

Our ref 251854/6.99/TDKL/AW/WL/OY/CC/3588

**ARUP**

**BY HAND**

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

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9 June 2023

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Public Utility Installation (Sewage Pumping Station) in Areas 45C and 68B, Tung Chung**

**Submission of S16 Planning Application**

On behalf of the Civil Engineering and Development Department, we hereby submit the captioned S16 Planning Application. An authorisation letter signed by the Applicant, a signed original copy of the application form and 70 copies of the Supporting Planning Statement are enclosed for your kind consideration.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned, our Mr. Alex WANG at 2268 3596 ([alex.wang@arup.com](mailto:alex.wang@arup.com)) and Mr. Wilson LO at 2908 4056 ([wilson.lo@arup.com](mailto:wilson.lo@arup.com)).

Yours faithfully,



Davis Lee  
Project Manager

Encl.

- Authorisation letter signed by the Applicant
- Signed original copy of the Application Form
- 70 copies of the Supporting Planning Statement

2023年 6月 13日

此文件在\_\_\_\_\_收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

13 JUN 2023

This document is received on \_\_\_\_\_.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

2023年 6月 13日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及：

- (i) **Construction of "New Territories Exempted House"**  
興建「新界豁免管制屋宇」；
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

This document is received on 13 JUN 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

## General Note and Annotation for the Form 填寫表格的一般指引及註解

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構 )

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	1792 (Part), 1796 (Part), 1797 (Part), 1802 (Part), 1803 (Part), 1804 (Part), 1816 (Part) and 1817(Part) in D.D. 1 TC and Adjoining Government Land in Tung Chung, Lantau
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 402 sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 233* sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div> <div>*Indicative Only</div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	35 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)2" and "Other Specified Uses" annotated "Stormwater Attenuation and Treatment Ponds"
(f) Current use(s) 現時用途	Vacant land  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... “current land owner(s)”#  
已通知 ..... 名「現行土地擁有人」#。

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 09/06/2023 (DD/MM/YYYY)&  
於 09/06/2023 (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on  
09/06/2023 (DD/MM/YYYY)&  
於 09/06/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途



**(ii) For Type (ii) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p>		
	<p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</p>
	<p>Sewage Pumping Station</p>	<p>1</p>	<p>Proposed refer to the Planing Statement for details with Non-domestic GFA of about 490 sqm (indicative only).</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below –**

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... m 米 ☐ About 約



☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☐ other(s) 其他 (please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....  
 .....  
 .....  
 .....  
 .....

## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2029

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/> - Refer to Supporting Planning Statement</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><u>6m-length Maintenance Vehicle Space</u> <u>1</u></p> <p>_____</p> <p><input type="checkbox"/></p>



## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 316 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 5 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 86 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 11 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(尚可)</p> <p>Please refer to Supporting Planning Statement for details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

## 10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supporting Planning Statement for justifications in support of the Application.

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及上傳至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
LEE TAT KEUNG, .....

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

DIRECTOR .....

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☒ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
Others 其他 .....

on behalf of  
代表

Ove Arup & Partners Hong Kong Limited .....

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

9/06/2023

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

**Ash interment capacity 骨灰安放容量<sup>@</sup>**

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

**Total number of niches 龕位總數**

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

**Proposed operating hours 擬議營運時間**

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址			
Site area 地盤面積	402	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 35	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則			
Zoning 地帶	"Residential (Group C) 2" and "Other Specified Uses" annotated "Stormwater Attenuation and Treatment Ponds" 「住宅(丙類)2」及「其他指定用途」註明「雨水滯留及處理池」		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Sewage Pumping Station) 擬議公用事業設施裝置 (污水泵房)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	490 *Indicative Only <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.2 *Indicative Only <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Non-domestic 非住用	4.5 *Indicative Only	m 米	<input checked="" type="checkbox"/> (Not more than 不多於)
		+21.3 *Indicative Only	mPD 米(主水平基準上)	<input type="checkbox"/> (Not more than 不多於)
		2   1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	(iv) Site coverage 上蓋面積	58 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目				
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		





Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Civil Engineering and Development Department**

**Application for Permission under  
Section 16 of the Town Planning  
Ordinance (Cap.131) for Proposed  
Public Utility Installation (Sewage  
Pumping Station) in Areas 45C and  
68B, Tung Chung**

**Supporting Planning Statement**

251854-REP-267-01

Final | June 2023

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

251854

**Ove Arup & Partners Hong Kong Ltd**

Level 5 Festival Walk

80 Tat Chee Avenue

Kowloon Tong,

Kowloon

Hong Kong

[arup.com](http://arup.com)



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# Executive Summary

This Planning Statement is submitted under Section 16 of the Town Planning Ordinance (Cap. 131) (the “**TPO**”) to seek approval of the Town Planning Board (the “**TPB**”) for proposed public utility installation (sewage pumping station) (the “Proposed Scheme”) in Areas 45C and 68B in Tung Chung (the “Application Site”). The Application Site with an area about 402m<sup>2</sup>, it falls within area mainly zoned “Residential (Group C)2” (“R(C)2”) (about 69%) with a portion in area zoned “Other Specified Uses” annotated “Stormwater Attenuation and Treatment Ponds” (“OU(Stormwater Attenuation and Treatment Ponds)”) (about 31%) on the Approved Tung Chung Valley Outline Zoning Plan (“OZP”) No. S/I-TCV/2. According to the Remarks in the Notes of the “R(C)” and “OU(Stormwater Attenuation and Treatment Ponds)” zones, developing public utility installation including sewage pumping station in area within “R(C)” and “OU(Stormwater Attenuation and Treatment Ponds)” zones require planning permission.

The Application Site is currently vegetated vacant land. The Proposed Scheme will be a proposed sewage pumping station (SPS) to collect and distribute sewage or wastewater against gravity to facilitate the sewage system in Tung Chung New Town Extension (West) (TCW) development. The Proposed Scheme include inlet chamber, screening chambers wet well, retention tank (emergency storage), submersible pumps, E&M provisions such as de-odourizer, switch room with air conditioning, and BS provisions such as ventilation, fire services, plumbing and drainage.

The planning justifications for the Proposed Scheme include:

- Meeting the anticipated demand for TCW;
- Appropriate location of the operational facilities;
- Ensuring compatibility with the surroundings;
- Inducing NO adverse technical impacts; and
- Receiving support from local community

In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to this Section 16 Application.



# 行政摘要

(內容如有任何差異，應以英文內文為準)

本規劃申請是根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會(下稱「城規會」)請求批准對位於東涌第 45C 及 68B 區(下稱「申請地點」)的擬議公用事業設施裝置(污水泵房)(下稱「擬議發展」)。申請地點總面積約 402 平方米，位於《東涌谷分區計劃大綱核准圖》編號 S/I-TCV/2 內(下稱「大綱圖」)。申請地點主要為「住宅(丙類)」地帶(約 69%)，並有部分為「其他指定用途」註明「雨水滯留及處理池」地帶(約 31%)。根據大綱圖「住宅(丙類)」及「其他指定用途」註明「雨水滯留及處理池」地帶的備註，於「住宅(丙類)」地帶及「其他指定用途」註明「雨水滯留及處理池」地帶內的公用事業設施裝置例如污水泵房需要規劃申請。

申請地點目前為被植物覆蓋的空地。擬議發展為一個擬議的污水泵房，以逆重力收集和分配污水或廢水，以配合東涌新市鎮擴展(西)(東涌西)發展的污水系統。擬議發展包括入口室、篩選室濕井、儲水箱(應急儲存)、潛水泵、機電設備(如除臭器、變壓器室、帶空調的開關室)以及通風、消防、衛生等屋宇設備，管道和排水系統。

擬議發展的規劃理由包括：

- 應對發展區內需求；
- 申請地點位置適合用於相關發展；
- 擬議發展與鄰近環境相容；及
- 不會對周邊帶來負面影響
- 獲得當區居民支持。

基於本規劃報告所闡述的規劃優點和理據，我們誠懇希望城規會支持是次根據《城市規劃條例》(第 131 章)第 16 條提出的規劃許可申請。

# 1. INTRODUCTION

- 1.1.1 This Planning Statement is submitted under Section 16 of the TPO in support of proposed public utility installation (sewage pumping station) (the “**Proposed Scheme**”) in Areas 45C and 68B in Tung Chung (the “**Application Site**”). Adjacent to the Application Site is Area 45C (refer to **Figure 2.1**), which is currently zoned as “Other Specified Uses” annotated “Stormwater Attenuation and Treatment Ponds” for the planned development of stormwater attenuation and treatment ponds, which form part of the sustainable drainage and flood prevention system in Tung Chung West.
- 1.1.2 As proposed during the Planning and Engineering Study on the Remaining Development in Tung Chung – Feasibility Study (the **P&E Study**) conducted between 2012 to 2015, a site in Area 68C had been reserved for the construction of SPS to support the development in Tung Chung West area. Under CEDD’s Agreement No. CE 70/2015 (CE) Tung Chung New Town Extension (West) – Design and Construction, as the study progressed, further detailed information regarding the site and surrounding environment had been collected and investigated during the implementation stage of the project. It is assessed the Application Site, i.e. a site located partly within Areas 45C and 68B, which located to the northwest from the former site in Area 68C, is more suitable for a proposed SPS from design, co-location of drainage facilities, cost, and management perspectives. Since a SPS shall be located in the area close to the source where the sewage being generated, the Application Site is a more suitable location as well. Furthermore, as the ground level of the Application Site (about 16.8 mPD) is lower than the former site in Area 68C (about 18.3 mPD). Due to the lower ground level, the depth of the proposed wet well of the Proposed Scheme will be shallower, thereby reducing the operational requirements of the future sewage pumping station.
- 1.1.3 Since the Proposed Scheme would be in proximity to the planned stormwater attenuation and treatment ponds, the area required to be resumed for the two facilities combined have been reduced as the land required for both facilities had been integrated and holistically considered. With both facilities are proposed to be maintained and managed by Drainage Services Department (DSD), the current proposed arrangement would be beneficial for DSD to maintain and manage the Proposed Scheme and planned stormwater attenuation and treatment ponds together. In terms of urban design, locating the Proposed Scheme adjacent to planned stormwater attenuation and treatment ponds can enhance the visual compatibility in terms of aesthetic outlook.
- 1.1.4 The Application Site with an area about 402m<sup>2</sup>, it falls within area mainly zoned “Residential (Group C)2” (“R(C)2”) (about 69%) with a portion in area zoned “Other Specified Uses” annotated “Stormwater Attenuation and Treatment Ponds” (“OU(Stormwater Attenuation and Treatment Ponds)”) (about 31%) on the Approved Tung Chung Valley Outline Zoning Plan (“OZP”) No. S/I-TCV/2 (“OZP”). It falls within the western portion of the Tung Chung New Town Extension. According to the Remarks in the Notes of the “R(C)” and “OU(Stormwater Attenuation and Treatment Ponds)” zones, ‘Public Utility Installation’ is a Column 2 use which may be permitted with or without conditions on application to the TPB. According to the Definition of Terms of the TPB, ‘Public Utility Installation’ *“means any tank, structure or premises built on, over, or under ground level for the provision of water, sewerage, gas, electricity, broadcasting, television and telecommunications services to serve the local district”*. Therefore, the proposed sewage pumping station (“SPS”) falls within the definition of

‘Public Utility Installation’. However, according to the Notes of the OZP, sewerage works co-ordinated or implemented by Government in the Application Site are always permitted under the OZP.

- 1.1.5 This Supporting Planning Statement is to provide members of the TPB with the relevant information in considering this S16 Planning Application. **Section 2** provides a brief description of the Application Site and its surrounding environment. **Section 3** explains the planning context of the Application Site. **Section 4** details the features of Proposed Scheme. **Section 5** presents the planning justifications in support of the Planning Application. **Section 6** concludes the highlights and justifications of this Supporting Planning Statement.



## 2. SITE CONTEXT

### 2.1 Location

2.1.1 With an area of about 402m<sup>2</sup>, the Application Site situates in Areas 45C and 68B in Tung Chung, which is located at the western fringe of the western section of Tung Chung New Town Extension. The Application Site mainly falls within Area 68B for planned low-rise residential development with a portion in area within Area 45C for planned stormwater attenuation.

2.1.2 Please refer to **Figure 2.1** for the location of the Application Site.

### 2.2 Land Status

2.2.1 The Application Site has a site area of about 402m<sup>2</sup>. The entire area with works area is covered by private lots, including Lots 1792 (Part), 1796 (Part), 1797 (Part), 1802 (Part), 1803 (Part), 1804 (Part), 1816 (Part) and 1817(Part) in D.D. 1 TC and adjoining government land.

2.2.2 All private lots would be resumed under road gazette scheme of Tung Chung New Town Extension development and CAP 124 land resumption, which also included in the land requirement boundary of the Town Chung New Town Extension development (see **Figure 2.2b**).

2.2.3 Please refer to **Figure 2.2a** for the land status of the Application Site.

### 2.3 Existing Use and Condition

2.3.1 The Application Site is currently vacant and covered with natural vegetation with trees and shrubs. There is no existing road access to the Application Site, as such it is currently inaccessible by vehicles. However, it will be accessible by the planned Road L25 and L26 under the Tung Chung New Town Extension development.

### 2.4 Surrounding Uses

2.4.1 The Application Site is located at the western fringe of TCW and currently surrounded by vacant land covered by vegetation.

2.4.2 To the **further north** of the Application Site, there are sites for open-air vehicle park.

2.4.3 To the **further northeast to east** of the Application Site across the river is the Shek Lau Po Village in area zoned “Village Type Development” (“V”) on the OZP.

2.4.4 To the **further south** of the Application Site is the rural settlement in Mok Ka zoned “V” on the OZP.

- 2.4.5 To the **further northwest to west** of the Application Site is the rural settlement in Lam Che and Nim Yuen in area zoned “Village Type Development” (“V”) on the OZP.
- 2.4.6 Please refer to **Figures 2.3a and 2.3b** for the Application Site and its surrounding context.

## **2.5 Accessibility**

- 2.5.1 There is no existing road access to the Application Site. Under the OZP, the Application Site will be accessible by the planned Road L25 and L26.

## 3. PLANNING CONTEXT

### 3.1 Land Use Zoning

- 3.1.1 The Application Site, with a site area of about 402m<sup>2</sup>, it falls within area mainly zoned “R(C)2” (about 279m<sup>2</sup>, 69%) with a portion in area zoned “OU(Stormwater Attenuation and Treatment Ponds)” (about 123m<sup>2</sup>, 31%) on the Approved Tung Chung Valley Outline Zoning Plan (“OZP”) No. S/I-TCV/2 (“OZP”). It falls within the western portion of the Tung Chung New Town Extension. According to the Remarks in the Notes of the “R(C)” and “OU(Stormwater Attenuation and Treatment Ponds)” zones, ‘Public Utility Installation’ is a Column 2 use which may be permitted with or without conditions on application to the TPB. According to the Definition of Terms of the TPB, ‘Public Utility Installation’ *“means any tank, structure or premises built on, over, or under ground level for the provision of water, sewerage, gas, electricity, broadcasting, television and telecommunications services to serve the local district”*. However, according to the Notes of the OZP, sewerage works co-ordinated or implemented by Government in the Application Site are always permitted under the OZP.
- 3.1.2 Please refer to **Figures 3.1 to 3.4** for the extracts of the Notes and ES of the current OZP in relation to the subject “R(C)” and “OU(Stormwater Attenuation and Treatment Ponds)” zones.

### 3.2 Planning History

- 3.2.1 In 2012, the P&E Study was jointly commissioned by the Planning Department (PlanD) and Civil Engineering Development Department (CEDD). Following a three-stage public engagement exercise completed in October 2014, a development proposal of Tung Chung New Town Extension (TCNTE) was formulated.
- 3.2.2 As a key land supply measure under 2014, 2015 and 2016 Policy Addresses, TCNTE with a total area of over 200 hectares (ha) covers areas on the eastern and western flanks (i.e. Tung Chung East and Tung Chung West) of the existing Tung Chung New Town. To take forward the recommendations of the P&E Study for Tung Chung West, the Government has commenced the necessary statutory planning procedures to prepare new statutory plan for Tung Chung Valley (i.e. Tung Chung Valley OZP). Among the total area of 168.27 ha covered by the Planning Scheme Area for the Tung Chung Valley, 19.31 ha (11.48%) are zoned as “Residential (Group C)” (“R(C)”) intended preliminary for low-rise, low-density residential of seven sites including Area 68B, where the majority portion of Application Site locates. The Tung Chung Valley OZP also includes proposed Road L25 and L26 to enhance connectivity of existing and planned residential sites (i.e. Area 68A, 68B, 67, and Lam Che at Area 73 and Nim Yuen and Area 74) to the planned road network.
- 3.2.3 To facilitate the sewerage system of Tung Chung Valley and overcome the constraint posed by the presence of the western tributary of Tung Chung Stream, TCV West sewage pumping station is proposed at the Application Site to serve the developments west of the western tributary of Tung Chung Stream.
- 3.2.4 Under the previous P&E Study conducted between 2012 to 2015, a site in Area 68C had been originally reserved for the construction of SPS, and it is recommend that the location

of the Tung Chung Valley West (TCV-W) SPS shall be located as further east as possible (i.e. Area 67, Area 74, Area 75 are not preferred) to reduce pumping requirement such that recurrence cost could be reduced with the consideration of energy efficiency as higher pumping requirement would increase the risk on pipe burst and leakage. Since it is assessed that the ecological value in Tung Chung River is high, it is recommended the sewage scheme in TCV shall reduce potential risk that might bring to the area. During the design process of the sewage scheme, gravity sewer option had been explored to bring sewage across Tung Chung River. However, the consequence of such scheme will result in the transporting the sewage across under the riverbed of Tung Chung River and the construction of a sewerage network along Road L25 with deep sewer, which is considered technically difficult. Therefore, TCV-W SPS was recommended to be in a site in Area 68C and no adverse comment was received in P&E Study

- 3.2.5 It is noted that there is no previous application in respect of the Application Site.

### **3.3 Gazettal Information**

- 3.3.1 The proposed Sewage Pumping Station is connected to Road L29 sewerage system of which the gazette was authorised on 23 October 2020 with G.N. 6025 issued by Environmental Protection Department (EPD) under Roads (Works, Use and Compensation) Ordinance (Chapter 370) and Water Pollution Control (Sewerage) Regulation (Chapter 358 AL).
- 3.3.2 The gazette notice for the Proposed Scheme was issued on 23 December 2022 by EPD with G.N. 7316 under Roads (Works, Use and Compensation) Ordinance (Chapter 370) and Water Pollution Control (Sewerage) Regulation (Chapter 358 AL). Public comments were received in February 2023. Gazette amendment covering the Proposed Scheme is targeted to be issued in July 2023.



## 4. PROPOSED SCHEME AT THE APPLICATION SITE

### 4.1 Design Considerations

4.1.1 In considering the suitable location for the proposed TCV-W SPS, the following criterias should be taken into account:

- Avoid encroaching into areas with high conservation value including area zoned “Conservation Area” (such as Area 96C) and “Green Belt” (such as Area 90) of the OZP (Environmental Assessment for the proposed scheme could be referred to **Section 5.4**);
- Accessible by road transport for the maintenance vehicle to facilitate routine maintenance and repairs (Refer to **Section 4.4**);
- Avoid affecting existing structures, features or facilities (Refer to **Section 5.3**);
- Locate near rising main portion across Tung Chung Stream to reduce head loss and thus pump requirements and maintenance costs. (Refer to **Section 3.2**)

4.1.2 The indicative architectural drawings for the Application Site for SPS development are attached in **Appendix A**.

### 4.2 Key Development Parameters

4.2.1 Proposed operational facilities include inlet chamber, screening chambers with mechanical raked bar screens, wet well, retention tank (emergency storage), submersible pumps, E&M provisions such as de-odourizer, transformer room, switch room with air conditioning, and BS provisions such as ventilation, fire services, sanitary, plumbing and drainage.

4.2.2 The proposed development parameters of the Indicative Scheme are summarised in **Table 4.1** below.

**Table 4.1 Key Development Parameters of the Proposed Scheme**

Key Development Parameters	Proposed Scheme
Site Area	About 402m <sup>2</sup>
Proposed Use	Proposed Public Utility Installation (Sewage Pumping Station)
GFA	233m <sup>2</sup>
PR	0.58
Greening Ratio	7.8%
No. of Structure	1
Site Coverage	58%
Roofed Area	216m <sup>2</sup>
Size (External Dimension)	12.1m x 19.8m
Building Height	4.5m (above ground level)
Ground Level	16.8mPD
No. of Storey	2 storeys (including 1 level of basement for wet well)
Completion Year	2029

## 4.3 Proposed Landscape Design

4.3.1 The design criteria of aesthetic treatment aim for the followings:

- Provide subtle appearance to blend with the surrounding environment;
- Reflect the existing condition of landscape characters;
- Make use of the materials reflecting the existing condition of landscape resources;

4.3.2 In order to minimise the visual obstruction created by the Proposed Scheme, it is important to minimize the actual height of the building structure within practical constraints. Subjected to detailed design, mitigation measures can be applied to the Proposed Scheme. They include appropriate landscape design that reduce the apparent height of the structure using various techniques such as introducing creeper planting; low level toe planters with vertical climbers; shrub plantings; and groundcover plantings. Furthermore, vertical greening can help to soften the building mass of the proposed sewage pumping station.

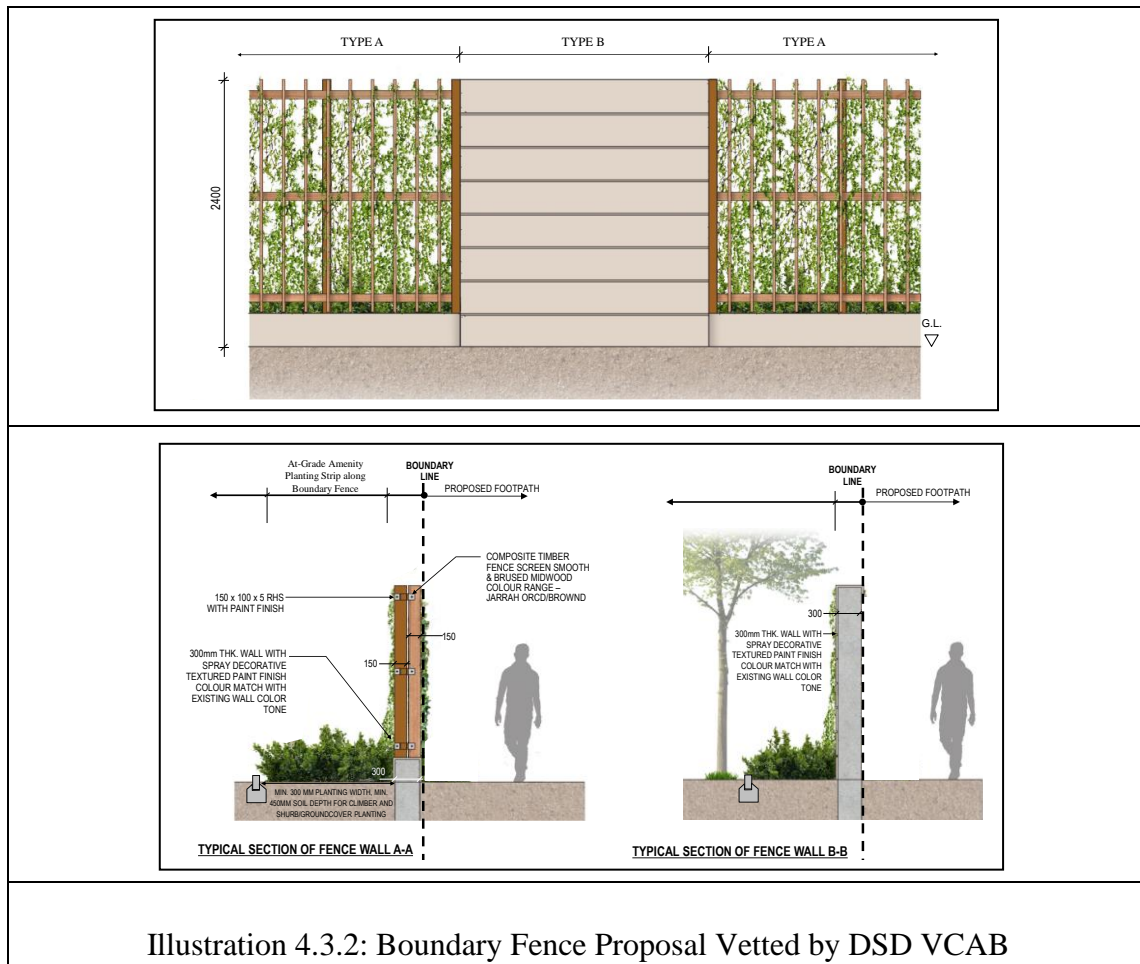
4.3.3 It is proposed that the Proposed Scheme is designed in accordance with the general requirements of a typical pumping station and refers to the “Guidelines on Aesthetic Design of Pumping Station Buildings” issued by DSD, as to achieve a simple yet visually pleasing and natural based design, complementing with the surrounding landscape context.



Illustration 4.3.1: Planting Proposal Vetted by DSD VCAB

- 4.3.4 Greening of the boundary fences/ walls can soften the structure itself and provide a harmonising effect. While the boundary fences/ walls of the Proposed Scheme will be visible by the pedestrians and drivers along the planned road the future residents in the planned residential development, appropriate landscape design to achieve visual diversity will be explored in detailed design stage to enhance the aesthetic design of the sewage pumping station.





## 4.4 Proposed Traffic Arrangement

- 4.4.1 There are one vehicular access and one pedestrian access for the Proposed Scheme respectively. The vehicular access is located at the eastern side of the site, connecting to the planned local road namely Road L26, while the pedestrian access is located at the northern side of the site.

