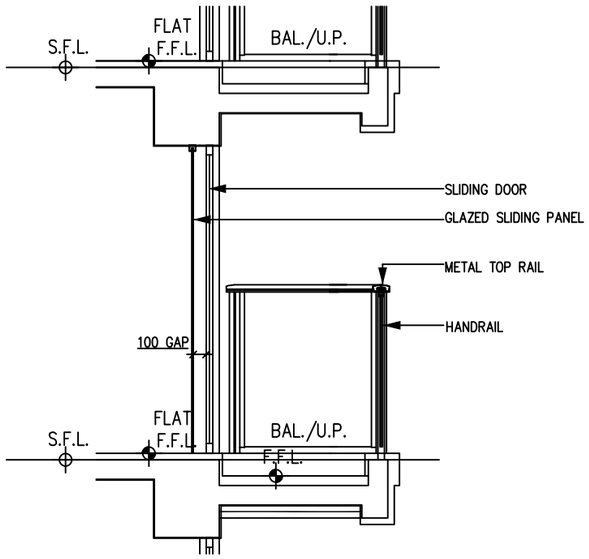
Notes:

a. These are feasible designs of AW(BT) for 8m² and 18m² rooms.

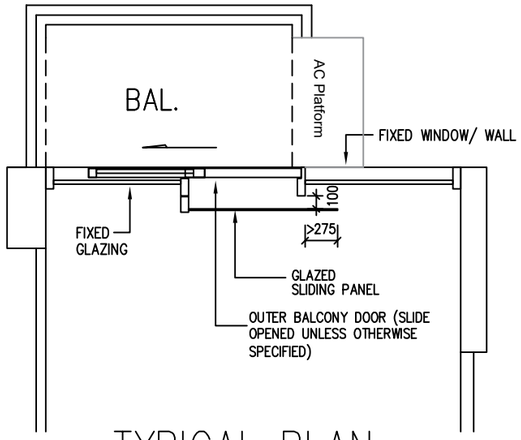
b. For optimum performance of noise reduction, the air gap should have a pane-to-pane overlapping length of ≥ 100mm and a gap width between 100mm and 175mm, with the inner sliding glass panel in a closed position. The window pane shall be ≥ 6mm in thickness.

Reference for proposed Acoustic Window "**PN_8sqm**" and "**PN_8sqm_Enh**"

NPE-Liv-SD



TYPICAL SECTION

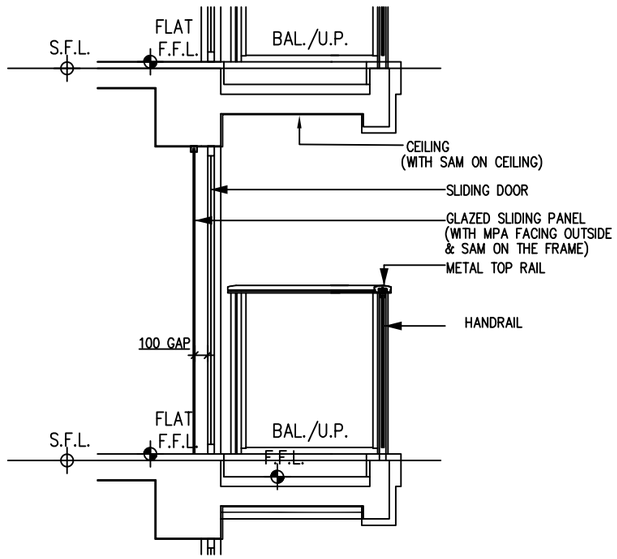


TYPICAL PLAN

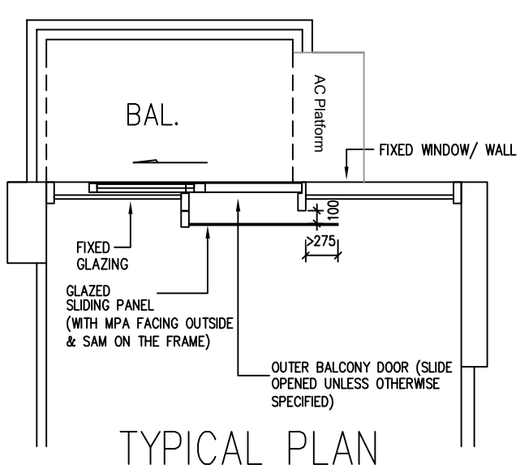
FOR ABOVE PROPOSED ACOUSTIC BALCONY CONFIGURATION:

MICRO-PERFORATED MEMBRANE ABSORBER (MPA) AT INNER SLIDING PANEL	NOT REQUIRED
SOUND ABSORPTIVE MATERIAL (SAM) AT DOOR FRAME AND BALCONY CEILING	NOT REQUIRED

NPE-Liv-SD_Enh



TYPICAL SECTION



TYPICAL PLAN

FOR ABOVE PROPOSED ACOUSTIC BALCONY CONFIGURATION:

MICRO-PERFORATED MEMBRANE ABSORBER (MPA) AT INNER SLIDING PANEL	ADOPTED
SOUND ABSORPTIVE MATERIAL (SAM) AT DOOR FRAME AND BALCONY CEILING	ADOPTED

Note:
The design is made reference to the reference case, it will be subject to further refinement at the detailed design stage.

Appendix: 2.5

Title: Indicative Design of Acoustic Balcony (Baffle Type)

Project: S16 Planning Application for Proposed Residential Developent at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung

RAMBOLL

Drawn by:	TW
Checked by:	TC
Rev.:	1.0
Date:	Nov 2025

C:\Users\TKWONG\OneDrive - Ramboll\Desktop\RAMBOLL Resources Shortcuts\AW Presentation\DRAWINGS\KTN24\DLNKTN24_SSF-PNBsqm PNBsqmL ABBT RCHE-AWBT -20250408_b.dwg, KTN24 App26 AB-BT (2)

Appendix 3.1 Site Survey Records

Fixed Noise Survey Record for Environmental Assessment for S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung

Location	Photos	Survey Record
Car washing facility	 	It is observed noise was emitted from the car washing facility during operation. The main operation of the facility is car-washing, which vehicle maintenance is not involved. The operation hour of the facility is from 10am to 7pm. Noise measurement of 30mins at the entrance of the facility is taken when the facility is in operation. The measured sound pressure level is 57.7 dB(A) at about 35m from the entrance of the facility.

Appendix 3.2 Fixed Noise Source Impact Assessment

Table 1 : Fixed Noise Source Impact Assessment
Day and Evening Time Period

T1-01

Coordinate of NSR (X)	Coordinate of NSR (Y)	Source ID	Description	Coordinates of Noise Sources (X)	Coordinates of Noise Sources (Y)	Measured Sound Pressure Level dB(A)	Reference Distance (m)	SWL dB(A)	Shortest Horizontal Distance from NSR to noise source (m)	Distance Correction dB(A)	Barrier Correction dB(A) [1]	Tonality Correction dB(A)	Façade Correction dB(A)	Corrected Noise Level dB(A)
811553.1	816185.4	S1	Car-washing facility	811642	816052	57.7	35	--	160	13.2	10	6	3	43
													Total	43
													Standard	**60**
													Complied?	**Yes**

T1-29

Coordinate of NSR (X)	Coordinate of NSR (Y)	Source ID	Description	Coordinates of Noise Sources (X)	Coordinates of Noise Sources (Y)	Measured Sound Pressure Level dB(A)	Reference Distance (m)	SWL dB(A)	Shortest Horizontal Distance from NSR to noise source (m)	Distance Correction dB(A)	Barrier Correction dB(A)	Tonality Correction dB(A)	Façade Correction dB(A)	Corrected Noise Level dB(A)
811577.5	816209.0	S1	Car-washing facility	811642	816052	57.7	35	--	170	13.7	0	6	3	53
													Total	53
													Standard	**60**
													Complied?	**Yes**

Remark
[1] As the line of sight of T1-01 to S1 is blocked by the Proposed Building itself, thus 10 dB(A) barrier correction is adopted.

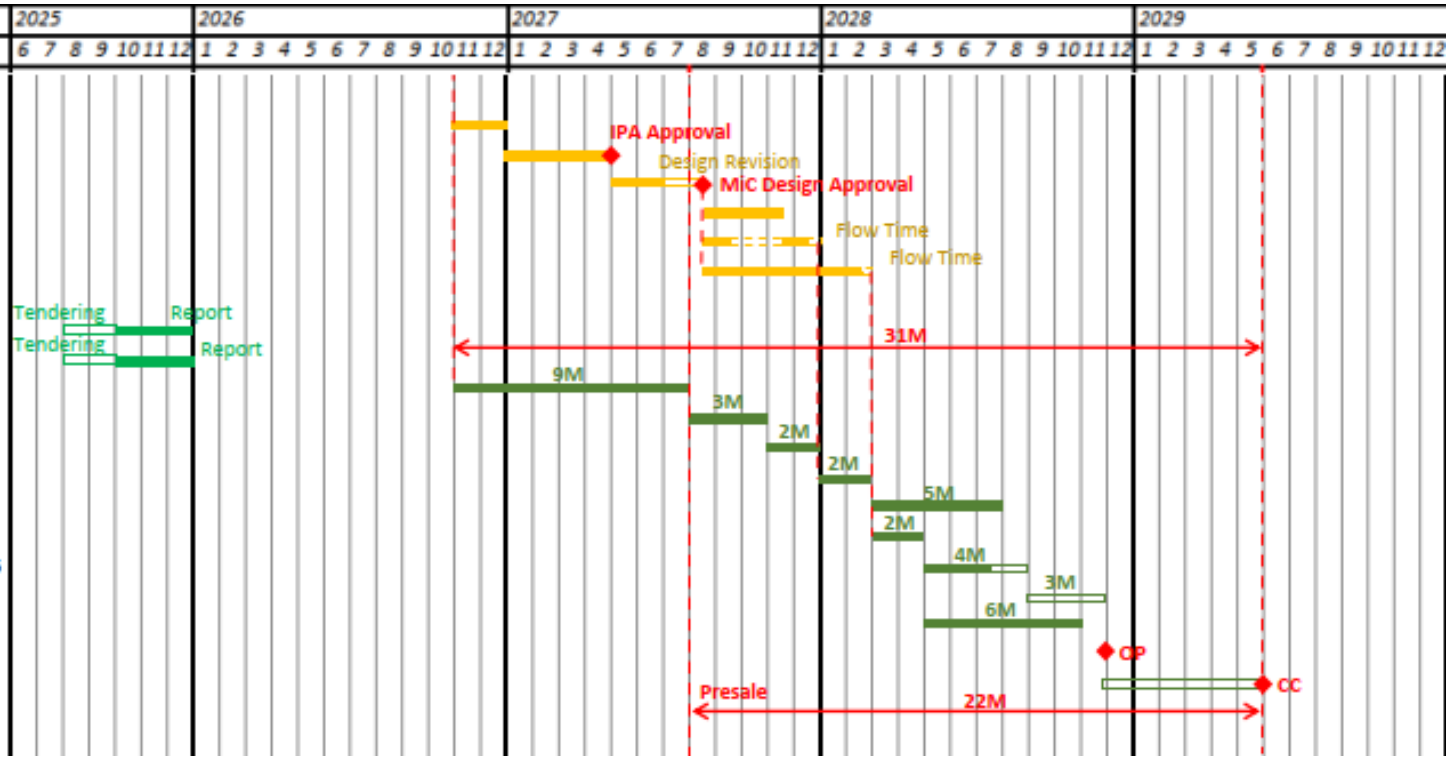
Appendix 4.1 Tentative Construction Programme

PROPOSED RESIDENTIAL DEVELOPMENT AT TUNG CHUNG NORTH ROAD

Steel MiC Scheme Master Programme

28 October 2025

Item	Works	Month
	Contractor's MiC Design	
	MiC System Design	2
	IPA Amendment Submission	4
	Mock Up	2+1.5
	Long-lead Material Ordering	3
	First Batch Fabrication	1+1
	Mass Fabrication	6
	Construction	
	Topo/ UU/ Tree Survey	2+2
	Ground Investigation	2+3
	Foundation/ ELS/ Pile Cap	9
	Basement & Transfer Plate	3
	RC Core Structure	2
	MiC Installation	2
	Remaining In-Situ Works (Curtain Wall, Interfacing, etc)	5
	Roof Construction/ Machine Room/ Gondola Installation	2
	Lift Installation & EMSD Inspection	2.5+1.5
	FSD & BD Inspection	3
	External Landscape	6
	Occupation Permit	
	Certificate of Compliance	



Appendix 4.2 Extracted Information from AEIAR-196/2016

water mark of the CA zone. Considered that there is only relatively limited works for the footing construction and the area affected would likely be the area above high water mark with relatively less disturbance on ecological habitat, adverse impact is thus not anticipated.

