

Form No. S16-I  
表格第 S16-I 號

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12月29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  
29 DEC 2023

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(s)";  
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

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

230331 f 29/12 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/I-TCV/26
	Date Received 收到日期	29 DEC 2023

- 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 )

Sustainable Lantau Office, Civil Engineering and Development Department  
土木工程拓展署可持續大嶼辦事處

### 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 )

Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問

### 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)	Lots 2416 (Part), 2417(Part), 2418(Part), 2419(Part), 2421(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 693 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 280 sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	9.5 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)1"
(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 10/11/2023 (DD/MM/YYYY)&  
於 10/11/2023 (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 \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (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 8/11/2023 (DD/MM/YYYY)&  
於 8/11/2023 (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）

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**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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>(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>
(b) Intended use/development 有意進行的用途/發展	

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	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		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	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)
	Public Toilet with RCP and Parking Area for Refuse Collection Vehicles)	1	Proposed refer to the Planing Statement attached.
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(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 From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 .....%  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 .....m 米  
建築物高度限制  
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 From 由 .....m to 至 .....m  
非建築用地限制
- ☐ 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

PROPOSED PUBLIC CONVENIENCE AND  
GOVERNMENT REFUSE COLLECTION POINT

(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	.....280..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.4.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....40.5..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input checked="" type="checkbox"/> include 包括 0 storeys of basements 層地庫	
	<input type="checkbox"/> 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	.....33.625..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	.....4.2..... m 米	<input checked="" type="checkbox"/> About 約



<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 ..... sq. m 平方米	<input type="checkbox"/> About 約	
number of Units 單位數目 .....		
average unit size 單位平均面積 ..... sq. m 平方米	<input type="checkbox"/> About 約	
estimated number of residents 估計住客數目 .....		
<input type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> hotel 酒店 ..... sq. m 平方米	<input type="checkbox"/> About 約	
(please specify the number of rooms 請註明房間數目) .....		
<input type="checkbox"/> office 辦公室 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services 商店及服務行業 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施		
(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) .....		
<input type="checkbox"/> 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) .....		
<input type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input type="checkbox"/> private open space 私人休憩用地 ..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公眾休憩用地 ..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
<b>(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)</b>		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
<b>(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途</b>		
.....		
.....		
.....		
.....		
.....		

**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)

Tentatively 2029

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<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))  <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) - Refer to Supporting Planning Statement  <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<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) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/>
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？	Yes 是          No 否	<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) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ 11m-length Refuse Collection Vehicle Space 1 _____ _____ <input type="checkbox"/>

**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>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... .....																																				
	No 否	<input checked="" type="checkbox"/>																																				
<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>	Yes 是	<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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 693 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 6.5 ..... m 米 <input type="checkbox"/> About 約 <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																																				
	No 否	<input type="checkbox"/>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) ..... .....	<table border="0"> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
	<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(倘可)</p> ..... ..... ..... ..... .....																																					



**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或上傳至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
**LEE TAT KEUNG, DAVIS**  
.....

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)  
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員  
☐ 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 ..... MRTPI

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

**28/12/2023**

..... (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**

- 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：  
  - 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
  - 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。
- 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。
- 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	Lots 2416 (Part), 2417(Part), 2418(Part), 2419(Part), 2421(Part) in D.D. 1 TC and Adjoining Government Land in Tung Chung, Lantau 大嶼山東涌丈量約份第1約地段編號2416 號(部份), 2417 號(部份), 2418號 (部份), 2419 號(部份)及2421 號(部份) 和毗連政府土地		
Site area 地盤面積	693	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 9.5	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 東涌谷分區計劃大綱核准圖編號 S/I-TCV/2		
Zoning 地帶	"Residential (Group C) 1" 「住宅(丙類)1」		
Applied use/ development 申請用途/發展	Public Convenience and Government Refuse Collection Point 公廁設施及政府垃圾收集站		
(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	280 <input checked="" 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
(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	4.2	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		+33.625	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		1	Storeys(s) 層 <input checked="" 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	
	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	40.5 % <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		

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)  _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>11m-length Refuse Collection Vehicle Space</u> _____	1         1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



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。



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Civil Engineering and Development  
Department

**Agreement No. CE 70/2015 (CE)**  
**Tung Chung New Town Extension**  
**(West)**

Section 16 Planning Application for  
Proposed Public Convenience and  
Government Refuse Collection Point in  
“Residential (Group C)1” zone at Tung  
Chung Valley  
Supporting Planning Statement

EP-274-03

Dec 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.

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## EXECUTIVE SUMMARY

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This Section 16 Planning Application (the S16 Application) is submitted by the Civil Engineering and Development Department (CEDD), HKSAR Government in accordance with Section 16 of the Town Planning Ordinance (TPO) to seek approval from the Town Planning Board (TPB) for the Proposed Public Convenience and Government Refuse Collection Point in Area 71A at Tung Chung Valley.

To facilitate construction works of the Planned Road L28, the existing Shek Mun Kap Public Toilet and Refuse Collection Point located at the intersection of Shek Mun Kap Road and the Planned Road L28 will be reprovisioned about 40m away to the northwest of the existing facilities. The Application Site with an area of about 693m<sup>2</sup> falls within an area zoned as "Residential (Group C)1" ("R(C)1") zone on the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 (the OZP). According to the Notes of the Approved OZP, "Public Convenience" and "Government Refuse Collection Point" are Column 2 uses of the "R(C)" zone, which requires planning permission from the TPB.

The proposed reprovisioning of Public Convenience and Government Refuse Collection Point at the Application Site offers an opportunity to upgrade existing facilities at the Shek Mun Kap Public Toilet and Refuse Collection Point. In addition to the existing female and male toilet, garbage bins and recycling bins, the Proposed Public Convenience and Government Refuse Collection Point will include an Accessible Unisex Toilet (AUT) and a covered Refuse Collection Room. Moreover, a designated loading/unloading and maneuvering space for Refuse Collection Vehicles (RCVs) will be provided within the Application Site next to the Refuse Collection Room to facilitate refuse loading. To minimise interruption to service provision, the existing Shek Mun Kap Public Toilet and Refuse Collection Point will only be demolished after the commissioning of reprovisioned facilities at the Application Site by Q1 2029.

The planning justifications of the Proposed Public Convenience and Government Refuse Collection Point are as follows:

- The Public Convenience and Government Refuse Collection Point is essential to maintain service provision for the surrounding neighbourhood;
- The existing facilities will be reprovisioned and upgraded to prevailing standards;
- The Application Site is the most suitable location for the reprovisioning of Public Convenience and Government Refuse Collection Point;
- The Proposed Public Convenience and Government Refuse Collection Point is compatible with the surrounding environment; and
- The Proposed Public Convenience and Government Refuse Collection will not generate adverse impact to the surrounding area.



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

## 行政摘要

( 內容如有任何差異，應以英文內文為準 )

香港特別行政區政府土木工程拓展署根據《城市規劃條例》第 16 條提交這宗規劃申請，旨在獲得城市規劃委員會（下稱「城規會」）批准位於東涌谷第 71A 區（下稱「申請地點」）內擬議公廁設施及政府垃圾收集站。

為配合已規劃的 L28 號公路建築工程，位於石門甲道與已規劃的 L28 號公路會合處的現有石門甲公廁及垃圾收集站，將會遷往現有設施以西北約 40 米。申請地點的面積約為 693 平方米，位於東涌谷分區計劃大綱核准圖編號 S/I-TCV/2（下稱「分區計劃大綱圖」）的「住宅（丙類）1」地帶內。根據「住宅（丙類）」地帶的註釋，「公廁設施」及「政府垃圾收集站」為有關地帶土地用途表的第二欄用途，須向城規會申請規劃許可。

擬議重置公廁設施及政府垃圾收集站，將提供改善現有石門甲公廁及垃圾收集站設施的機會。除了現有的男女洗手間、垃圾桶及環保回收箱外，擬議公廁設施及政府垃圾收集站將額外提供暢通易達而無分性別的洗手間及有蓋的垃圾收集房。此外，為便及垃圾裝卸，垃圾收集房旁會在申請地點預留一個指定停車處供垃圾收集車使用。為減少對現有服務的影響，石門甲公廁及垃圾收集站將於 2029 年第一季，亦即位於申請地盤的擬議設施投入服務後才會拆卸。

擬議公廁設施及政府垃圾收集站規劃理據為下：

- 擬議公廁設施及政府垃圾收集站維持為周邊社區提供服務至關重要；
- 重置現有的設施將並提升服務至現行標準；
- 申請地點是擬議公廁設施及政府垃圾收集站最合適的位置；
- 擬議公廁設施及政府垃圾收集站與周邊環境兼容；及
- 擬議公廁設施及政府垃圾收集站不會為周邊帶來負面影響。

基於本規劃報告所闡述的規劃理據，我們誠懇地希望是次規劃申請能獲得城規會的支持。

# 1 INTRODUCTION

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- 1.1.1 Pursuant to Section 16 (S16) of the Town Planning Ordinance, this Supporting Planning Statement is prepared and submitted to seek approval from the Town Planning Board (TPB) for the proposed public toilet and RCP in Area 71A, Tung Chung Valley, Lantau Island.
- 1.1.2 To support the population increase in Tung Chung Valley under the development proposal of Tung Chung New Town Extension (TCNTE), a new single-two-carriageway (i.e. planned Road L28) between Shek Mun Kap (SMK) Road and Mok Ka, be part of the supporting infrastructure for the anticipated traffic demand induced by TCNTE, will be constructed to connect the existing and the proposed residential sites in Areas 71A, 71B and 75, Tung Chung Valley. The existing SMK Public Toilet (SMK Toilet) and Refuse Collection Point (RCP) will be affected by the planned Road L28 to be constructed in 2024 and reprovisioning of the SMK Toilet and RCP is required. A site selection exercise has been conducted (**Appendix E**) and the best option (i.e. Option 2) of four reprovisioning sites, i.e. the current application site about 40m away from the existing SMK Toilet and RCP, is recommended.
- 1.1.3 The Application Site falls within "Residential (Group C)1" zone on the Approved Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/2. According to Notes of the OZP, public toilet and RCP, regarded as "Public Convenience" and "Government RCP" respectively, are Column 2 uses, and planning permission from the TPB is required.
- 1.1.4 The proposed public toilet and RCP under this S16 at the Application Site is a single-storey structure (4.2m) with a gross floor area of about 280m<sup>2</sup> and a building height of about 33.625 meters above Principal Datum (mPD). While the existing SMK Public Toilet has been identified by Food and Environmental Hygiene Department (FEHD) as one of the public toilets for facelifting works in 2021-2022, the reprovisioning at the Application Site will provide an opportunity to overcome site constraints at the existing SMK Toilet and RCP and to upgrade facilities to prevailing standards while forestalling the undesirable scenario that the existing public toilet is to be demolished for large-scale development shortly after completion of improvement works by FEHD.
- 1.1.5 To facilitate consideration of TPB members, this Supporting Planning Statement has compiled relevant information regarding this S16 Planning Application. **Section 2** provides a brief description of the Application Site and its surrounding environment. **Section 3** provides an overview of the planning context of the Application Site. **Section 4** details the proposed public toilet and RCP in relation to its development parameters. **Section 5** presents the planning justifications in support of the application. We sincerely seek for favourable consideration from the TPB to grant approval to this well justified S16 Application.