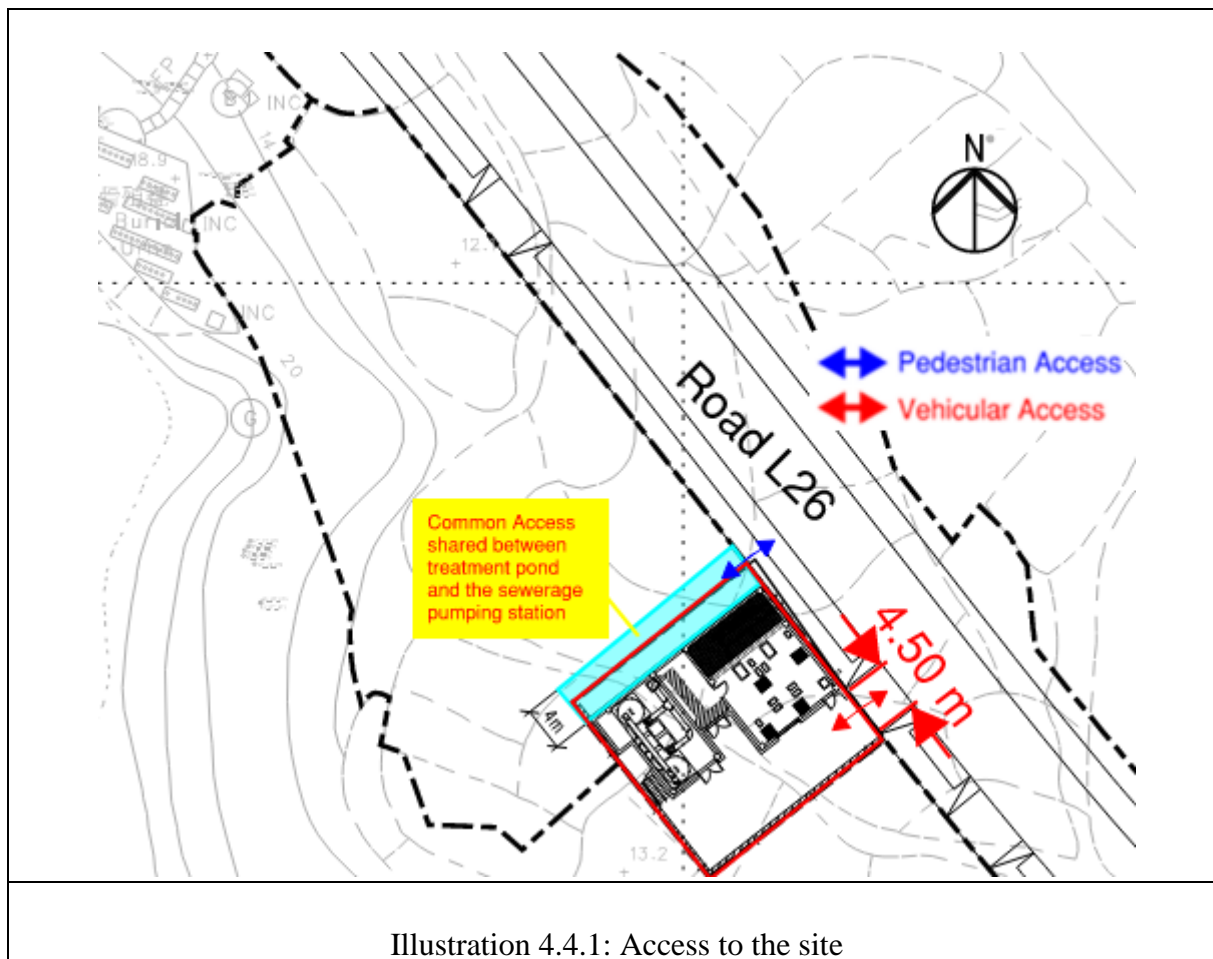


Illustration 4.4.1: Access to the site

## 4.5 Proposed Programme

- 4.5.1 Subject to the funding approval from the Legislative Council, the Proposed Scheme at the Application Site is anticipated to be commenced in year 2025 for completion in year 2029.

## 5. PLANNING JUSTIFICATION

### 5.1 Meeting the Anticipated Demand for Tung Chung New Town Extension (West)

5.1.1 The Proposed Scheme will be a proposed SPS to collect and distribute sewage or wastewater against gravity to facilitate the sewage system in support of the future TCW development including Mok Ka Village, Lam Che Village and Lim Yuen Village.

5.1.2 The Proposed Scheme will serve the sewage demand from Area 67, 73, 74, 68A, 68B and 75. The population intake is shown in below **Table 5.1.1**:

**Table 5.1.1 Planned Population Intake**

<b>Development Parcels</b>	<b>Development Type</b>	<b>Development Parameter</b>	<b>Population Intake</b>
Area 67	<u>Residential – R4 type</u>	- Residential – R4 type - 174 residential population	<u>2028</u>
Area 68A/68B	<u>Residential – R4 type</u>	- Residential – R4 type - 416 residential population	<u>2028</u>
Mok Ka (Area 75)	<u>Village and its expansion</u>	- Existing: 201 residential population - Planned: 603 residential population (10-year Small House Demand: 67)	<u>2029</u>
Nim Yuen (Area 74)	<u>Village and its expansion</u>	- Existing: 22 residential population - Planned: 81 residential population (10-year Small House Demand: 9)	<u>2029</u>
Lam Che (Area 73)	<u>Village and its expansion</u>	- Existing: 63 residential population - Planned: 81 residential population (10-year Small House Demand: 9)	<u>2029</u>

5.1.3 The sewage estimation summary from the existing and proposed developments which are served by the Proposed Scheme are shown in **Table 5.1.2**:

**Table 5.1.2 Sewage Estimation for Proposed Developments at TCW**

<b>Parcels</b>	<b>Development Type</b>	<b>TCW / Others</b>	<b>Total ADWF (Ultimate) (m3/day)</b>
Area 67	Residential – R4	TCW	64
Area 68A – 68B	Residential – R4	TCW	154
Mok Ka (Area 75)	Existing village	TCW	46
	Planned village expansion	TCW	163
Nim Yuen (Area 74)	Existing village	TCW	5
	Planned village expansion	TCW	22
Lam Che (Area 73)	Existing village	TCW	14
	Planned village expansion	TCW	22

## **5.2 Appropriate location of the operational facilities**

### **5.2.1 Optimise Scarce Land Resources**

- 5.2.2 The Proposed Scheme is determined to achieve better land utilisation and lower land requirement through integration with adjoining facilities managed and operated by DSD. It optimises the use of the area for planned stormwater attenuation and treatment ponds in Area 45C by combining maintenance access of the pumping station building with the access corridor of nearby DSD's attenuation ponds, utilisation of treatment pond and moving the proposed SPS to be partly within "OU(Stormwater Attenuation and Treatment Ponds)" zone. This can minimise the area required within "R(C)2" zone as lowering the impact to the planned residential development in Area 68B.

### **5.2.3 Release the Site in Area 68C for Beneficial Uses**

- 5.2.4 With the future SPS now proposed to be constructed in the Application Site, the former location that originally reserved for the planned SPS in Area 68C for the SPS together with the saved area in "R(C)2" zone due to optimised use of land with the adjacent attenuation and treatment ponds can be released for other beneficial uses. Given the former location is located adjacent to the planned Road L25, this site is situated in an easily accessible location that suitable the development of other GIC facilities.

### **5.2.5 Economical Design**

- 5.2.6 Comparing with the former location in Area 68C, the integration with adjoining DSD's nearby treatment ponds can eliminate portions of retaining structures and fencing walls in Sewage Pumping Station as there would be no level differences between the western side of future SPS and the nearby area. As a result, the construction cost for the portions of retaining structures, fencing walls and the associated running and maintenance and management fee could be eliminated and make the scheme to be more economical.

### **5.2.7 Better Management of Drainage facilities**

- 5.2.8 Comparing with the former location in Area 68C, there would be no private lots between two DSD facilities (i.e. SPS and treatment ponds) which can minimise potential interfacing issues with private lot owners. Moreover, a common maintenance access could be shared among the Proposed Scheme and the treatment ponds for future maintenance and management. Therefore, the Proposed Scheme could enhance better management of drainage facilities for DSD.

## **5.3 Ensuring Compatibility with the Surroundings**

- 5.3.1 The Proposed Scheme is located in area zoned "R(C)2" and ("OU(Stormwater Attenuation and Treatment Ponds)" zones on the OZP, in which the portion of "R(C)2" zone where the Application Site located is subject to a maximum building height restriction of 30mPD.
- 5.3.2 The Proposed Scheme with a building height of 21.3mPD would satisfy the building height requirement of Area 68B with consideration to provide a stepped height profile with due regard to the physical form and setting of existing land use to ensure better integration with the surrounding areas.



- 5.3.3 The Proposed Scheme is compatible to the surrounding land especially the planned attenuation ponds located adjacent to the Application Site. The landscape design of the Proposed Scheme will be in a natural appearance with timber outtings and vertical greenings will be provided which will echo the design theme of the proposed attenuation pond.
- 5.3.4 Additionally, as both attenuation ponds and the Proposed Scheme will be operated and maintained by DSD which the land parcel for DSD will be enlarged and enhance the overall convenience for workers to operate within the area. The other benefit is a larger entrance can be provided and heavy vehicles can be used for maintenance to further enhance the operation procedures for the operators.
- 5.3.5 Given the nature, size and building height of the sewage pumping station, which is mainly serving the local neighbourhoods in the rural setting, it is compatible with the surrounding land uses.

## **5.4 Inducing NO Adverse Technical Impacts**

- 5.4.1 Technical assessments or qualitative reviews from traffic, environmental, drainage, sewerage, visual and landscape aspects have been conducted to identify potential adverse technical impacts and mitigation measures.

### **5.4.2 Traffic Impact**

- 5.4.3 As advised by DSD, the typical traffic amount entering a SPS would not be more than two vehicles per day, including 1 round of regular maintenance vehicles per day and 2-3 rounds of refuse collection vehicles per week. Since the daily traffic amount is minimal, it is considered that the traffic impact induced by a general SPS is negligible. Therefore, the Proposed Scheme would not have any adverse traffic impact to the surrounding road network.

### **5.4.4 Environmental Impact**

- 5.4.5 An extensive ecological survey was conducted during the preparation of the EIA for Tung Chung New Town Extension (TCNTE). According to the ecological survey results in the approved EIA for TCNTE (AEIAR-196/2016), the original location of the planned SPS (TCV-W SPS) was identified as agricultural land (active, dry). For the Application Site, it was identified as agricultural land (abandoned, dry). The ecological value of both the original location and the Application Site were both ranked as Low (**Figure 5.1** refers). The ecological impact assessment in the approved EIA for TCNTE had assumed that the habitats in the original location and the Application Site would be lost due to the associated site formation work. It is therefore anticipated that no additional ecological impact will be caused due to the proposed relocation of SPS to the Application Site.
- 5.4.5.1 According to the archaeology survey results in the approved EIA for TCNTE, the Application Site is located at the cluster TCV-4. The archaeological potential of the cluster was identified as Low due to the heavy re-modelling of slope. It was concluded that cluster TCV-4 was feasible for development without further archaeological action required. Therefore, adverse impact on cultural heritage is not anticipated.

- 5.4.5.2 Compared to the proposed SPS (TCV West) in the approved EIA for TCNTE, the capacity, size and footprint of the Proposed SPS would remain similar, i.e. ADWF decreased from 551 m<sup>3</sup>/day in the approved EIA to 490 m<sup>3</sup>/day in the latest proposed SPS, while the separation distance to the nearest Air Sensitive Receiver (ASR) and Noise Sensitive Receiver (NSR) are also similar (i.e. both approximately 30m away from the approved EIA and the latest proposed SPS) .
- 5.4.5.3 In order to minimise the impact from odour nuisance, the following at-source mitigation measures are implemented:
- Potential odour sources should be enclosed;
  - Negative pressure should be maintained within the facilities;
  - Installation of deodouriser with an odour removal efficiency of at least 95% to control odour emission via ventilation exhaust;
  - Exhaust of the deodouriser should be oriented away from sensitive receivers and vertically upwards to avoid direct facing to any sensitive receivers; and
  - Maintenance of deodouriser should be regularly conducted to ensure good condition.
- 5.4.5.4 For fixed noise source impact, the following tentative noise mitigation measure should also be considered:
- All the pumps should be enclosed inside a building structure;
  - Proper selection of quiet plant aiming to reduce the tonality at NSRs;
  - Installation of silencer/ acoustic enclosure/ acoustic louvre for the exhaust of ventilation system;
  - Openings of ventilation systems should be located away from NSRs as far as practicable and acoustic silencers/ louvers should be provided if necessary.
- 5.4.5.5 With the implementation of the at-source mitigation measures proposed, it is anticipated that adverse air quality and noise impacts are not anticipated.

#### 5.4.6 **Drainage Impact**

- 5.4.6.1 Proposed drainage systems will be provided to serve the Application Site. The proposed drainage systems will comprise of u-channels, catchpits, pipes and manholes that discharge to the adjacent drainage system. The Application Site will be located on the northern side and replacing the original SPS location at the south. The developed area will remain the same, and a proposed drainage system will have sufficient capacity to effectively drain stormwater from the Application Site.

#### 5.4.7 **Sewerage Impact**

- 5.4.7.1 Gravity sewers, SPS and rising mains are proposed on the Application Site to make connection to the proposed public sewerage system due to the level difference between Road L25 and Road L26 to across the bridge above Tung Chung River. No adverse sewerage impact is anticipated for the proposed public sewerage of the developments at Area 67, 73, 74, 68A & B and 75 along Road L25.

#### 5.4.8 **Visual Impact**

5.4.8.1 The Proposed Scheme (21.3mPD) would be visible from vast Tung Chung West areas and illustrated in **Figure 4.5a to c**.

5.4.8.2 Important visual issues for the proposed residential development include potential changes to the existing views, changes to visual amenity and visual character. These changes in views may be the result of either introducing new man-made elements into the natural setting (e.g. introduction of construction equipment and features of the Project itself).

5.4.8.3 In view of this, the overall visual impact of the proposed development is evaluated, taking into account the sensitivity of the key public viewers, visual resources and visual amenities likely to be affected, the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surroundings area, and planning intention and known planned development of the area.

5.4.8.4 Key Visually Sensitive Receivers (VSRs) from public are identified and listed under **Table 5.4** and are mapped in **Figure 4.2**. Photos of key VSRs are shown in **Figure 4.3**.

**Table 5.4 Key Visually Sensitive Receivers (VSRs)**

VSR ID no.	Visually Sensitive Receivers
VSR – 1	Travellers along L25 and L26
VSR – 2	Villagers in Shek Lau Po and Mo Ka
VSR – 3	Visitors along Tung Chung River
VSR – 4	Residents in Mun Tung Estate

5.4.8.5 Being a low-rise utility installation, it is considered the Proposed Scheme is visually compatible to the future urbanised setting that surrounding planned residential neighbourhood. The location of the sewage pumping station will be located more than 35m away from the existing rural settlement, the structure will not be easily visible by the pedestrians and residents given the low building height of the sewage pumping station. Further, the finishes materials that are selected, ie unobtrusive design adopted in finishes material would be able to blend in with the existing rural environment whilst complimenting the design intention. In addition, there are some greening design to the fence and building structures of the sewage pumping station to screen-off the sewage pumping station. Therefore, the Proposed Scheme will bring negligible impacts on visual composition, visual obstruction, effect on public viewers and effect on visual resources.

5.4.8.6 With due consideration given to aesthetic and practicality, it is clear that the sewage pumping station will be able to blend in with the existing environment while its future operation will be easily manageable. Therefore, adverse visual impact is not anticipated.

#### 5.4.9 **Landscape Impact**

- 5.4.9.1 The proposed location of the sewage pumping station will unavoidably affect 5 nos of trees (See **Figure 4.6**). However, those trees will be fell under the road gazette scheme of the Tung Chung New Town Extension development. In addition, there is no Registered Old and Valuable Tree (OVT), “Important Tree”, stonewall tree, or rare and previous tree species within the proposed location of the sewage pumping station. There are also some greening design to the fence and building structures of the sewage pumping station to screen-off the structure of the sewage pumping station and to enhance the environmental value (See Figure 4.5 for the photomontage and Figure 4.4 for the greening proposal). As such, adverse landscape impact is not anticipated.

### 5.5 **Public Relation Point of View**

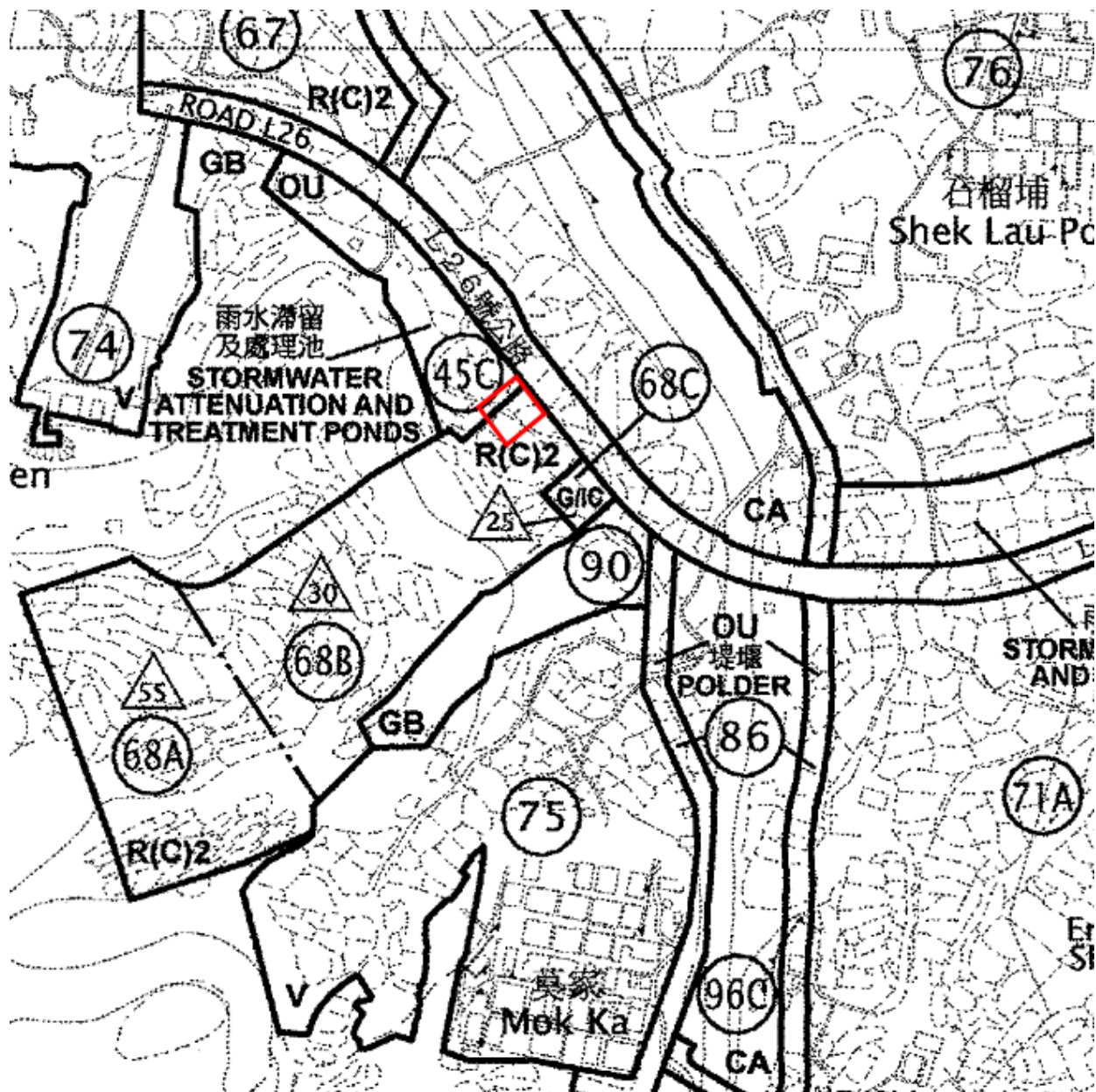
- 5.5.1 During the public consultation stage under Cap. 358AL/Cap. 370, the views of the villagers were received regarding the location of the sewage pumping station at Area 68C. Local community including villagers from Mok Ka strongly opposed the original planned location for the SPS in Area 68C is located directly facing their ancient grave and shall be located further away from Mok Ka.
- 5.5.2 During the process of further exploring feasible location for the future SPS, representatives from Mok Ka had been further consulted. They expressed that they and the villagers of Mok Ka will support the Proposed Scheme in the Application Site. Furthermore, village representatives of nearby villages have also been consulted with the new location under the Proposed Scheme. They have expressed no adverse comments on it.



## 6. CONCLUSION

- 6.1.1 This Supporting Planning Statement is submitted under Section 16 of the TPO to seek approval for proposed public utility installation (sewage pumping station) in Areas 645C and 68B in Tung Chung.
- 6.1.2 The Proposed Scheme is fully compatible with the surrounding context in a suitable site with relevant planned uses. The Proposed Scheme is a vital utility facility to support the planned developments in the western portion of the Tung Chung New Town Extension, which is essential for collecting sewage generated by the adjoining housing development and discharge the collected sewage to other sewage treatment plant for treatment and disposal. It has been demonstrated that the Proposed Scheme at the Application Site will be technically feasible. No adverse impacts in terms of traffic, environmental, drainage, sewerage, visual and landscape aspects are anticipated. After further public consultation, it is also concluded that the local community supported the Proposed Scheme with the optimised location in the Application Site.
- 6.1.3 In light of the justifications put forward in this Planning Statement, we sincerely seek for the favourable consideration from the TPB to give its support to this S16 Application.

# Figures



#### LEGEND

-  Application Site
-  Building Height Restriction (mPD)

#### ZONING

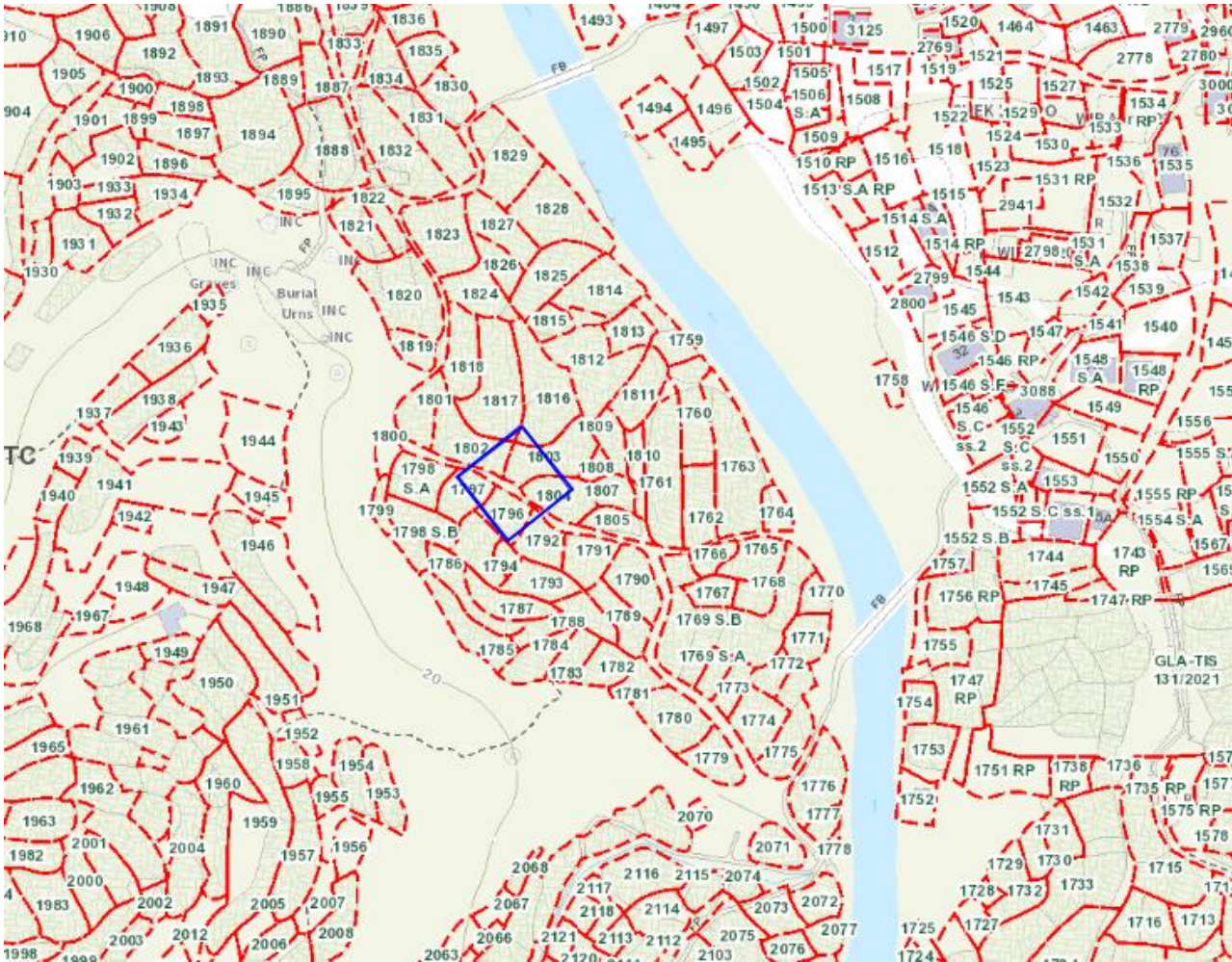
- R(C)** Residential (Group C)
- V** Village Type Development
- G/IC** Government, Institution or Community
- OU** Other Specified Uses
- GB** Green Belt
- CA** Conservation Area

Figure No.	Scale	Figure Title	Location Plan
2.1	-		
ARUP	Date	Source	Extracted from the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazette on 7 February 2017
	June 2023		



地段索引圖

LOT INDEX PLAN



LEGEND



-  Application Site
-  Lot

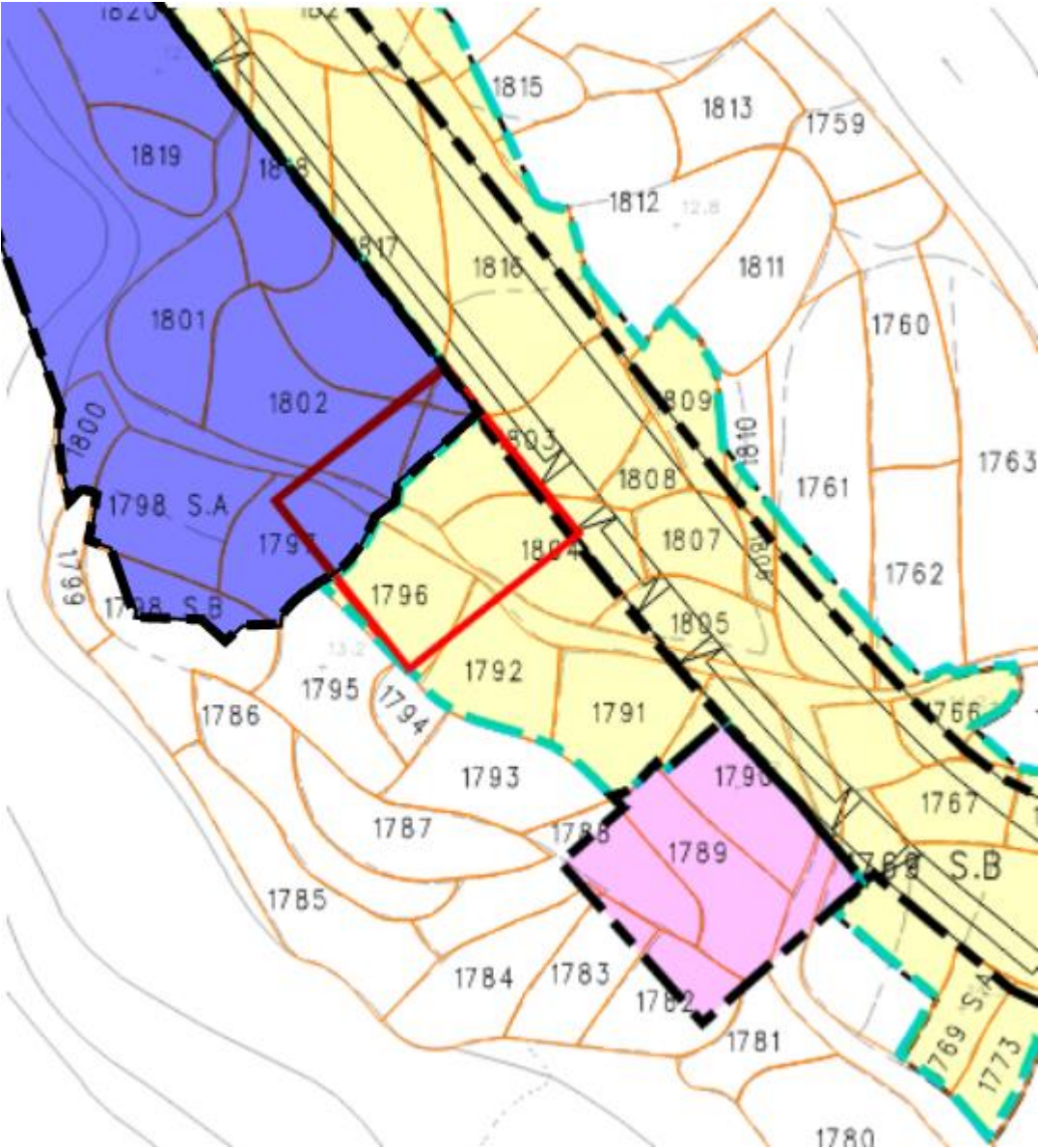
Figure No.	Scale	Figure Title	Lot Index Plan
2.2a	-		
ARUP	Date	Source	Geoinfo Map
	June 2023		