2.4.1.109 Regarding the northern portion of the development, Tung Chung Road North, L21 and L31 will be local distributors while L31 will involve formation of a new left-in-left-out vehicular access on Yu Tung Road.

2.4.1.110 In order to cater for the increased population within Tung Chung Valley, Shek Mun Kap Road has to be widened from the existing one-way configuration to two-way configuration to allow for the associated traffic demand. Given there are already existing village houses erected at the southern side of Shek Mun Kap Road, the proposed widening can only be made towards the northern side of the road which will inevitably touch the existing Fung Shui Woods. Although ecological constraints from natural habitat have been taken into account in the design of road connection network in TCW, a minor encroachment onto the Fung Shui Woods with approximately 0.04 ha in size is still inevitable due to limited separation distance away from existing village houses. Ecological impacts due to the road connection networks will be separately discussed in **Chapter 9**. **Table 2.11** summarizes the lengths and number of lanes of distributor roads involved in TCE and TCW.

Table 2.11 Summary table of distributor roads involved in TCE and TCW

Internal Road	Number of Lane	Length (m)
TCE		
Road D1	4	930
Road D2	4	790
Road D3	4	840
Road D4	4	220
Road L1	2	390
Road L2	2	730
Road L3	2	720
Road L4	2	460
Road L5	2	360
Road L6	2	300
Road L7	2	430
Road L8	2	110
Road L9	2	110
Road L10	2	80
Tung Chung Road North	2	360

LEGEND

RD PROPOSED ROAD

Rev	Description	By	Date
D	FOURTH ISSUE	GL	11/15
C	THIRD ISSUE	GL	08/15
B	SECOND ISSUE	GL	06/15
A	FIRST ISSUE	GL	03/15

Consultant

ARUP

Project title

Tung Chung
New Town Extension

Drawing title

Locations of Road
Land Use in RODP (TCW)

Drawing no.	Rev.
Figure 2.18b	D

Drawn	Date	Checked	Approved
GL	11/15	LK	FC

Scale	Status
AS SHOWN	PRELIMINARY

CEDD 土木工程拓展署
Civil Engineering and Development Department

Printed by : 11/8/2015
Filename : G:\env\project\219844-70\13 Drawing Deliverables\24 Environmental Impact Assessment\Figure 2.18b - Locations of Road Land Use in RODP (TCW).dgn

Appendix 4.3 Franchised and licensed ferry service list from TD

Public Transport
Land-based Cross Boundary Transport
HK Strategic Route, Exit Number and Chainage Marker System
Intelligent Transport Systems (ITS)
Road Safety
Bus Safety
Tunnels & Bridges
Parking
Public Piers
Concern Over Environment
Pedestrians
Transport Figures
Integrated Information Platform for Major Road Works

FRANCHISED AND LICENSED FERRY SERVICE DETAILS

Franchised and Licensed Ferry Services

Inner Harbour

- North Point - Hung Hom
- North Point - Kowloon City
- North Point - Kwun Tong - Kai Tak
- Central - Hung Hom
- Water Taxi
- Central - Tsim Sha Tsui
- Wan Chai - Tsim Sha Tsui
- Sai Wan Ho - Sam Ka Tsuen
- Sai Wan Ho - Kwun Tong

Outlying Islands

- Central - Cheung Chau
- Central - Mui Wo
- Central - Peng Chau (including special departures between Peng Chau and Hei Ling Chau)
- Central - Yung Shue Wan
- Central - Sok Kwu Wan
- Tuen Mun - Tung Chung - Sha Lo Wan - Tai O
- Peng Chau - Mui Wo - Chi Ma Wan - Cheung Chau
- Aberdeen - Pak Kok Tsuen - Yung Shue Wan
- Aberdeen - Sok Kwu Wan (via Mo Tat)
- Central - Discovery Bay
- Discovery Bay - Mui Wo
- Discovery Bay - Peng Chau/Trappist Monastery
- Ma Wan - Central
- Ma Wan - Tsuen Wan
- North Point - Joss House Bay

Appendix 4.4 Odour Complaint Record

Sally Chiu

From: Cho Wing WONG/EPD <chowingwong@epd.gov.hk>
Sent: Thursday, March 5, 2026 4:24 PM
To: [redacted]
Cc: [redacted] Zhongming HE/EPD; PL YAU/EPD
Subject: Re: Enquiry for the Odour Complaint Records - Chung Yan Road Sewage Pumping Station & Mooring Sites

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sally,

We talked before. Please find the summary of the 5 odour complaints for your reference:

No.	Date	Location	Nature of Odour
1	8/5/2025	Hong Kong Market (Yat Tung)	Greasy fume/ cooking odour from a food premises
2	14/7/2025	Yat Tung Estate Public Transport Terminus	Malodour from a mobile toilet
3	20/1/2026	94 Ma Wan Chung	Greasy fume/ cooking odour from a food premises
4	29/1/2026	94 Ma Wan Chung	Greasy fume/ cooking odour from a food premises
5	4/2/2026	DD3 TC Lot 1770	Malodour from unknown source

Should there be any questions, please feel free to contact the undersigned.
Thanks.

Regards,
Fiona WONG
Environmental Protection Department
Tel: 2187 3956

From: Sally Chiu [redacted]
Sent: Tuesday, March 3, 2026 5:38 PM
To: Cho Wing WONG/EPD <chowingwong@epd.gov.hk>
Cc: Tak Kwong Wong [redacted] Zhongming HE/EPD <zhongminghe@epd.gov.hk>; PL YAU/EPD <plyau@epd.gov.hk>
Subject: RE: Enquiry for the Odour Complaint Records - Chung Yan Road Sewage Pumping Station & Mooring Sites

Dear Fiona,

Per our phone conversation, we would like to obtain the further information (date of complaint, location of complaint, nature of odour) for the 5 odour complaints.

Thank you.

Kind regards
Sally Chiu
Assistant Environmental Consultant
[redacted]
Ramboll Hong Kong Limited

Classification: Confidential

From: Cho Wing WONG/EPD <chowingwong@epd.gov.hk>
Sent: Tuesday, March 3, 2026 4:41 PM
To: [redacted]
Cc: Tak Kwong Wong [redacted] Zhongming HE/EPD <zhongminghe@epd.gov.hk>; PL YAU/EPD <plyau@epd.gov.hk>
Subject: Re: Enquiry for the Odour Complaint Records - Chung Yan Road Sewage Pumping Station & Mooring Sites

Dear Sally Chiu,

I refer to you email below requesting odour complaint records near the Application Site (especially Chung Yan Road Sewage Pumping Station and the mooring sites at Ma Wan Chung) as shown in your attached figure over the past 5 years.

Based on our record, there were 5 odour complaints within 300m of the Application Site while no odour complaint records were received against Chung Yan Road Sewage Pumping Station or Ma Wan Chung Mooring Site in the past 5 five years.

While we have made a reasonable effort to ensure the completeness and accuracy of the information provided, you should comprehend that the information is provided as is and this office is not responsible or liable for any claim, loss or damage resulting from the use of this information.

Should you have any questions, please feel free to contact the undersigned.
Thanks.

Regards,
Fiona WONG
Environmental Protection Department
Tel: 2187 3956

From: [redacted]
Sent: Tuesday, February 24, 2026 2:23 PM
To: Cho Wing WONG/EPD <chowingwong@epd.gov.hk>
Cc: [redacted]
Subject: Enquiry for the Odour Complaint Records - Chung Yan Road Sewage Pumping Station & Mooring Sites

Dear Fiona,

We are the environmental consultant and preparing the Environmental Assessment Report. We received the comment from EPD, who requested us to check with the Regional Office whether there are any odour complaint records near our Application Site (especially Chung Yan Road Sewage Pumping Station and the mooring sites at Ma Wan Chung) in the past 5 years.

The location of our Application Site is attached for your easy reference.

Kind regards
Sally Chiu
Assistant Environmental Consultant
[redacted]
Ramboll Hong Kong Limited

Appendix 7.1 Reply correspondences from EPD & FSD

RAMBOLL

Ref.: CWPTCDD3EI01_0_0001L.25.docx

16 October 2025
By Post & Email

Environmental Protection Department
Environmental Compliance Division
Regional Office (South), Islands

8th floor, Chinachem Exchange Square,
1 Hoi wan Street, Quarry Bay, Hong Kong

Dear Ms. Fiona Wong,

Request for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

We are the environmental consultant who are commissioned to conduct a land contamination assessment for the Proposed Residential Development in DD3TC and Adjoining Government Land, Tung Chung, Lantau Island. Location of the subject site is shown in **Figure 1.1**.

According to the "Practice Guide for Investigation and Remediation of Contaminated Land" published by Environmental Protection Department (EPD) of the HKSAR, information including site history and other available information regarding the site shall be reviewed during the site appraisal to identify potential current and historical, on and off-site activities that could result in contamination of the site.

In view of this, we would like to request for the following information for our assessment.

1. Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc;

2. Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighbouring areas; and

3. Any land contamination assessment that has conducted at the site or neighbouring areas.

Your reply by 31 October 2025 is highly appreciated as it would be very helpful to our assessment. Should you have any queries, please do not hesitate to contact the undersigned at [redacted] or our Ms. Sally Chiu at [redacted].

Thank you very much for your attention.

Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

Tak Wong
Principal Consultant

Encl.
Annex 1 Location of Subject Site

Ramboll Hong Kong Limited 奧環香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com

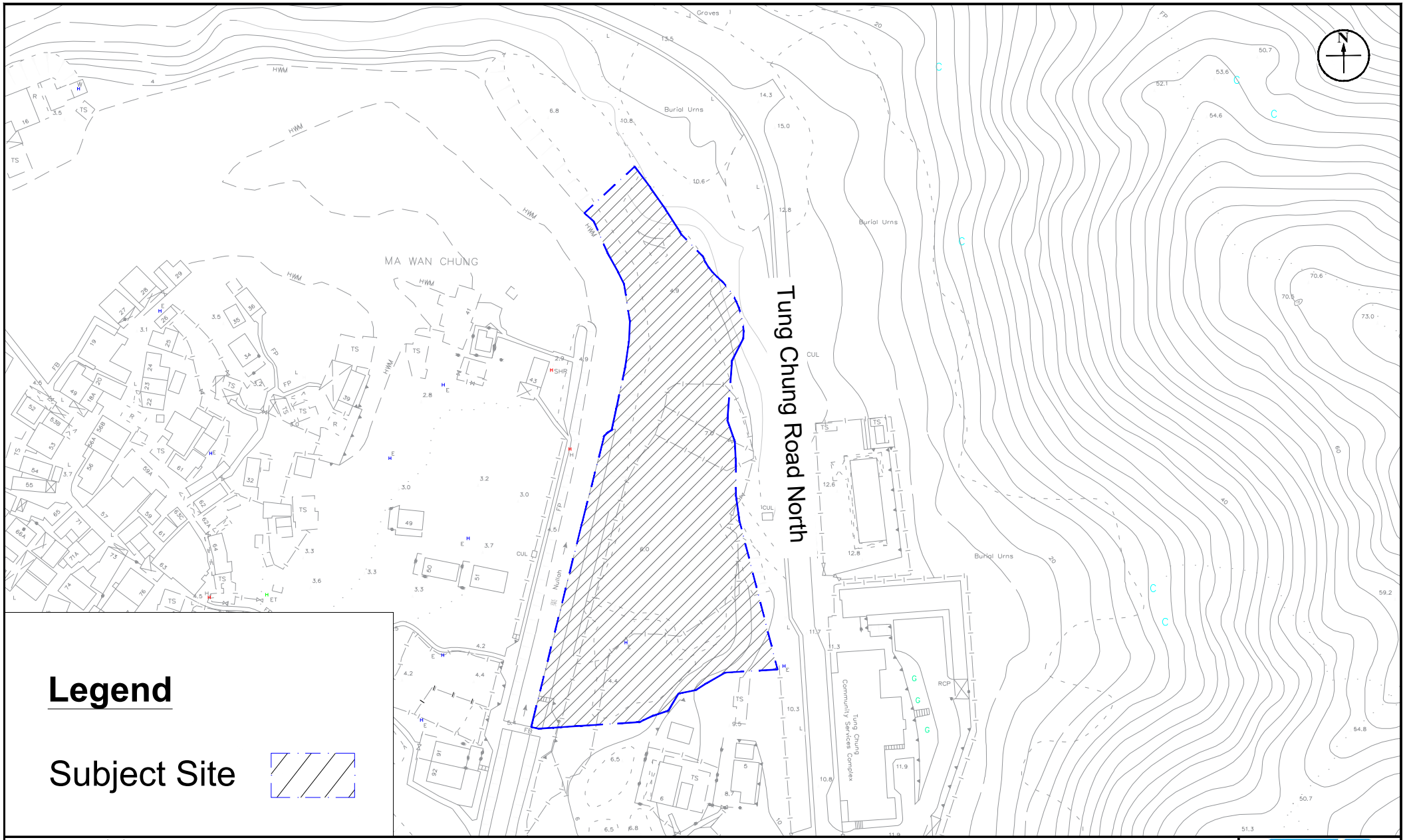


Figure: 1.1	RAMBOLL
Title: Location of Subject Site and its Environs	Drawn by: SC
	Checked by: TW
Project: S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung	Rev.: 1.0
	Date: Sep 2025

\\aphkfps3\Drive Q\Projects\CWPTCDD3EI01\05 Assessments\Site Location.dwg

Sally Chiu

From: Cho Wing WONG/EPD <chowingwong@epd.gov.hk>
Sent: Friday, 31 October 2025 5:07 pm
To: [redacted]
Cc:
Subject: Re: Request Information for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sally Chiu,

I refer to your letter and email dated 16 October 2025 requesting the following information with respect to the subject site as shown in your attached figure of your email/ letter:

1. Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc;

2. Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighbouring areas; and

3. Any land contamination assessment that has conducted at the site or neighbouring areas.

You are advised to visit our territory-wide register of chemical waste producers by making an appointment for the access to the register at the Territory Control Office (in Wan Chai).

Concerning the study area in your attached figure, we do not have any records of chemical spillage or leakage incident. You are reminded that this information is not exhaustive and you are advised to check with other concerned parties/authorities responsible for handling chemical leakage/spillage incidents. For any previous land contamination assessment at the site or neighbouring areas, you are advised to obtain from other related parties/ publicly available document. You may also consider taking samples for your assessment on land contamination, if necessary.

Should you have any enquiries, please feel free to contact the undersigned. Many thanks.

Regards,
Fiona WONG
Environmental Protection Department
Tel: 2187 3956

From: Sally Chiu [redacted]
Sent: Thursday, October 16, 2025 5:30 PM
To: Cho Wing WONG/EPD <chowingwong@epd.gov.hk>
Cc: Tak Kwong Wong [redacted]
Subject: Request Information for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

Dear Fiona,

We are the environmental consultant who are commissioned to conduct a land contamination assessment for the Proposed Residential Development in DD3TC and Adjoining Government Land, Tung Chung, Lantau Island. Location of the subject site is shown in **Figure 1.1** of the attached document.

According to the "Practice Guide for Investigation and Remediation of Contaminated Land" published by Environmental Protection Department (EPD) of the HKSAR, information including site history and other available information regarding the site shall be reviewed during the site appraisal to identify potential current and historical, on and off-site activities that could result in contamination of the site.

In view of this, we would like to request for the following information for our assessment.

1. Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc;

2. Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighbouring areas; and

3. Any land contamination assessment that has conducted at the site or neighbouring areas.

Your reply by 31 October 2025 is highly appreciated as it would be very helpful to our assessment. Should you have any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr. Tak Wong at [redacted].

Thank you very much for your attention.

Kind regards
Sally Chiu
Assistant Environmental Consultant
[redacted]
Ramboll Hong Kong Limited

RAMBOLL

Ref.: CWPTCDD3EI01_0_0002L.25.docx

16 October 2025
By Post & Email

Fire Services Department/ Management Group

9/F, Fire Services Headquarters Building,
1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon,
Hong Kong

Dear Sir/ Madam,

Request for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

We are the environmental consultant who are commissioned to conduct a land contamination assessment for the Proposed Residential Development in DD3TC and Adjoining Government Land, Tung Chung, Lantau Island. Location of the subject site is shown in **Figure 1.1**.

According to the "Practice Guide for Investigation and Remediation of Contaminated Land" published by Environmental Protection Department (EPD) of the HKSAR, information including site history and other available information regarding the site shall be reviewed during the site appraisal to identify potential current and historical, on and off-site activities that could result in contamination of the site.

In view of this, we would like to request for the following information for our assessment.

1. Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc;

2. Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighbouring areas; and

3. Any land contamination assessment that has conducted at the site or neighbouring areas.

Your reply by 31 October 2025 is highly appreciated as it would be very helpful to our assessment. Should you have any queries, please do not hesitate to contact the undersigned at [redacted] or our Ms. Sally Chiu at [redacted]

Thank you very much for your attention.

Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

Tak Wong
Principal Consultant

Encl.
Figure 1.1 Location of Subject Site
Annex 2 Letter of Appointment

Ramboll Hong Kong Limited 奧雅納香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com

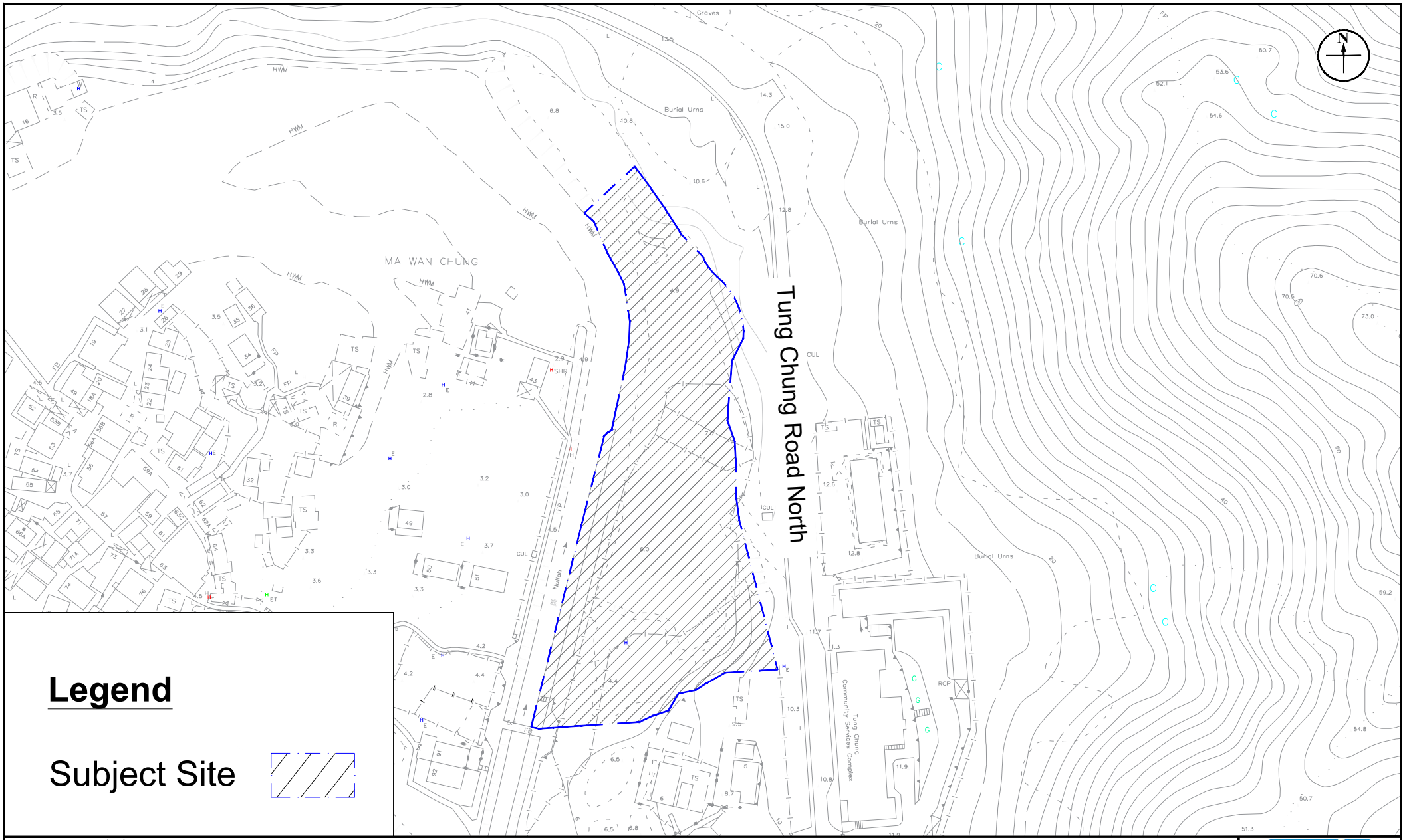


Figure: 1.1	RAMBOLL
Title: Location of Subject Site and its Environs	Drawn by: SC
	Checked by: TW
Project: S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung	Rev.: 1.0
	Date: Sep 2025

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廣譽發展有限公司
FULL FAME DEVELOPMENT LIMITED
(Subsidiary of Chun Wo Development Holdings Limited)

Your reference :
Our reference : HK12-14/0083-2025

14 October 2025

Ramboll Hong Kong Limited
21/F., BEA Harbour View Centre
56 Gloucester Road
Wan Chai
Hong Kong

Mr. David Yeung / Tony Cheng

Re: Request for Land Contamination Information
The Proposed Residential Development at DD3 TUNG CHUNG ("Project")

We, Full Fame Development Limited, as the Applicant of the Captioned Project, write to confirm the appointment of Ramboll Hong Kong Limited as our environmental consultant to prepare the Environmental Report and liaise with the relevant government departments to clarify the environmental issues (including land contamination issue) in support of the proposed development at various lots in DD3TC and adjoining government land, Tung Chung.

Thank you very much for your attention.