## 2 SITE CONTEXT

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### 2.1 Location

- 2.1.1 The Application Site is located in Area 71A at Tung Chung Valley with an approximate site area of 693m<sup>2</sup>. It is close to the SMK (about 40m away) and is located to the east of Tung Chung Stream western tributary and Mok Ka.
- 2.1.2 Please refer to **Figure 1** for the location of the Application Site.

### 2.2 Land Status

- 2.2.1 The Application Site has a site area of about 693m<sup>2</sup>. The entire area with works area currently involves private lots, including Lots 2416 (Part), 2417 (Part), 2418 (Part), 2419 (Part) and 2421 (Part) in D.D. 1 TC and adjoining government land. All portion of the private lots would be resumed by the Government to execute the construction of road works in due course under Tung Chung New Town Extension.
- 2.2.2 Please refer to **Figure 2** for the Lot Index Plan of the Application Site.

### 2.3 Existing Use

- 2.3.1 The Application Site is currently covered with vegetation (i.e. shrubs and trees). Photo of the existing condition of the Application Site is shown in **Photo 1** of **Figure 3**.

### 2.4 Surrounding Uses

- 2.4.1 The Application Site is currently located in a rural village setting of Tung Chung Valley between two recognised villages of SMK and Mok Ka. While new residential developments are planned in Areas 71A and 71B under the development proposal of TCNTE, the rural and scenic character of the Tung Chung Valley will likely be retained with the low-rise, low-density planning intention of "R(C)1" zone. The surrounding of the Application Site is characterised as followed:
- To the **immediate north and northwest** of the Application Site is the same Area 71A zoned "R(C)1" intended for low-rise, low-density residential development. To the **west**, there are village houses, Tung Chung Stream western tributary and Polder within "CA" and "Other Specified Uses" annotated "Polder" ("OU (Polder)") zones (Photo 2 of Figure 3). Village houses within the "Village Type Development" ("V") zone of Mok Ka is located to the further **northwest** of the Application Site.
  - To the **immediate east and southeast** of the Application Site is a area zoned 'CA' on the OZP, the existing SMK Toilet and RCP, which would require reprovision under this Planning Application

for the construction works of the planned Road L28, and village house of SMK. While the existing Public Toilet with 2 male toilet compartments, 3 female toilet compartments and 2 urinal bowls, is not equipped with Accessible Unisex Toilet (AUT), the existing RCP only consists of several on-street garbage and recycling bins located outside.

- To the **immediate south** of the Application Site, it is a planned Road L28 shown on the OZP. Despite it is currently occupied by overgrown of vegetation, it will be converted into the planned Road L28, which is a single-two-carriageway connecting to the existing road network at SMK Road. To the **further south** of the Application Site across the planned Road L28 is Area 71B zoned "R(C)1" for low-rise, low-density residential development.

2.4.2 Please refer to **Figure 3** for the surrounding land uses of the Application Site.

## 2.5 Accessibility

2.5.1 Currently, the Application Site is not accessible by vehicular traffic and pedestrians. Upon completion of road works for TCW, the Application Site will be accessible from the planned Road L28 with a designated loading/unloading and maneuvering space for RCVs within the Application Site. The planned Road L28 will further connect to the existing road network at SMK Road. The planned Road L28 would be tentatively constructed from Q1 2025 to Q1 2029.

## 3 PLANNING CONTEXT

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### 3.1 Land Use Zoning

- 3.1.1 The Application Site is designated as "R(C)1" zone on the Approved Tung Chung Valley OZP No. S/I-TCV/2. The Explanatory Statement (ES) of the OZP states that the "R(C)" 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"*.
- 3.1.2 According to the Notes of the "R(C)" zone, "Public Convenience" and "Government Refuse Collection Point" are Column 2 uses which would require planning permission from the TPB. In addition, Remarks (a) also specify that *"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 greater"*. "R(C)1" is subject to a maximum Plot Ratio of 1.5 and building height of 45mPD.
- 3.1.3 Please refer to **Figures 1, 4 to 6** for the respective extracts of the Plan, Notes and ES of the OZP.

### 3.2 Planning History

- 3.2.1 In 2012, the Planning and Engineering Study on the Remaining Development in Tung Chung – Feasibility Study (the P&E Study) was jointly commissioned by the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD). Following a three-stage public engagement exercise completed in October 2014, a development proposal of 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, 19.31ha (11.48%) are zoned as "R(C)" intended preliminary for low-rise, low-density residential of seven sites including Area 71B, where the Application Site locates. The Tung Chung Valley OZP also includes the Planned Road L28 to enhance connectivity of existing and planned residential sites (i.e. Areas 71A and 71B and Mok Ka at Area 75) to the existing road network.



- 3.2.3 Subsequently, to facilitate the construction works of the Planned Road L28, the existing SMK Toilet and RCP located at the intersection of the Planned Road L28 and SMK Road will be relocated to the Application Site.
- 3.2.4 It is noted that there is no previous application in respect of the Application Site.

### **3.3 Government's Initiatives to Improve Public Conveniences and Government Refuse Collection Points**

- 3.3.1 To meet public aspiration for better and updated facilities and hygiene conditions of public toilets and RCP, the Government has launched different programmes to refurbish and upgrade old sub-standard facilities since 2018.
- 3.3.2 The Chief Executive's 2018 Policy Agenda has announced the commencement of comprehensive refurbishment works for public toilets with high utilisation rate. Subsequently, the Financial Secretary has announced in the 2019-20 Budget to set aside HK\$600 million for refurbishment of public toilets in phases. Moreover, FEHD has also launched pilot projects since 2019 to upgrade RCPs.
- 3.3.3 As the design, planning, construction and operation of new public toilet and RCPs shall comply with latest environmental standards and guidelines, the reprovisioning of public toilet and RCP at Tung Chung Valley will help to expedite the upgrading of the amenities to prevailing standards.

## 4 THE PROPOSED DEVELOPMENT

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### 4.1 Site Selection Criteria

4.1.1 In considering the suitable location for the reprovisioning of public toilet and RCP at Tung Chung Valley, the following criteria should be taken into account:

- Avoid encroaching onto areas of high conservation value;
- Accessible by road transport for the designation of RCV lay-by near the Application Site to facilitate refuse loading;
- Connecting with footpath and in close proximity to pedestrian crossing for safe access by users on both sides of the Planned Road L28; and
- Locating in close proximity to the existing SMK Toilet and RCP to minimise inconvenience to target users.

### 4.2 The Proposed Public Convenience and Government Refuse Collection Point

4.2.1 To facilitate construction of Road L28, which is a single-two-carriageway with a roundabout connecting from SMK to Mok Ka, the existing SMK Toilet and RCP opposite to the Village Office has to be relocated to the Application Site under this S16 Application as recommended in the site selection exercise in **Appendix E**.

4.2.2 The proposed public toilet and RCP is with a site area of about 693m<sup>2</sup> and will be enclosed by a single-storey structure with a floor area of about 280m<sup>2</sup> and a building height of about 33.625mPD (4.2m above ground). The key development parameters and schedule of accommodation of the proposed public toilet and RCP are summarised in **Table 1**.

4.2.3 The size of the site area is based on the increased estimated population with latest FEHD Handbooks including Handbook on Standard Features for Public Toilets and Handbook on Standard Features for Refuse Collection Points and the provision of designated loading/unloading and maneuvering space for Refuse Collection Vehicles (RCVs). Details could refer to **Appendix E**.

**Table 1: Key Development Parameters of the Proposed Public Convenience and Government Refuse Collection Point**

<b>Key Development Parameters</b>	
<b>Site Area</b> <b>- Public Toilet</b> <b>- RCP</b> <b>- Area for Proposed Loading/unloading and manoeuvring space for RCVs</b> <b>- Area for geotechnic features</b>	About 693m <sup>2</sup> About 195m <sup>2</sup> About 188m <sup>2</sup> About 236m <sup>2</sup>  About 74 m <sup>2</sup>
<b>Floor Area (non-domestic)</b> <b>- Public Toilet</b> <b>- RCP</b>	About 280m <sup>2</sup> About 140m <sup>2</sup> About 140m <sup>2</sup>
<b>Building Height (at main roof)</b>	About 33.625mPD (29.425mPD of site level )
<b>No. of Storey:</b>	1 Storey
<b>Absolute BH:</b> <b>- Public Toilet</b> <b>- RCP</b>	4.2m 4.2m 4.2m
<b>No. of Structure</b>	1
<b>Schedule of Accommodation</b>	<i>Public Toilet</i> <ul style="list-style-type: none"> <li>Male and Female Toilets with Attendant Rooms</li> <li>Accessible Unisex Toilet (AUT)</li> <li>Water Meter Cabinet</li> </ul> <i>RCP</i> <ul style="list-style-type: none"> <li>Refuse Collection Room and associated areas for work gears and staffroom</li> <li>Junk Point</li> <li>Areas for holding garbage bins and recycle bins</li> <li>Store Room</li> </ul>
<b>Ancillary Facilities</b>	<ul style="list-style-type: none"> <li>Loading/unloading and manoeuvring space for RCVs</li> </ul>

4.2.4 To respect the local character of Tung Chung West as a rural village neighbourhood, key architectural features including glazed ceramic roof tiles and pitch roof of traditional village houses will be adopted in the design of the proposed Public Toilet and RCP.

4.2.5 Moreover, framed skylight and vertical ventilation louvers will also be introduced to enhance penetration of daylight and facilitate natural ventilation. Nonetheless, the selection of materials and colour will be carefully considered in detailed design stage to blend in with the surrounding rural context.

- 4.2.6 The site selection, design and schedule of accommodation of the proposed Public Toilet and Government RCP have closely followed the guidelines detailed as below:
- Handbook on Standard Features for Public Toilets;
  - Handbook on Standard Features for Refuse Collection Points.
- 4.2.7 Please refer to **Appendix A** for the Layout Plans and Elevations of the proposed public toilet and RCP.
- 4.2.8 Detailed site selection exercise is demonstrated in **Appendix E**.

### 4.3 Traffic Arrangement

- 4.3.1 To facilitate refuse loading activities and to avoid undue obstruction to other road users of Road L28, a loading/unloading and manoeuvring space designated for RCVs has to be provided next to the Refuse Collection Room at the Application Site. A ramp will also be provided at the roller shutter of Refuse Collection Room to facilitate the movement and conveyance of refuse bins to RCVs during refuse collection.

### 4.4 Development Programme

- 4.4.1 The construction of proposed Public Toilet and Government RCP will tentatively commence in Q1 of 2025, target for completion by Q1 of 2029. To ensure uninterrupted services, the existing SMK Public Toilet and RCP located at the intersection of the planned Road L28 and SMK Road will be demolished only after reprovisioning facilities at the Application Site is in operation.
- 4.4.2 Formal submission of general building plan with detailed fire safety requirement will be submitted to FSD before construction.

## 5 PLANNING JUSTIFICATIONS

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### 5.1 The Proposed Public Toilet and RCP are an Essential Facilities

- 5.1.1 In view that construction of planned Road L28 is scheduled to be commenced in Q1 2025 under the development proposal of TCNTE, the existing Public Toilet and RCP will be inevitably affected and reprovisioning of the affected facilities have to be provided. To ensure uninterrupted services to the local villagers and the general public, impacts will be minimised as far as possible, i.e. after reprovisioning public toilet and RCP at the Application Site is in operation, the existing Public Toilet and RCP will then be demolished and to be constructed as part of the Road L28.
- 5.1.2 As the closest Public Toilet and Government RCP is located more than 500m away (i.e. Shek Lau Po) from the existing SMK Public Toilet and RCP, reprovisioning at the Application Site is essential to maintain service provision for local villagers of Shek Mun Kap and Mok Ka and future residents in the nearby Areas 71A and 71B. Moreover, Shek Mun Kap is the starting point of a popular hiking trail connecting to Ngong Ping, as well as a popular spot for local tourism with rich cultural and heritage resources such as Tai Wong Ye Earth Shrine and Entrance Gate of Shek Mun Kap (Grade 3 Historic Building). In addition, public Toilet is an essential and supporting facility to serve hikers and tourists.