地段索引圖

LOT INDEX PLAN



LEGEND



Application Site



Limit of Works Area for PWP Item No. 7786CL Tung Chung New Town Extension (Road Works at Road L22, Road L24, Road L25, Road L26 and Road L28) Gazetted Under Roads (Works, Use and Compensation) Ordinance (Chapter 370) Concurrently



CAP 370



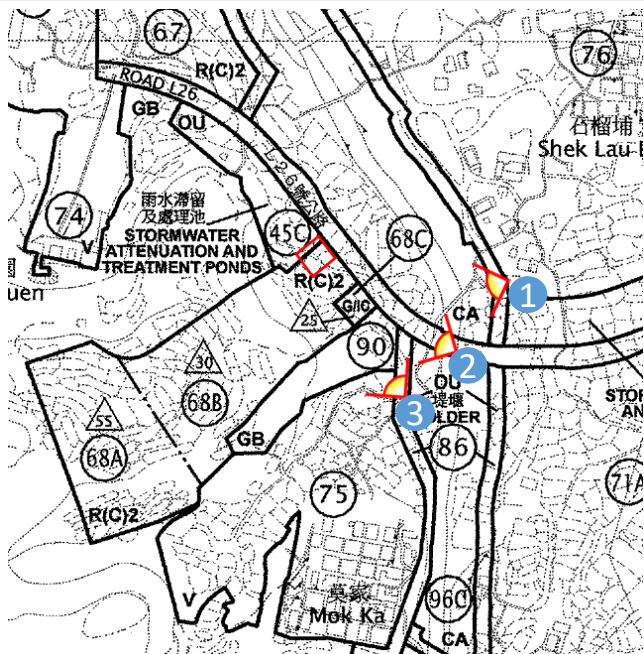
CAP 358



CAP 124

Figure No.	Scale	Figure Title
2.2b	-	Lot Index Plan with gazette plan and CAP 124 Plan
ARUP	Date June 2023	Source -





# LEGEND

□ Application Site

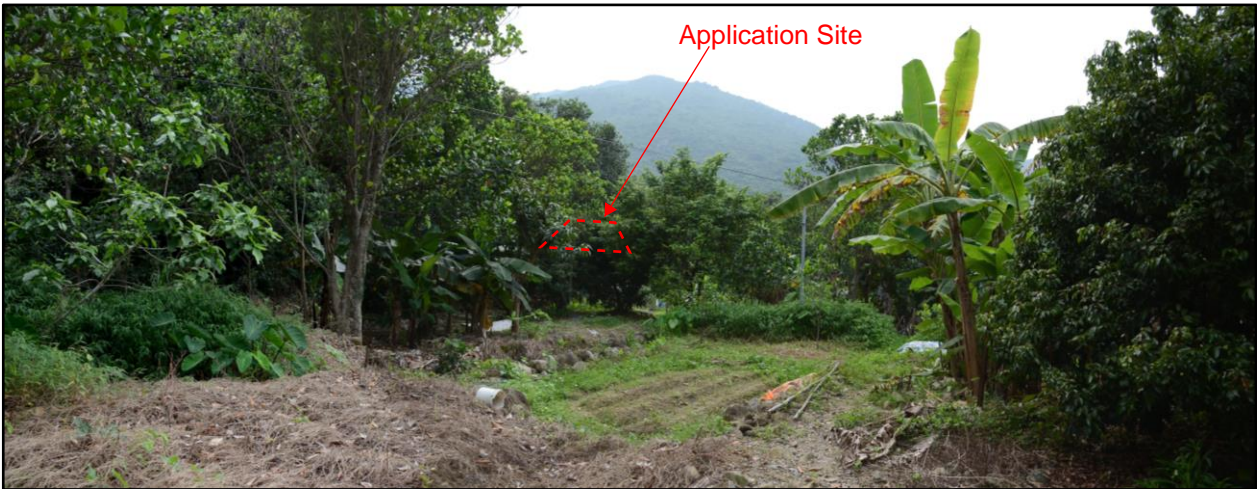
Application Site



1 View of the Application Site from existing access road to Shek Lau Po



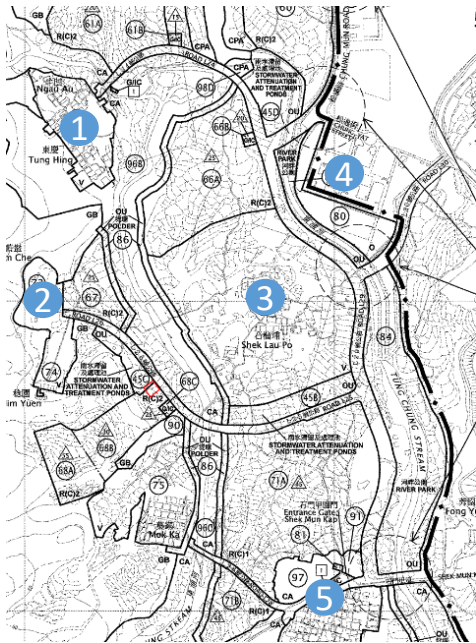
2 View of the Application Site from existing access road to Shek Lau Po



3 View of the Application Site from existing access road to Shek Lau Po

Figure No.	Scale	Figure Title
2.3a	-	Surrounding Context of the Application Site (Sheet 1)
ARUP	Date	Source
	May 2023	Photos Taken in Dec 2022





**LEGEND**

 Application Site



1 Ngau Au



2 Lam Che



3 Shek Lau Po



4 YMCA of Hong Kong Christian College and Caritas Charles Vath College



5 Shek Mun Kap

Figure No.	Scale	Figure Title
2.3b	-	Surrounding Context of the Application Site (Sheet 2)
ARUP	Date May 2023	Source Photos Taken in Dec 2022

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	Institution Use (not elsewhere specified)
	Library
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

Figure No.	Scale	Figure Title
3.1	-	Extracted Notes of the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2- “R(C)” Zone
ARUP	Date June 2023	Source Extracted from the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazette on 7 February 2017

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For “River Park” Only

Field Study/Education/Visitor Centre	Eating Place
River Park	Government Use (not elsewhere specified)
Stormwater Attenuation and Treatment Pond	Public Utility Installation
	Shop and Services

Planning Intention

This zone is intended primarily for the development of River Park, which forms part of the sustainable drainage and flood prevention system in the Area. It is also intended to protect and retain the existing natural landscape, ecological or topographic features of the area for preservation, flood prevention, educational and research purposes through the development of River Park and to separate sensitive natural environment of the Tung Chung Ecologically Important Stream from the adverse effects of development.

For “Stormwater Attenuation and Treatment Ponds” Only

Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Stormwater Attenuation and Treatment Pond	Public Utility Installation

Planning Intention

This zone is intended for the development of stormwater attenuation and treatment ponds, which form part of the sustainable drainage and flood prevention system in the Area.

For “Polder” Only

Polder	Government Use (not elsewhere specified)
	Public Utility Installation

Planning Intention

This zone is intended for the development of polder, which forms part of the sustainable drainage and flood prevention system in the Area.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Extracted Notes of the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2– Other Specified Uses” annotated “Stormwater Attenuation and Treatment Ponds” Zone
3.2	-		
<b>ARUP</b>	<i>Date</i>	<i>Source</i>	Extracted from the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazette on 7 February 2017
	June 2023		



RESIDENTIAL (GROUP C) (Cont'd)Remarks

- (a) On land designated “R(C)1” and “R(C)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
R(C)1	1.5
R(C)2	1

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater
- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	<b>Extracted Notes of the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2– “R(C)” Zone</b>
3.3	-		
<b>ARUP</b>	<i>Date</i>	<i>Source</i>	Extracted from the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazette on 7 February 2017
	June 2023		



9.6 “Other Specified Uses” (“OU”): Total Area 8.45 ha

9.6.1 This zone covers the following specific annotated uses:

(a) River Park

This zone is intended primarily for the development of a river park in Areas 84 and 85, which forms part of the sustainable drainage and flood prevention system in the Area. It is also intended to protect and retain the existing natural landscape, ecological or topographic features of the area for preservation, flood prevention, educational and research purposes through the development of a river park and to separate sensitive natural environment of the Tung Chung EIS from the adverse effects of development. Subject to detailed design, this zone may include facilities of stormwater attenuation and treatment ponds to form part of the sustainable drainage and flood prevention system along Tung Chung Stream in the Area. It is also planned to convert the existing man-made section of Tung Chung Stream in Area 85 as part of the river park upon its dechannelization works. Ancillary facilities of the river park which may include field study/education/visitor centre will be provided.

(b) Stormwater Attenuation and Treatment Ponds

This zone is intended for the development of stormwater attenuation and treatment ponds, which form part of the sustainable drainage and flood prevention system in the Area. There are five sites (i.e. Areas 45B, 45C, 45D, 45E and 45F) in the Area along Tung Chung Stream designated for the provision of stormwater attenuation and treatment ponds to treat the surface runoff collected from the development areas before discharging to Tung Chung Stream, and to alleviate flood risk along Tung Chung Stream. Subject to detailed design, this zone may include facilities of the river park to be provided as part of the sustainable drainage and flood prevention system along Tung Chung Stream in the Area.

(c) Polder

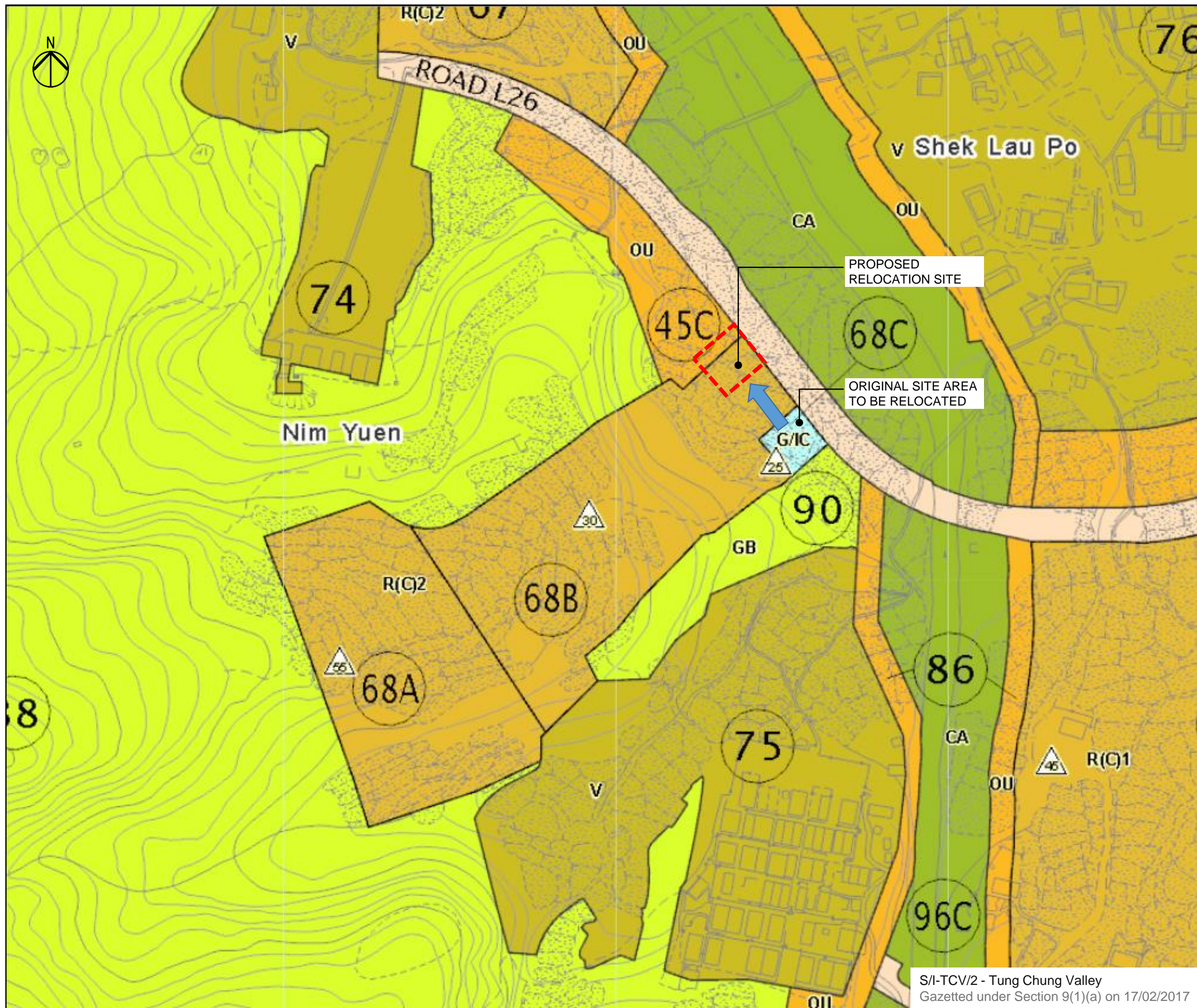
This zone is intended for the development of polders, which form part of the sustainable drainage and flood prevention system in the Area. Area 86 is designated for the provision of polders along Tung Chung Stream for flooding mitigation purpose. Subject to detailed design, this zone may include facilities of the sustainable drainage and flood prevention system.

9.7 “Green Belt” (“GB”): Total Area 51.93 ha

9.7.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Figure No.	Scale	Figure Title	Extracted Notes of the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2– Other Specified Uses” annotated “Stormwater Attenuation and Treatment Ponds” Zone
3.4	-		
ARUP	Date	Source	Extracted from the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazette on 7 February 2017
	June 2023		





LEGEND:

- PROPOSED RELOCATION SITE FOR TUNG CHUNG VALLEY WEST SEWAGE PUMPING STATION (TCV-W SPS)
- Other Specified Uses
- Village Type Development
- Conservation Area
- Government, Institution or Community
- Residential (Group C)
- Green Belt
- Maximum Building Height (In Metres Above Principal Datum)  
140
- Planning Area Number  
1

Rev	Description	By	Date
A	FIRST ISSUE	SL	04/23

Consultant  
**ARUP**

Project Title  
Agreement No. CE 70/2015 (CE)  
Tung Chung New Town  
Extension (West)  
- Design and Construction

Drawing title  
OUTLINE ZONING PLAN –  
RELOCATION OF TUNG  
CHUNG VALLEY WEST  
SEWAGE PUMPING STATION  
(TCV-W SPS)

Drawing no.	FIGURE 4.1	Rev.	A
Drawn	Date	Checked	Approved
SL	04/23	EL	AW
Scale		Status	

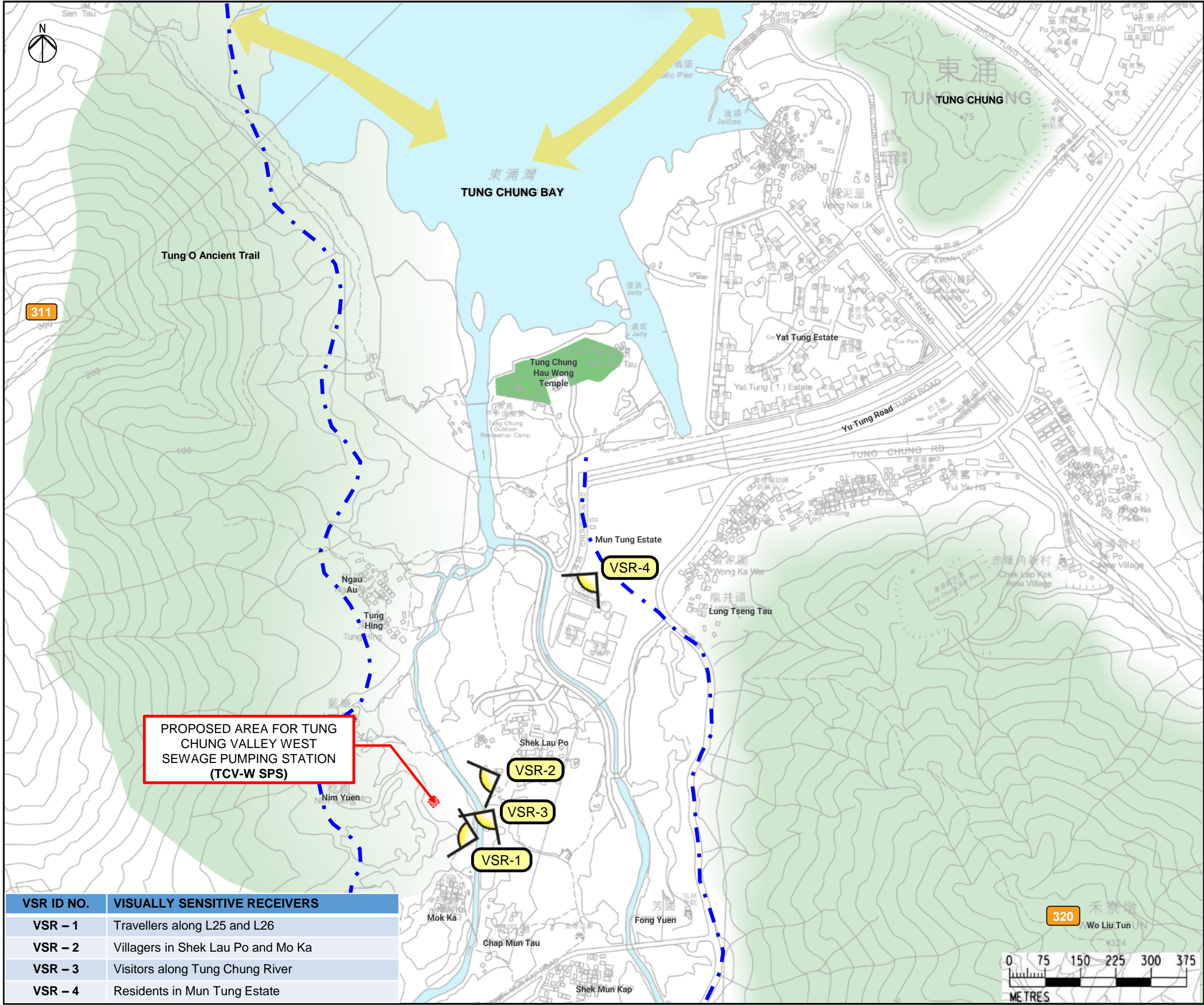
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S/I-TCV/2 - Tung Chung Valley  
Gazetted under Section 9(1)(a) on 17/02/2017





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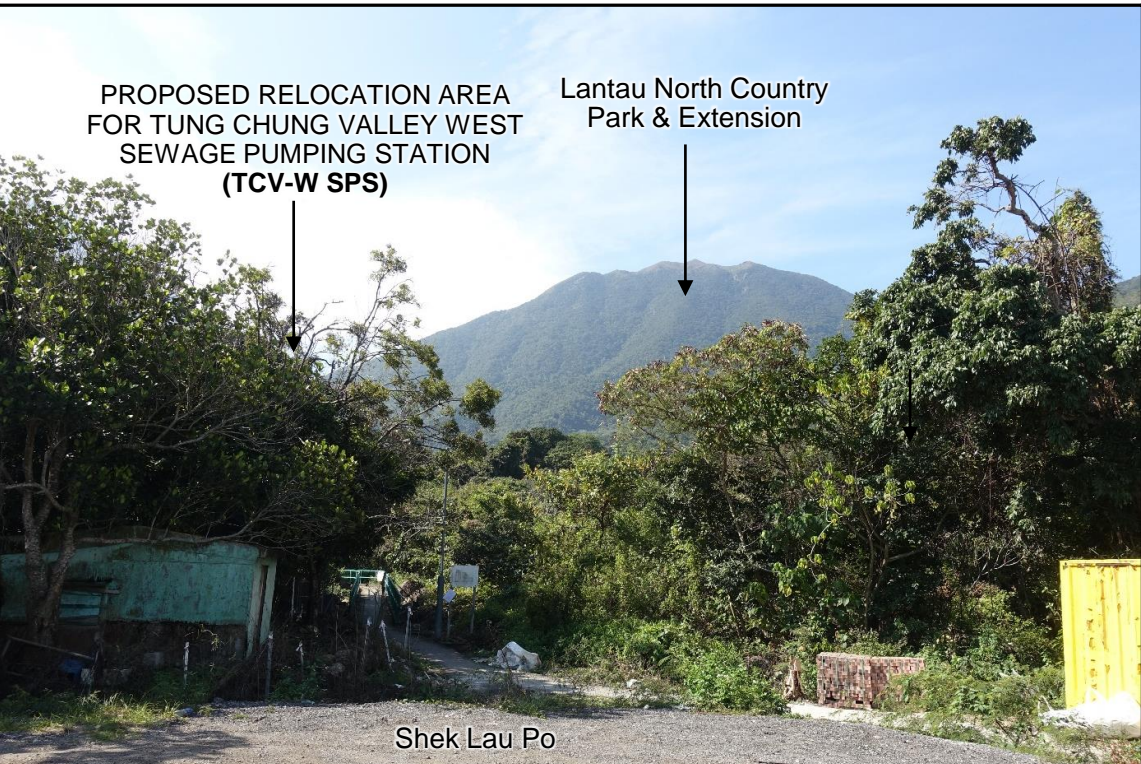
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- VSR-1 VSR VIEWING POINT
- +100 HEIGHT IN +mPD
- MAJOR VISUAL ELEMENTS
- MAJOR VISUAL CORRIDOR
- OPEN AREA
- VISUAL ENVELOPE IN STRATEGIC LEVEL

A	FIRST ISSUE	SL	04/23
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Agreement No. CE 70/2015 (CE)			
Tung Chung New Town Extension (West)			
- Design and Construction			
Drawing title			
BASELINE OF KEY VISUAL ELEMENTS			
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FIGURE 4.2		A	
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Scale	Status		
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**Viewing Point VSR - 1**  
**- Travellers along L25 and L26**



**Viewing Point VSR - 2**  
**- Villagers in Shek Lau Po and Mo Ka**



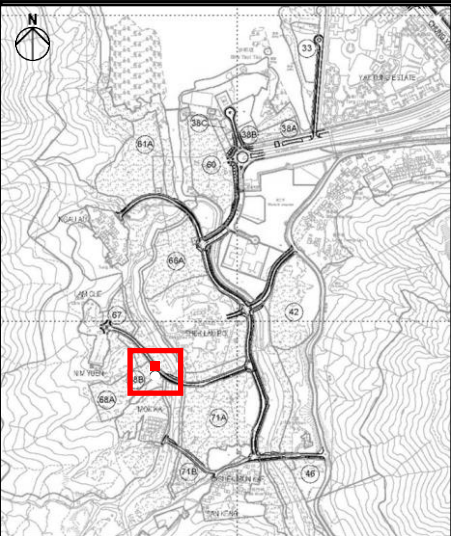
**Viewing Point VSR - 3**  
**- Visitors in Shek Lau Po**



**Viewing Point VSR - 4**  
**- Resident in Mun Tung Estate**

A	FIRST ISSUE	WL	04/23
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Agreement No. CE 70/2015 (CE)			
Tung Chung New Town			
Extension (West)			
- Design and Construction			
Drawing title			
VISUALLY SENSITIVE			
RECEIVERS PHOTOGRAPHS			
Drawing no.			Rev.
FIGURE 4.3			A
Drawn	Date	Checked	Approved
SL	04/23	EL	AW
Scale	Status		
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**KEY PLAN**

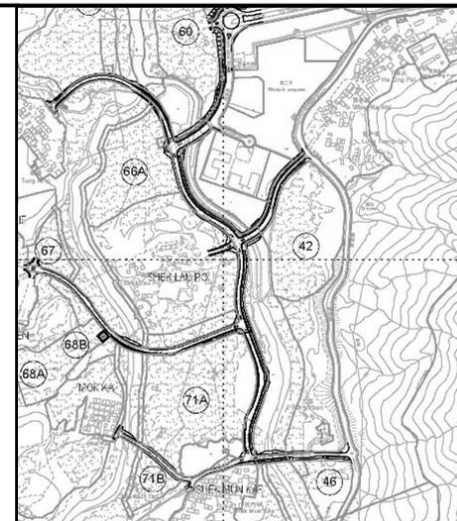
**LEGEND:**

- PROPOSED RELOCATION SITE FOR TUNG CHUNG VALLEY WEST SEWAGE PUMPING STATION (TCV-W SPS)
- BOUNDARY OF THE SITES WITHIN TCW DEVELOPMENT
- SITE ENTRANCE/ EXIT
- SCREENING / BUFFER PLANTING (MM4)
- PROPOSED LEVEL OF BUILDING ROOF/GROUND

A		FIRST ISSUE		WL	04/23
Rev	Description	By	Date		
Consultant					
<b>ARUP</b>					
Project Title					
Agreement No. CE 70/2015 (CE)					
Tung Chung New Town Extension (West)					
- Design and Construction					
Drawing title					
LANDSCAPE AND VISUAL MITIGATION PLAN – RELOCATION FOR PROPOSED TUNG CHUNG VALLEY-WEST SEWAGE PUMPING STATION (TCV-W SPS)					
Drawing no. FIGURE 4.4				Rev. A	
Drawn	Date	Checked	Approved		
SL	04/23	EL	AW		
Scale	Status				
COPYRIGHT RESERVED					
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MITIGATION MEASURES	
MM1	Tree Protection & Preservation within the site works area. Suitable measures shall be undertaken to protect the trees within and adjacent to the site boundary
MM2	Limitation of Contractor's works to within the site boundary to avoid impacting adjacent landscape
MM3	Control of run-off from the construction site
MM4	Screening / buffer planting
MM6	Chromatic design in colour tone, finishes and treatments of engineering structures should be visually unobtrusive, non-reflective compatible with surrounding context
MM7	Sensitive building form, height, disposition, to minimize impact on perceived bulk and views to visual resources





**Viewing Point 1**  
**Existing view from Travellers along L25 and L26**



**Viewing Point 1**  
**View from Travellers along L25 and L26 after development**

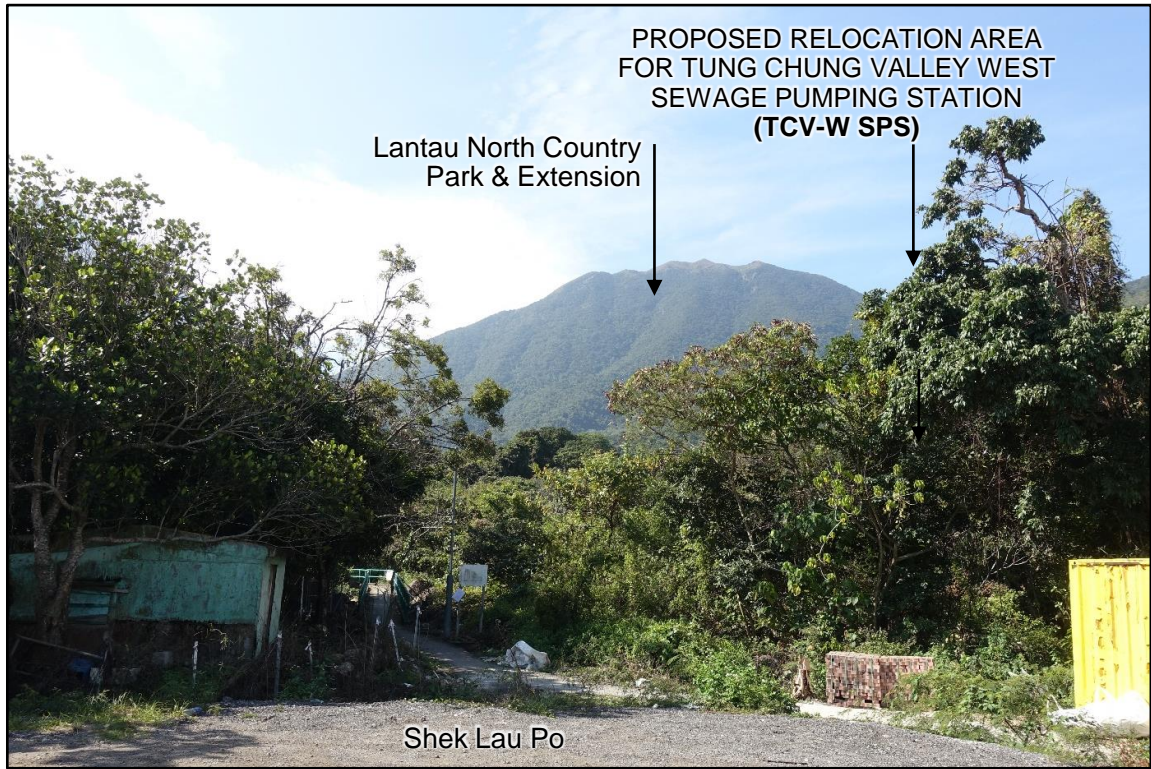
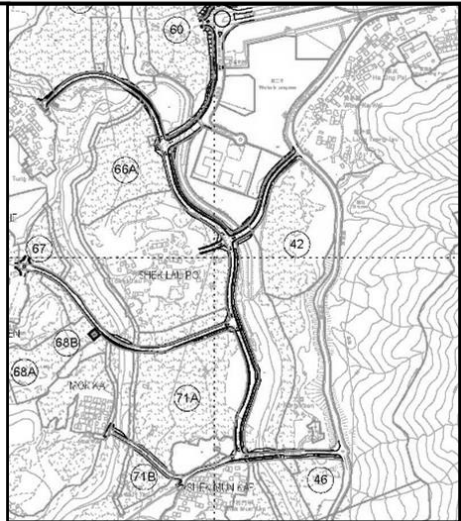
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Tung Chung New Town			
Extension (West)			
- Design and Construction			
Drawing title			
VIEWING POINT 1			
Drawing no.		Rev.	
FIGURE 4.5a		A	
Drawn	Date	Checked	Approved
	04/23	WL	AW
Scale	Status		
N. T. S.			