Yours sincerely
for and on behalf of
Full Fame Development Limited

For and on behalf of
FULL FAME DEVELOPMENT LIMITED
廣 譽 發 展 有 限 公 司

.....
Authorized Signature(s)
Ho Chun Wai
Director

香港九龍長沙灣永康街 55 號金百盛中心 10 樓
10/F, Kimberland Center, 55 Wing Hong Street, Cheung Sha Wan, Kowloon, Hong Kong
Tel: (852) 3758 8100 Fax: (852) 2744 6702

Sally Chiu

From: ado_lea_cs@hkfsd.gov.hk
Sent: Tuesday, 4 November 2025 7:29 pm
To: [redacted]
Cc: OE8 CS/FSD
Subject: Re: Request Information for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island
Attachments: CWPTCDD3EI01_0_0002L.25.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Our reference: (6) in FSD GR 6-5/4 R Pt. 61
Your reference: CWPTCDD3EI01_0_0002L.25.docx

Dear Ms. CHIU,

Request for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

Request for Information – Dangerous Goods Record and Records of accidents of spillage/leakage

I refer to your email of 16.10.2025 regarding the captioned request and reply below in response to your questions:-

Please be advised that neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found in connection with the given conditions of your request at the subject location.

If you have further questions, please feel free to contact the undersigned.

Best regards,

LEE Yeung, Darwin
Assistant Divisional Officer (Legal Affairs)(Acting)
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

From: ADO LEA CS <ado_lea_cs@hkfsd.gov.hk>
Sent: Friday, October 17, 2025 14:32

To: [redacted]
Cc: OE8 CS/FSD
Subject: Re: Fw: Request Information for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

Our reference: (6) in FSD GR 6-5/4 R Pt. 61
Your reference: CWPTCDD3EI01_0_0002L.25.docx

Dear Ms. CHIU,

Request for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

Request for Information – Dangerous Goods Record and Records of accidents of spillage/leakage

I refer to your email dated 16.10.2025 regarding the captioned subject.

Your case is being handled, and a reply will be furnished to you as soon as possible. Please be advised that due to time lapse, this Department can only provide the following information for your requested information:

(i) Dangerous Goods Licence Record: from the year of 1990 to present moment.

(ii) Incident Record: Past three years of fire and special services incidents. Lift incidents will be excluded unless otherwise required.

Should you have further questions, please feel free to contact the undersigned.

Best regards,

LEE Yeung, Darwin
Assistant Divisional Officer (Legal Affairs)(Acting)
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

----- Forwarded by AccessIO/FSD/HKSARG on 16/10/2025 17:37 -----

From: [redacted]
To: "aio_fsd@hkfsd.gov.hk" <aio_fsd@hkfsd.gov.hk>
Cc: [redacted]
Date: 16/10/2025 17:32
Subject: Request Information for Land Contamination Information at Various Lots in DD3TC and Adjoining Government Land (GL), Tung Chung, Lantau Island

---

Dear Sir/ Madam,

We are the environmental consultant who are commissioned to conduct a land contamination assessment for the Proposed Residential Development in DD3TC and Adjoining Government Land,

Tung Chung, Lantau Island. Location of the subject site is shown in **Figure 1.1** of the attached document.

According to the "Practice Guide for Investigation and Remediation of Contaminated Land" published by Environmental Protection Department (EPD) of the HKSAR, information including site history and other available information regarding the site shall be reviewed during the site appraisal to identify potential current and historical, on and off-site activities that could result in contamination of the site.

In view of this, we would like to request for the following information for our assessment.

1. Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc;

2. Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighbouring areas; and

3. Any land contamination assessment that has conducted at the site or neighbouring areas.

Your reply by 31 October 2025 is highly appreciated as it would be very helpful to our assessment. Should you have any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr. Tak Wong at [redacted]

Thank you very much for your attention.

[redacted]

Classification: Confidential
(File-Checksum-00000001)

Appendix 7.2 Aerial Photos

Appendix: 8.2

Title: Historial Aerial Photo 1985 - A02632

Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island

RAMBOLL

Drawn by: SC

Checked by: TW

Rev.: 1.0

Date: Jan 2026

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Appendix: 8.2

Title: Historial Aerial Photo 1995 - CN12174

Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	TW
Rev.:	1.0
Date:	Jan 2026

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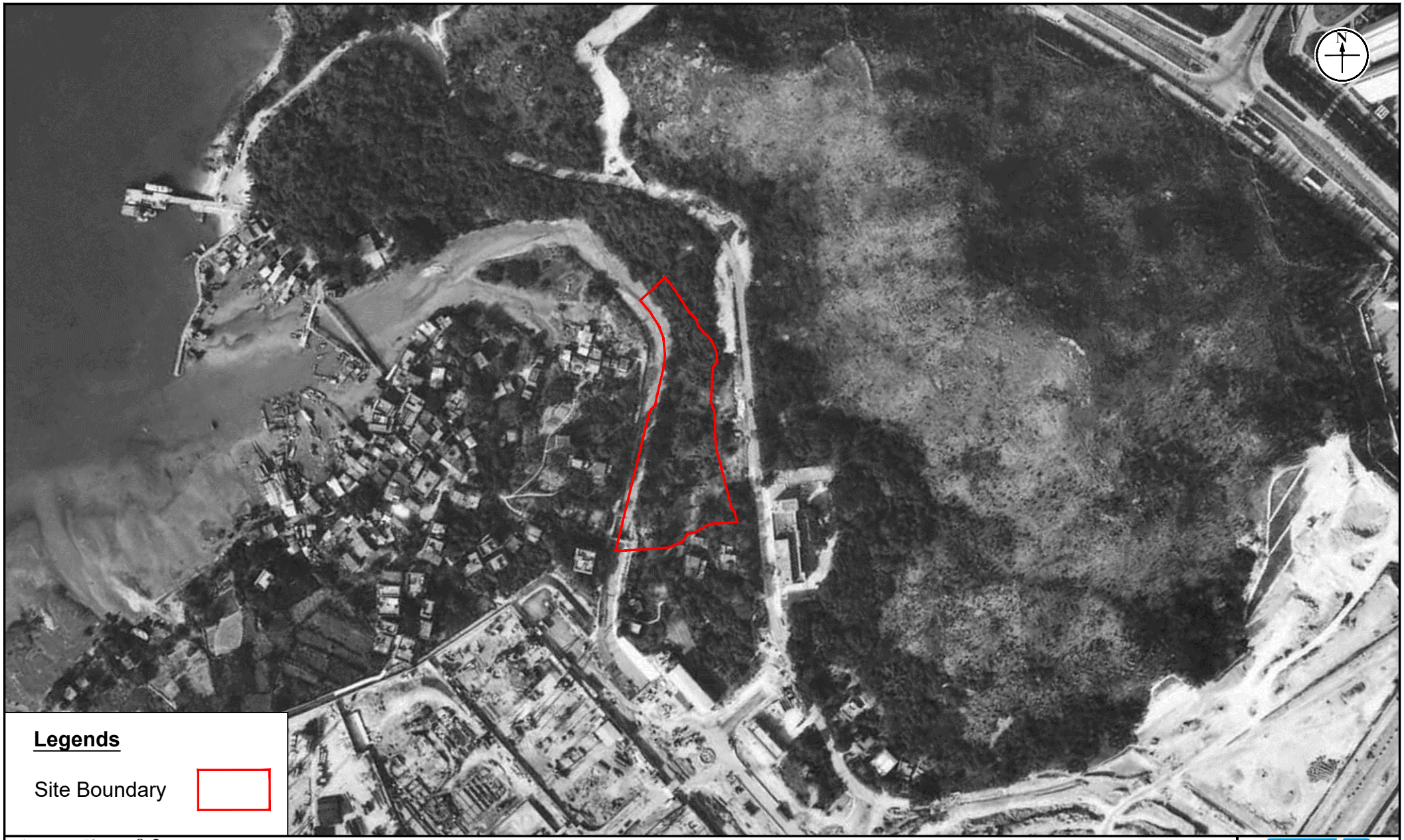

Appendix: 8.2

Title: Historial Aerial Photo 2000 - A50726

Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	TW
Rev.:	1.0
Date:	Jan 2026

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Appendix: 8.2

Title: Historial Aerial Photo 2005 - CW69820

Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island

RAMBOLL

Drawn by: SC

Checked by: TW

Rev.: 1.0

Date: Jan 2026

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Appendix: 8.2

Title: Historial Aerial Photo 2010 - CW87163

Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	TW
Rev.:	1.0
Date:	Jan 2026

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Appendix: 8.2

Title: Historial Aerial Photo 2015 - CW116986

Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	TW
Rev.:	1.0
Date:	Jan 2026

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Appendix: 8.2	RAMBOLL
Title: Historial Aerial Photo 2020 - E108178C	Drawn by: SC Checked by: TW
Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island	Rev.: 1.0 Date: Jan 2026

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Legends

Site Boundary

Appendix: 8.2	RAMBOLL
Title: Historial Aerial Photo 2025 - E251843C	Drawn by: SC Checked by: TW
Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island	Rev.: 1.0 Date: Jan 2026

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Appendix 7.3 Site Walkover Checklist

Annex C1

Site Walkover Checklist

Date of Site Visit:

GENERAL SITE DETAILS

SITE OWNER/CLIENT	Full Fame Development Limited
PROPERTY ADDRESS	[redacted]

PERSON CONDUCTING THE QUESTIONNAIRE

NAME	Mr. Wiki Leung
POSITION	Project Manager

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME	Mr. Ho Chun Wai
POSITION	Director
TELEPHONE	[redacted]

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled. **Obtain a flow schematic if possible.**

Number of employees:	Full-time:	Nil
	Part-time:	Nil
	Temporary/Seasonal:	Nil
Maximum no. of people on site at any time:		Nil
Typical hours of operation:		Nil
Number of shifts:		Nil
Days per week:		Nil
Weeks per year:		Nil
Scheduled plant shut-down:		Nil

Detail the main sources of energy at the site:

Gas	~~Yes~~/No
Electricity	Yes/~~No~~
Coal	~~Yes~~/No
Oil	~~Yes~~/No
Other	~~Yes~~/No

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: 5,400 m^2

What area of the site is covered by buildings (%): /

Please list all current and previous owners/occupiers if possible. Temporary carpark

Is a site plan available? If yes, please attach. ~~Yes~~ /No

Are there any other parties on site as tenants or sub-tenants? ~~Yes~~/No

If yes, identify those parties: /

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Vacant woodland

South: Village houses and woodland

East: Tung Chung Road North, Construction Site

West: Open Nullah

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Sloped, from high side of Tung Chung Road North to low side of Open of open nullah to the West

State the size and location of the nearest residential communities.