### 5.2 The Reprovisioning Facilities will be Upgraded to Prevailing Standards

- 5.2.1 As a proactive response to public aspiration for better facilities and hygiene conditions of public toilet and RCP, the reprovisioning facilities induced by construction works of the planned Road L28 under this Application has provided an opportunity to upgrade public toilet and RCP at Shek Mun Kap to prevailing standards.
- 5.2.2 The existing SMK Public Toilet involves a small building footprint without Accessible Unisex Toilet (AUT). It has also been identified as 1 of the 19 Public Toilets with high utilisation rate which has not been refurbished for more than 12-18 years as of 2019<sup>1</sup>, and was then recommended for inclusion in the Enhanced Public Toilet Refurbishment Programme 2021-2022<sup>2</sup>.

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<sup>1</sup> Planning, provision and management of public toilets by the Food and Environmental Hygiene Department. Retrieved from [https://www.legco.gov.hk/yr19-20/english/pac/reports/73/app\\_10.pdf](https://www.legco.gov.hk/yr19-20/english/pac/reports/73/app_10.pdf)

<sup>2</sup> List of 50 public toilets under the Enhanced Public Toilet Refurbishment Programme in 2021-22/ Retrieved from [https://www.fhb.gov.hk/download/legco/replies/210413\\_sfc/fhb-fe-e.pdf](https://www.fhb.gov.hk/download/legco/replies/210413_sfc/fhb-fe-e.pdf)

- 5.2.3 Moreover, the existing SMK RCP is a bin site provision comprising several on-street garbage and recycling bins. With reference to Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG), *“every possible effort should be made to replace all existing on-street Refuse Collection Points”*, such that the existing RCP with on-street garbage and recycling bins should be phased out. The existing SMK RCP is also located next to the U-turn space for public buses which is undesirable for users and refuse loading activities.
- 5.2.4 In view of the above, reprovisioning at the Application Site provides a good opportunity to upgrade the existing amenities, and it will in turn improve the facilities serving the locals and the general public. Since all newly designed public toilets and RCPs managed by the FEHD are generally required to closely follow guidelines detailed in **Section 4.2.4**, the reprovisioning of facilities will be up to prevailing standards with the provision of AUT and Refuse Collection Room, as well as the provision of a designated loading/unloading and manoeuvring space for RCVs, among other items.

### 5.3 The Application Site is the Most Suitable Location for the Reprovisioning for Public Toilet and RCP

- 5.3.1 The location for the reprovisioning of the existing SMK Toilet and RCP has been carefully selected to fulfill all site selection criteria discussed in **Section 4.1**:

Site Selection Criteria	Justifications	Complied
1. Avoid encroaching onto areas of high conservation value;	The Application Site is located outside of the “CA” zone and is about 130m away from the Tai Wong Ye Earth Shrine and Entrance Gate of Shek Mun Kap (Grade 3 Heritage). Villagers expressed that public toilet and RCP should not be located close to the Tai Wong Ye Earth Shrine and Entrance Gate of SMK during the local consultation conducted on 11 August 2021	✓
2. Accessible by road transport for the designation RCV lay-by to facilitate refuse loading;	The Application Site will be accessible by road transport upon the completion of the Planned Road L28. To facilitate refuse loading activities, a designated loading/unloading and manoeuvring space for RCVs will be provided adjacent to the Refuse Collection Room within the Application Site.	✓
3. Connecting with footpath and in close proximity to	Upon completion of the planned Road L28, the Application Site will be fronted by footpath. Pedestrian crossing will also	✓

Site Selection Criteria	Justifications	Complied
pedestrian crossing for safe access by users on both sides of the Planned Road L28; and	be available next to the Application Site to allow safe access by users on both sides of the Planned Road L28.	
4. Locating in close proximity to the existing SMK Public Toilet and RCP to minimise inconvenience to target users.	Located about 40m northwest of the existing SMK Public Toilet and RCP, the proposed public toilet and RCP are almost halfway between Shek Mun Kap and Mok Ka. The Application Site is not only in close proximity to the existing location, but also a more convenient location for targeted users including residents and visitors of both villages, as well as future residents and visitors of Area 71A and Area 71B.	✓

- 5.3.2 In view of the above, the Application Site is considered the most suitable reprovisioning site for the existing SMK Public Toilet and RCP.

## 5.4 The Proposed Public Toilet and RCP is Compatible with the Surrounding Environment

- 5.4.1 The proposed public toilet and RCP is conveniently located within walking distance from SMK and Mok Ka mainly with 2-3 storey village houses. The proposed one-storey building are relatively small in-scale with building footprint, the building mass of the proposed Public Toilet and RCP is compatible with the surrounding development. Moreover, the proposed 4.2m of BH (33.625mPD at main roof) is lower than the permissible BH of 45mPD (i.e. absolute BH of 15.55m) at the adjoining "R(C)1" zone and the nearby village houses with a BH of 8.23m within "V" zones. As such, the proposed public toilet and RCP is considered compatible with the surrounding environment.
- 5.4.2 The nearby eastern area zoned "CA" will not be affected by the proposal as all the affluent and run-off will be discharged properly to the public sewerage and drainage system beneath planned Road L28.



## 5.5 The Proposed Public Toilet and RCP will Not Generate Adverse Impact to the Surrounding Area

- 5.5.1 In view of the relatively small scale of the proposed public toilet and RCP no adverse traffic, landscape, visual, drainage, water supply, sewerage and environmental impact on the surrounding area is anticipated, summarised as below:

### **Traffic**

- 5.5.2 As detailed in **Section 4.3**, a loading/unloading and manoeuvring space designated for RCVs will be provided adjacent to the proposed public toilet along the planned Road L28. The loading/unloading space for FEHD's RCV exclusive use will be designed according to the guidelines in TPDM Volume 7 Chapter 5.5.3 and Building Department PNAP APP-35. No parking spaces for private cars will be provided within the site.
- 5.5.3 Since the proposal will only serve local residents of SMK and Mok Ka, future residents of developments in Areas 71A and 71B and visitors, the induced trip generation is expected to be limited. As such, adverse traffic impact is not anticipated.
- 5.5.4 Please refer to **Appendix B** for the Swept Path Analysis and Sightline Drawing for the RCV loading/unloading and manoeuvring space.

### **Landscape**

- 5.5.5 The proposal will unavoidably affect approximately 10 nos. of existing trees. However, none of the affected trees are Registered Old and Valuable Trees (OVTs) or Trees of Particular Interest within the Application Site. As such, adverse landscape impact is not anticipated.
- 5.5.6 Please refer to **Appendix C** for Landscape Information including Tree Group Photos and Schedule & Conceptual Landscape Plan and Photomontages.
- 5.5.7 In accordance with DEVB TC(W) No. 4/2020 and CEDD TC No. 3/2022, formal Tree Preservation and Removal Proposal of C10 and C11(REP-256 refers) which covered this application area will submit to TWVP for the approval. There are estimated total 1725 nos. of trees to be compensated at the roadside planter, proposed river Park phase 2 and the woodland, which aims to achieve the 1:1 compensation planting purpose. The final compensation proposal will be subjected to the final approval of the TWVP of CEDD. Please refer to the Formal Tree Preservation and Removal Proposal of C10 and C11(REP-256 refers) for more details.

### **Visual**

- 5.5.8 The proposal is with a small building footprint of about 280m<sup>2</sup> GFA and is only 1-storey high (only 4.2m above ground), which is considered compatible with the existing village houses of SMK and Mok Ka (only 3-storey, 8.23m), as well as the future low-rise residential developments in Areas 71A and 71B. As such, adverse visual impact is not anticipated.

### **Environmental**

- 5.5.9 In comparison with the existing provision, the proposal will be equipped with proper selection of equipment and installations such as the provision of surface channel and refuse collection room to improve the hygiene standard and minimise environmental nuisance to the surrounding. As the design, planning, construction and operation of the proposed public toilet and RCP will comply with prevailing environmental standards and guidelines, adverse environmental impact from air, noise and sewerage aspects is not anticipated.

### **Water Supply**

- 5.5.10 The Proposed Public Convenience and Government Refuse Collection Point will require fresh and saltwater supplies for its operational needs, mainly for cleansing and toilet flushing purposes. The water demand will be sourced from the proposed DN350mm freshwater main and DN250mm saltwater main along the Planned Road L28 under Contract No. NL/2023/10. Adverse water supply impact is not anticipated.
- 5.5.11 Please refer to **Appendix D** for the Proposed Freshwater and Saltwater Mains Network Layout Plan.

### **Drainage**

- 5.5.12 There is no existing public drainage system in the vicinity of the Application Site. The surface runoff from these facilities will be collected by proposed Φ350mm drainpipe and discharged to proposed public drainage system beneath the planned Road L28 under Contract No. NL/2023/10.
- 5.5.13 The Application Site (about 693m<sup>2</sup>) falls within the catchment of the planned Road L28 with an area of 6,520m<sup>2</sup>. The amount of stormwater runoff from the proposed public toilet and RCP is minimal as compared with the capacity of the proposed drainage system. Hence, adverse drainage impact to the proposed public drainage network during construction and operation stages is not anticipated.
- 5.5.14 Please refer to **Appendix D** for the Drainage Network Layout Plan.

### **Sewerage**

- 5.5.15 The potential sewage generated from the proposed RCP will only come from general cleansing water. It will be collected by the internal wastewater system. Regarding the proposed public toilet, sewage will be contributed from both general cleansing activity and toilet flushing. Both facilities will discharge their sewage into the proposed OD225mm gravity sewerage system (public sewerage system) laid beneath the planned Road L28 under Contract No. NL/2023/10. The amount of sewage from the proposal is minimal as compared with the capacity of the nearby sewerage system. Hence, adverse sewerage impact during construction and operation stages is not anticipated.
- 5.5.16 Please refer to *Appendix D* for the Sewerage Network Layout Plan.

## 6 CONCLUSION

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- 6.1.1 This Supporting Planning Statement is submitted under Section 16 of the TPO to seek approval for the proposed public toilet and RCP within "R(C)1" zone in Tung Chung Valley, which is intended for the reprovisioning of existing SMK Public Toilet and RCP affected by construction works of Road L28.
- 6.1.2 The proposal is considered fully justified with the following reasons. While the closest public toilet and RCP is located more than 500m away from the existing location, reprovisioning at the Application Site, which is only 40m from the existing site is essential to maintain service provision for local villages, as well as to provide supporting facilities for local tourism and hiking activities. The reprovisioning under this S16 Application will also provide an opportunity to upgrade existing Shek Mun Kap Public Toilet and Refuse Collection Point to prevailing standards with the provision of AUT, Refuse Collection Room and designated loading/unloading and manoeuvring space for RCVs, which aligns with government's initiative to improve facilities provision and hygiene conditions of Public Conveniences and Refuse Collection Points. Moreover, the Application Site is considered the most suitable location for reprovisioning given its avoidance of encroachment onto areas of high conservation value, provision of loading/unloading and manoeuvring space and pedestrian facilities (i.e. footpaths and pedestrian crossing), as well as accessibility to residents and visitors of Mok Ka and Shek Mun Kap. Moreover, with its relatively small-scale nature and upgraded facilities provision, the Proposed Public Convenience and Government Refuse Collection Point is compatible with the surrounding and will not generate adverse traffic, landscape, visual, drainage, water supply, sewerage and environmental impact to the surrounding.
- 6.1.3 In light of the justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give its support to this S16 Application.