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Development Department





**Viewing Point 2**  
**Existing view from Villagers in Shek Lau Po and Mo Ka**



**Viewing Point 2**  
**View from Villagers in Shek Lau Po and Mo Ka**  
**after development**

A	FIRST ISSUE	ST	04/23
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Agreement No. CE 70/2015 (CE)			
Tung Chung New Town			
Extension (West)			
- Design and Construction			
Drawing title			
VIEWING POINT 2			
Drawing no.			Rev.
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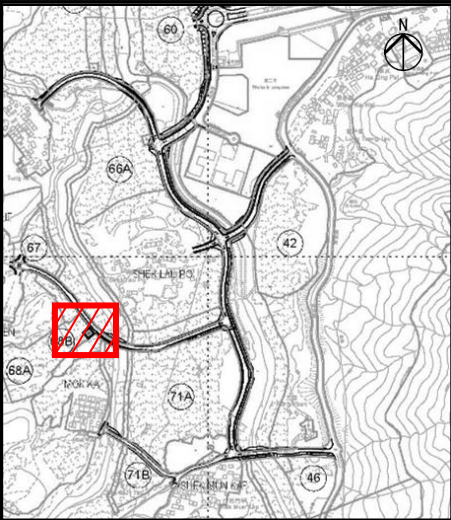
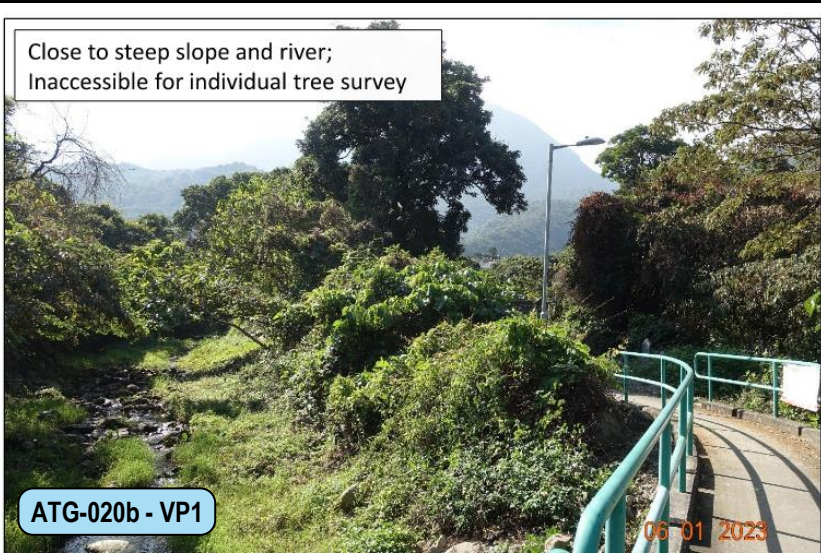
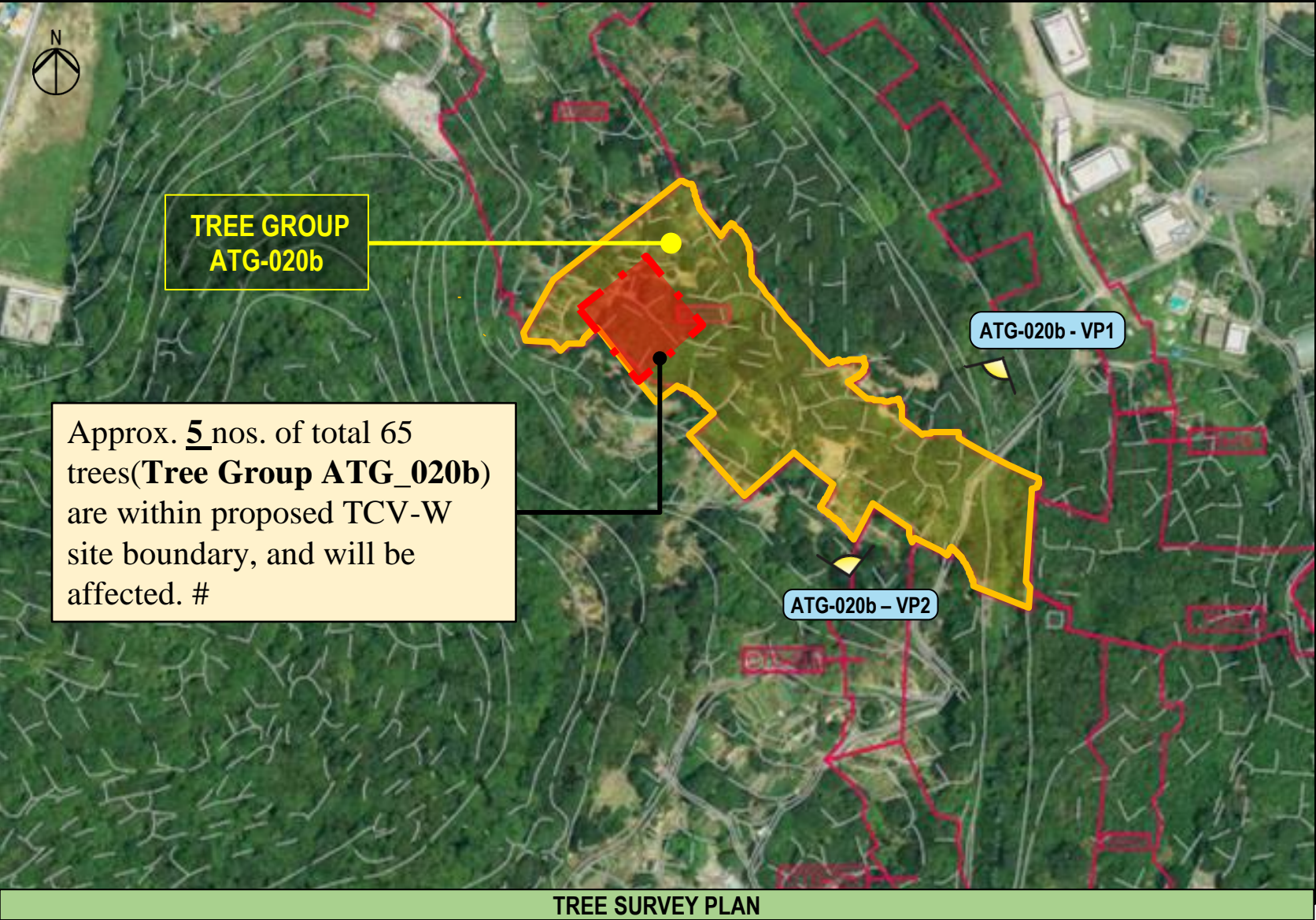
**Viewing Point 3**  
**Existing view from Visitors along Tung Chung River**



**Viewing Point 3**  
**View from Visitors along Tung Chung River**  
**after development**

A	FIRST ISSUE	ST	04/23
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Agreement No. CE 70/2015 (CE)			
Tung Chung New Town			
Extension (West)			
- Design and Construction			
Drawing title			
VIEWING POINT 3			
Drawing no.			Rev.
FIGURE 4.5c			A
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N. T. S.			





KEY PLAN

LEGEND:

- PROPOSED RELOCATION SITE FOR TUNG CHUNG VALLEY WEST SEWAGE PUMPING STATION (TCV-W SPS)
- TREE GROUP BOUNDARY
- TREE GROUP TG-02
- TG-19 PHOTO ANGLE

TREE GROUP ASSESSNEBT SCHEDULE													
Tree Group ID	Estimated No. Within Proposed TCV- W SPS Site	Estimated No. of Trees Within Group	Representative Species				Average Size			Amenity Value (High(H) / Medium(M) / Low(L)	Tree Condition (Good(G) / Average(A) / Poor(P))		
			Scientific Name	Chinese Name	Conservation Status	Estimated % Within Group	Height (m)	DBH (mm)	Crown Spread (m)		Form	Health	Structure
ATG – 020b	5	65	<i>Celtis sinensis</i>	朴樹	-	11.7%	7	150	5	L	P	A	P
			<i>Schefflera heptaphylla</i>	鵝掌柴	-	16.9%	8	145	4	L	P	A	P
			<i>Ficus microcarpa</i>	細葉榕	-	14.3%	11	350	9	L	P	A	P
			<i>Sterculia lanceolata</i>	假蘋婆	-	7.8%	7	160	4	L	P	A	P
			<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	-	7.8%	6	125	4	L	P	A	P
			<i>Ficus variegata</i>	青果榕	-	7.8%	7	145	6	L	P	A	P
			<i>Mallotus paniculatus</i>	白楸	-	7.8%	6	110	3	L	P	A	P
			<i>Ficus hispida</i>	對葉榕	-	19.5%	8	120	4	L	P	A	P
			<i>Litchi chinensis</i>	荔枝	-	13.0%	5	135	3	L	P	A	P
			<i>Dimocarpus longan</i>	龍眼	-	14.3%	6	150	3	L	P	A	P
			<i>Celtis sinensis</i>	朴樹	-	11.7%	7	150	5	L	P	A	P

# Tree survey data shown at here is for estimation only and extracted from the TPRP which will be required to get the approval from TWVP.

A	FIRST ISSUE	SL	04/23
Rev	Description	By	Date

Consultant

**ARUP**

Project Title

Agreement No. CE 70/2015 (CE)

Tung Chung New Town Extension (West)

- Design and Construction

Drawing title

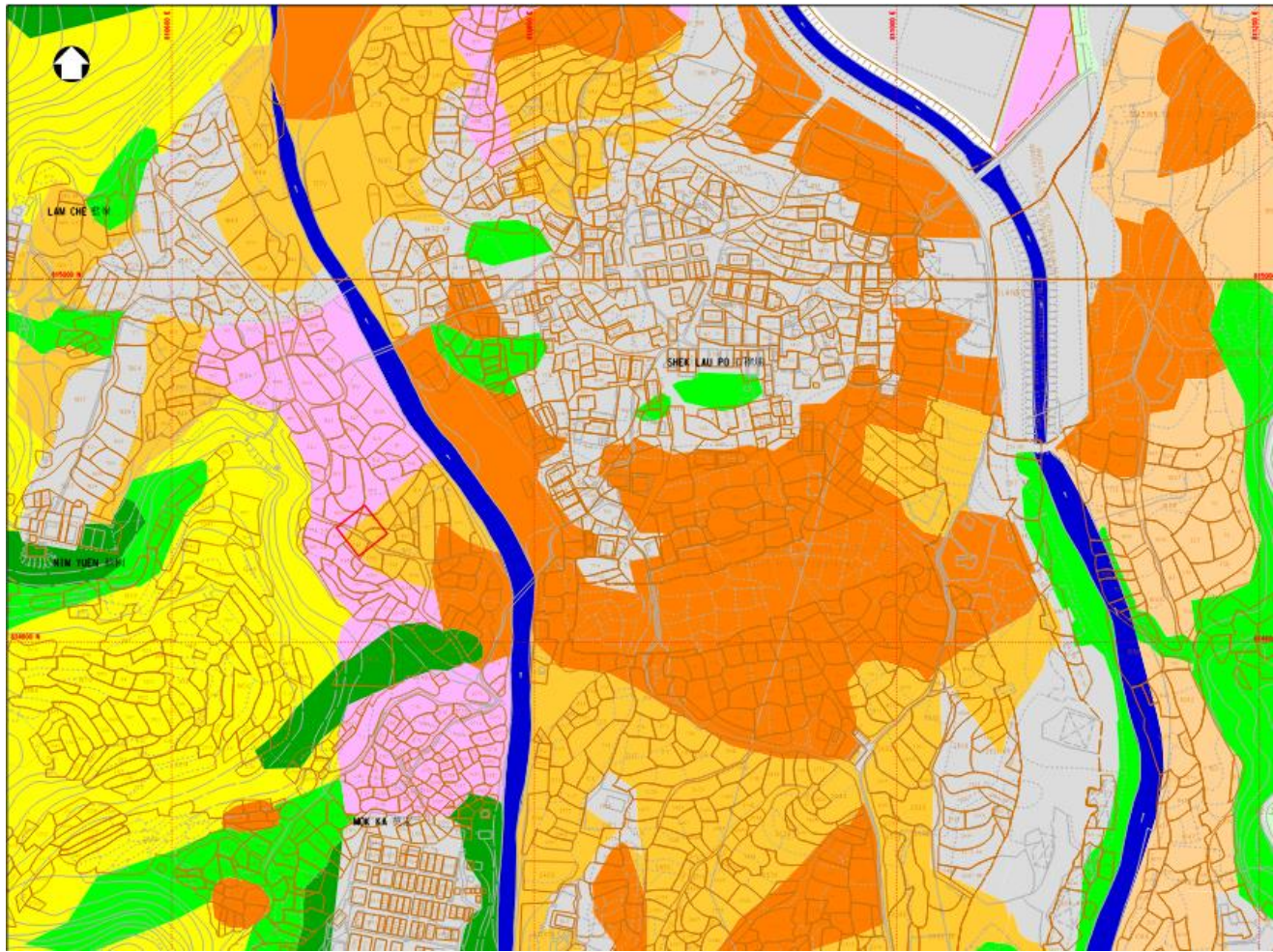
AFFECTED TREES AT PROPOSED TUNG CHUNG VALLEY WEST SEWAGE PUMPING STATION(TCV-E SPS)

Drawing no.	FIGURE 4.6	Rev.	A
Drawn	SL	Date	04/23
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		Status	Approved
			AW

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### LEGEND



Application Site

- Young Woodland
- Mature Woodland
- Agricultural Land (Abandoned, Dry)
- Agricultural Land (Abandoned, Wet)
- Agricultural Land (Active, Dry)
- Agricultural Land (Orchard)
- Fung Shui Wood
- Shrubland/Grassland
- Plantation
- Urbanised/Disturbed/Wasteland
- Watercourse
- Reedbed
- Mangrove
- Rocky Shore
- Mudflat
- Seawall
- Coastal Waters

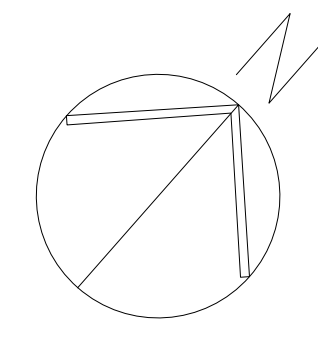
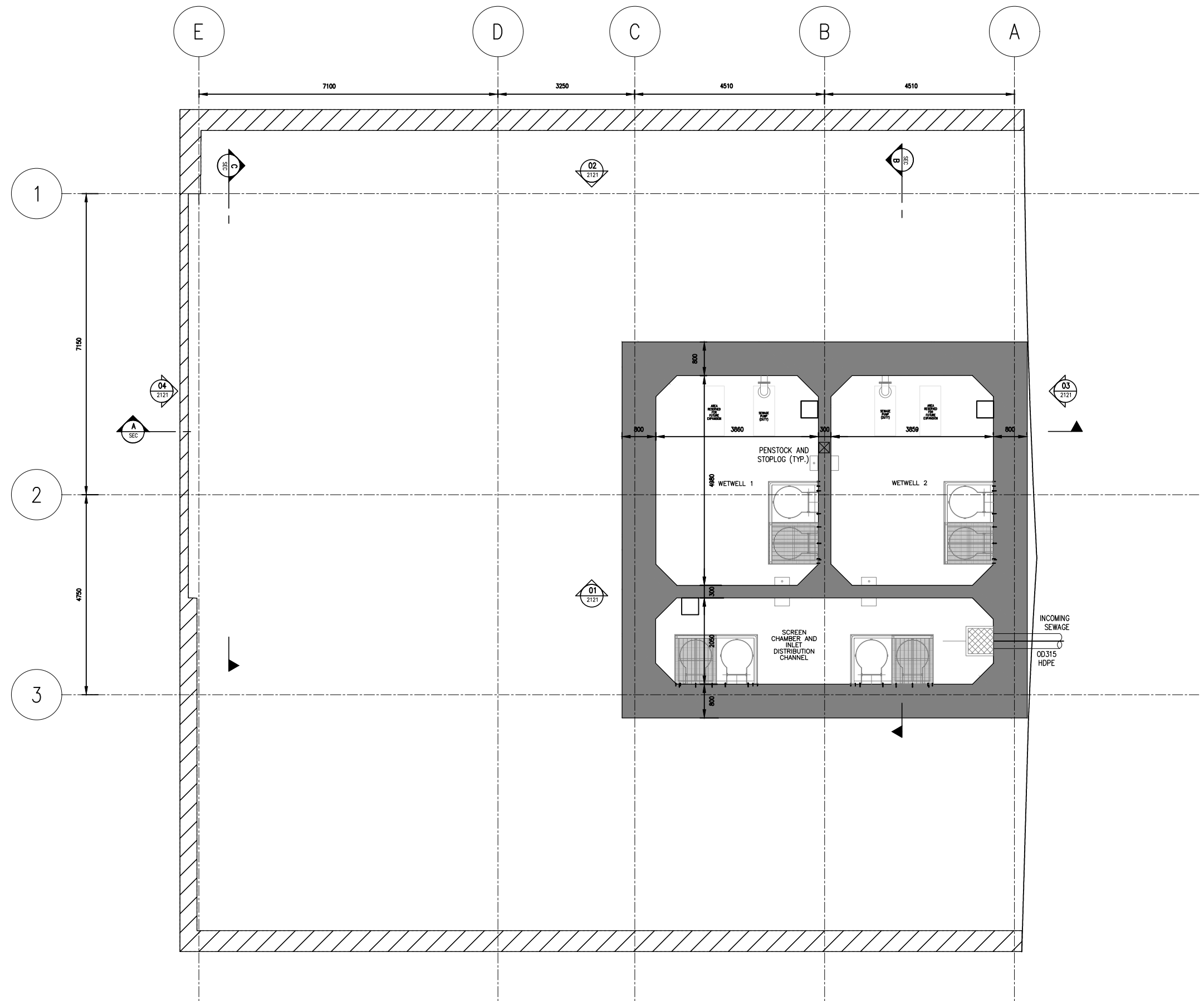
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<b>ARUP</b>	<b>Date</b> May 2023	<b>Source</b> Habit map extracted from approved EIA report for Tung Chung New Town (Extension) AEIAR-196/2016



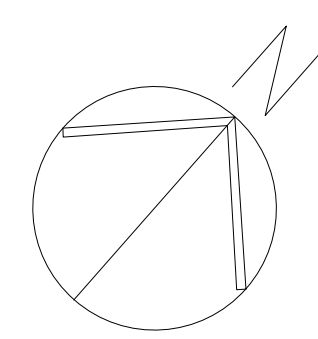
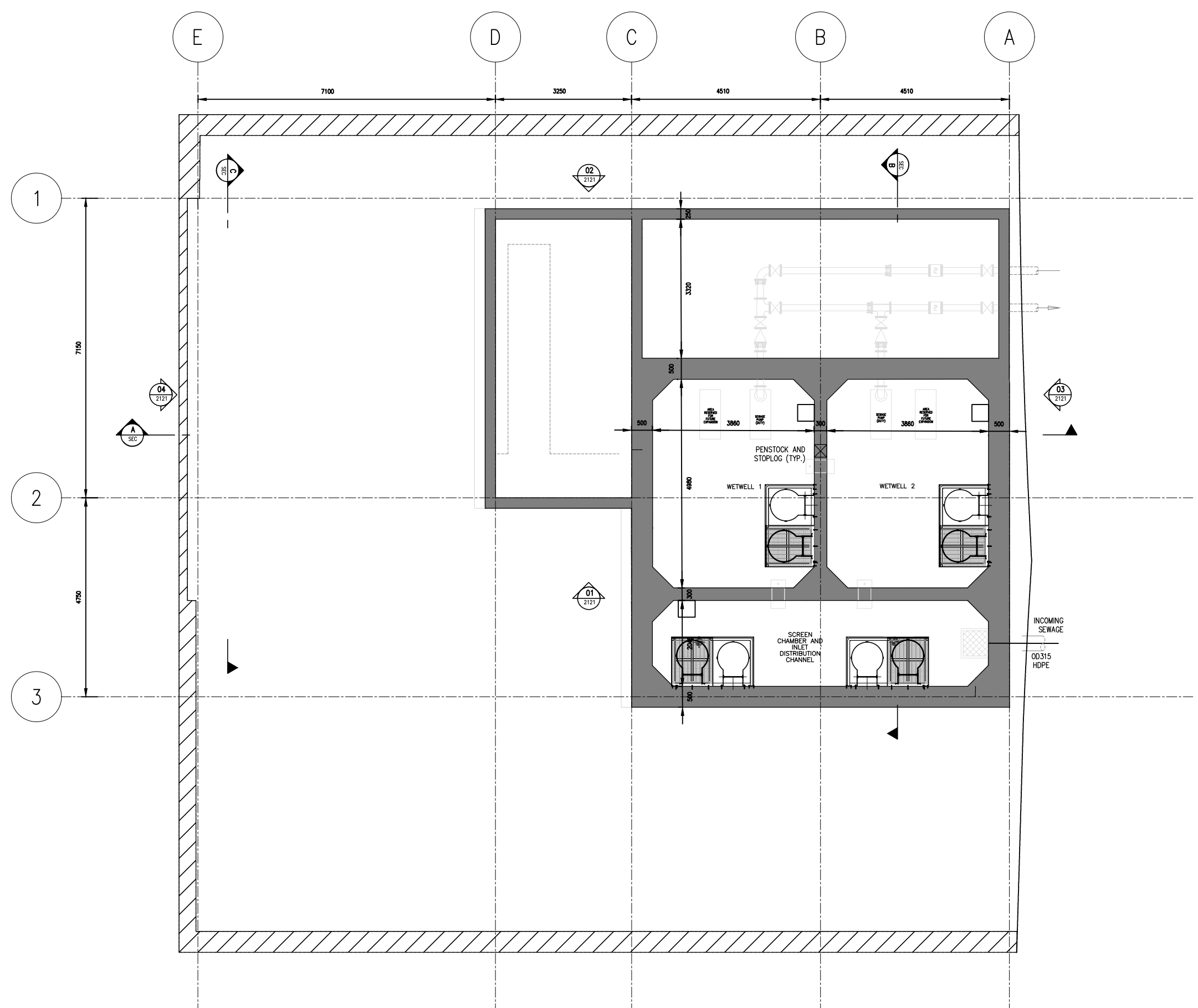
# Appendix A

## Indicative Architectural Drawings for the Proposed Scheme

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1 BASEMENT FLOOR PLAN  
scale 1:100 @ A1 1:200@ A3