Scatter Village house to the South and to the West over open nullah

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Questionnaire with Existing Site Owner

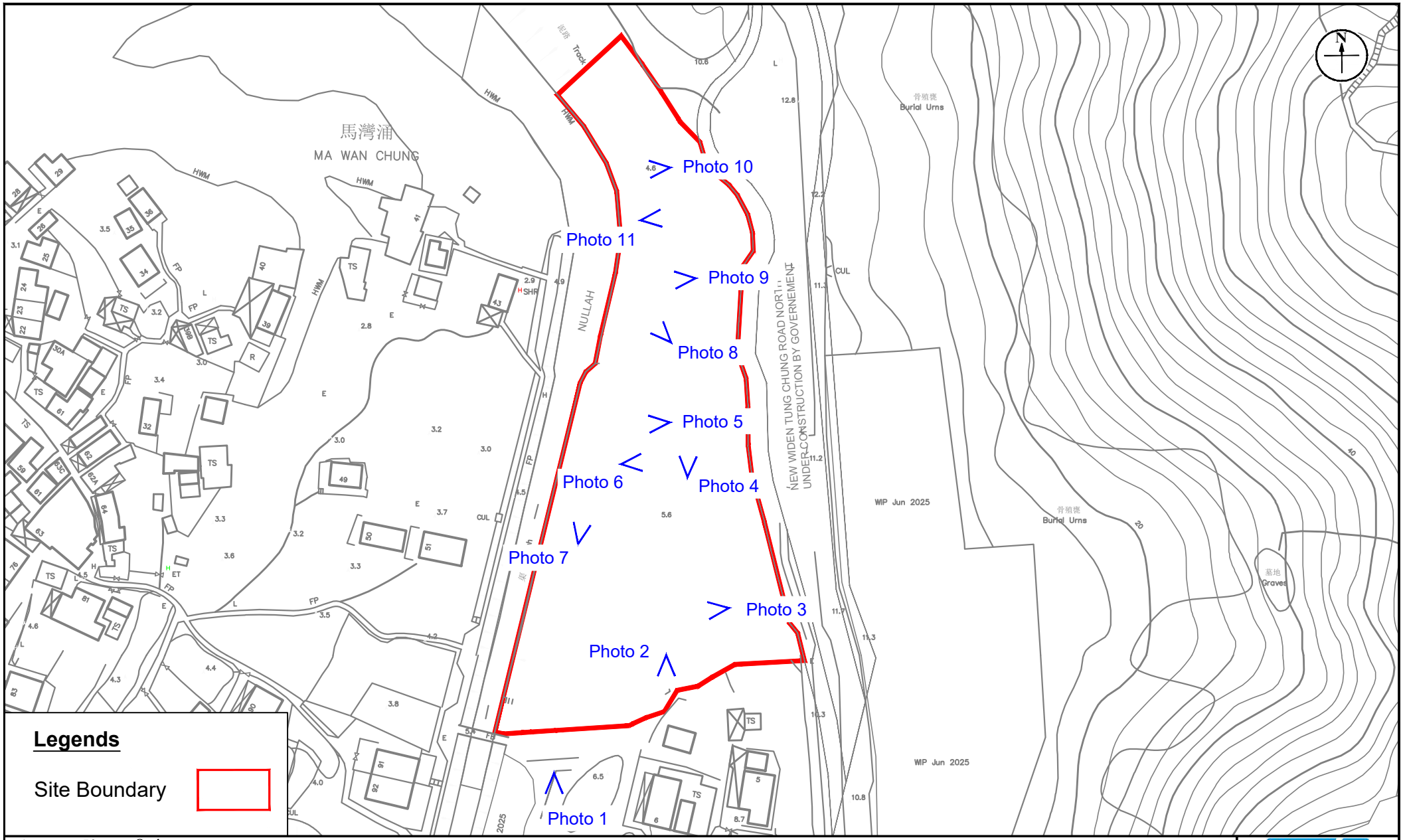
		Yes/No	Notes
1.	What are the main activities/operations at the above address?		Car Park
2.	How long have you been occupying the site?		NA
3.	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy?)	No	
4.	Prior to your occupancy, who occupied the site?		NA
5.	What were the main activities/operations during their occupancy?		NA
6.	Have there been any major changes in operations carried out at the site in the last 10 years?	No	
7.	Have any polluting activities been carried out in the vicinity of the site in the past?		No
8.	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?		No
9.	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?		No
10	Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	
11.	Are any chemicals used in your daily operations? (If yes, please provide details.)	No	
	• Where do you store these chemicals?		
12.	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	No	
13.	Has the facility produced a separate hazardous substance inventory?	No	
14.	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)		No
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?		No
16.	Do you have any underground storage tanks? (If yes, please provide details.)	No	
	▪ How many underground storage tanks do you have on site?		
	▪ What are the tanks constructed of?		
	▪ What are the contents of these tanks?		
	▪ Are the pipelines above or below ground?		

	▪ If the pipelines are below ground, has any leak and integrity testing been performed?		
	▪ Have there been any spills associated with these tanks?		
17.	Are there any disused underground storage tanks?	No	
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	No	
19.	How are the wastes disposed of?		Nil
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	
21.	Have any spills occurred on site? (If yes, please provide details.)	No	
	• When did the spill occur?		
	• What were the substances spilled?		
	• What was the quantity of material spilled?		
	• Did you notify the relevant departments of the spill?		
	• What were the actions taken to clean up the spill?		
	• What were the areas affected?		
22.	Do you have any records of major renovation of your site or rearrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	No	
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	No	
24.	Are there any known contaminations on site? (If yes, please provide details.)	No	
25.	Has the site ever been remediated? (If yes, please provide details.)	No	

Observations

		Yes/No	Notes
1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	NA	There are no chemical stored within the Site
2.	What are the conditions of the bund walls and floors?	NA	
3.	Are any surface water drains located near to drum storage and unloading areas?	No	
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	No	
5.	Is there a storage site for the wastes?	No	
6.	Is there an on-site landfill?	No	
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	
9.	Are there any potential off-site sources of contamination?	No	
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12.	Any noticeable odours during site walkover?	No	
13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	

Appendix 7.4 Site Photo Record



Appendix: 8.4

Title: Photo Directions for Site Appraisal

Project: Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Governemnt Land, Tung Chung Road North, Tung Chung, Lantau Island

RAMBOLL

Drawn by:	SC
Checked by:	CC
Rev.:	1.0
Date:	Jan 2026

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Appendix 8.4 Photo Records

Photo 1: The ground is paved with concrete in good condition. No oil stains and smells are observed.

Photo 2: Storage containers are observed. However, there are no direct contact between the containers and the ground and the ground is paved with concrete in good condition. No oil stains and smells are observed.

Photo 3: The area is planted with green trees.

Photo 4: The area is used as temporary car park. No oil refilling activities are observed. The ground is paved with concrete in good condition. No oil stains and smells are observed.

Appendix 8.4 Photo Records

Photo 5: The area is used as temporary car park. No oil refilling activities are observed. The ground is paved with concrete in good condition. No oil stains and smells are observed.

Photo 6: The area is used as temporary car park. No oil refilling activities are observed. The ground is paved with concrete in good condition. No oil stains and smells are observed.

Photo 7: The area is used as temporary car park. No oil refilling activities are observed. The ground is paved with concrete in good condition. No oil stains and smells are observed.

Photo 8: Entrance road of the Site. The area is covered with sand in good condition. No oil stains and smells are observed.

Appendix 8.4 Photo Records

Photo 9: Containers are observed but there is no direct contact between the container and the ground. Temporary toilets and water bottles are observed too. The area is covered in sand in good condition. No oil stains and smells are observed.

Photo 10: A boat and some construction machines are observed but they are not in operation. The area is covered in sand in good condition. No oil stains and smells are observed.

Photo 11: The area is planted with trees

Annex F

Replacement Page of Sewerage Impact Assessment

5 ASSESSMENT

5.1 Designed Sewage Flow – Proposed Development

5.1.1 The estimated peak flow generated by the estimated population for the proposed development is summarized on Table 3. Detailed calculation is contained in **Appendix D**.

Catchment ID	Contributing Population	ADWF (m^3/day)	Peaking Factor	Peak Flow (m^3/s)
T1 & T2 (carpark inclusive)	1171	306.88	5	0.0177
Clubhouse (swimming pool inclusive)		9.12	5	0.00053

Table 3- Estimated Peak Flow

5.1.2 The proposed sewer connecting with the proposed foul terminal manhole no. FTMH1 and the planned public sewer manhole no. FMH-J07 constructed by CEDD is checked to be hydraulic adequate by Colebrook-White equation. Detailed calculation is contained in **Appendix D**.

5.1.3 The proposed sewage flow for the Site under this S16 application is 316 m^3/day, which is larger than CEDD's design sewage flow of 166m^3/day for the Site (Area 48). An assessment on the pipelines connecting with planned public sewer manhole no. FMH-J07 and existing CYRSPS are conducted.

5.1.4 The hydraulic capacity of the planned public sewerage pipeline system being constructed by CEDD is checked to be hydraulic adequate by Colebrook-White equation. Detailed calculation is contained in **Appendix D**.

5.1.5 The current dry weather flow of the existing CYRSPS and TCSPS, and are 22,464 m^3/day and 52,992 m^3/day respectively, while the current treatment capacity of SHWSTW is approximately 70,000 m^3/day. Insignificant sewerage impact to the existing sewerage facilities is envisaged.

6 CONCLUSION & RECOMMENDATIONS

6.1 Conclusion

6.1.1 According to the Development Parameters for the proposed residential development provided by the developer, the estimated ADWF for the whole development site discharging to CYRSPS, TCSPS and SHWSTW is 316 m^3/day. No adverse impact to the existing sewerage facilities is envisaged.

6.1.2 The hydraulic capacity of the planned public sewerage pipeline system being constructed by CEDD is checked to be hydraulic adequate to convey both CEDD's design sewage flows and the increased sewage flow from the proposed residential development. No adverse impact on the sewerage system is expected.

Annex G

Updated Visual Appraisal

S16 PLANNING APPLICATION
APPROVED TUNG CHUNG TOWN CENTRE AREA OZP No. S/I-TCTC/24

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

VISUAL APPRAISAL

April 2026

Applicant:
Full Fame Development Limited

Prepared by:
KTA Planning Limited

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S16 PLANNING APPLICATION FOR AMENDMENT OF PLAN APPROVED TUNG CHUNG TOWN CENTRE AREA OZP No. S/I-TCTC/24

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use, Tung Chung Town Lot 49,Tung Chung Road North, Lantau Island

Visual Appraisal

1 INTRODUCTION

1.1 Purpose

1.1.1 This Visual Appraisal is prepared on behalf of Full Fame Development Limited in support of the s.16 Planning Application to enable the Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use ("the Proposed Development") at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island ("the Application Site"). This Visual Appraisal ("VA") evaluates, in accordance with the '*Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board'* (TPB PG-No. 41A), the anticipated visual impacts of Proposed Development on the viewers relevant to the Application Site and concludes with a recommendation on mitigation measures if necessary.

2 IDENTIFICATION OF VIEWING POINTS

2.1 Selection of Representative Viewing Points

2.1.1 Representative VPs have been selected for assessing the visual impact to the viewers. These VPs cover public views from easily accessible and popular area from different directions. When selecting VPs, priority has been given to major public open space, public focal points, open spaces, existing/future pedestrian node, key pedestrian/vehicular corridor, and existing major vistas will be considered as major visual sensitive viewpoints.

2.1.2 In this VA, four VPs are selected for further assessment on the visual impact of the Proposed Development for demonstrating the potential cumulative impact, which are briefly introduced as follows and summarised in **Table 2.1**. Location of the VPs are illustrated in **Figure 2.1**.

VP1 – Ma Wan Chung Pier (about 250m to the west of the Application Site)

2.1.3 Ma Wan Chung Pier is situated at Ma Wan Chung Village and to the west of Tung Chung Town Centre. Not only the nearby villagers and fishermen mainly use the pier to load or unload their catch, it is also a scenic spot for tourist visiting Tung Chung to enjoy the ambient atmosphere of this fishing village and the magnificent view of Tung Chung Bay. Therefore, VP1 is selected to review the impact to the villagers and visitors of Ma Wan Chung Village.

VP2 – Planned Open Space at Tung Chung Area 37 (about 30m to the west of the Application Site)

2.1.4 VP2 is taken at a site zoned “Open Space” immediately to the northeast of Ma Wan Chung Village. The site abuts the nullah adjoining the Application Site and shall be an extended part of the future town park in Areas 29A and 29B. According to the Explanatory Notes of the approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24 (“the OZP”), the zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. The visual impact to the local residents of nearby Ma Wan Chung Village and Yat Tung Estate using this planned open space will be assessed.