## Figures

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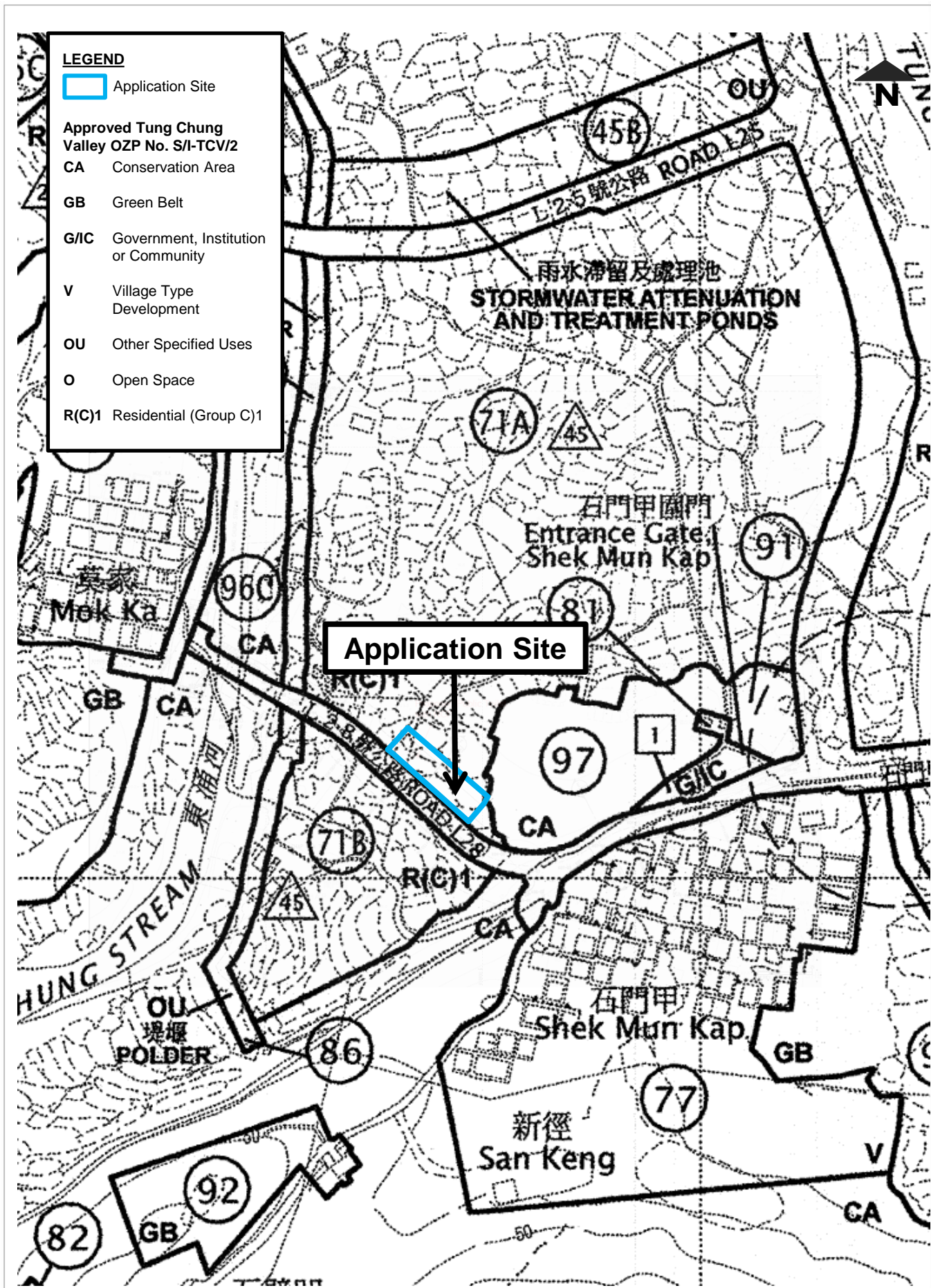
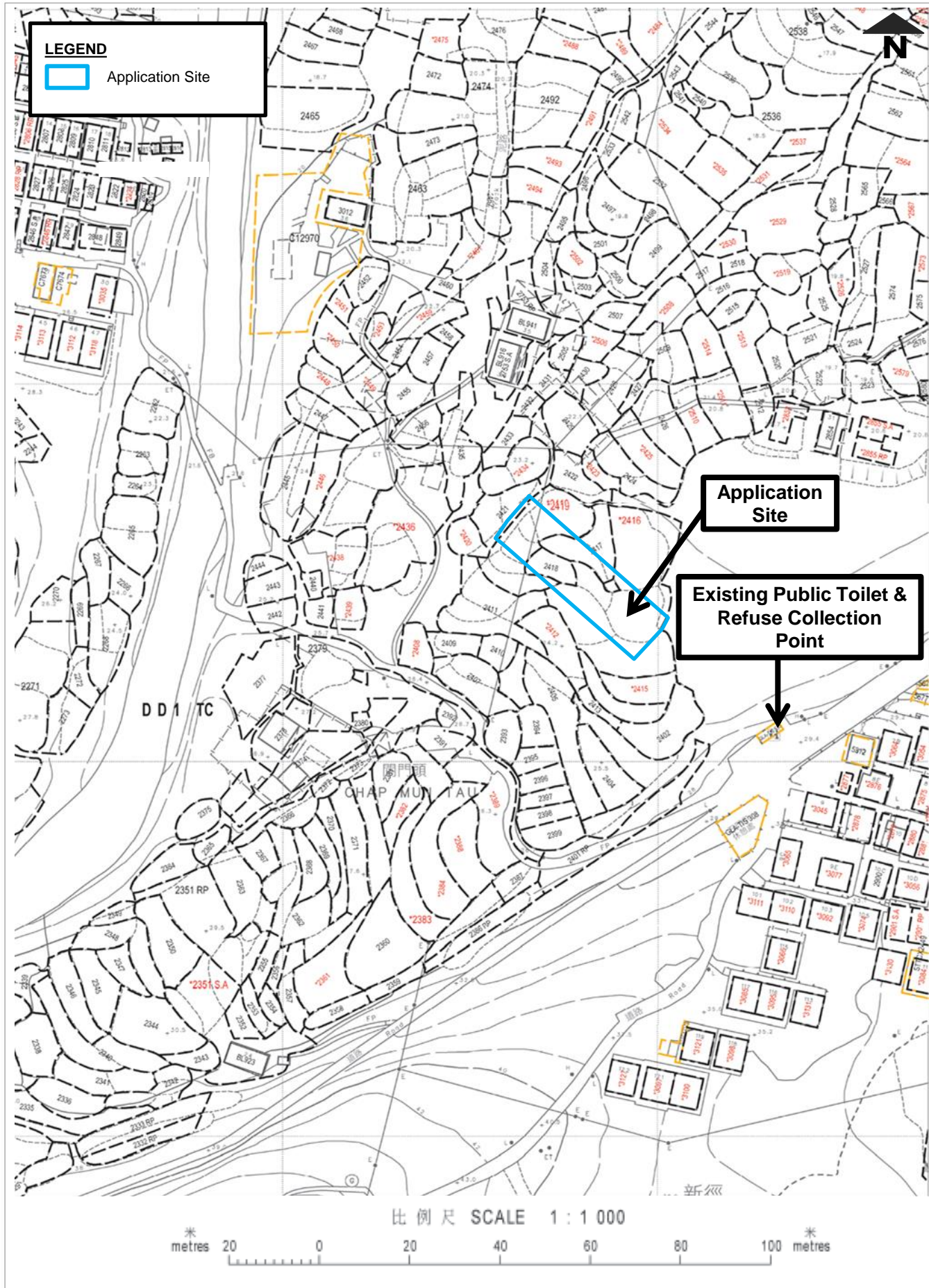


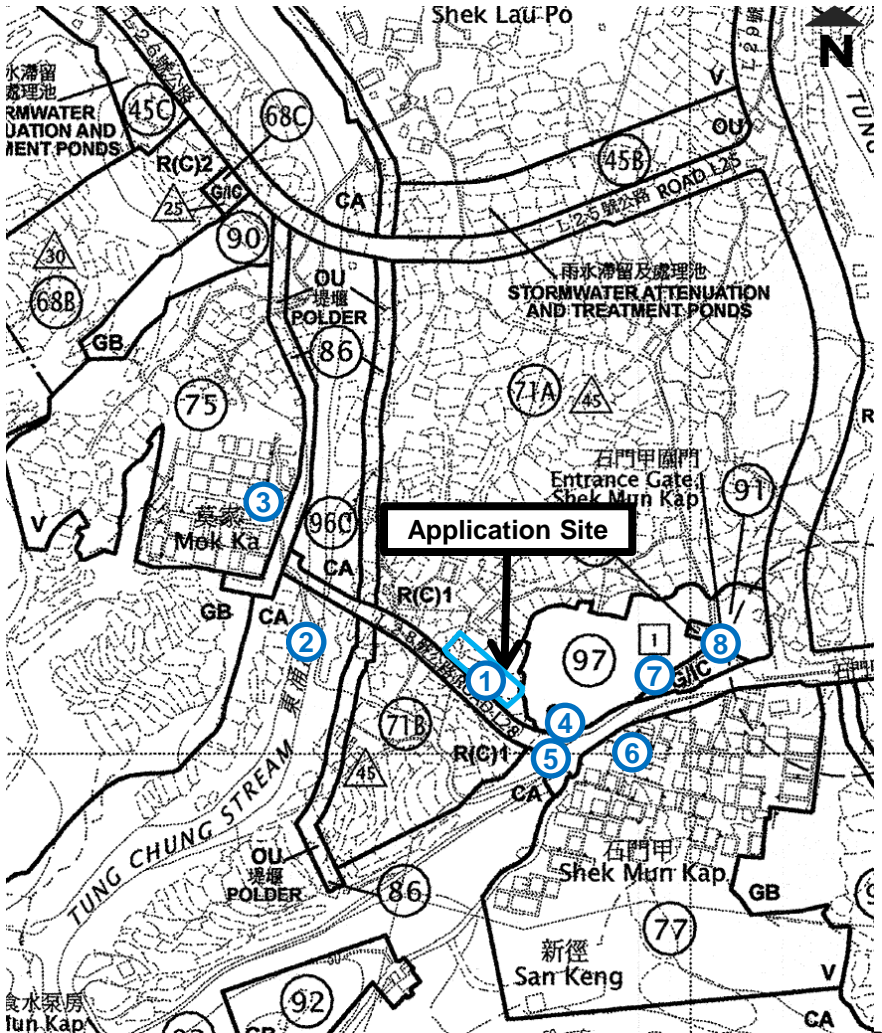
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ARUP	Date	Source
	May 2023	Extracted From Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazetted on 17/02/2017





<b>Figure No.</b>	<b>Scale</b>	<b>Figure Title</b>
2	As shown	<b>Lot Index Plan</b>
<b>ARUP</b>	<b>Date</b>	<b>Source</b>
	May 2023	Extracted From Lot Index Plan