2 BASEMENT FLOOR PLAN  
scale 1:100 @ A1 1:200@ A3

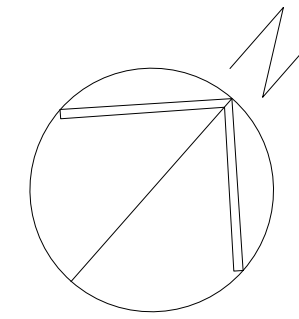
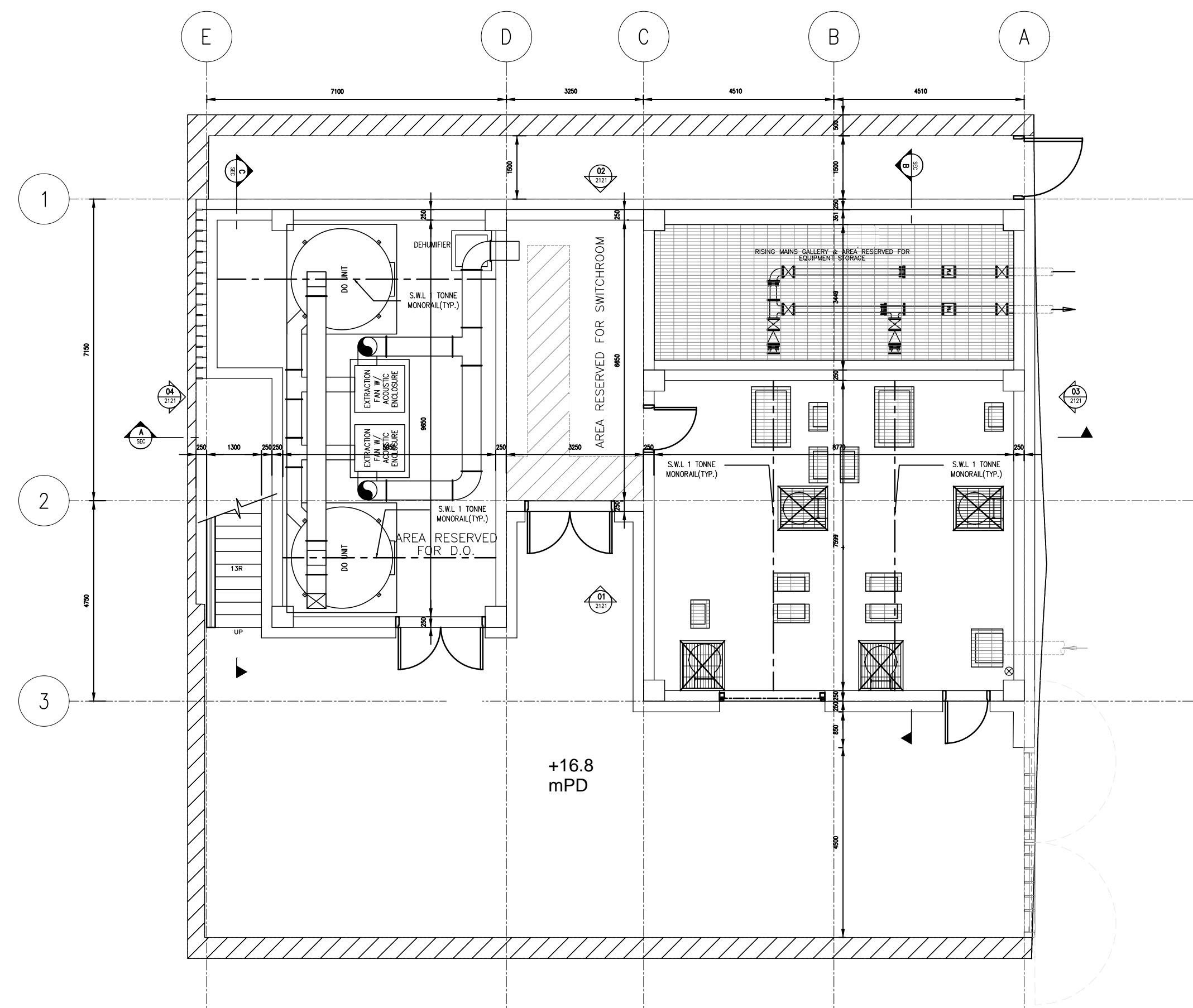
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Project Title			
Agreement No. CE 70/2015 (CE)			
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- Design and Construction			
Drawing title			
GENERAL LAYOUT PLAN			
OF TVCW SPS			
(SHEET 1 OF 2)			
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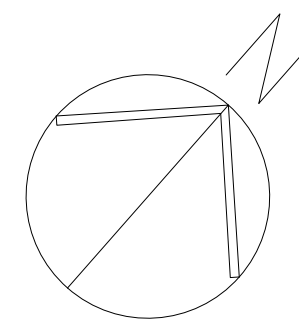
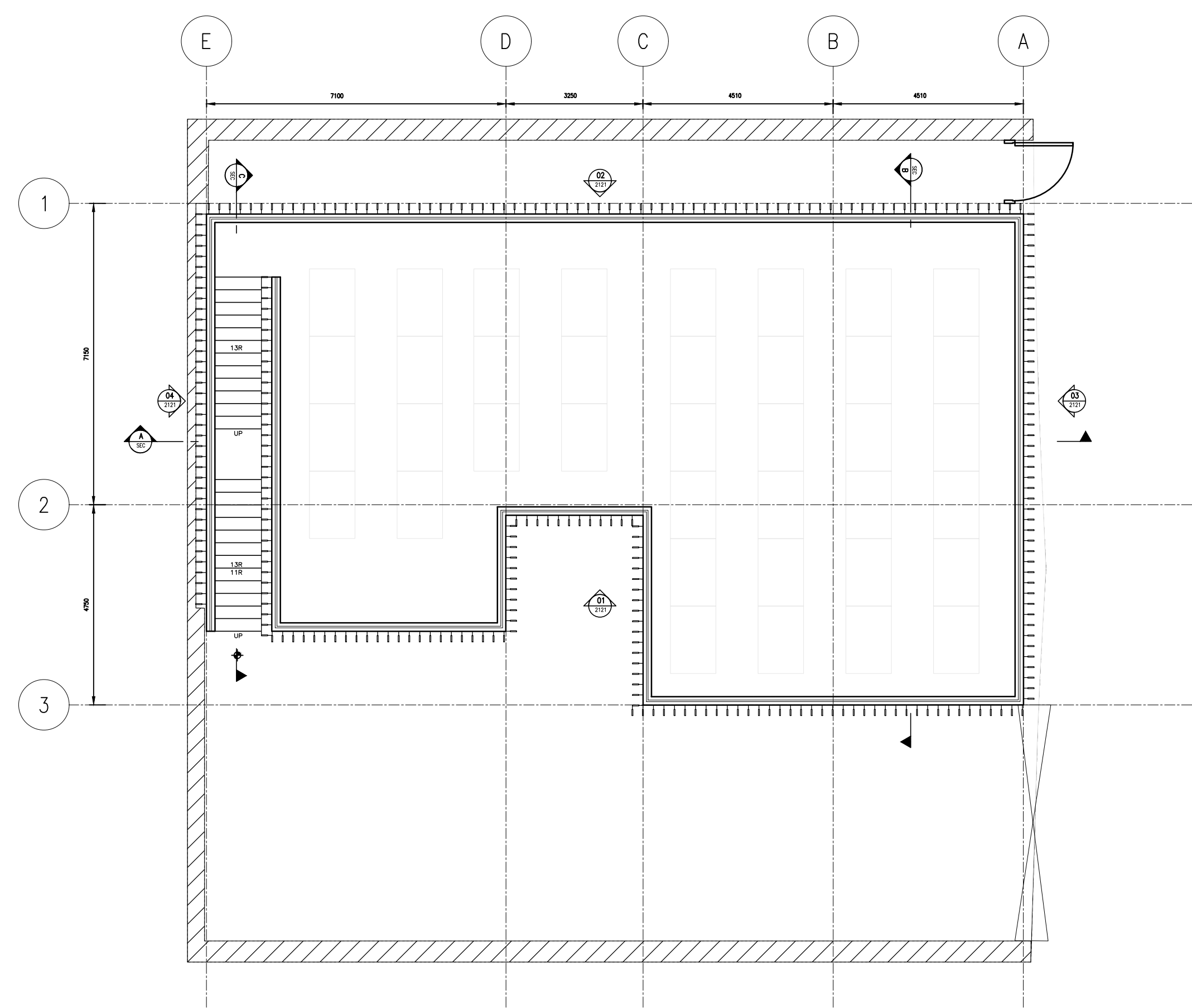
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2 ROOF FLOOR PLAN  
scale 1:100 @ A1 1:200@ A3

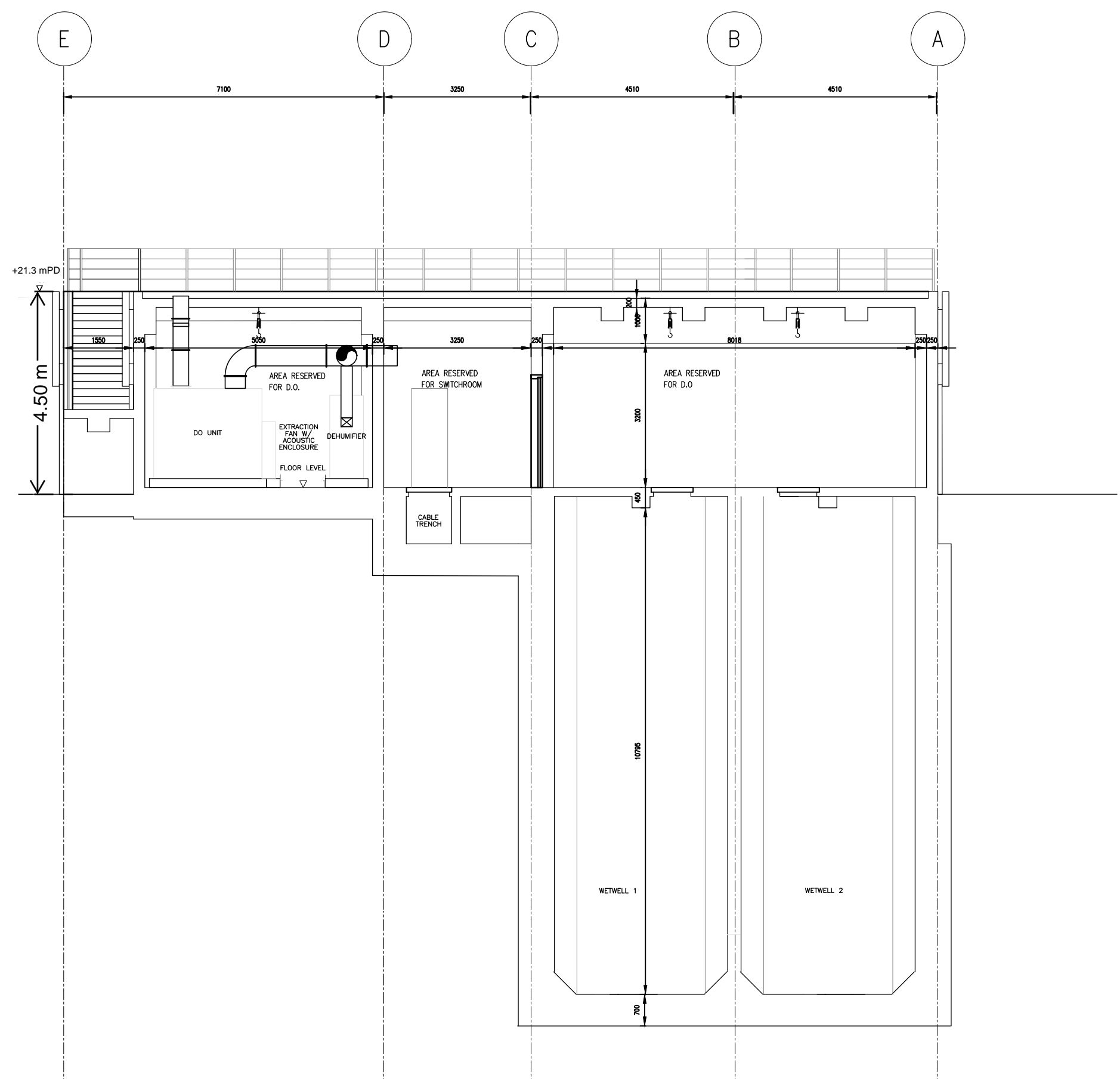
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Drawing no. 251854/C11/TVCW/2102			Rev. —
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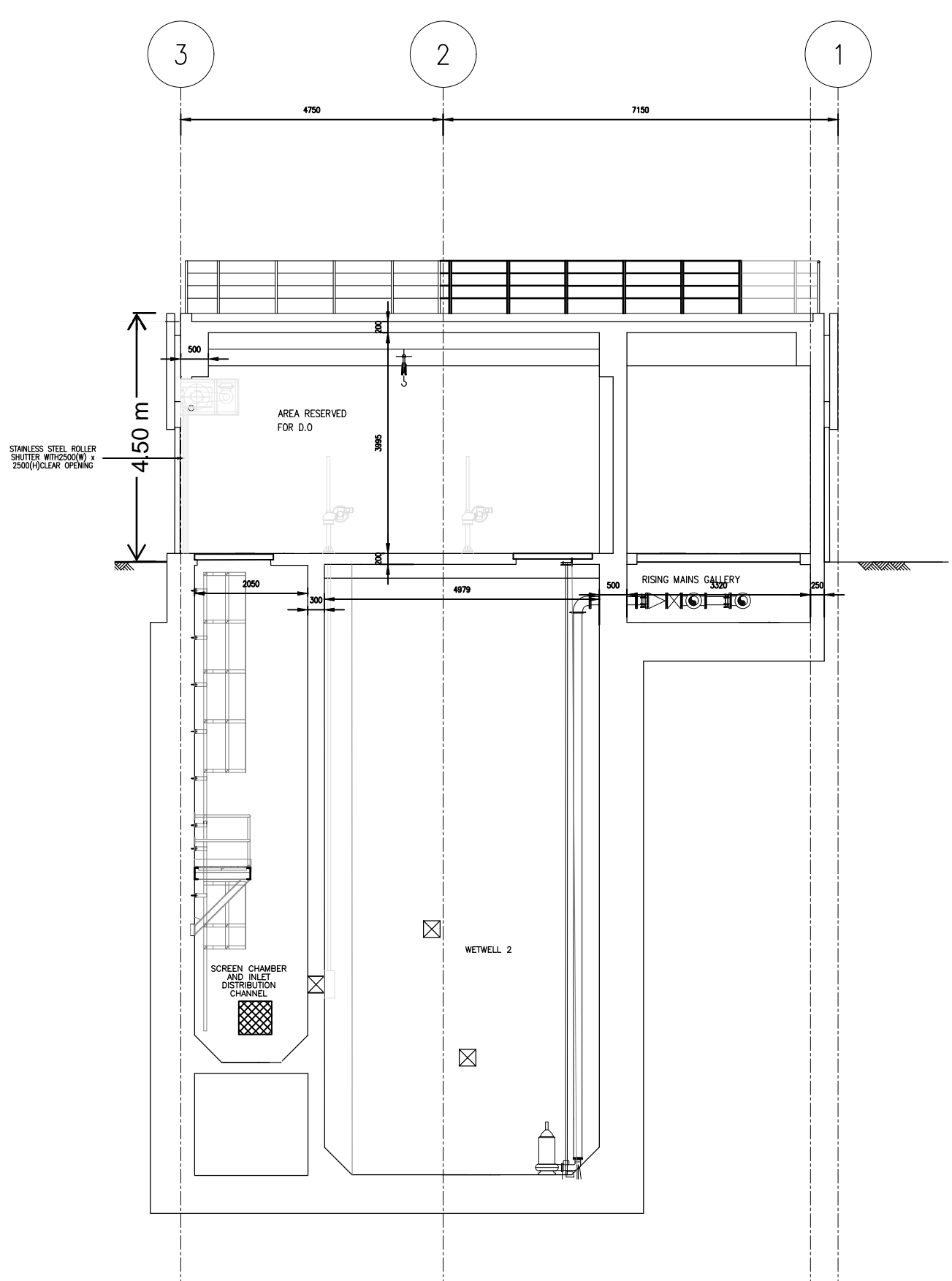


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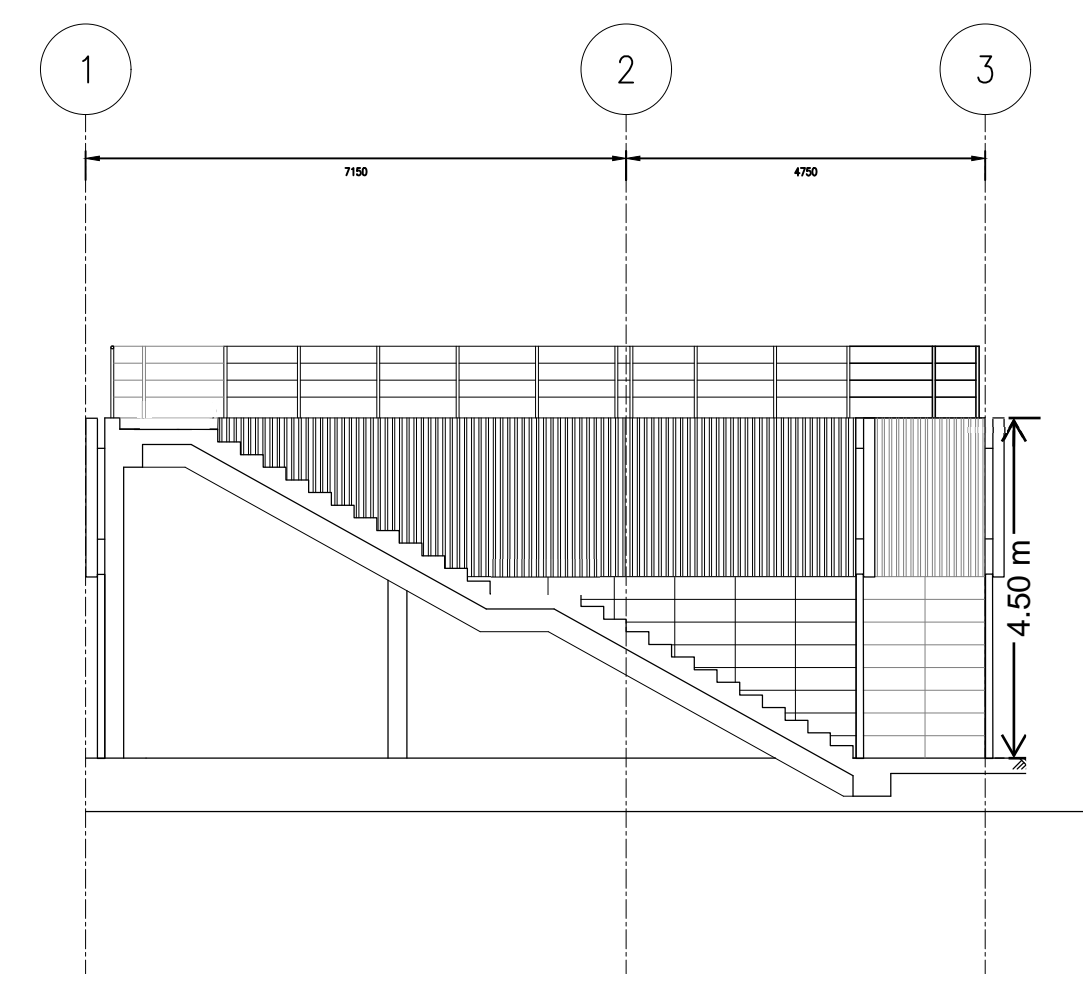
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1 SECTION A - A  
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2 SECTION B - B  
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3 SECTION C - C  
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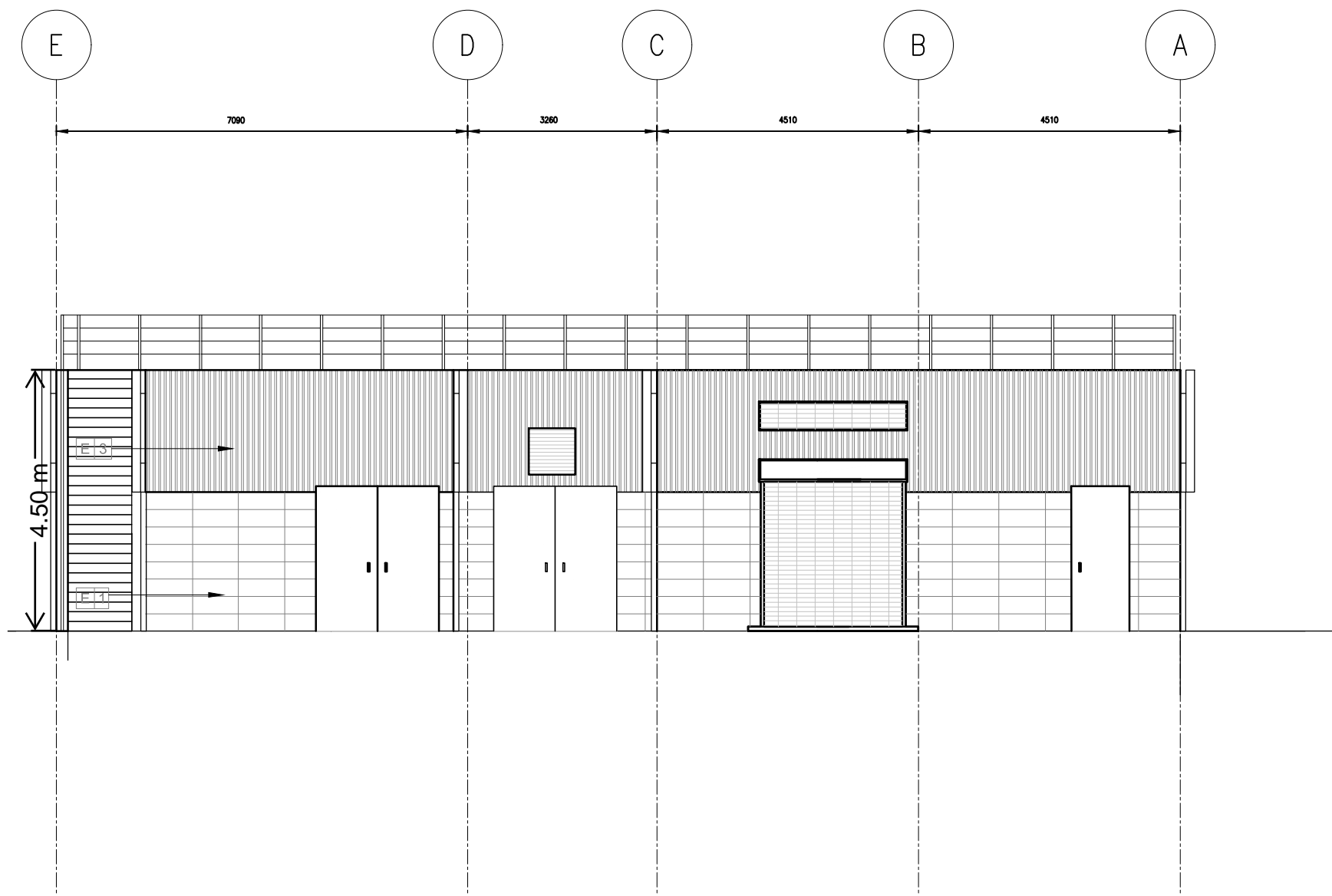
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Tung Chung New Town			
Extension (West)			
- Design and Construction			
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SEWAGE PUMPING STATION			
(TCV-W)			
SECTION			
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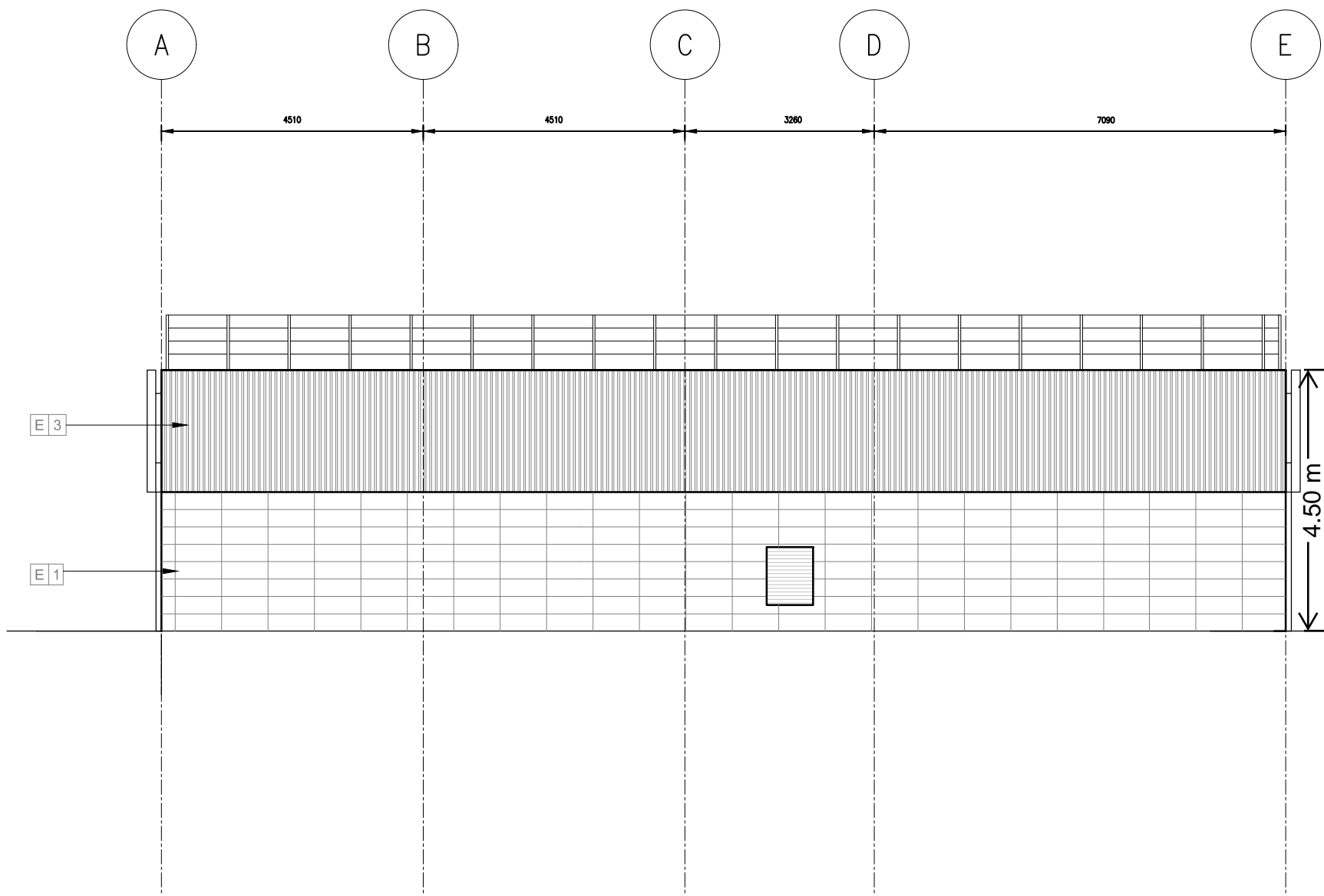
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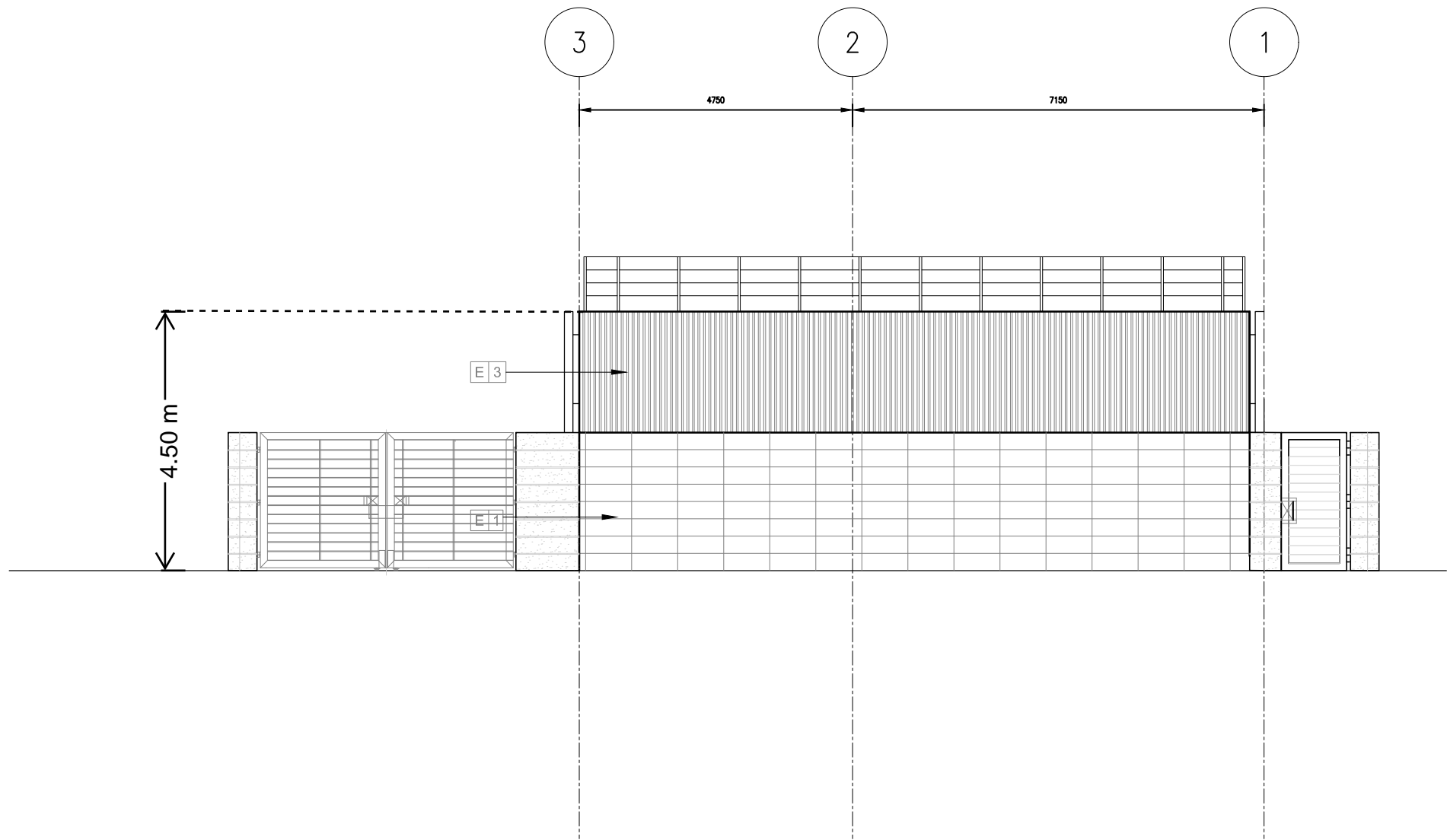
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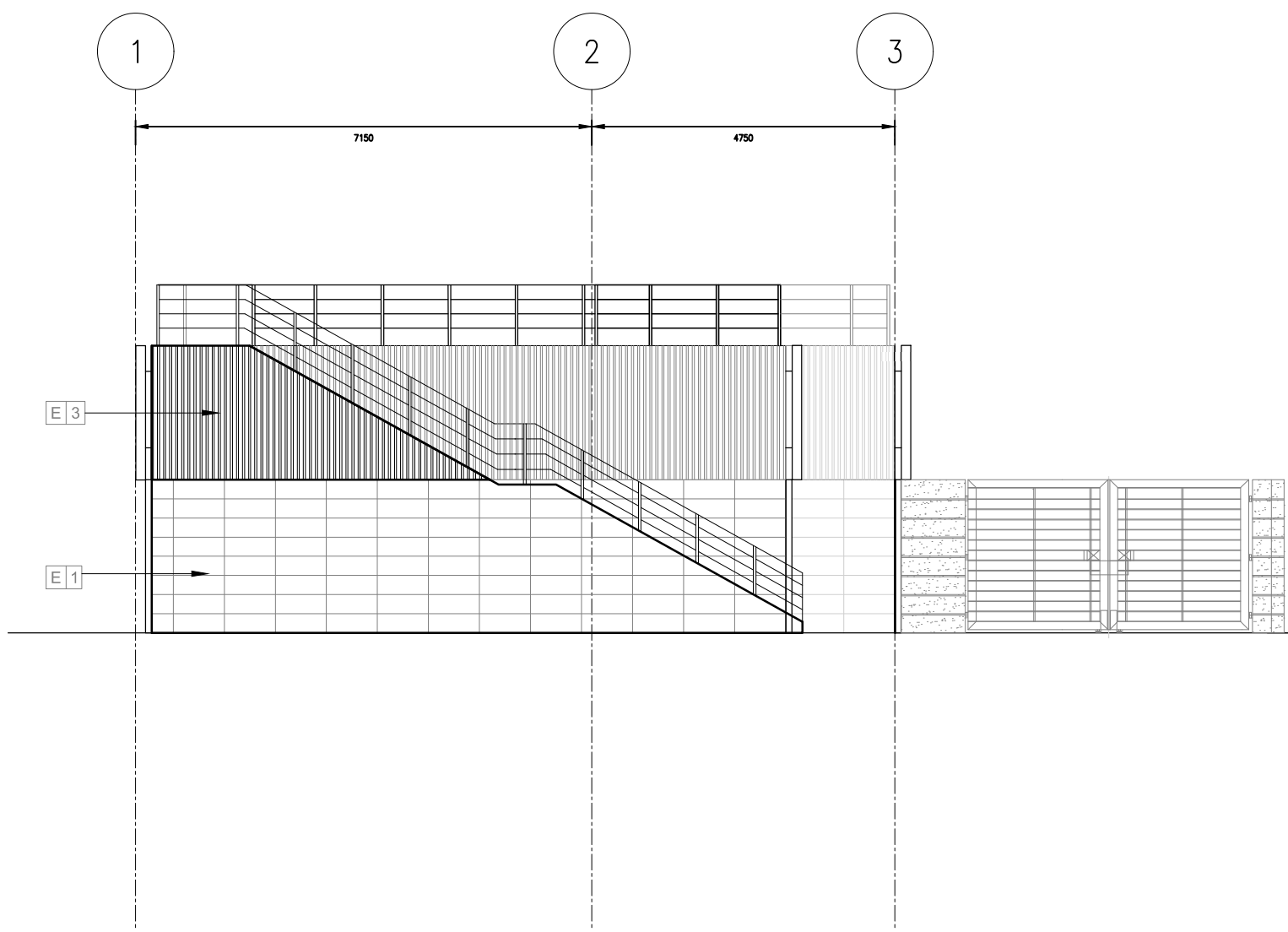
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2 ELEVATION B - B  
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4 ELEVATION D - D  
scale 1:100 @ A1 1:200@ A3