VP3 – Roundabout near “Kui Yat House Yat Tung Estate” Bus Stop (about 250m to the south of the Development Site)

2.1.5 VP3 is taken at the roundabout at Yut Tung Street and Chung Yan Road, near “Kui Yat House Yat Tung Estate” bus stop. Since the roundabout is the only way to the Yat Tung Estate Public Transport Terminus and the public housing development in Area 23, this VP represents the transient view of the commuters and pedestrian of the nearby residential developments.

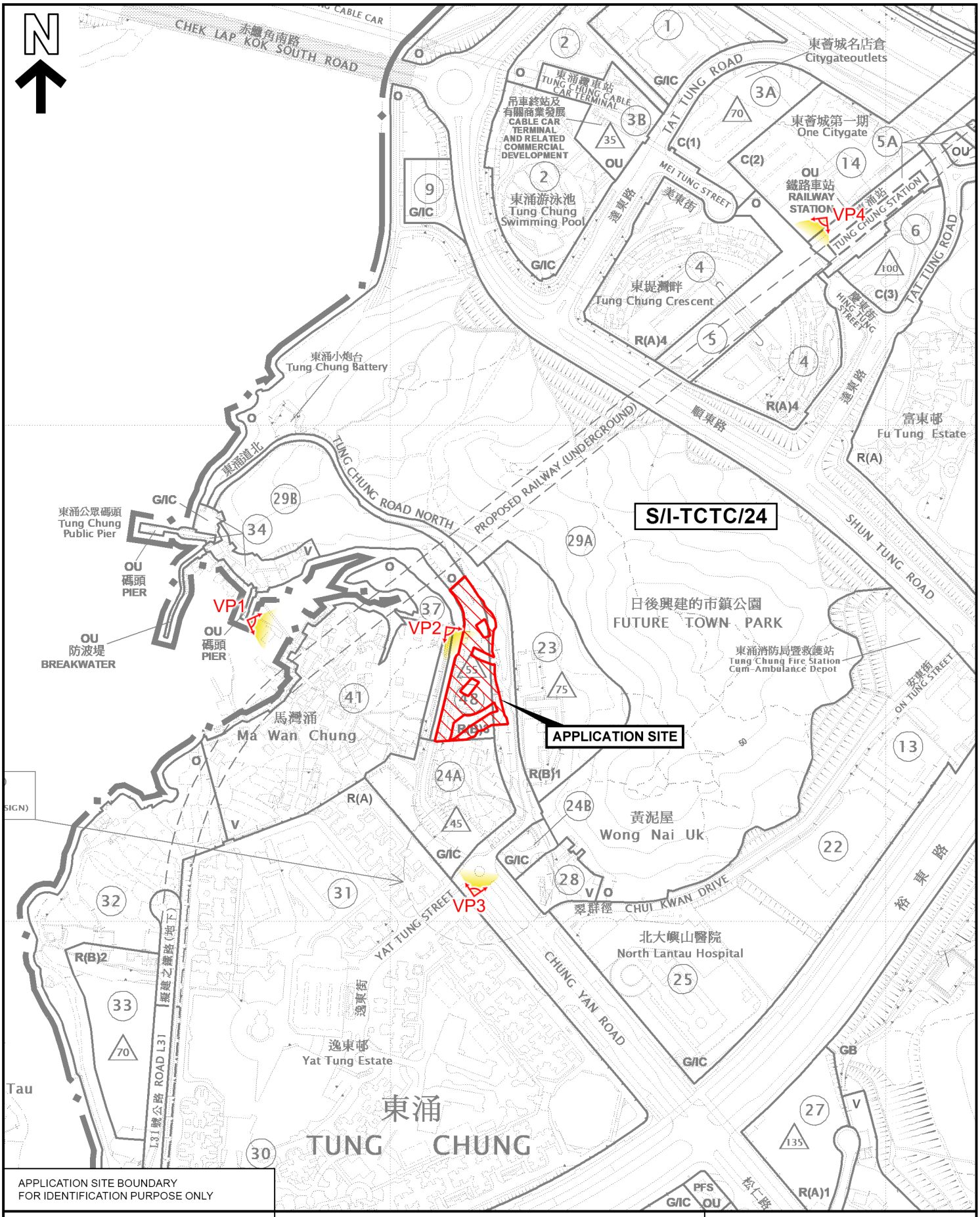
VP4 – Town Square Adjacent to Tung Chung Railway Station (about 500m to the northeast of the Development Site)

2.1.6 Surrounded by Tung Chung Railway Station, taxi station and bus terminus to the airport and South Lantau, Ngong Ping 360 cable car terminal and Citygate shopping mall, the Town Square with an outdoor kinetic fountain is the most prominent focal point in Tung Chung New Town. Residents and visitors of Tung Chung and other parts of Lantau Island, as well as international and cross bounding tourists will meet up and pass by this iconic Town Square.

Table 2.1 Identified Viewpoints with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction (Approx.)	Height in mPD (Approx.)	Viewers	Nature of VP	Popularity by Public	Sensitivity[1] of Viewers
VP1: Ma Wan Chung Pier	250m/ West	+3.7	Pier Workers and Visitors	Static	Frequent	High
VP2: Planned Open Space at Tung Chung Area 37	30m/ West	+4.5	Recreational Users of the Planned Open Space	Static	Occasional	Medium to High
VP3: Roundabout near "Kui Yat House Yat Tung Estate" Bus Stop	250m/ South	+8.4	Commuters Passing by the Roundabout	Kinetic	Occasional	Low to Medium
VP4: Town Square Adjacent to Tung Chung Railway Station	500m/ Northeast	+6.8	Commuters Passing by/ Recreational Users of the Town Square	Kinetic & Static	Frequent	High

[1] Sensitivity of Viewers is determined by the types of activities the viewers are engaging in and the duration and distance over which the Proposed Development would remain visible. For example, people engaging in active recreational activities such as playing basketball or football at the VP are less sensitive to visual change than passive recreational activities.



APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

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LOCATION OF VIEWING POINTS

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

SCALE 1 : 5 000

FIGURE 2.1

EXTRACT PLAN BASED ON OUTLINE ZONING PLANS No. S/I-TCTC/24 APPROVED ON 1.6.2021

DATE: 23.3.2026

3 ASSESSMENT OF VISUAL IMPACTS

3.1 Subject of Assessment

3.1.1 The assessment will focus on visualising and comparing the visual impact of the **Baseline Scheme** which complies with building height (BH) restriction of +55mPD stipulated on the OZP and the **Proposed Scheme** with proposed relaxation of BH restriction to not more than 55.9mPD to other viewers in the neighbourhood. The existing views of the VPs presented in the photomontages are for reference only.

3.2 VP1 – Ma Wan Chung Pier

3.2.1 VP1 (Figure 3.1 refers) captures the low-rise village structures and the river of Ma Wan Chung in the foreground and the ridgeline of Pok To Yan in the background. The visual obstruction to the mountain backdrop caused by the Baseline Scheme and Proposed Scheme are nearly the same. Provided that the residential towers of the two schemes are at the same location, the wide building separation between them conserves the visual permeability to the surrounding context. In view of the relatively far distance from the viewing point to the Application Site, a relaxation of 0.9m building height restriction will not be noticeable by the villagers, fishermen and visitors of Ma Wan Chung.

3.2.2 Since the visual composition, visual obstruction and visual change between the Baseline Scheme and Proposed Scheme will be nearly the same, the magnitude of change from VP1 would be graded as negligible.

3.3 VP2 – Planned Open Space at Tung Chung Area 37

3.3.1 VP2 located at the other side of the nullah has a very close up view on the Application Site. VP2 comprises the view to the footpath along the nullah, the Tower 1 and the clubhouse block of the Proposed Development, the public housing development in Area 23, Yat Tung Estate and the open sky view. Illustrated in Figure 3.2, the visual composition is not affected. The change in visual obstruction to the open sky view between the two schemes are barely noticeable. Since only the building height of the residential towers will be slightly increased, the view to the podium and the clubhouse block of the Proposed Development will remain similar.

3.3.2 Since the visual composition, visual obstruction and visual change between the Baseline Scheme and Proposed Scheme will be nearly the same, the magnitude of change from VP2 would be graded as negligible.

3.4 VP3 – Roundabout near "Kui Yat House Yat Tung Estate" Bus Stop

3.4.1 The public housing development with a max. BH of +75mPD in Area 23 across Tung Chung Road North dominates VP3. On the contrary, only the upper portion of the proposed residential towers at the Application Site will be visible. It is anticipated that the slight increase of the BH at the Application Site will not affect the visual composition viewing from VP3. Obstruction to the open sky view by the relaxation of

BH will not be observable. In view of the relatively far distance from the viewing point to the Application Site, a relaxation of 0.9m building height restriction will not be noticeable by the commuters and pedestrian of the nearby residential developments.

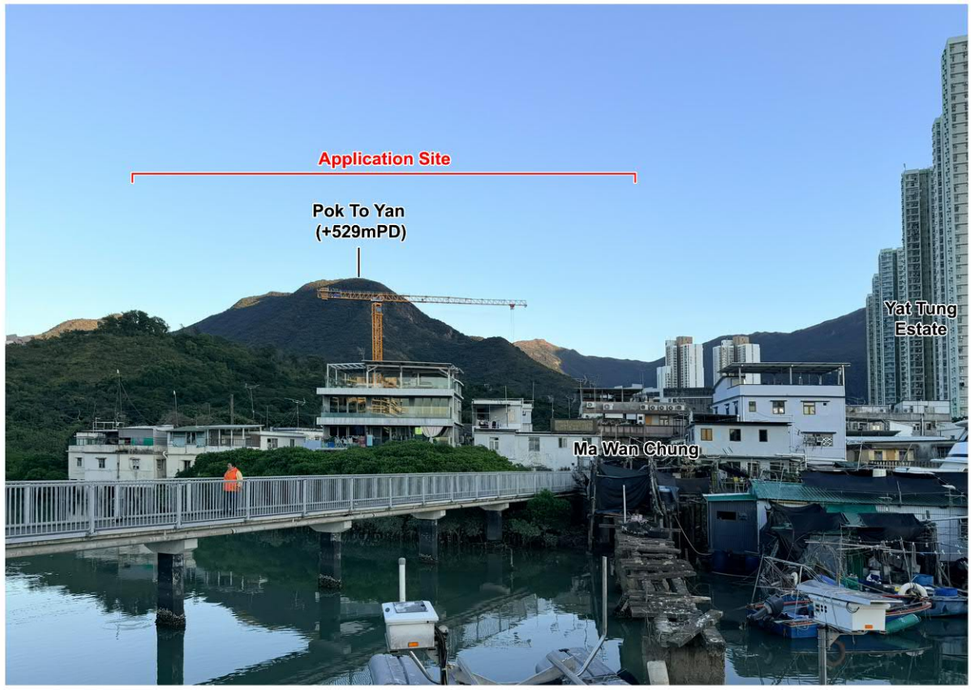
3.4.2 Since the visual composition, visual obstruction and visual change between the Baseline Scheme and Proposed Scheme will be nearly the same, the magnitude of change from VP3 would be graded as negligible.

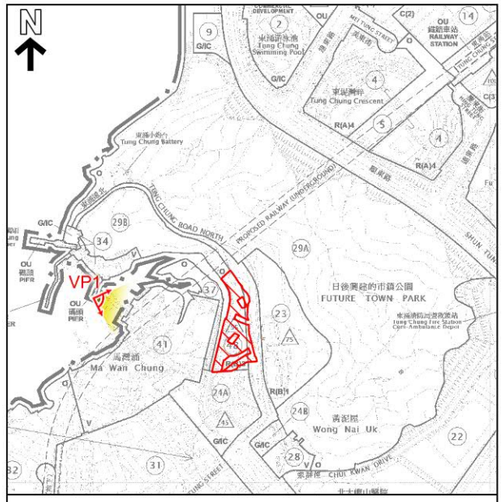
3.5 VP4 – Town Square Adjacent to Tung Chung Railway Station

3.5.1 VP4 is the gateway to Tung Chung and even the greater Lantau Island. Many tourists and visitors are fascinated by high-rise buildings could be densely developed at the new towns of Hong Kong. Tung Chung Crescent in Area 4 and the knolls in Area 29A shields the viewers of VP4 from observing the Proposed Development at the Application Site. Neither the Baseline Scheme and the Proposed Scheme will be visible from VP4.