LEGEND	
CA	Conservation Area
GB	Green Belt
G/I/C	Government, Institution or Community
V	Village Type Development
OU	Other Specified Uses
O	Open Space
R(A)	Residential (Group A)
R(C)1	Residential (Group C)1

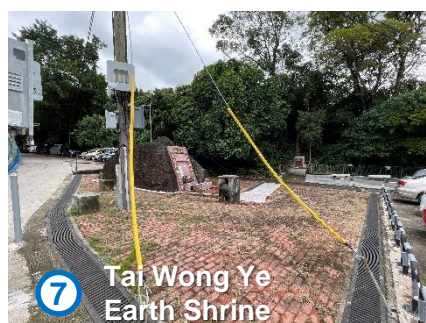
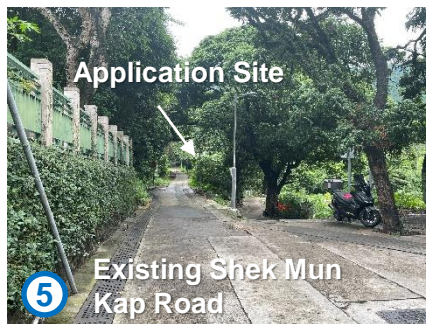


Figure No.	Scale	Figure Title
3	N/A	Surrounding Land Uses of the Application Site
ARUP	Date	Source
	May 2023	



**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
4	N/A	Extracted Notes of the “R(C)” Zone attached to the OZP (1 of 2)
ARUP	Date May 2023	Source Extracted From Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazetted on 17/02/2017

**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>
5	N/A	<b>Extracted Notes of the “R(C)” Zone attached to the OZP (2 of 2)</b>
<b>ARUP</b>	<i>Date</i> May 2023	<i>Source</i> Extracted From Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazetted on 17/02/2017

planning merits.

9.2 “Residential (Group C)” (“R(C)”): Total Area 19.31 ha

- 9.2.1 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. Seven sites are zoned “R(C)” including Areas 60, 61A, 66A, 67, 68A/68B, 71A and 71B. These sites are identified as suitable for low-rise, low-density residential development in the Tung Chung Study taking into account of their relatively low ecological value as well as the rural and scenic character of the Area. Development and redevelopment within “R(C)1” and “R(C)2” zones are subject to maximum PRs of 1.5 and 1 respectively and maximum BHs ranging from 20mPD to 55mPD. The maximum BHs are adopted in accordance with the stepped height profile with BH descending from the mountain side towards the waterfront and the estuary of the Tung Chung Bay.
- 9.2.2 In determining the maximum PR, 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.
- 9.2.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and/or BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 “Village Type Development” (“V”): Total Area 14.59 ha

- 9.3.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.3.2 There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. The boundaries of the “V” zones are drawn around existing village clusters

<b>Figure No.</b>	<b>Scale</b>	<b>Figure Title</b>
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<b>ARUP</b>	<b>Date</b>	<b>Source</b>
	May 2023	Extracted From Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 gazetted on 17/02/2017

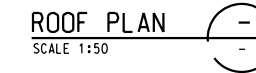
## **Appendix A**

**Layout Plans and Elevations of  
the Proposed Public  
Convenience and Government  
Refuse Collection Point**





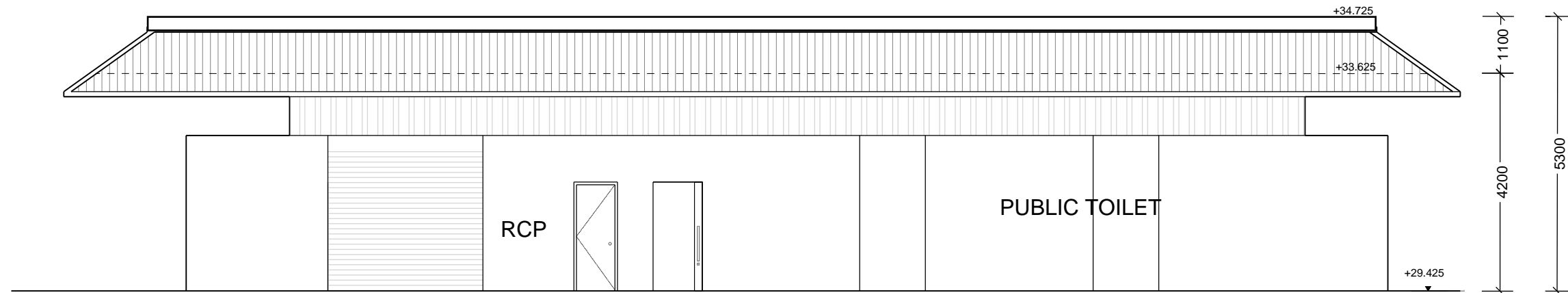




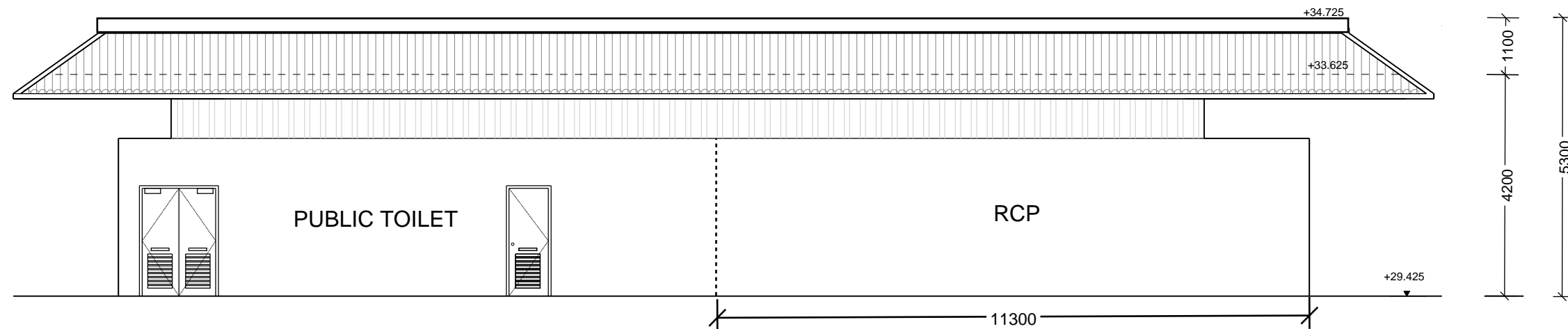
PROPOSED  
LOADING/  
UNLOADING  
AND  
MANOEUVRING  
SPACE FOR  
RCVs



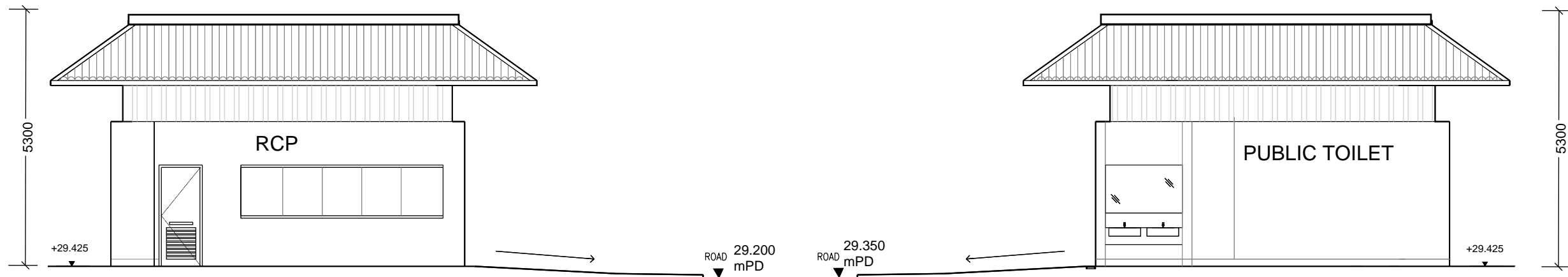
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Project Title			
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Tung Chung New Town			
Extension (West) -			
Site Formation and Infrastructure Works			
Drawing title			
PROPOSED REPROVISION OF PUBLIC TOILET AT SHEK MUN KAP ROAD ROOF & GROUND FLOOR PLANS			
Drawing no.		Rev.	
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Drawn HC	Date 05/22	Checked KK	Approved DL
Scale 1:50 @ A1		Status PRELIMINARY	
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SCALE 1:50




FRONT ELEVATION B  
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FRONT ELEVATION C  
SCALE 1:50

FRONT ELEVATION D  
SCALE 1:50

Rev	Description	By	Date
Consultant			
ARUP			
No. NL/2022/10			
Tung Chung New Town Extension (West) - Site Formation and Infrastructure Works			
Drawing title			
PROPOSED REPROVISION OF PUBLIC TOILET AT SHEK MUN KAP ROAD ELEVATIONS			
Drawing no.		Rev.	
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Drawn HC	Date 05/22	Checked KK	Approved DL
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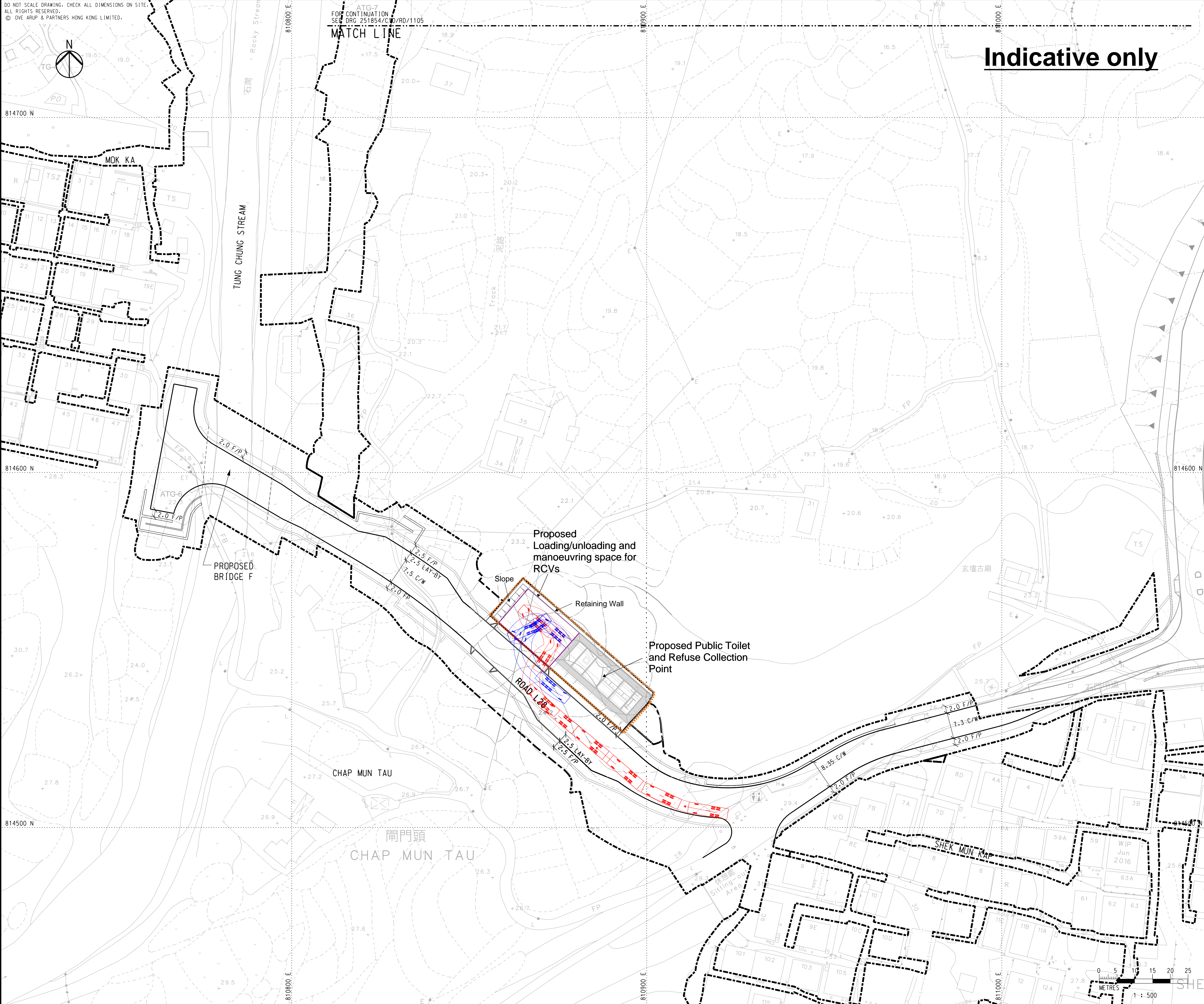