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Tung Chung New Town			
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ELEVATION			
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Drawn	Date	Checked	Approved
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# Appendix B

## Visual Appraisal

# **Visual Appraisal Report**

## **1.1.1 Legislation, Standards and Guidelines**

1.1.1.1 The relevant legislations, standards and guidelines applicable to the present study for the Preliminary Landscape and Visual Impact Assessment associated with the construction and operation of the Study Area include:

- EIAO (Cap. 499) and EIAO-TM, particularly Annexes 10 (Criteria for Evaluating Visual and Landscape Impact, and Impact on Sites of Cultural Heritage) and 18 (Guidelines for Landscape and Visual Impact Assessment);
- EIAO Guidance Note 8/2010 (Preparation of Landscape and Visual Impact Assessment under the EIAO);
- Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Application to The Town Planning Board (TPB PG-NO.41)
- Town Planning Ordinance (Cap 131);
- Hong Kong Planning Standards and Guidelines (HKPSG);
- Landscape Character Map of Hong Kong (2005 Edition);
- Government General Regulation 740 – sets out restrictions on the preservation and felling of trees in Hong Kong
- AFCD Nature Conservation Practice Note No.2 - Measurement of Diameter at Breast Height (DBH);
- AFCD Publication – Rare and Precious Plants of Hong Kong (2003);
- AFCD Publication – Check List of Hong Kong Plants 2012;
- AFCD NCPN No. 02 – Measurement of Diameter at Breast Height (DBH);
- DEVB TC(W) No. 4/2020 - Tree Preservation;
- DEVB TC(W) No. 5/2020 - Registration and Preservation of Old and Valuable Trees;
- DEVB TC(W) No. 1/2018 - Soft Landscape Provisions for Highway Structures – Greening on Footbridges & Flyovers;
- DEVB TC(W) No. 5/2017 - Community Involvement in Planting works;
- DEVB TCW No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features;
- DEVB TC(W) No. 3/2012 - Site Coverage of Greenery for Government Building Projects;
- DEVB TC(W) No. 2/2012 - Allocation of Space for Quality Greening on Roads;
- ETWB TCW 8/2005 - Aesthetic Design of Ancillary Buildings in Engineering Projects;
- ETWB TCW No. 36/2004 – The Advisory Committee on the Appearance of Bridges and Associated Structures (ACABAS);
- CEDD Technical Circular No. 5/2018 – Vetting Committee on Slope Appearance
- Study on Landscape Value Mapping of Hong Kong;

- GEO Publication 1/2011 - Technical Guidelines on Landscape Treatment for Slopes;
- GEO Publication (1999) - Use of Vegetation as Surface Protection on Slopes; and
- Lands Administration Office Practice Note (LAO PN) No. 1/2020 - Compliance of Landscape Clause under Lease;
- Lands Administration Office Practice Note (LAO PN) No. 2/2020 - Tree Preservation and Removal Proposal for Building Development in Private Projects-Compliance of Tree Preservation Clause under Lease;
- Guidelines on Tree Transplanting (9/2014), GLTM of DEVB
- Guidelines on Tree Preservation during Development (4/2015), GLTM of DEVB
- Green Infrastructure, GLTM of DEVB - Website: [http://www.greening.gov.hk/en/new\\_trend/green\\_infrastructure.html](http://www.greening.gov.hk/en/new_trend/green_infrastructure.html)
- Measures on Tree Preservation, GLTM of DEVB - Website: [http://www.greening.gov.hk/en/management/tree\\_m\\_and\\_m.html#tree\\_maintenance](http://www.greening.gov.hk/en/management/tree_m_and_m.html#tree_maintenance)
- Drainage Services Department (DSD). 2015. DSD Practice Note No. 1/2015 – Guidelines on Environmental and EcoloG/ICal Considerations for River Channel Design.
- Restrictions on the preservation and felling of trees in Hong Kong are specified in Government General Regulation 740. The Forests and Countryside Ordinance (Cap. 96) prohibits felling, cutting, burning or destroying of trees and growing plants in forests and plantations on government land. Its subsidiary regulations prohibit the picking, felling or possession of listed rare and protected plant species. The list of protected species in Hong Kong is defined in the Forestry Regulations, made under Section 3 of the Forests and Countryside Ordinance (Cap. 96).
- Environmental Protection Department (EPD), 9/2019, Guidelines on Handling Yard Waste for Recycling and Disposal.

## 1.1.2 **Methodology of Assessment of Visual Impacts**

- 1.1.2.1 The visual impact of the sites is assessed by following the methodology set out in the Town Planning Board (TPB) Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No. 41). The assessment of visual impacts has involved the following procedures.

### **Identification of Baseline Visual Conditions**

- 1.1.2.2 In order to identify clearly the visual impacts of a proposed development, it is necessary to establish the existing baseline visual conditions of the surrounding environment. For these purposes, the project Study Area is defined by reference to the project's Visual Envelope (see below).
- 1.1.2.3 During the identification of baseline visual conditions, the following items are defined:
- The Existing Site Conditions and Assessment Area of the Proposed Project;
  - Visual Elements and Resources; and
  - Viewing Points.

- 1.1.2.4 The identification of these conditions is the product of both desk-top research and field survey.

**Assessment Area**

- 1.1.2.5 The assessment area is the visual envelope within which the proposed development is pronouncedly visible from key sensitive viewers. The extent of the assessment area varies case by case depending on the size of development, the site context and the distance and location of the sensitive viewers. A larger building will more likely give a more distinct visual impact than a smaller building at the same distance, Groups of buildings seen at a farther distance may be visually less distinct than the close-up views of individual buildings,
- 1.1.2.6 The assessment area is determined with regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points. The visual envelope forms the Assessment Area for the purposes of VIA. As stated in the TPB PG-No. 41, "When the viewer is at a distance equal to three times the height of the building, the viewer will tend to see the building as part of a group rather than a single building. This may be used as an initial reference in approximating the extent of assessment area".



### **Visual Elements and Resources**

- 1.1.2.7 Visual Elements and Resources are the components features of a landscape or townscape which shape its appearance and visual character to those who see it. Key Visual Elements and Resources may include major physical structures, visual resources or attractors (e.g. Victoria Harbour, natural coastline, ridgeline, mountain backdrop, woodland, streams, etc.) and/or visual eyesores or detractors (e.g. pylons, sewage treatment plants, refuse collection points, ventilation shaft buildings, quarries, etc.) that currently exist or are known to be planned within the assessment area should be reported.
- 1.1.2.8 Different Visual Elements and Resources may enhance, degrade or neutralize the overall visual impact of the development being assessed. Victoria Harbour and its ridgelines are recognized as particularly important Visual Elements in the Hong Kong context.
- 1.1.2.9 Different aspects of Visual Elements and Resources give the landscape its visual character. including their scale (e.g. buildings, topographic features, etc.), variety of visual texture, pattern, form and colour. These features affect the visual character of a landscape and the type of development that can be accommodated within it without significantly changing this visual character
- 1.1.2.10 Where committed future major development falls within the Assessment Area, Visual Elements and Resources are also considered, to as far they are known.

### **Public Viewing Points**

- 1.1.2.11 TPB PG-No.41 notes that "in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far more important to protect public views, particularly those easily accessible and popular to the public or tourists. VIA should primarily assess the impact on sensitive public viewers from the most affected viewing points. The viewing points could be kinetic or static. They include key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers' visual attention may be caught by the proposed development."
- 1.1.2.12 The TPB PG-No. 41 continues "For identification of key public viewing points, the applicants may refer to Chapter 11 on Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines (HKPSG), the Explanatory Statements of relevant statutory plans, adopted outline development plans and layout plans, and completed planning studies available for public reference. Local viewpoints should be determined with reference to the setting of the project and views of local significance"

### **Appraisal of Visual Change**

- 1.1.2.13 Under the TPB PG-No. 41, the effects of the visual changes on the assessment area and sensitive public viewers shall be appraised. Visual changes may be positive or negative and they are not necessarily mutually exclusive. The visual appraisal will take into account the following aspects;
- Visual Composition;
  - Visual Obstruction;
  - Effect on Visual Resources; and

- Effect on Public Viewers.

- 1.1.2.14 The magnitude of visual change depends on a number of factors including the physical extent of the change, the landscape and visual context of the change - i.e. a set circumstance/facts surrounding the change, the compatibility of the project with the surrounding landscape; and the time-scale of the change - i.e. whether it is temporary (short, medium or long term), permanent but potentially reversible, or permanent and irreversible.

#### **Identification of Sources of Impact**

- 1.1.2.15 Next, the key sources of visual impact of the proposed development are identified. These will generally be matters such as the completed building itself, associated structures and infrastructure works, such as highways, pumping stations, and electricity substations etc., used to service the development. It should be noted that Sources of Impact may be Positive or Negative.

#### **Mitigation Proposals**

- 1.1.2.16 Sources of visual impact are where possible, subject to specific mitigation proposals so that the significance of impacts is reduced. Mitigation measures can be part of the project design (e.g. the location of buildings; colour treatment of building facades) or can be added to the basic project design (e.g. tree planting to screen a development)

### **1.1.3 Evaluation of Overall Visual Impact**

- 1.1.3.1 The overall visual impact of the proposed development is evaluated, taking into account the sensitivity of the key public viewers, visual resources and visual amenities likely to be affected, the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surroundings area, and planning intention and known planned development of the area.
- 1.1.3.2 Impacts of the completed project scenario are assessed (as construction stage impacts are not required under TPB PG-No. 41). Impacts are also assessed on the assumption that mitigation measures are in place (and planting fully mature). **Table 1** below shows the matrix used to assess Visual impacts. The matrix is a means of subdividing and categorizing the continuous spectrum of potential impact significance from zero impact ("None") at the bottom left of the table to the maximum possible impact ("Significant") at the top right. There are four thresholds of impact significance, namely insubstantial, slight, moderate, and substantial, depending on the combination of a negligible-small-intermediate-large magnitude of change and a low-medium-high degree of sensitivity. For some combinations of classification levels of Magnitude of Change and Receptor Sensitivity, there are 2 possible impact significance thresholds. When the Magnitude of Change and Receptor Sensitivity are assessed to be towards the higher ends of each classification level the resultant impact significance would be deemed to be the higher of the two impact significance thresholds.

**Table 1 - Relationship between Receptor Sensitivity and Magnitude of Change in Defining Impact**

<b>Magnitude of Impact (Both Adverse and Beneficial Impact are assessed.)</b>	<b>Large</b>	Moderate	Moderate / Substantial	Substantial
	<b>Intermediate</b>	Slight / Moderate	Moderate	Moderate / Substantial
	<b>Small</b>	Insubstantial / Slight	Slight / Moderate	Moderate
	<b>Negligible</b>	Insubstantial	Insubstantial	Insubstantial
		<b>Low</b>	<b>Medium</b>	<b>High</b>
		<b>Receptor Sensitivity (VPs)</b>		

Note: All impacts are Adverse unless otherwise noted with Beneficial.

- 1.1.3.3 The significance of impacts are assessed as 'Substantially Adverse' or 'Substantially Positive', 'Moderately Adverse' or 'Moderately Positive', 'Slightly Adverse' or 'Slightly Positive', 'Insubstantial' and 'None', 'Insubstantial' impacts are deemed to make no significant difference to the character of views, even though the Project Site and development may be physically visible. 'None' indicates that the project is not visible at all and hence there are no visual impacts and no difference to the character of views.
- 1.1.3.4 Finally a single summary assessment of the impacts is made based on the following thresholds stated in the TPB PG-No.41:
- 1.1.3.5 **Enhanced** - if the proposed development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points;
- 1.1.3.6 **Partly enhanced/partly adverse** - if the proposed development will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points;
- 1.1.3.7 **Negligible (or Insubstantial)** - if the proposed development will, with or without mitigation measures, in overall terms have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area;
- 1.1.3.8 **Slightly adverse** - if the proposed development will, with or without mitigation measures, result in overall terms some negative visual effects to most of the identified key public viewing points;
- 1.1.3.9 **Moderately adverse** - if the proposed development will, with or without mitigation measures, result in overall terms negative visual effects to most of the key identified key public viewing points; and
- 1.1.3.10 **Significantly adverse** - if the proposed development will in overall terms cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.



## Review of Planning and Development Control Framework

- 1.1.3.11 A review of the existing and planned development framework for the proposed works and their surroundings has been considered, in order to identify any issues within the neighbouring planned land uses, and therefore to identify potential sensitive receivers and to ensure a high compatibility between the proposed project and the surrounding site context. A review is conducted for the statutory land-use and landscape planning designations for the Study Area. These have drawn upon information based up the Outline Zoning Plans.
- Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2
- 1.1.3.12 The proposed relocation site is zoned as “residential (Group C)” on the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2. The site is subject to a maximum PR of 1 and a maximum building height of +30mPD, or the PR and height of the existing building, whichever is the greater. This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The planning intention of this zone is primarily for low-ries, low-density residential developments.
- 1.1.3.13 The proposed development is overlaid on the OZP is shown in **Figure 4.1**.

#### 1.1.4 Visual baseline Study

- 1.1.4.1 The proposed Sewage Pumping Station is located at Areas 45C and 68B, which is 38m from the original site Area 68C. The proposed Sewage Pumping Station(+21.3 mPD) would be visible from nearby travellers and Tung Chung West areas. The Visual Envelope of the project is illustrated in **Figure 4.5a to c**.
- 1.1.4.2 Visual envelope is basically around the Tung Chung West Valley area. The visual envelope and the popular vantage points within the viewshed are generally formed by natural ridgelines of Wo Liu Tun (+77 mPD) and green backdrop to the west; building blocks of Mun Tung Estate to the north respectively; Lantau North Country Park ( Ngong Ping 360 Skyrail Tower 3, + 310mPD) to the west. Key positive visual elements includes the ridgeline of Lantau North Country Park, natural bay shore character in Tung Chung Bay, the Knolls in Area 29A located in the Tung Chung Road North, which create a green backdrop to the Tung Chung valley and serve as an important green vista and visual amenity for the regions.
- 1.1.4.3 Key Visually Sensitive Receivers (**VSRs**) from public are identified and listed under **Table 2** and are mapped in **Figure 4.2**. Photos of key VSRs are shown in **Figure 4.3**.

**Table 2 Key Visually Sensitive Receivers (VSRs)**

VSR ID no.	Visually Sensitive Receivers
VSR – 1	Travellers along proposed Road L25 and L26
VSR – 2	Villagers in Shek Lau Po and Mo Ka
VSR – 3	Visitors along Tung Chung River
VSR – 4	Residents in Mun Tung Estate

- 1.1.4.4 **VSR-1:** This viewing point refers to the Travellers along proposed Road L25 and L26. This VP refers to traveller along proposed Road L25 and Road L26 linking to Lam Che and Nim Yuen, which is a local road. Existing photo of this VP are illustrated in **Figure 4.3**. This viewing point represents the view of the local road traveller along proposed Road L25 and L26 towards to Lam Che and Nim Yuen. VP1 is an at grade viewing point towards to the proposed SPS. VP1 demonstrates the potential visual impact of proposed SPS in Areas 45C and 68B with a viewing distance of about 100m. Overall, VP1 is considered to have **high** sensitivity.
- 1.1.4.5 **VSR-2:** This viewing point refers to the Villagers in Shek Lau Po and Mo Ka. This VP refers to residential of Shek Lau Po and Mo Ka in Tung Chung Valley. Existing photo of this VP are illustrated in **Figure 4.3**. This viewing point represents the residential VSR in nearby villages, namely, Shek Lau Po and Mo Ka, with a viewing distance of approximate 100m. Overall, VP1 is considered to have **high** sensitivity.
- 1.1.4.6 **VSR-3:** This viewing point refers to future recreational visitors along Tung Chung River in Tung Chung valley. This VP is located at the path linking to the hiking trail adjacent to Shek Mun Kap Road which linking to the Lantau South Country Park, which is a popular path and frequently visited by recreational users. Existing photo is illustrated in

**Figure 4.3.** It is anticipated that the duration of impact and number of individuals are short and many. Overall, VP3 is considered to have **high** sensitivity.

- 1.1.4.7 **VSR-4:** this viewing point refers to Residents in Mun Tung Estate. This VP is an elevated viewing point and demonstrates potential visual impact when viewed from nearby public housing site. This VP is approximate 500-600m, located to the northeast of this VP. Existing photo is illustrated in **Figure 4.3**. Duration of impact is short and number of individuals are many. Overall, this group of VSRS is considered to have **medium** sensitivity.

#### 1.1.5 **Recommended Practices**

- 1.1.5.1 The assessment on the impacts to the VPs has been conducted before and after the mitigation measures are implemented. Proposed mitigation measures are mapped in **Figure 4.4** and are summarized at below:
- 1.1.5.2 **MM1 - Tree Protection & Preservation within the site works area. Suitable measures shall be undertaken to protect the trees within and adjacent to the site boundary.** Tree Protection Zones (TPZ) shall be set up to maintain trees' viability. The Contractor shall be reminded to avoid malpractice such as stockpile around a tree, girdle a tree with wire, work with machines near a tree, etc. Designated vehicular or footpaths shall be set up away from the TPZ. Requirements for preservation and protection of existing trees shall be incorporated in the construction contracts. The performance of the retained trees shall be monitored throughout the Construction period on a monthly basis by a qualified Arborist. The Contractor shall submit monthly record photo throughout the construction period for all retained trees, to demonstrate the trees' health condition. All monthly record photos shall be prepared by a tree specialist or a qualified arborist, and endorsed by a registered Landscape Architect (RLA).
- 1.1.5.3 **MM2 – limitation of Contractor's works to within the site boundary to avoid impacting adjacent landscape.** The Construction area and Contractor's temporary works areas shall be minimised to avoid impacts on adjacent landscape. All temporary works shall be carefully designed to minimise impacts on existing retained trees.
- 1.1.5.4 **MM3 – control of run-off from the construction site.** Minimise disturbance and limitation of run-off – temporary structures and construction works should be planned with due care to minimise disturbance to adjacent landscape, vegetation, and natural habitats. Provision of perimeter drains to intercept storm-runoff from outside the works area if necessary. Exposed slope / soil surface should be covered by tarpaulin as soon as possible to reduce the potential of soil erosion. Arrangements should always be in place to ensure that adequate surface protection measures can be duly undertaken before the arrival of a rainstorm.
- 1.1.5.5 **MM4 - screening / buffer planting.** Sensitive buffer planting for the proposed SPS. Soft landscape planting along the periphery of the proposed SPS boundary will help to screen and reduce the visual impact of the proposed SPS.
- 1.1.5.6 **MM6 - Chromatic design in colour tone, finishes and treatments of engineering structures should be visually unobtrusive, non-reflective compatible with surrounding context.** The exterior walls of the proposed residential blocks are proposed to be painted with a subtle colour finishes, which is close to the existing vegetation



background colour so as to be more visually compatible with the surrounding vegetated slope backdrop.

- 1.1.5.7 **MM7 – sensitive building form, height, disposition, to minimize impact on perceived bulk and views to visual resources.**

#### 1.1.6 **Visual Appraisal**

##### **VP1- Travellers along proposed Road L25 and L26**

- 1.1.6.1 This viewing point refers to the Travellers along proposed Road L25 and L26. This VP refers to traveller along proposed Road L25 and Road L26 linking to Lam Che and Nim Yuen, which is a local road. VP1 demonstrates the potential visual impact of proposed SPS in Areas 45C and 68B with a viewing distance of about 100m. Due to its transient nature, the visual sensitivity of this VP is considered **medium**.
- 1.1.6.2 The proposed building is sewerage pumping station, with building heights of +21.3 mPD located in Areas 45C and 68B. It is anticipated that most public viewers VP1 will not be obstructed by proposed works. The proposed SPS will not result in any visual blockage.
- 1.1.6.3 No visual resources or visual elements, namely, sea view, ridgelines, and open sky view, will be impacted by the proposed SPS (+21.3 mPD) in Areas 45C and 68B. The ridgeline and sky view as an important visual resource in vicinity are preserved.
- 1.1.6.4 The proposed SPS in Areas 45C and 68B will visually coalesce with the surrounding urbanized setting of residential development in Area 68B and Area 68C.

##### **VP2- Villagers in Shek Lau Po and Mo Ka**

- 1.1.6.5 This viewing point refers to the villagers in Shek Lau Po and Mo Ka, in Tung Chung valley. VP2 demonstrates the potential visual impact of proposed SPS in Area 68B with a viewing distance of about 100m. The visual sensitivity of this VP is considered **high**.
- 1.1.6.6 The proposed building is sewerage pumping station, with building heights of +21.3 mPD located in Areas 45C and 68B. It is anticipated that most public viewers VP2 will not be obstructed by proposed works. The proposed SPS will not result in any visual blockage.
- 1.1.6.7 No visual resources or visual elements, namely, sea view, ridgelines, and open sky view, will be impacted by the proposed SPS (+21.3 mPD) . The ridgeline and sky view as an important visual resource in vicinity are preserved.
- 1.1.6.8 The proposed SPS in Areas 45C and 68B will visually coalesce with the surrounding urbanized setting of residential development in Area 68B and Area 68C.

##### **VP3- Visitors along Tung Chung River**

- 1.1.6.9 This viewing point refers to the future recreational visitors along Tung Chung River in Tung Chung valley. VP3 demonstrates the potential visual impact of proposed SPS with a viewing distance of less than 100m. The visual sensitivity of this VP is considered **high**.
- 1.1.6.10 The proposed building are sewerage pumping station, with building heights of +21.3 mPD. It is anticipated that most public viewers VP3 will not be obstructed by proposed works. The proposed SPS will not result in any visual blockage.

- 1.1.6.11 No visual resources or visual elements, namely, sea view, ridgelines, and open sky view, will be impacted by the proposed SPS (+21.3 mPD) . The ridgeline and sky view as an important visual resource in vicinity are preserved.
- 1.1.6.12 The proposed SPS will visually coalesce with the surrounding urbanized setting of residential development in Area 68B and Area 68C.