3.5.2 Since the visual composition, visual obstruction and visual change between the Baseline Scheme and Proposed Scheme will be the same, the magnitude of change from VP4 would be graded as negligible.

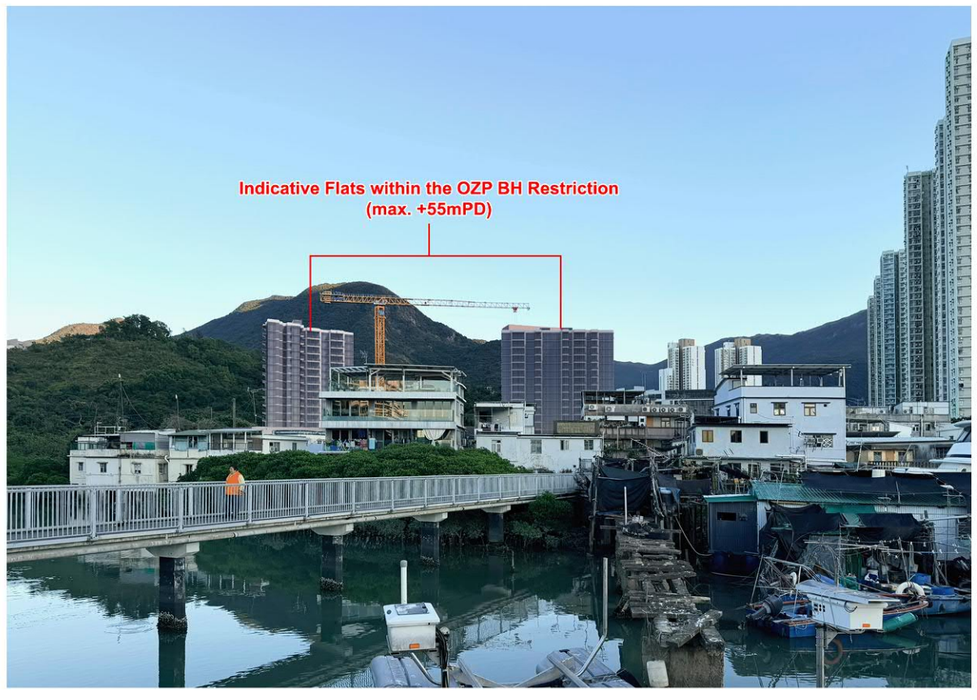
EXISTING VIEW





KEY PLAN
SCALE: 1: 10 000

BASELINE SCHEME



PROPOSED SCHEME

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PHOTOMONTAGE

VP1 - MA WAN CHUNG PIER

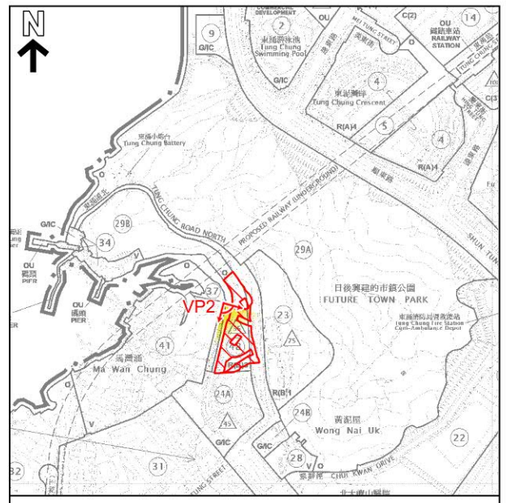
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

FIGURE 3.1

BASED ON SITE PHOTO
TAKEN ON 23.12.2025

DATE: 29.4.2026

EXISTING VIEW



KEY PLAN
SCALE: 1: 10 000

BASELINE SCHEME

PROPOSED SCHEME

KTA PLANNING LIMITED
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PHOTOMONTAGE

VP2 - PLANNED OPEN SPACE AT TUNG CHUNG AREA 37

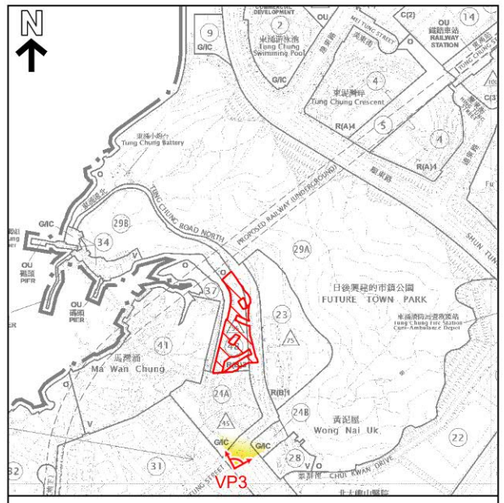
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

FIGURE 3.2

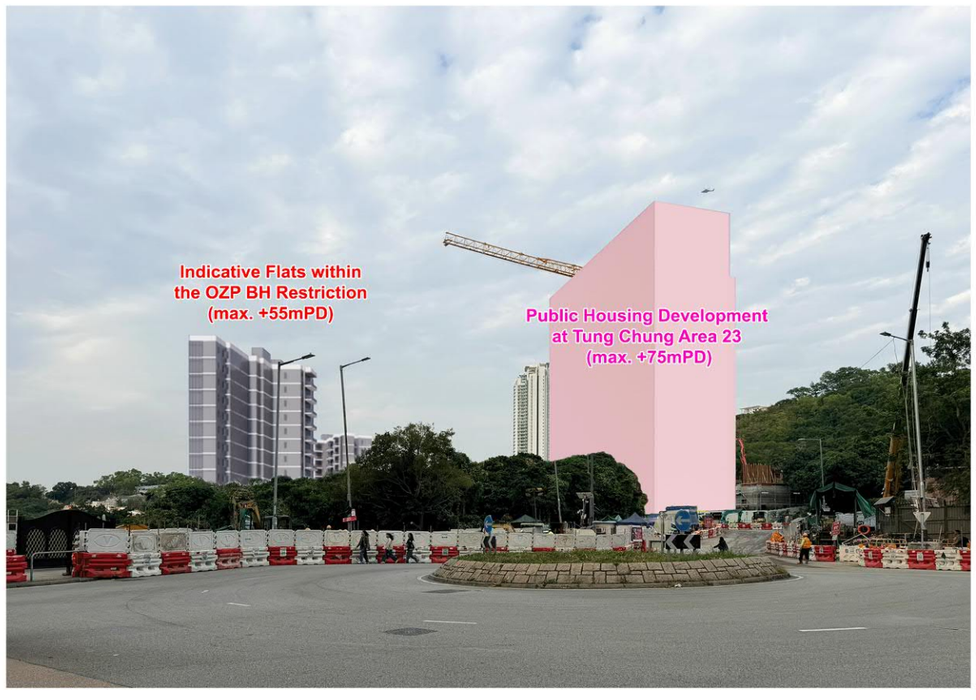
BASED ON SITE PHOTO
TAKEN ON 23.12.2025

DATE: 29.4.2026

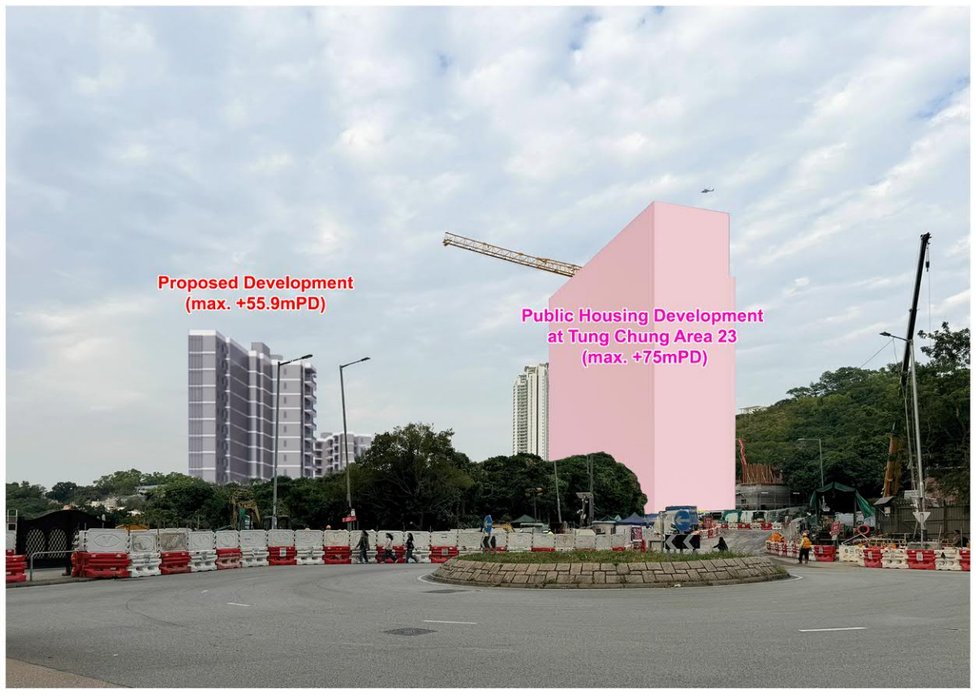
EXISTING VIEW



BASELINE SCHEME



PROPOSED SCHEME



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PHOTOMONTAGE

VP3 - ROUNDABOUT NEAR "KUI YAT HOUSE YAT TUNG ESTATE" BUS STOP

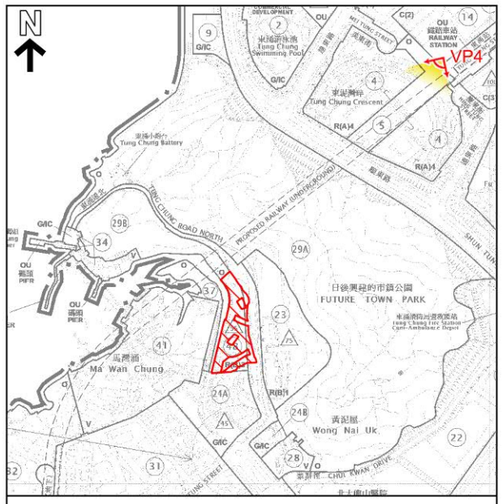
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

FIGURE 3.3

BASED ON SITE PHOTO
TAKEN ON 31.12.2025

DATE: 29.4.2026

EXISTING VIEW



KEY PLAN
SCALE: 1: 10 000

BASELINE SCHEME

PROPOSED SCHEME

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PHOTOMONTAGE

VP4 - TOWN SQUARE ADJACENT TO TUNG CHUNG RAILWAY STATION

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

FIGURE 3.4

BASED ON SITE PHOTO
TAKEN ON 16.9.2025

DATE: 23.3.2026

4 MITIGATION MEASURES

4.1.1 While the visual impact induced by the Proposed Scheme is negligible to the Baseline Scheme, the Proposed Scheme has incorporated the following design measures to further mitigate the visual impact:

4.2 Building Separation

4.2.1 The Proposed Development has provided more than 60m wide building separation between the two residential towers. Within that, a building separation of about 15m between Tower 1 and the clubhouse and a separation of about 30m between Tower 2 and the clubhouse is designed. This help to breakdown the building mass, which in turns help improving the air ventilation and visual permeability to the surrounding environment (**Figure 4.1** refers).