## **Appendix B**

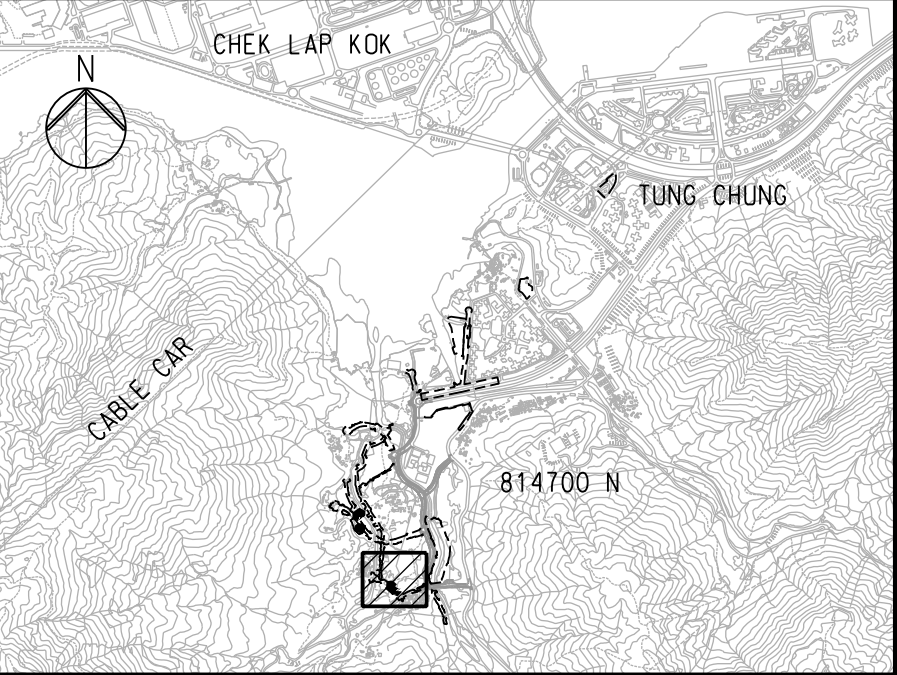
### **Traffic Arrangement Plans for Refuse Collection Vehicles**



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Indicative only



KEY PLAN

- Refuse Collection Vehicle (Ingress Swept Path)
- Refuse Collection Vehicle (Outgress Swept Path)
- Application Site

-	FIRST ISSUE	JT	02/23
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Contract No. NL/2023/11			
Tung Chung New Town Extension - Infrastructure Works at Tung Chung Valley, Phase 2			
Drawing title			
Traffic Arrangement Plan For Refuse Collection Vehicle - Swept Path Analysis For 11m Refuse Collection Vehicle (RCV)			
Indicative only			
Drawing no.			Rev.
Appendix B - Figure 1			-
Drawn	Date	Checked	Approved
JC	02/23	KKC	DL
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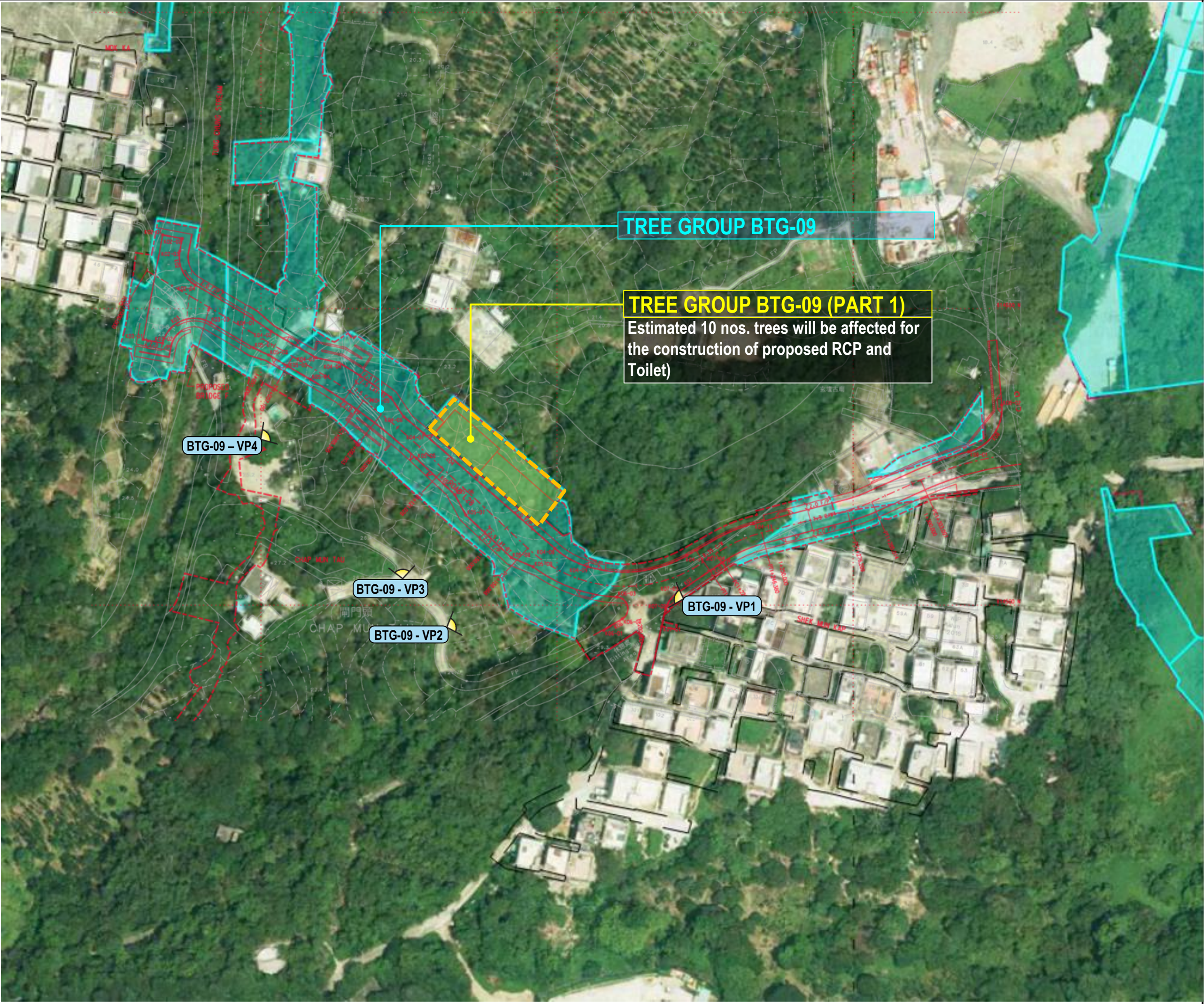
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Civil Engineering and Development Department



## **Appendix C**

**Landscape Information  
including Tree Group Photos  
and Schedule & Conceptual  
Landscape Plan and  
Photomontages**





LEGEND

- TREE GROUP BOUNDARY
- TREE GROUP TG-02
- TG-19 PHOTO ANGLE

B	SECOND ISSUE	WL	09 / 23
A	FIRST ISSUE	WL	12 / 19
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			
TREE GROUP AERIAL PHOTO			
APPENDIX - C1			Rev. B
Drawn RY	Date 12/16	Checked KK	Approved DL
Scale AS SHOWN		Status	Y





BTG-09 - VP1



BTG-09 - VP2



BTG-09 - VP3




BTG-09 - VP4

B	SECOND ISSUE	WL	09 / 23
A	FIRST ISSUE	ML	12 / 19
Rev	Description	By	Date
Consultant			
ARUP			
PROJECT TITLE			
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Tung Chung New Town			
Extension (West)			
- Design and Construction			
Drawing title			
TREE GROUP PHOTOS			
APPENDIX – C2			Rev. B
Drawn RY	Date 12/16	Checked KK	Approved DL
Scale AS SHOWN	Status Y		