**VP4- Residents in Mun Tung Estate**

- 1.1.6.13 This viewing point refers to the existing residents in Mun Tung Estate. VP4 demonstrates the potential visual impact of proposed SPS with a viewing distance of approximate 500-600m. The visual sensitivity of this VP is considered **medium**.
- 1.1.6.14 The proposed building are sewerage pumping station, with building heights of +21.3 mPD located in Area 68B. It is anticipated that most public viewers VP4 will not be obstructed by proposed works. The proposed SPS will not result in any visual blockage.
- 1.1.6.15 No visual resources or visual elements, namely, sea view, ridgelines, and open sky view, will be impacted by the proposed SPS (+21.3 mPD). The ridgeline and sky view as an important visual resource in vicinity are preserved.
- 1.1.6.16 The proposed SPS will visually coalesce with the surrounding urbanized setting of residential development in Area 68B and Area 68C.

**Table 1.1 Summary of the Assessment of Visual Impact for the Proposed Development**

<b>Viewpoints</b>	<b>Visual Composition</b>	<b>Visual Obstruction</b>	<b>Effect on Public Viewers</b>	<b>Effect on Visual Resources</b>	<b>Overall</b>
<b>VP 1 - Travellers along proposed Road L25 and L26</b>	This viewing point refers to the Travellers along proposed Road L25 and L26. This VP refers to traveller along proposed Road L25 and Road L26 linking to Lam Che and Nim Yuen, which is a local road. VP1 demonstrates the potential visual impact of proposed SPS with a viewing distance of about 100m.	The proposed building are sewerage pumping station, with building heights of +21.3 mPD. It is anticipated that most public viewers VP1 will not be obstructed by proposed works. The proposed SPS will not result in any visual blockage.	The proposed SPS will visually coalesce with the surrounding urbanized setting of residential development in Area 68B and Area 68C.  Proposed Scheme is same with the Approved Scheme, which is unlikely to attract the attention of the public.	No visual resources or visual elements, namely, sea view, ridgelines, and open sky view, will be impacted by the proposed SPS (+21.3 mPD) . The ridgeline and sky view as an important visual resource in vicinity are preserved.	<b>Negligible</b>
<b>VP2 - Villagers in Shek Lau Po and Mo Ka</b>	This viewing point refers to the villagers in Shek Lau Po and Mo Ka, in Tung Chung valley. VP2 demonstrates the potential visual impact of proposed SPS with a viewing distance of about 100m.	The proposed building are sewerage pumping station, with building heights of +21.3 mPD. It is anticipated that most public viewers VP2 will not be obstructed by proposed works. The proposed SPS will not result in any visual blockage.	The proposed SPS in Area 68B will visually coalesce with the surrounding urbanized setting of residential development in Area 68B and Area 68C.  Proposed Scheme is same with the Approved Scheme, which is unlikely to attract the attention of the public.	No visual resources or visual elements, namely, sea view, ridgelines, and open sky view, will be impacted by the proposed SPS ( +21.3 mPD). The ridgeline and sky view as an important visual resource in vicinity are preserved.	<b>Negligible</b>



Viewpoints	Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	Overall
<b>VP3 - Visitors along Tung Chung River</b>	This viewing point refers to the future recreational visitors along Tung Chung River in Tung Chung valley. VP3 demonstrates the potential visual impact of proposed SPS with a viewing distance of less than 100m.	The proposed building are sewerage pumping station, with building heights of +21.3 mPD. It is anticipated that most public viewers VP3 will not be obstructed by proposed works. The proposed SPS will not result in any visual blockage.	<p>The proposed SPS in Area 68B will visually coalesce with the surrounding urbanized setting of residential development in Area 68B and Area 68C.</p> <p>Proposed Scheme is same with the Approved Scheme, which is unlikely to attract the attention of the public.</p>	No visual resources or visual elements, namely, sea view, ridgelines, and open sky view, will be impacted by the proposed SPS (+21.3 mPD). The ridgeline and sky view as an important visual resource in vicinity are preserved.	<b>Negligible</b>
<b>VP4 – Residents in Mun Tung Estate</b>	This viewing point refers to the existing residents in Mun Tung Estate. VP4 demonstrates the potential visual impact of proposed SPS with a viewing distance of approximate 500-600m.	The proposed building are sewerage pumping station, with building heights of +21.3 mPD. It is anticipated that most public viewers VP4 will not be obstructed by proposed works. The proposed SPS will not result in any visual blockage.	<p>The proposed SPS will visually coalesce with the surrounding urbanized setting of residential development in Area 68B and Area 68C.</p> <p>Proposed Scheme is same with the Approved Scheme, which is unlikely to attract the attention of the public.</p>	No visual resources or visual elements, namely, sea view, ridgelines, and open sky view, will be impacted by the proposed SPS (+21.3 mPD). The ridgeline and sky view as an important visual resource in vicinity are preserved.	<b>Negligible</b>

Our ref 251854/6.99/TDKL/AW/WL/CC/3677

**ARUP**

**BY HAND**

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13 July 2023

A/I-TCV/24

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Public Utility Installation (Sewage Pumping Station) in Areas 45C and 68B, Tung Chung**

**Submission of Further Submission**


We refer to the comments from various departments received on July 2023 on the captioned Planning Application.

We are pleased to submit our Responses-to-Comments Table (**Annex A**), and the revised Section 16 Planning Statement including updated plan (**Annex B**) for your kind consideration.

Please note that this only serves as responses to departmental comments without changing the scheme or involving the submission of a new technical assessment. We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned, our Mr. Alex WANG at 2268 3596 ([alex.wang@arup.com](mailto:alex.wang@arup.com)) and Mr. Wilson LO at 2908 4056 ([wilson.lo@arup.com](mailto:wilson.lo@arup.com)).

Yours faithfully,



Davis Lee  
Project Manager

Encl.

- Appendices A to B,



c.c. - SKIs DPO, PlanD (Attn: Mr. CHEUNG Siu Hung, Steve) (Email: [sshcheung@pland.gov.hk](mailto:sshcheung@pland.gov.hk))

# Responses-to-Comments Table

## **(Annex A)**



Comments received:	Responses:
<p>(1) <b><u>District Planning Officer/Sai Kung and Islands, Planning Department</u></b></p> <p><b><u>(Contact Person: Mr. Steve CHEUNG, Tel: 2158 6170)</u></b></p> <p><b>Date: 4 July 2023</b></p> <p>It seems the linear-shaped site in Area 45C is relatively larger and incorporates part of the proposed sewage pumping station (SPS). Information on the development of Area 45C is limited. Please provide justifications and/or elaborate any constraints/difficulties for not fully incorporating the proposed SPS in Area 45C with illustrative diagrams/drawings.</p> <p><b>Date: 10 July 2023</b></p> <p>Regarding the paragraph 2.2.2 of the planning statement, please clarify the details of land resumption arrangement of the affected private lots within the application site under the relevant ordinance(s) if the planning application is approved by the Town Planning Board.</p> <p>(2) <b><u>Director of Fire Services</u></b></p> <p><b><u>(Contact Person: Mr. Li Shing-to, Tel: 2733 7758)</u></b></p> <p><b>Date: 4 July 2023</b></p> <p>Please be advised that I have no objection in principle to the captioned application subject to water supplies for firefighting and fire service installation being provided to the satisfaction of Director of Fire Services. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.</p> <p>Furthermore, the EVA provision in the captioned site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department.</p>	<p>Noted and the justification is supplemented in Annex A.</p> <p>Refer to the revised supporting planning statement, all private lots would be resumed under sewerage gazette scheme of Tung Chung New Town Extension development and CAP 124 land resumption, which also included in the land requirement boundary of the Town Chung New Town Extension development. Please refer to Annex B for the details.</p> <p>Noted with your no objection. Please be advised that there is a mechanism to seek FSD approval on the standard of Fire Safety Design and Fire Service Installation for the proposed sewerage pumping station including formal submission of general building plans to FSD in the detailed design stage for acceptance on FSI design and contractor will issue Form FSI/314 &amp; 501 for final inspection.</p> <p>Noted. EVA provision is incorporate into in the design and will be complied with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D.</p>

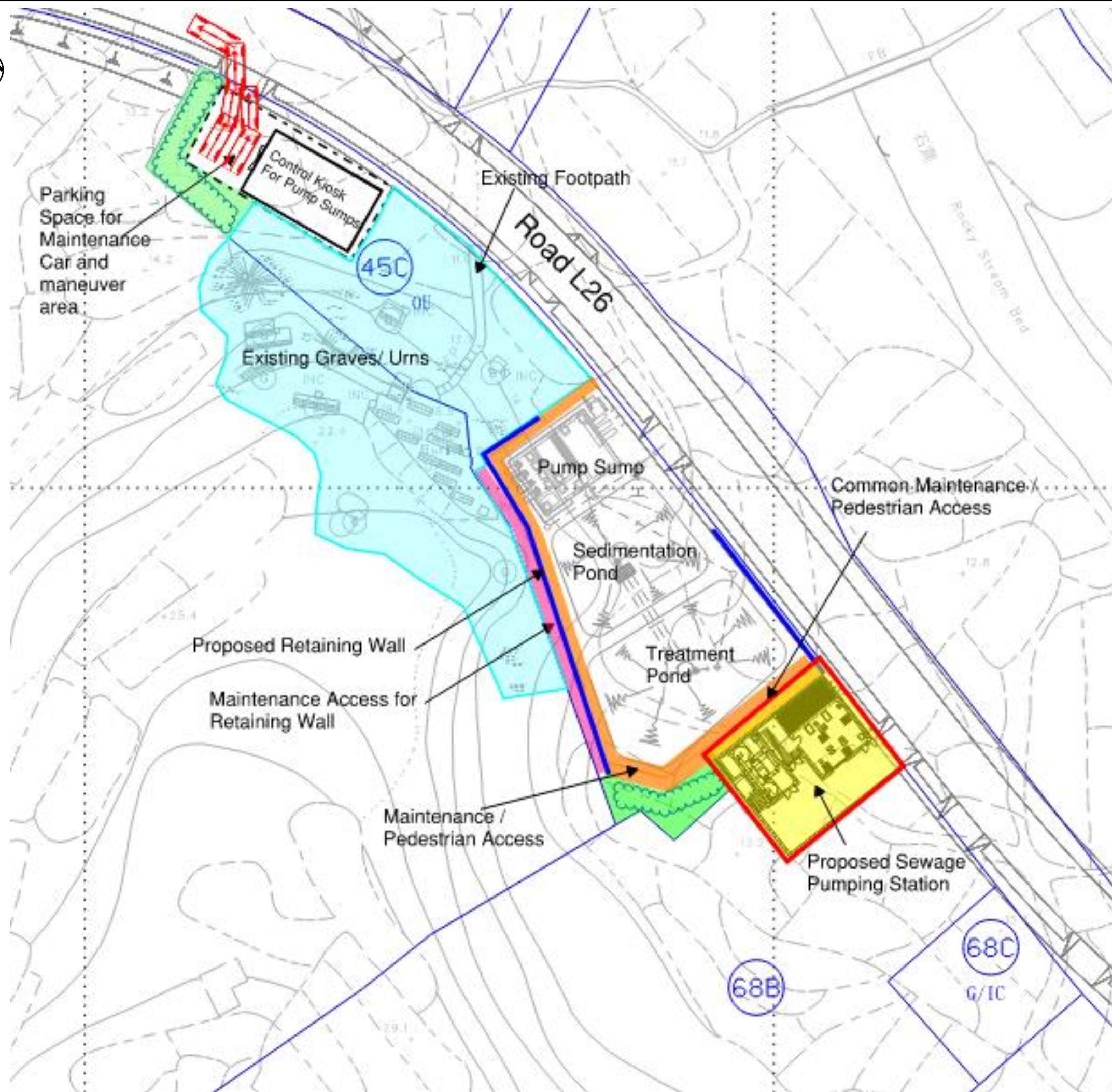
(3)	<p><b><u>Chief Town Planner/Urban Design and Landscape, Planning Department</u></b></p> <p><b><u>(Contact Person: Ms. Isabella Tsui, Tel: 3565 3951)</u></b></p> <p><b>Date: 4 July 2023</b></p> <p>With reference to the Supporting Planning Statement, the proposed location of the sewage pumping station will unavoidably affect 5 nos. of trees which will be felled under the road gazette scheme of the Tung Chung New Town Extension development. The affected trees are trees of common species. Landscape treatments such as toe planters with vertical climbers, shrub plantings, groundcover planting and vertical greening on boundary fences/walls are proposed as screen/buffer planting to screen-off the building structure.</p> <p>Having reviewed the Supporting Planning Statement, please refer to my following comments from landscape planning perspectives:</p> <p>Illustration 4.3.1 and Figure 4.4 – Screen planting and vertical greening are proposed on relatively minor section of the boundary fences/walls of the proposed structure, please review if additional vertical greening facing the pedestrian path of Road L26 could also be provided to mitigate the landscape impact.</p> <p>Noting that the sewage pumping station will unavoidably affect 5 no. of trees, please review any new tree planting can be proposed to mitigate the loss of landscape resources.</p>	<p>Noted. The possible greening opportunities were sought, such as toe planters with vertical climbers, shrub planting, ground cover planting and vertical greening on boundary fences/walls are proposed as screen/ buffer planting to screen-off the building structure. However, due to site constraints, there are only limited space, and it is not possible to plant more trees.</p> <p>Noted. Due to the site constraint, the building has been aligned to the site boundary so that there is limited planting area allowed for the vertical greening. Furthermore, there are some roadside planters along the L26 which includes tree and shrub planting to mitigate the landscape impact and brings the pleasure feeling for the pedestrian.</p> <p>Noted. The site needs to accommodate the proposed SPS and the shared maintenance/ pedestrian access, which leaving no space for new tree planting. However, new tree planting will be proposed along roadside planter at contract C10 and C11, and also over 2,000 nos. of compensatory trees (whip trees) will be proposed within the compensatory woodland planting area with reference to the EP (Environmental Permit No. EP-519/2016) and the Conditions of Approval (CoA) under Section 8(3) of the EIA Ordinance (letter ref: (37) in EP2/N9/S3/145 Pt.12 dated 08 April 2016) for compensatory purpose. Therefore, the loss of the trees will be compensated at the TCW area.</p>
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<p>(4)</p>	<p><b><u>Transport Department</u></b></p> <p><b><u>(Contact Person: Mr. Raymond LEE, Tel: 2399 2423)</u></b></p> <p><b>Date: 11 July 2023</b></p> <p>Please be advised that we have no comments on the application subject to the following conditions:-</p> <p>1) any loading/unloading activities shall be carried out within the site;</p> <p>2) parking space for the operational need, if any, shall be provided within the site; and</p> <p>3) traffic situation of relevant access road shall be closely monitored and not be substantially affected during the works period.</p>	<p>Noted and loading / unloading activities would be carried out within the site.</p> <p>Noted.</p> <p>Adequate TTM will be provided to maintain the live traffic of the relevant mentioned access road during construction period.</p>
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R-to-C Attachment

Development in Area 45C

**LEGEND:**

- Proposed Sewage Pumping Station
- Existing Graves in Area 45C
- Existing Graves near Area 45C
- Planter Area (Indicative Only)
- Retaining Wall
- Maintenance Access for Retaining Wall
- Maintenance / Pedestrian Access
- Swept Path for Maintenance Car

Rev	Description	By	Date
A	FIRST ISSUE	WL	06/23

Consultant

**ARUP**

Project Title

Agreement No. CE 70/2015 (CE)

Tung Chung New Town Extension (West)

- Design and Construction

Drawing title

**JUSTIFICATION PLAN –  
RELOCATION OF TUNG  
CHUNG VALLEY WEST  
SEWAGE PUMPING STATION  
(TCV-W SPS)**

Drawing no.	FIGURE 01	Rev.	A
Drawn	WL	Checked	AW
Date	04/23	Approved	DL
Scale		Status	

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## **Development in Area 45C**

The site of Area 45C is a linear-shaped area situated between planned road L26 to the east and slopes to the west, which is reserved for the planned stormwater attenuation and treatment pond (SATP). The site can be divided into three portions: northern, middle, and southern. The middle portion, which currently occupies about 16% of Area 45C and contains numerous existing graves/urns (as shown in **Figure 01**), limits development potential, and encroaching on these graves/urns should be avoided. The northern portion, which comprises about 11% of Area 45C, is proposed to accommodate a control kiosk for pump sumps, parking spaces (including maneuvering space), and planter areas. The southern portion, which makes up about 70% of Area 45C, is designed to accommodate a number of proposed sewage facilities, including pump sumps, a sedimentation pond, a treatment pond with a planter area, an associated retaining wall, and maintenance access for the retaining wall. The site in Area 45C is almost fully occupied.

Given that the SATP and the proposed sewage pumping station are similar drainage facilities and are both operated and maintained by the Drainage Services Department, exploring the feasibility of grouping these facilities together with an integrated design is recommended. Given the limited space in Area 45C, it has also been explored whether it is feasible to accommodate part of the proposed SPS. The northern and middle portions do not have enough space to accommodate the proposed sewerage pumping station. However, the southeastern corner of the southern portion, originally designed as a planter area of about 100m<sup>2</sup> (3% of Area 45C), can accommodate part of the proposed sewage pumping station. In addition, the 4m-wide maintenance/pedestrian access of the SATP can also be shared with the proposed sewerage pumping station, while the proposed sewerage pumping station requires a 2m-wide pedestrian access.



# Revised Supporting Planning Statement

## **(Annex B)**

## 2. SITE CONTEXT

### 2.1 Location

- 2.1.1 With an area of about 402m<sup>2</sup>, the Application Site situates in Areas 45C and 68B in Tung Chung, which is located at the western fringe of the western section of Tung Chung New Town Extension. The Application Site mainly falls within Area 68B for planned low-rise residential development with a portion in area within Area 45C for planned stormwater attenuation.
- 2.1.2 Please refer to **Figure 2.1** for the location of the Application Site.

### 2.2 Land Status

- 2.2.1 The Application Site has a site area of about 402m<sup>2</sup>. The entire area with works area is covered by private lots, including Lots 1792 (Part), 1796 (Part), 1797 (Part), 1802 (Part), 1803 (Part), 1804 (Part), 1816 (Part) and 1817(Part) in D.D. 1 TC and adjoining government land.
- 2.2.2 All private lots would be resumed under sewerage gazette scheme of Tung Chung New Town Extension development and CAP 124 land resumption, which also included in the land requirement boundary of the Town Chung New Town Extension development (see **Figure 2.2b**).
- 2.2.3 Please refer to **Figure 2.2a** for the land status of the Application Site.

### 2.3 Existing Use and Condition

- 2.3.1 The Application Site is currently vacant and covered with natural vegetation with trees and shrubs. There is no existing road access to the Application Site, as such it is currently inaccessible by vehicles. However, it will be accessible by the planned Road L25 and L26 under the Tung Chung New Town Extension development.

### 2.4 Surrounding Uses

- 2.4.1 The Application Site is located at the western fringe of TCW and currently surrounded by vacant land covered by vegetation.
- 2.4.2 To the **further north** of the Application Site, there are sites for open-air vehicle park.
- 2.4.3 To the **further northeast to east** of the Application Site across the river is the Shek Lau Po Village in area zoned “Village Type Development” (“V”) on the OZP.
- 2.4.4 To the **further south** of the Application Site is the rural settlement in Mok Ka zoned “V” on the OZP.

of the Tung Chung Valley West (TCV-W) SPS shall be located as further east as possible (i.e. Area 67, Area 74, Area 75 are not preferred) to reduce pumping requirement such that recurrence cost could be reduced with the consideration of energy efficiency as higher pumping requirement would increase the risk on pipe burst and leakage. Since it is assessed that the ecological value in Tung Chung River is high, it is recommended the sewage scheme in TCV shall reduce potential risk that might bring to the area. During the design process of the sewage scheme, gravity sewer option had been explored to bring sewage across Tung Chung River. However, the consequence of such scheme will result in the transporting the sewage across under the riverbed of Tung Chung River and the construction of a sewerage network along Road L25 with deep sewer, which is considered technically difficult. Therefore, TCV-W SPS was recommended to be in a site in Area 68C and no adverse comment was received in P&E Study

- 3.2.5 It is noted that there is no previous application in respect of the Application Site.

### **3.3 Gazettal Information**

- 3.3.1 Sewage in TCV-W Sewage Pumping Station will discharge to Road L29 via Road L26 and finally discharge to Shiu Ho Wan Sewage Treatment Works. The proposed Sewage Pumping Station is connected to Road L29 sewerage system of which the gazette was authorised on 23 October 2020 with G.N. 6025 issued by Environmental Protection Department (EPD) under Roads (Works, Use and Compensation) Ordinance (Chapter 370) and Water Pollution Control (Sewerage) Regulation (Chapter 358 AL).

- 3.3.2 The gazette notice for the Proposed Scheme was issued on 23 December 2022 by EPD with G.N. 7316 under Roads (Works, Use and Compensation) Ordinance (Chapter 370) and Water Pollution Control (Sewerage) Regulation (Chapter 358 AL). Public comments were received in February 2023. Gazette amendment covering the Proposed Scheme is targeted to be issued in July 2023.



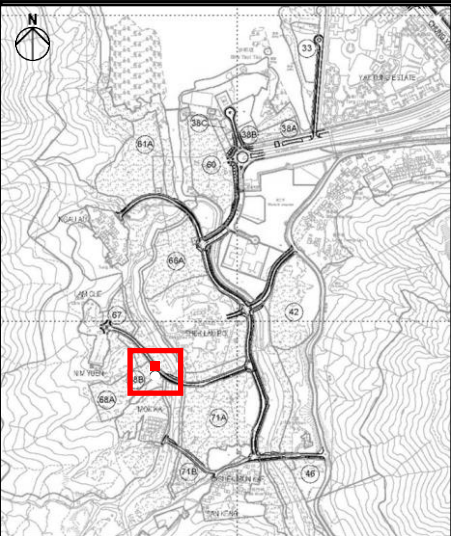
#### 5.4.9 **Landscape Impact**

- 5.4.9.1 The proposed location of the sewage pumping station will unavoidably affect 12 nos of trees (See **Figure 4.6**). However, those trees will be fell under the road gazette scheme of the Tung Chung New Town Extension development. In addition, there is no Registered Old and Valuable Tree (OVT), “Important Tree”, stonewall tree, or rare and previous tree species within the proposed location of the sewage pumping station. There are also some greening design to the fence and building structures of the sewage pumping station to screen-off the structure of the sewage pumping station and to enhance the environmental value (See Figure 4.5 for the photomontage and Figure 4.4 for the greening proposal). As such, adverse landscape impact is not anticipated.

### 5.5 **Public Relation Point of View**

- 5.5.1 During the public consultation stage under Cap. 358AL/Cap. 370, the views of the villagers were received regarding the location of the sewage pumping station at Area 68C. Local community including villagers from Mok Ka strongly opposed the original planned location for the SPS in Area 68C is located directly facing their ancient grave and shall be located further away from Mok Ka.
- 5.5.2 During the process of further exploring feasible location for the future SPS, representatives from Mok Ka had been further consulted. They expressed that they and the villagers of Mok Ka will support the Proposed Scheme in the Application Site. Furthermore, village representatives of nearby villages have also been consulted with the new location under the Proposed Scheme. They have expressed no adverse comments on it.






**KEY PLAN**

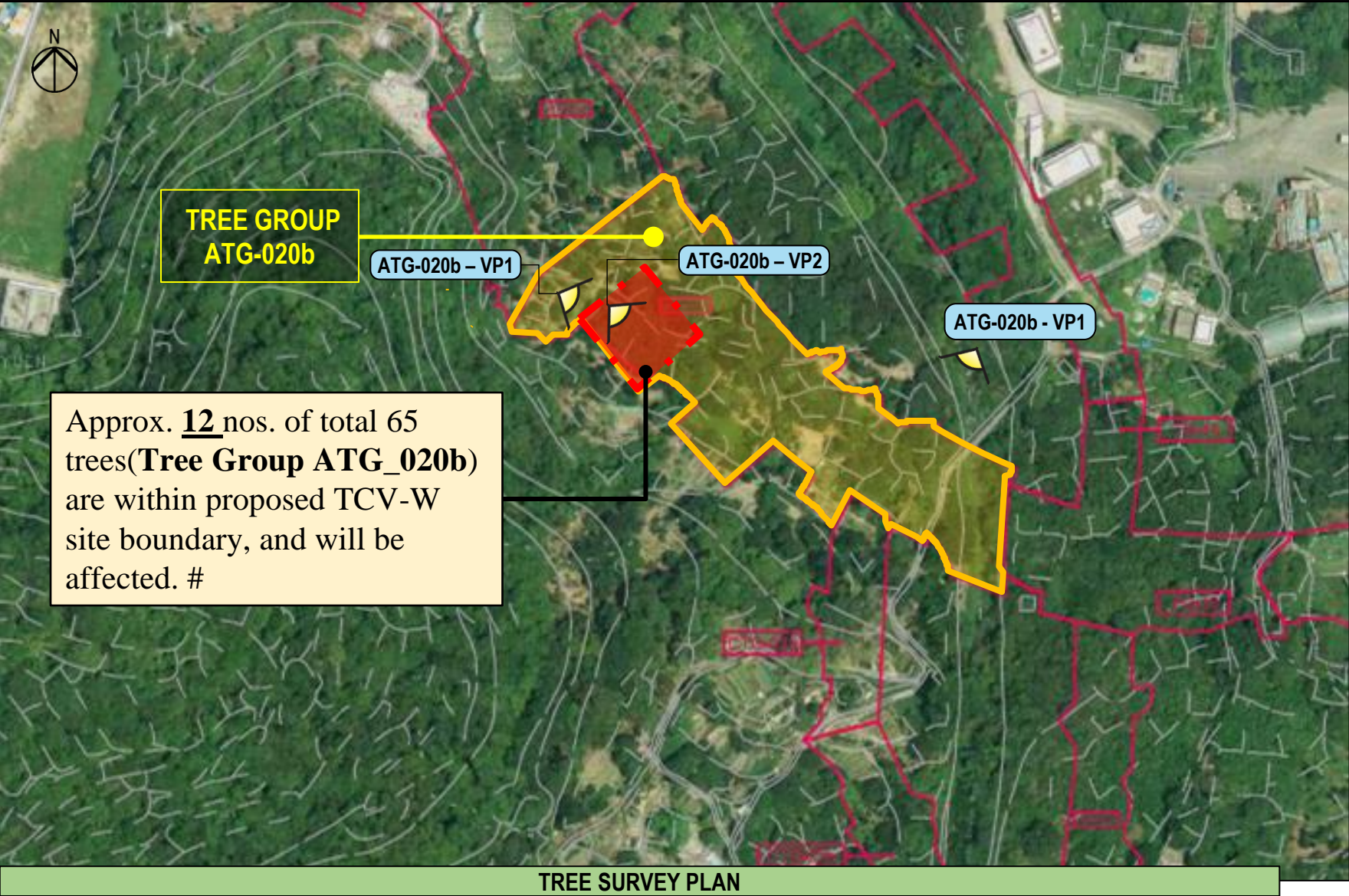
**LEGEND:**

- PROPOSED RELOCATION SITE FOR TUNG CHUNG VALLEY WEST SEWAGE PUMPING STATION (TCV-W SPS)
- BOUNDARY OF THE SITES WITHIN TCW DEVELOPMENT
- SITE ENTRANCE/ EXIT
- SCREENING / BUFFER PLANTING (MM4)
- PROPOSED LEVEL OF BUILDING ROOF/GROUND

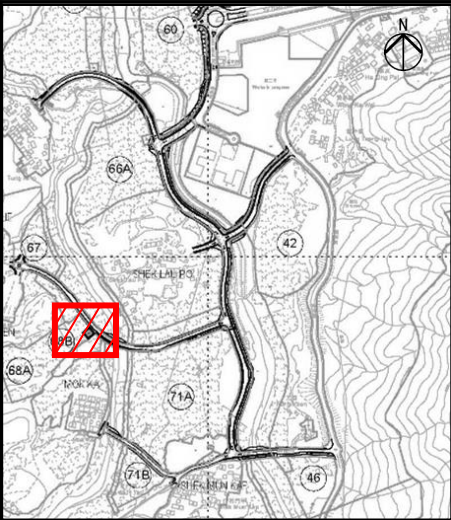
A		FIRST ISSUE		WL	04/23
Rev	Description	By	Date		
Consultant					
<b>ARUP</b>					
Project Title					
Agreement No. CE 70/2015 (CE)					
Tung Chung New Town Extension (West)					
- Design and Construction					
Drawing title					
LANDSCAPE AND VISUAL MITIGATION PLAN – RELOCATION FOR PROPOSED TUNG CHUNG VALLEY-WEST SEWAGE PUMPING STATION (TCV-W SPS)					
Drawing no. FIGURE 4.4				Rev. A	
Drawn	Date	Checked	Approved		
SL	04/23	EL	AW		
Scale	Status				
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 土木工程拓展署 Civil Engineering and Development Department					

MITIGATION MEASURES	
MM1	Tree Protection & Preservation within the site works area. Suitable measures shall be undertaken to protect the trees within and adjacent to the site boundary
MM2	Limitation of Contractor's works to within the site boundary to avoid impacting adjacent landscape
MM3	Control of run-off from the construction site
MM4	Screening / buffer planting
MM6	Chromatic design in colour tone, finishes and treatments of engineering structures should be visually unobtrusive, non-reflective compatible with surrounding context
MM7	Sensitive building form, height, disposition, to minimize impact on perceived bulk and views to visual resources





TREE SURVEY PLAN



KEY PLAN

- LEGEND:
- PROPOSED RELOCATION SITE FOR TUNG CHUNG VALLEY WEST SEWAGE PUMPING STATION (TCV-W SPS)
  - TREE GROUP BOUNDARY
  - TREE GROUP TG-02
  - TG-19 PHOTO ANGLE

TREE GROUP ASSESSNEBT SCHEDULE													
Tree Group ID	Estimated No. Within Proposed TCV- W SPS Site	Estimated No. of Trees Within Group	Representative Species				Average Size			Amenity Value (High(H) / Medium(M) / Low(L)	Tree Condition (Good(G) / Average(A) / Poor(P))		
			Scientific Name	Chinese Name	Conservation Status	Estimated % Within Group	Height (m)	DBH (mm)	Crown Spread (m)		Form	Health	Structure
ATG – 020b	12	65	<i>Celtis sinensis</i>	朴樹	-	11.7%	7	150	5	L	P	A	P
			<i>Schefflera heptaphylla</i>	鵝掌柴	-	16.9%	8	145	4	L	P	A	P
			<i>Ficus microcarpa</i>	細葉榕	-	14.3%	11	350	9	L	P	A	P
			<i>Sterculia lanceolata</i>	假蘋婆	-	7.8%	7	160	4	L	P	A	P
			<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	-	7.8%	6	125	4	L	P	A	P
			<i>Ficus variegata</i>	青果榕	-	7.8%	7	145	6	L	P	A	P
			<i>Mallotus paniculatus</i>	白楸	-	7.8%	6	110	3	L	P	A	P
			<i>Ficus hispida</i>	對葉榕	-	19.5%	8	120	4	L	P	A	P
			<i>Litchi chinensis</i>	荔枝	-	13.0%	5	135	3	L	P	A	P
			<i>Dimocarpus longan</i>	龍眼	-	14.3%	6	150	3	L	P	A	P
			<i>Celtis sinensis</i>	朴樹	-	11.7%	7	150	5	L	P	A	P

# Tree survey data shown at here is for estimation only and extracted from the TPRP which will be required to get the approval from TWVP.