4.3 Building Setback

4.3.1 The Proposed Development also provides a building setback of not less than 7.5m from the centreline of the street (i.e. Tung Chung Road North). The Residential Towers, including Towers 1 and 2 would have a setback of not less than 10m from the centreline of Tung Chung Road North (**Figure 4.1** refers).

4.4 Greening and Landscape Design

4.4.1 In order to improve the environmental quality of the urban spaces, particularly at the pedestrian level, the Proposed Development would have a greenery of not less than 20%. The Proposed Development has introduced a planting strip along the site boundary to provide spatial and visual relief at the street/pedestrian level. The proposed development has also introduced green elements such as lawn, shrubs, and trees on the roof of the clubhouse, acting as the landscape roof garden in the primary zone of the proposed development. This could soften the building edge of the proposed development (**Figures 4.2 and 4.3** refer).

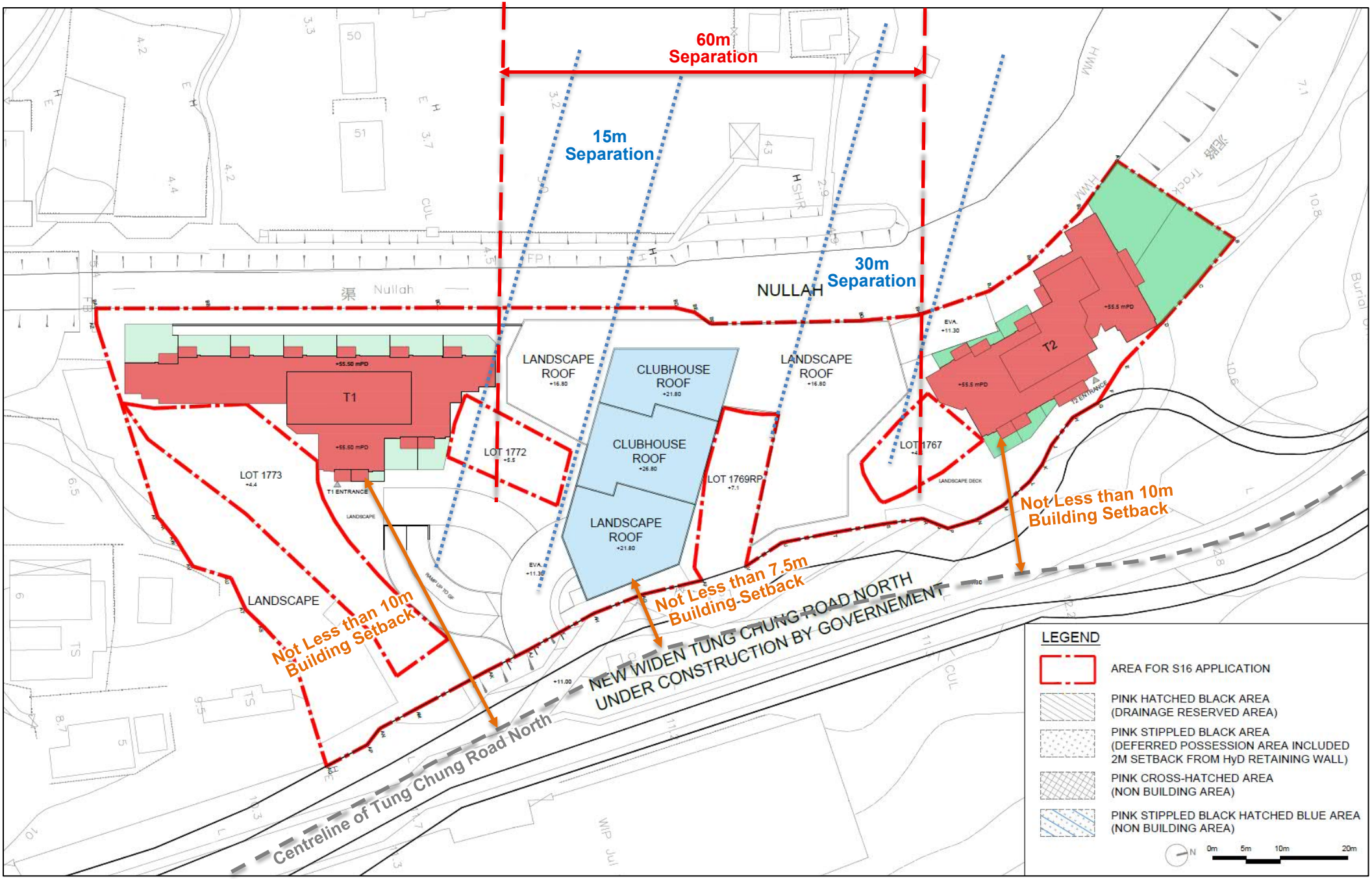

Figure 4.1: Building Separation and Building Setback

Figure 4.2: Landscape Plan (Ground Floor)

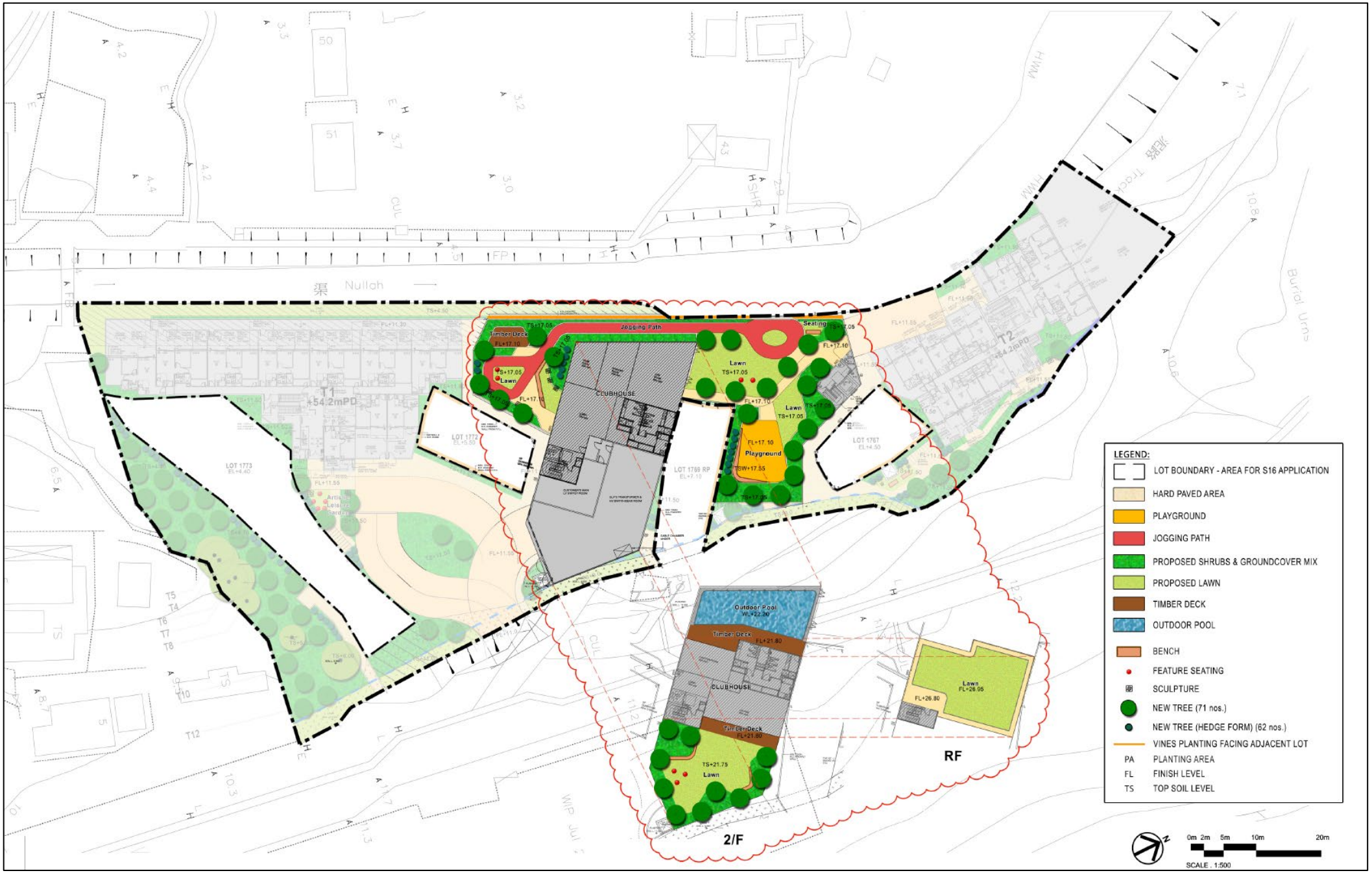

Figure 4.3: Landscape Plan (First Floor)

5 CONCLUSION

5.1.1 A total of four VPs has been selected to assess the visual impact of the Proposed Scheme against the Baseline Scheme which complies with the building height restriction stipulated on the Approved OZP. The visual impact on viewers from all VPs are anticipated to be negligible (**Table 5.1** refers).

Table 5.1 Summary of Assessment of Visual Impact

Viewpoint	Location	Visual Impact between the Baseline and Proposed Schemes
VP1	Ma Wan Chung Pier	Negligible
VP2	Planned Open Space at Tung Chung Area 37	Negligible
VP3	Roundabout near “Kui Yat House Yat Tung Estate” Bus Stop	Negligible
VP4	Town Square Adjacent to Tung Chung Railway Station	Negligible
	Overall	**Negligible**

5.1.2 Considering the proposed relaxation of BH restriction to not more than 55.9mPD for the Proposed Development is still significantly lower than the maximum BH of the public housing development (+75mPD) across Tung Chung Road North, the proposed BH is compatible with the surroundings.

5.1.3 Besides, the Proposed Development has provided wide building separations, sufficient building setback, quality landscape design and greening as design measures. These help to breakdown the building mass, improve air ventilation and the visual permeability to the surroundings and further mitigate the visual impact induced by the Proposed Development.

Annex H

Replacement Page of Traffic Impact Assessment

5. TRAFFIC IMPACT ASSESSMENT

5.1 Operational Assessment

5.1.1 To assess the potential traffic impact due to the proposed development, capacity analysis of the identified critical junction for both reference and design scenarios in year 2036 were carried out. The results are summarized in **Table 5.1**, and the junction calculation sheets are attached in **Appendix A**.

Table 5.1 Junction Performance of Identified Critical Junction in Year 2036

Ref.	Junction	Figure No.	Method of Control	Year 2036 RC / RFC (1)			
				Reference Scenario		Design Scenario	
				AM Peak	PM Peak	AM Peak	PM Peak
A	Yu Tung Road / Shun Tung Road (With Junction Modification)	4.1	Signalized	17% (2)	41% (2)	16% (2)	40% (2)
B	Yu Tung Road/ Chung Yan Road (With Junction Modification)	4.2	Signalized	17% (2)	43% (2)	16% (2)	38% (2)
C	Chung Yan Road/ Tung Chung Road North (With Junction Modification)	4.3	Roundabout	0.28 (2)	0.25 (2)	0.34 (2)	0.26 (2)
D	Tung Chung Road North/ Access Road to Chung Yan Road/ Yat Tung Street	3.5	Priority	0.54	0.47	0.54	0.52
E	Chui Kwan Drive/ Chung Yan Road	3.6	Priority	0.34	0.19	0.34	0.19

Notes: (1) RC = Reserve Capacity
RFC = Ratio of Flow to Capacity for Priority Junction and Roundabout
(2) Junction improvements mentioned in TCNTE (W) Study were considered.

5.1.2 The assessment results in **Table 5.1** revealed that all critical junctions would still operate within their capacities in both reference and design year 2036 during the peak hours.