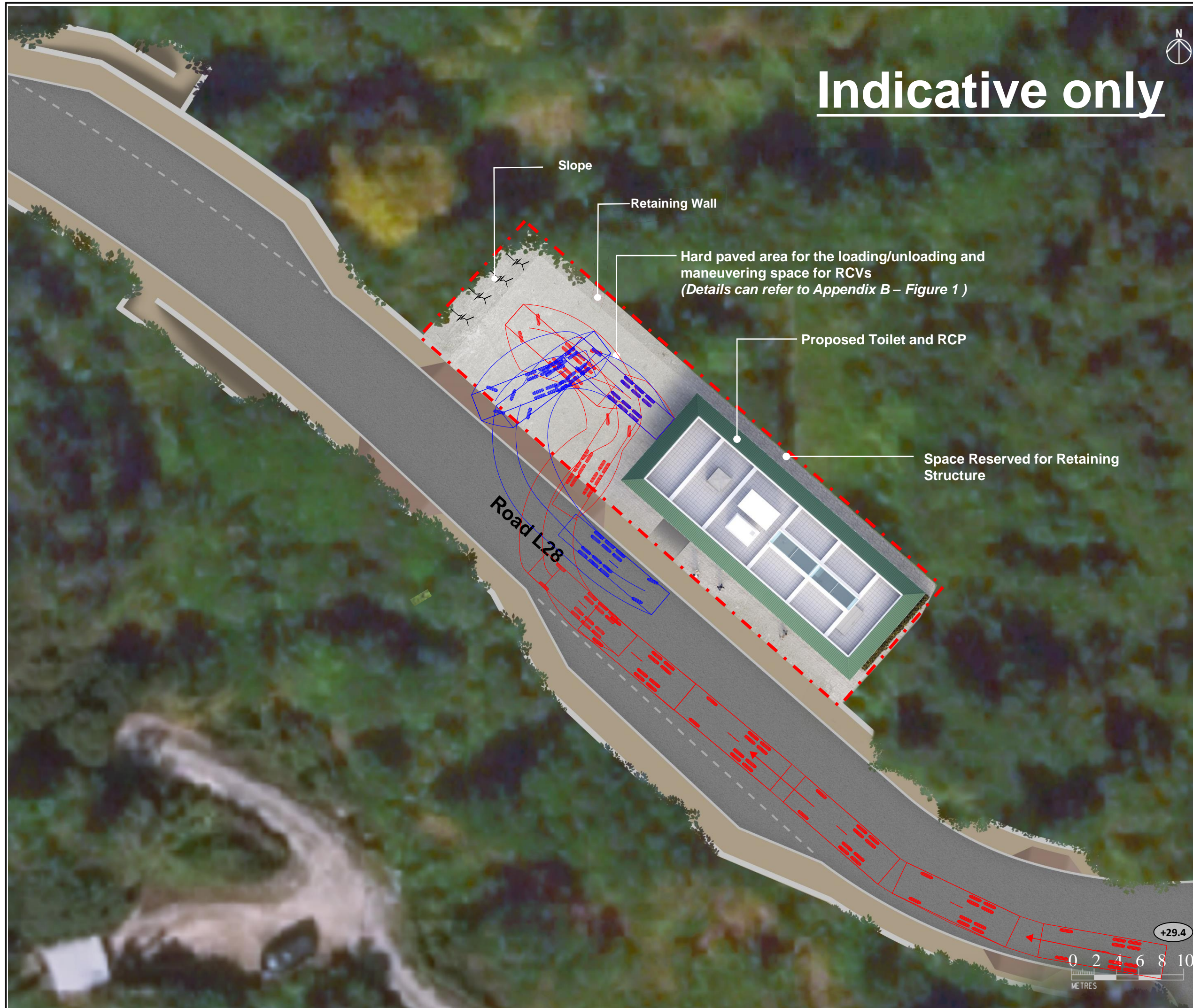
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		Scientific Name	Chinese Name	Conservation Status	Estimated % Within Group	Height (m)	DBH (mm)	Crown Spread (m)		Form	Health	Structure	(High(H) / Medium(M) / Low(L))	Remarks	
BTG-09 (Part 1)	10	Sterculia lanceolata	假蘋婆	-	25.0%	7	120	4	L	P	A	P	L	Low amenity value; Poor form / structure	Occupied land; Fenced off; Inaccessible for individual tree survey.
		Ficus hispida	對葉榕	-	8.3%	5	125	5	L	P	A	P	L	Low amenity value; Poor form / structure	
		Microcos nervosa	破布葉	-	5.0%	5	150	3	L	P	A	P	L	Low amenity value; Poor form / structure	
		Litchi chinensis	荔枝	-	13.3%	6	280	6	L	P	A	P	L	Low amenity value; Poor form / structure	
		Artocarpus heterophyllus	菠蘿蜜	-	18.3%	7	110	4	L	P	A	A	L	Low amenity value; Poor form / structure	
		Macaranga tanarius var. tomentosa	血桐		13.3%	5	180	5	L	P	A	P	L	Low amenity value; Poor form / structure	
		Clausena lansium	黃皮	-	8.3%	6	110	3	L	P	A	P	L	Low amenity value; Poor form / structure	
		Dimocarpus longan	龍眼	-	8.3%	11	390	8	L	P	A	P	L	Low amenity value; Poor form / structure	

- Total approx. 10 nos. of trees would be affected by the proposed RCP and toilet and proposed to be removed.
- No Registered OVT or other Tree of Particular Interest (TPI) affected.
- After land resumption to allow survey access, individual tree survey will be conducted to confirm the exact no. and details of trees affected.

B	SECOND ISSUE		10 / 23
A	FIRST ISSUE	ML	12 / 19
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			
TREE GROUP SCHEDULE			
APPENDIX – C3			Rev. B
Drawn	Date	Checked	Approved
RY	12/16	KK	DL
Scale	AS SHOWN	Status	Y
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# Indicative only



KEY PLAN

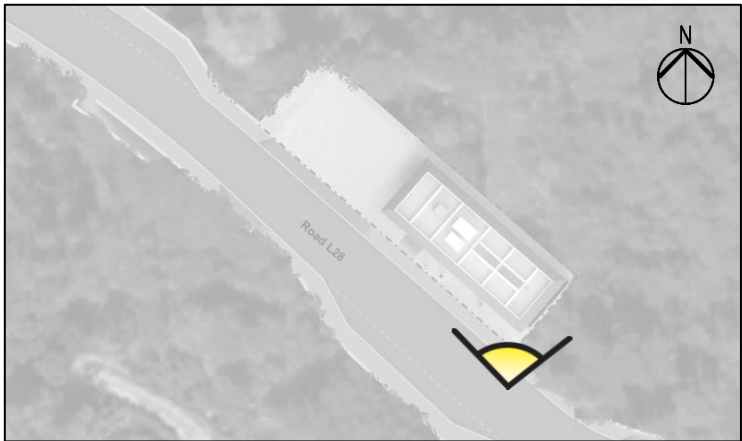
## LEGEND:

- PROPOSED BOUNDARY FOR TOILET AND RCP
- PLANTER WITH SHRUB PLANTING
- PLANTER WITH SHRUB PLANTING (UNDER THE ROOF)
- Refuse Collection Vehicle (Ingress Swept Path)
- Refuse Collection Vehicle (Outgress Swept Path)

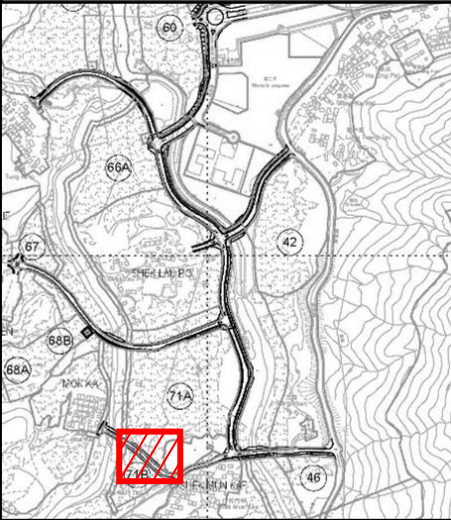
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Tung Chung New Town Extension (West)				
- Design and Construction				
Drawing title				
LANDSCAPE MASTER PLAN				
Indicative only				
Drawing no. APPENDIX - C4				Rev. A
Drawn ISL	Date 10/23	Checked kEL	Approved AW	
Scale -		Status		

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KEY PLAN



KEY PLAN



PROPOSED TOILET AND RCP – View 1

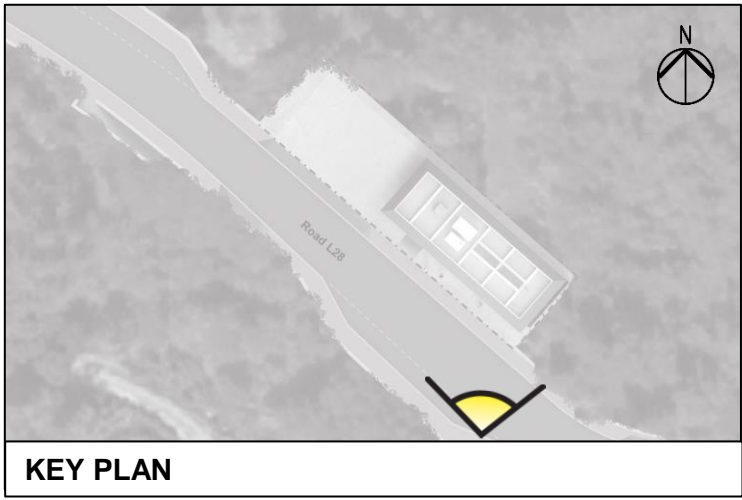
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Rev	Description	By	Date
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Contract No. and Title			
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Tung Chung New Town			
Extension (West)			
- Design and Construction			
Drawing title			
PHOTOMONTAGES			
- VIEW 1			
Drawing no. APPENDIX – C5			Rev. A
Drawn	Date	Checked	Approved
RY	10/23	KK	DL
Scale	Status PRELIMINARY		

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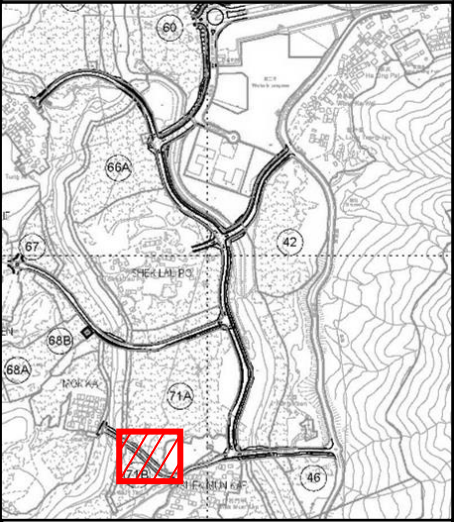


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KEY PLAN



KEY PLAN



PROPOSED TOILET AND RCP – View 2

A	FIRST ISSUE	ST	04/23
Rev	Description	By	Date
Consultant			
ARUP			
Contract No. and Title			
Agreement No. CE 70/2015 (CE)			
Tung Chung New Town			
Extension (West)			
- Design and Construction			
Drawing title			
PHOTOMONTAGES			
- VIEW 2			
Drawing no.			Rev.
APPENDIX – C6			A
Drawn	Date	Checked	Approved
RY SL	10/23	KK WL	DL AW
Scale	Status		
N. T. S.			

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Development Department

## **Appendix D**

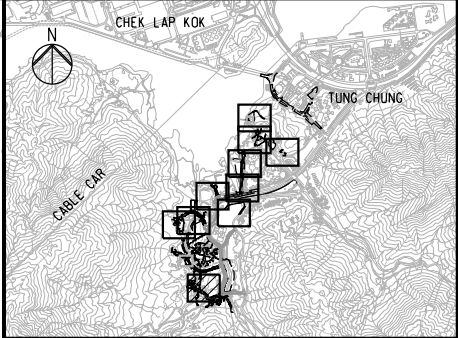
**Drainage, Sewerage and Water  
Supply (Freshwater and  
Saltwater) Network Layout  
Plans**



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FOR CONTINUATION  
SEE DRG 251854/C10/D/1017  
MATCH LINE

MATCH LINE  
FOR CONTINUATION  
SEE DRG 251854/C10/D/1019



KEY PLAN

NOTES

- FOR NOTES AND LEGEND, REFER TO DRAWING NO. 251854/C10/D/0001.
- FOR ROAD DRAINAGE ARRANGEMENT ALONG BRIDGE F, REFER TO HYD STANDARD DRAWING NO. 3113A.