Rev	Description	By	Date
B	REVISION	SL	07/23
A	FIRST ISSUE	SL	04/23
Consultant			
Project Title			
Agreement No. CE 70/2015 (CE)			
Tung Chung New Town Extension (West)			
- Design and Construction			
Drawing title			
AFFECTED TREES AT PROPOSED TUNG CHUNG VALLEY WEST SEWAGE PUMPING STATION(TCV-E SPS)			
Drawing no.			Rev.
FIGURE 4.6			A
Drawn	Date	Checked	Approved
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Scale		Status	

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土木工程拓展署  
Civil Engineering and Development Department



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19 July 2023

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Public Utility Installation (Sewage Pumping Station) in Areas 45C and 68B, Tung Chung**

**Submission of Further Submission (FI)**

Further to our FI submitted on 13 July 2023, we are pleased to submit Supplementary Information to address departmental comments (Annex A and B) for your kind consideration.

Please note that this only serves as responses to departmental comments without changing the scheme or involving the submission of a new technical assessment. We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned, our Mr. Alex WANG at 2268 3596 ([alex.wang@arup.com](mailto:alex.wang@arup.com)) and Mr. Wilson LO at 2908 4056 ([wilson.lo@arup.com](mailto:wilson.lo@arup.com)).

Yours faithfully,



Davis Lee  
Project Manager



Encl.

- Supplementary Information for Further Submission

c.c. - SKIs DPO, PlanD (Attn: Mr. CHEUNG Siu Hung, Steve) (Email: [sshcheung@pland.gov.hk](mailto:sshcheung@pland.gov.hk))

# **Annex A: Site Selection Exercise for Proposed Sewage Pumping Station**

## **Site Selection of Alternative Sites for Proposed Sewerage Pumping Station**

### **Background**

Under the previous Planning and Engineering Study on the Remaining Development in Tung Chung – Feasibility Study (P&E Study) conducted between 2012 to 2015, a site in Area 68C had been originally reserved for the construction of Tung Chung Valley West Sewerage Pumping Station (SPS) (Original Site) taken into account that (i) the location for the proposed SPS shall be located as further west as possible (i.e. Area 67, Area 74, Area 75 are not preferred) and along planned Road L26 so as to reduce pumping requirement, which in turn can reduce recurrence cost from energy efficiency perspective; (ii) lower site formation level is better for collecting sewerage by gravity; and (iii) higher pumping requirement would increase the risk on pipe burst and leakage. As the assessment reveals that ecological value in Tung Chung River is high, it is recommended the sewage scheme in TCV shall reduce potential risk that might bring to the Tung Chung River. During the design process of the sewage scheme, gravity sewer option had been explored to bring sewage across Tung Chung River, e.g. Area 45B. However, the consequence of such scheme will result in the transporting the sewage across under the riverbed of Tung Chung River and the construction of a sewerage network along Road L25 with deep sewer, which is considered technically difficult. Therefore, the SPS was recommended to be located in Area 68C in the P&E Study

As implementation of Tung Chung New Town Extension (TCNTE) is being carried out, more detailed information is gathered. For example, more detailed development scheme in Area 45 have been drafted, co-location of similar drainage facilities could be explored for better land utilisation and reduce land requirement, enhance operation efficiency, reduce construction cost and have a better management and maintenance arrangements. During the public consultation stage under Water Pollution Control (Sewerage) Regulation (Cap. 358AL) and Roads (Works, Use and Compensation) Ordinance (Cap. 370) in Q1 2023, the views of the villagers were received regarding the location of the sewage pumping station at Area 68C. about 39 objections from villagers of Mok Ka strongly opposed the original planned SPS in Area 68C because it is located directly facing their ancient grave and the proposed SPS shall be located further away from Mok Ka.

In view of the changing circumstance during the implementation stage, a site selection exercise has been conducted. In identifying a new location for the proposed SPS, we have taken into account relevant criteria which include (i) accessibility by vehicles; (ii) avoiding encroaching onto high conservation value areas, such as conservation area; (iii) avoiding affecting existing structures; and (iv) selecting a site near rising main portion across Tung Chung River to reduce head loss and hence pump requirements and maintenance costs. As a result, the following three options as shown in **Figure 02** have been selected as alternative sites for further evaluation.

### **Option 1: “Green Belt” (“GB”) Zone in Area 90**

A site located immediate southeast of the original site at 68C is selected because it can reduce pumping requirement such that recurrence cost could be reduced with the consideration of energy efficiency as higher pumping requirement would increase the risk on pipe burst and leakage. However, this location is within “GB” zone which is intended for primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreation outlets. There is a general presumption against development within this zone. The site in Area 90 is currently covered with dense vegetation and with some graves/urns and conserving existing

## **Annex A: Site Selection Exercise for Proposed Sewage Pumping Station**

landscape features should be adopted as far as possible. The site is also located very close the aforementioned ancient grave. Locating the proposed SPS at this area would affect the nature of the reserved area and may include green groups' concern. Furthermore, due to the north-to-south increase in the road level of Road L26, the site would be situated at the highest site formation level in comparison to other available options. Consequently, the topmost floor of the building would be elevated, resulting in a notable visual impact on surrounding environment.

### **Option 2: "Residential (Group C)2" ("R(C)2") zone in Area 68B and "Other Specified Uses" annotated "Stormwater Attenuation and Treatment Pond" ("OU(SATP)") in Area 45C**

Another selected site within "R(C)2" and "OU(SATP)" zones is located to the northwest of the Original Site (**Figure 02**). As the planned stormwater attenuation and treatment ponds in Area 45C is another type of drainage facilities that operates and maintains by the Drainage Service Department (DSD). Co-location of similar drainage services facilities could reduce land consumption by adoption of integrated design. Parts of retaining structures and fence walls in Sewage Pumping Station can be eliminated by adopting an integrated design of the proposed SPS and adjoining DSD's treatment ponds, as there would be no level differences between the western side of the future SPS and the nearby area. As a result, the construction costs for portions of retaining structures, fence walls, and the associated running, maintenance, and management fees could be eliminated, making the scheme more cost-effective. Furthermore, a shared maintenance/pedestrian access design is used to shift the development location further north, minimising the impact on the "R(C)2" zone for residential development.

Giving that no existing graves and urns are in close proximity to this location, opposing views by local villagers from nearby villages including Mok Ka may not be anticipated. During the process of exploring feasible location for the proposed SPS, representatives from Mok Ka had been further consulted, and they expressed that they would support this option. Furthermore, village representatives of nearby villages have also been consulted with this location under the Proposed Scheme. They have expressed no adverse comments on it.

### **Option 3: "OU(SATP)" zone in Area 45C and "GB" zone in Area 88**

This selected site is located within an area zoned "OU(SATP)" in Area 45C and "GB" zones in Area 88. The boundary of Area 88 which is the furthest location away Mok Ka Village. Similar to Option 2, the northern part of the Area 45C could also be integrated with the proposed SPS. However, this location is in "GB" zone which is supposed to conserve existing landscape features. Locating this area would affect the nature of the reserved area and may induce green groups' concern. Moreover, the pumping requirement is the highest one among the other options as the travel length of sewerage is the longest one. In addition, the site is also located near existing graves/urns, and objections from villagers are anticipated.

### **Evaluation of Three Options for the Proposed SPS**

First, **Options 1 and 3** are both located fully and partly in "GB" zone respectively, which the planning intention is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets, which there is a



## **Annex A: Site Selection Exercise for Proposed Sewage Pumping Station**

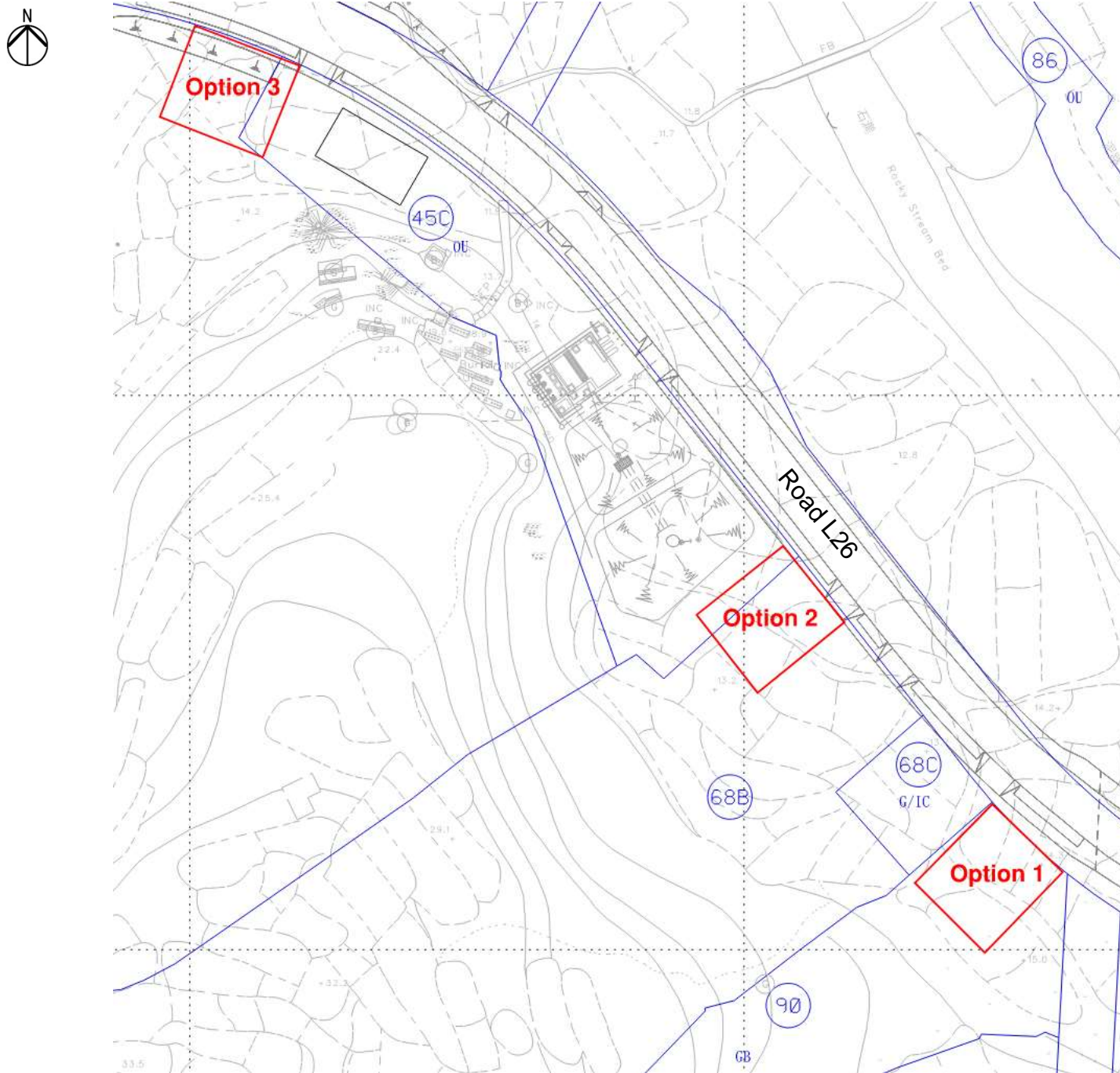
general presumption against development within this zone. Local villagers and environmental groups will be concerned and oppose development in these areas. As a result, **Options 1 and 3** have been considered not preferable in view of surrounding environment and the planning intention of “GB”. On the other hand, **Option 2** is located outside the “GB” zone and does not induce significant environmental impact.

Second, in comparison to the Original Site, **Option1** is still close to the existing graves, and the aforementioned Mok Ka villagers will still raise concerns. While for **Option 3**, there are a large numbers of graves/urns at its southeast, which similar concerns by nearby villagers can be anticipated. With comparison, **Option 2** is the best option among the three because there are no existing graves or urns nearby, as the neighbouring villages and villagers from Mok Ka have already been consulted and no opposing views have been received.

Third, regarding the technical aspect, **Option 2** has greater merits comparing to other options, such as better management and maintenance by DSD through sharing common access and lower construction costs due to the elimination of retaining wall. Comparing with **Option 2**, **Option 1** and **Option 3** do not combine with/have little possibility to combine with nearby DSD facilities respectively such that retaining walls could not be shared with nearby DSD facilities, therefore higher maintenance and construction cost would be induced.

In conclusion, **Option 2** is considered the best option among the three options described above from the aspects of planning intention, public views and technical feasibility.

## **Annex A: Site Selection Exercise for Proposed Sewage Pumping Station**



**LEGEND:**

☐ Proposed Sewage Pumping Station (Option 1/ 2/ 3)

A	FIRST ISSUE	WL	06/2
Rev	Description	By	Date

ARUP

Project Title  
Agreement No. CE 70/2015 (CE)  
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Extension (West)  
- Design and Construction

Drawing title  
Site Selection Exercise for  
Proposed Sewage Pumping  
Station

Drawing no. <b>FIGURE 02</b>	Rev. <b>A</b>
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Drawn WL	Date 04/23	Checked AW	Approved DL
Scale	Status		

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土木工程拓展署  
Civil Engineering and  
Development Department

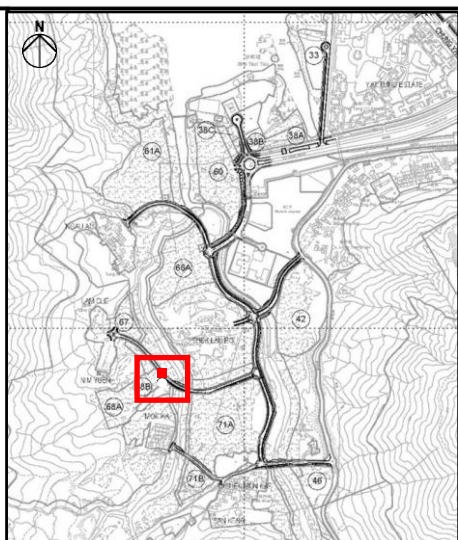
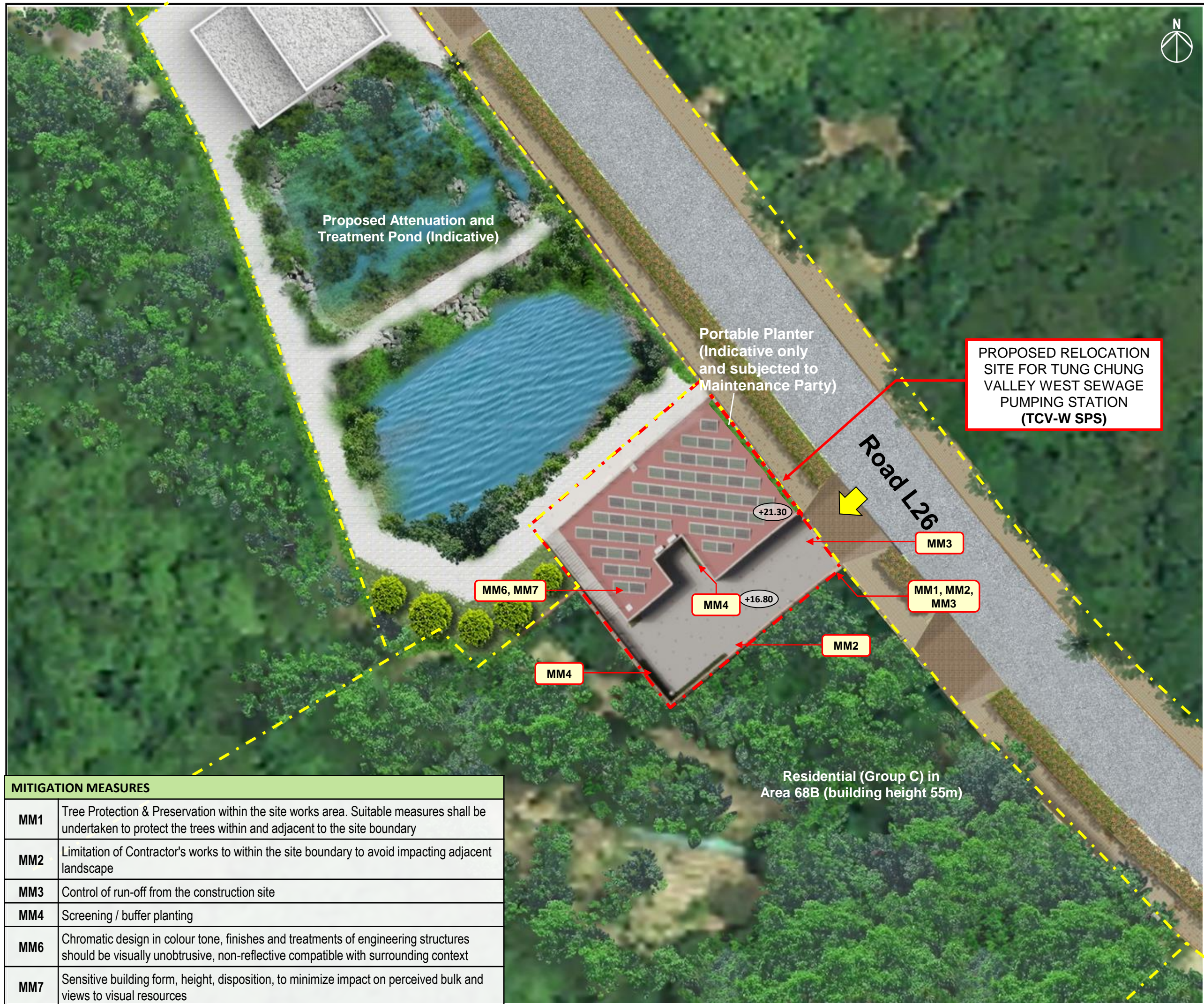




Illustration 4.3.1: Planting Proposal (Indicative)

- 4.3.4 Greening of the boundary fences/ walls can soften the structure itself and provide a harmonising effect. While the boundary fences/ walls of the Proposed Scheme will be visible by the pedestrians and drivers along the planned road the future residents in the planned residential development, appropriate landscape design to achieve visual diversity will be explored in detailed design stage to enhance the aesthetic design of the sewage pumping station.





KEY PLAN

LEGEND:

- PROPOSED RELOCATION SITE FOR TUNG CHUNG VALLEY WEST SEWAGE PUMPING STATION (TCV-W SPS)
- BOUNDARY OF THE SITES WITHIN TCW DEVELOPMENT
- SITE ENTRANCE/ EXIT
- SCREENING / BUFFER PLANTING (MM4)
- PROPOSED LEVEL OF BUILDING ROOF/GROUND

Rev	Description	By	Date
A	FIRST ISSUE	WL	04/23

Consultant  
**ARUP**

Project Title  
Agreement No. CE 70/2015 (CE)  
Tung Chung New Town Extension (West)  
- Design and Construction

Drawing title  
LANDSCAPE AND VISUAL MITIGATION PLAN – RELOCATION FOR PROPOSED TUNG CHUNG VALLEY-WEST SEWAGE PUMPING STATION (TCV-W SPS)

Drawing no.	FIGURE 4.4	Rev.	A
Drawn	Date	Checked	Approved
SL	04/23	EL	AW
Scale	-	Status	

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MITIGATION MEASURES	
MM1	Tree Protection & Preservation within the site works area. Suitable measures shall be undertaken to protect the trees within and adjacent to the site boundary
MM2	Limitation of Contractor's works to within the site boundary to avoid impacting adjacent landscape
MM3	Control of run-off from the construction site
MM4	Screening / buffer planting
MM6	Chromatic design in colour tone, finishes and treatments of engineering structures should be visually unobtrusive, non-reflective compatible with surrounding context
MM7	Sensitive building form, height, disposition, to minimize impact on perceived bulk and views to visual resources



**BY HAND**

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20 July 2023

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Public Utility Installation (Sewage Pumping Station) in Areas 45C and 68B, Tung Chung**

**Submission of Further Submission (FI)**

Further to our FI submitted on 13 July 2023 and 19 July 2023, we are pleased to submit a replacement page in Supporting Planning Statement to address departmental comments (**Annex A**) for your kind consideration.

Please note that this only serves as responses to departmental comments without changing the scheme or involving the submission of a new technical assessment. We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned, our Mr. Alex WANG at 2268 3596 ([alex.wang@arup.com](mailto:alex.wang@arup.com)) and Mr. Wilson LO at 2908 4056 ([wilson.lo@arup.com](mailto:wilson.lo@arup.com)).

Yours faithfully,



Davis Lee  
Project Manager

Encl.

- Replacement page in Supporting Planning Statement

c.c. - SKIs DPO, PlanD (Attn: Mr. CHEUNG Siu Hung, Steve) (Email: [sshcheung@pland.gov.hk](mailto:sshcheung@pland.gov.hk))

### 5.2 Appropriate location of the operational facilities

#### 5.2.1 Optimise Scarce Land Resources

- 5.2.2 The Proposed Scheme is determined to achieve better land utilisation and lower land requirement through integration with adjoining facilities managed and operated by DSD. It optimises the use of the area for planned stormwater attenuation and treatment ponds in Area 45C by combining maintenance access of the pumping station building with the access corridor of nearby DSD's attenuation ponds, utilisation of treatment pond and moving the proposed SPS to be partly within "OU (Stormwater Attenuation and Treatment Ponds)" zone. This can minimise the area required within "R(C)2" zone as lowering the impact to the planned residential development in Area 68B and the proposed Stormwater Attenuation and Treatment Pond in the "OU (Stormwater Attenuation and Treatment Ponds)" zone would not be affected by the proposed sewage pumping station.

#### 5.2.3 Release the Site in Area 68C for Beneficial Uses

- 5.2.4 With the future SPS now proposed to be constructed in the Application Site, the former location that originally reserved for the planned SPS in Area 68C for the SPS together with the saved area in "R(C)2" zone due to optimised use of land with the adjacent attenuation and treatment ponds can be released for other beneficial uses. Given the former location is located adjacent to the planned Road L25, this site is situated in an easily accessible location that suitable the development of other GIC facilities.

#### 5.2.5 Economical Design

- 5.2.6 Comparing with the former location in Area 68C, the integration with adjoining DSD's nearby treatment ponds can eliminate portions of retaining structures and fencing walls in Sewage Pumping Station as there would be no level differences between the western side of future SPS and the nearby area. As a result, the construction cost for the portions of retaining structures, fencing walls and the associated running and maintenance and management fee could be eliminated and make the scheme to be more economical.

#### 5.2.7 Better Management of Drainage facilities

- 5.2.8 Comparing with the former location in Area 68C, there would be no private lots between two DSD facilities (i.e. SPS and treatment ponds) which can minimise potential interfacing issues with private lot owners. Moreover, a common maintenance access could be shared among the Proposed Scheme and the treatment ponds for future maintenance and management. Therefore, the Proposed Scheme could enhance better management of drainage facilities for DSD.

### 5.3 Ensuring Compatibility with the Surroundings

- 5.3.1 The Proposed Scheme is located in area zoned "R(C)2" and ("OU(Stormwater Attenuation and Treatment Ponds)" zones on the OZP, in which the portion of "R(C)2" zone where the Application Site located is subject to a maximum building height restriction of 30mPD.



**Advisory Clauses**

1. to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease/engineer conditions. The site coverage of greenery calculation should be submitted separately to Building Department/relevant authority for approval, if necessary. Similarly for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant is reminded to approach relevant authorities direct to obtain the necessary approval;
2. to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electrical supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplies (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
3. to note the comment of the Director of Agriculture, Fisheries and Conservation that as the Site is not currently served by any vehicular access, the applicant should take note of the “Conservation Area” in the vicinity that adjoins the western tributary of Tung Chung Stream;
4. to note the comment of the Director of Fire Services that the emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department; and
5. to note the comments of the Chief Highway Engineer/New Territories East Highways Department that the applicant shall be responsible for design and construction of a proper vehicular run-in/out arising from/due to the captioned development.