Application Site

A	FIRST ISSUE	EF	02/22
Rev	Description	By	Date
Consultant			

ARUP

Project Title  
Contract No. NL/2022/10  
Tung Chung New Town  
Extension (West) -  
Site Formation and Infrastructure Works

Drawing title  
DRAINAGE NETWORK  
LAYOUT PLAN

Drawing no.			Rev.
			A
Drawn CSK	Date 09/21	Checked AW	Approved DL
Scale 1:500 @ A1		Status	

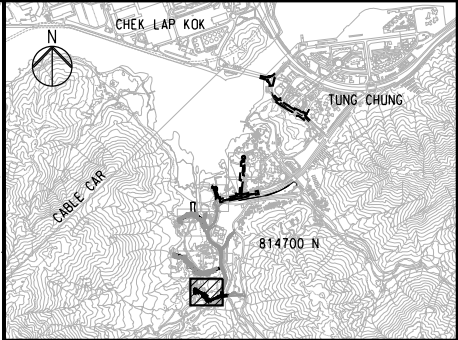
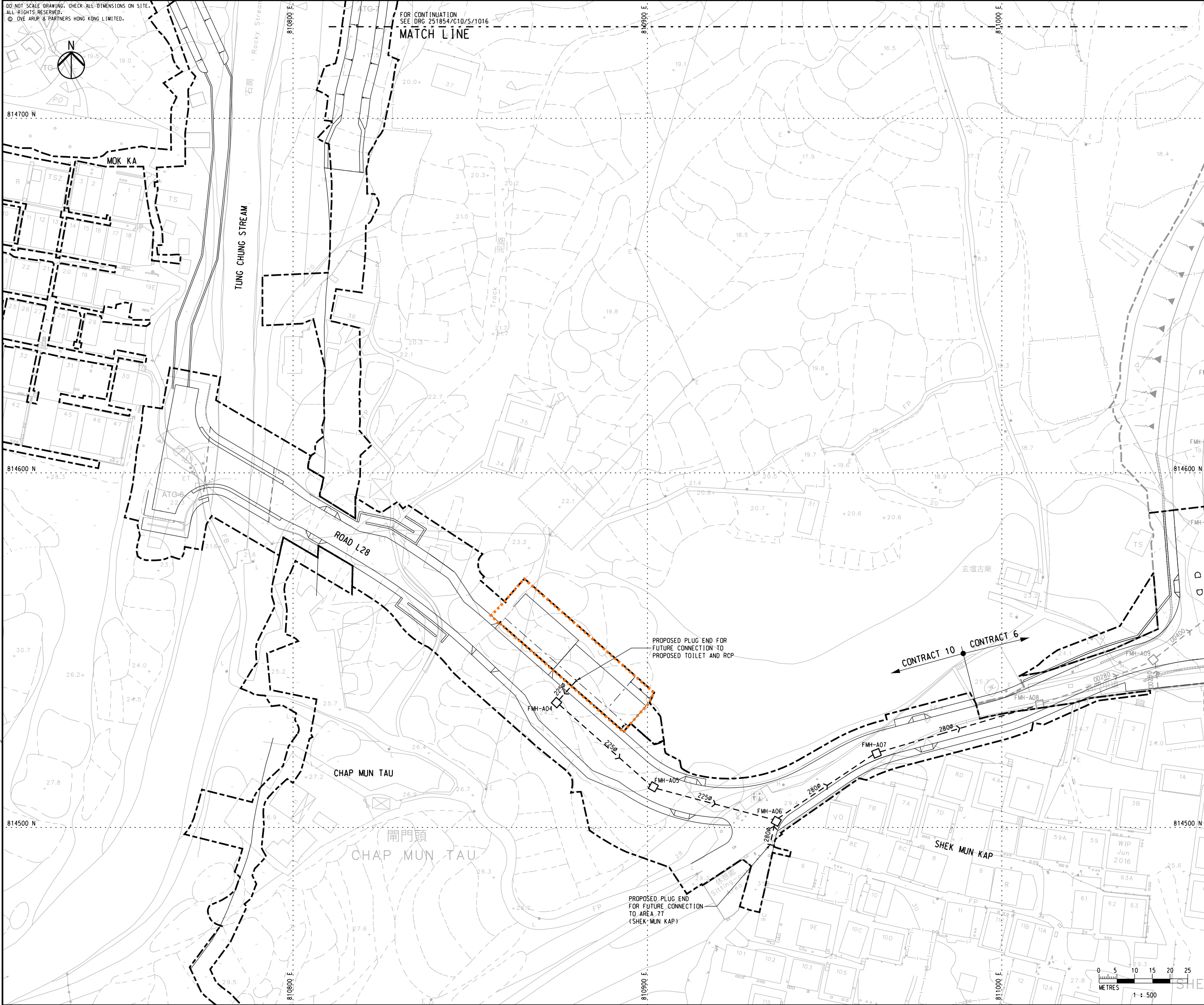
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Civil Engineering and  
Development Department



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### KEY PLAN

#### NOTES

- FOR NOTES AND LEGEND, REFER TO DRAWING NO. 251854/C10/S/0001.

 Application Site

C	THIRD ISSUE	EF	03/22
B	SECOND ISSUE	EF	02/22
A	FIRST ISSUE	EF	09/21
Rev	Description	By	Date

Consultant  
**ARUP**

Project Title  
Contract No. NL/2022/10  
Tung Chung New Town  
Extension (West) -  
Site Formation and Infrastructure Works

Drawing title  
**PROPOSED SEWERAGE  
NETWORK LAYOUT PLAN**

Drawing no.			Rev. C
Drawn CSK	Date 05/21	Checked AW	Approved DL
Scale 1:500 @ A1		Status	

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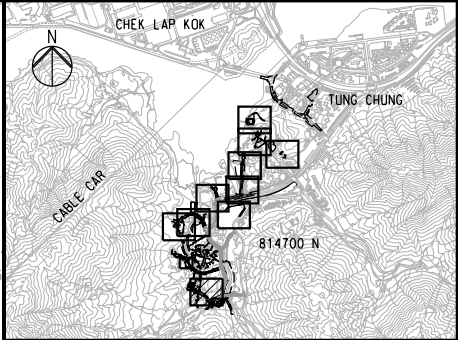
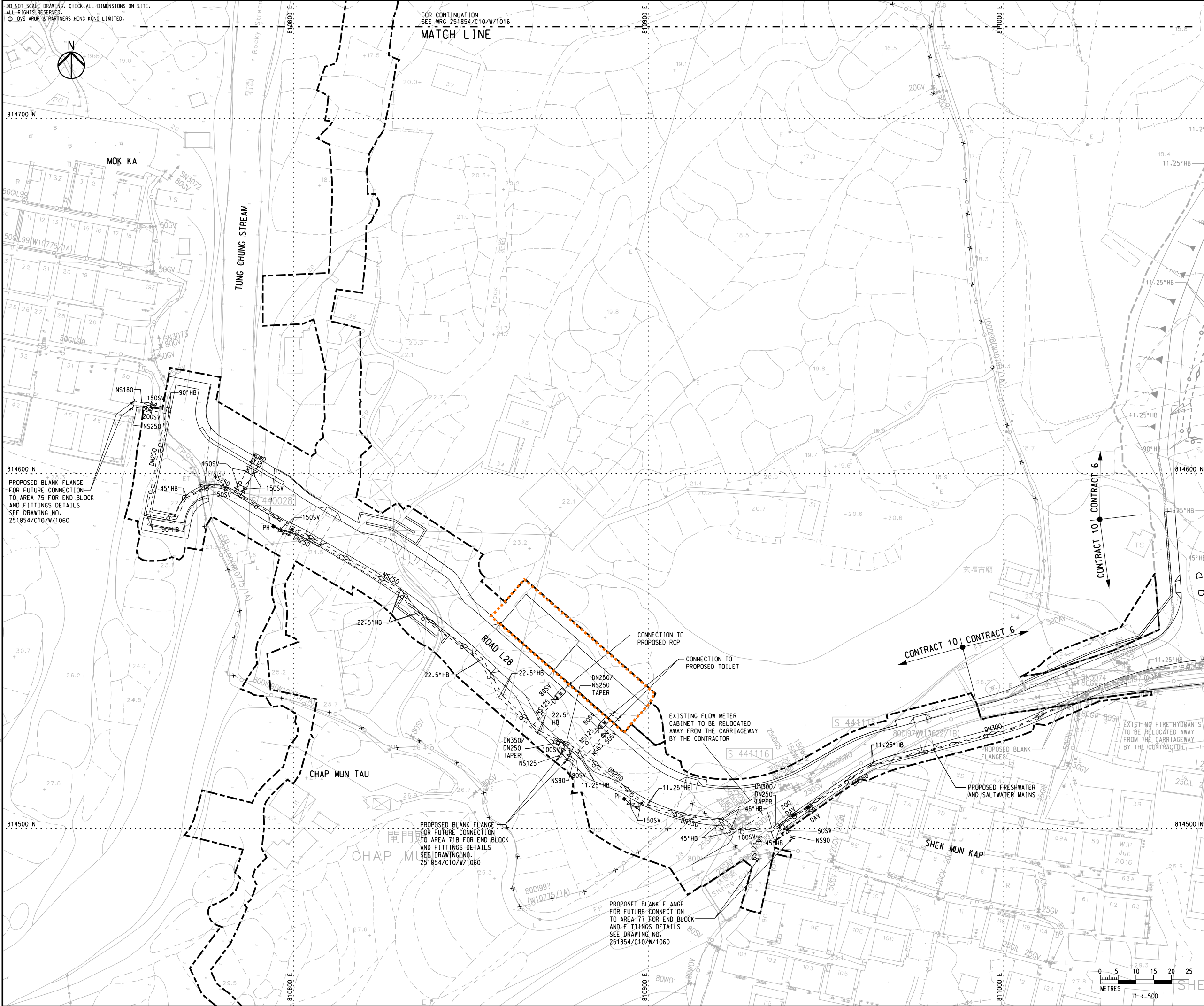


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FOR CONTINUATION  
SEE WRG 251854/C10/W/1016  
MATCH LINE



KEY PLAN

- NOTES
- FOR NOTES AND LEGEND, REFER TO DRAWING NO. 251854/C10/W/0001.

Application Site

A	FIRST ISSUE	EF	05/21
Rev	Description	By	Date
Consultant			

ARUP

Project Title  
Contract No. NL/2022/10  
Tung Chung New Town  
Extension (West) -  
Site Formation and Infrastructure Works

Drawing title  
PROPOSED FRESHWATER AND  
SALTWATER MAIN NETWORK  
LAYOUT PLAN

Drawing no.		Rev.	
Drawn	Date	Checked	Approved
CSK	05/21	AW	DL
Scale		Status	
1:500 @ A1			

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## Appendix E

### Detailed Site Selection Exercise

**Site Selection of Alternative Sites for Proposed Public Convenience and Government Refuse Collection Point in “Residential (Group C)1” zone at Tung Chung Valley**

**Background**

To support the population increase in Tung Chung Valley under the development proposal of Tung Chung New Town Extension (TCNTE), a single-two-carriageway (i.e. Road L28) will be constructed to connect existing and proposed residential sites in Tung Chung Valley (i.e. Areas 71A and 71B and Mok Ka at Area 75) to the existing road network at Shek Mun Kap Road. As the existing Shek Mun Kap Public Toilet and Refuse Collection Point (RCP) is located at the intersection of Shek Mun Kap Road and the Planned Road L28, reprovisioning is required. The proposed reprovisioning of Public Convenience and Government Refuse Collection Point at the Application Site offers an opportunity to upgrade existing facilities at the Shek Mun Kap Public Toilet and Refuse Collection Point to suit for increased estimated population with latest FEHD Handbooks including Handbook on Standard Features for Public Toilets and Handbook on Standard Features for Refuse Collection Points. The estimated village population expansion of Mok Ka Tsuen is 3-fold increase and Shek Mun Kap Tsuen is 1.6-fold increase as shown in the following table.

Mok Ka (Area 75)	Existing village	201
	Planned village expansion	603

Shek Mun Kap (Area 77)	Existing village	278
	Planned village expansion	450

In addition to the existing female and male toilet, garbage bins and recycling bins, the Proposed Public Convenience and Government Refuse Collection Point will include an Accessible Unisex Toilet (AUT) and a covered Refuse Collection Room. Moreover, a designated loading/unloading and maneuvering space for Refuse Collection Vehicles (RCVs) will be provided within the Application Site next to the Refuse Collection Room to facilitate refuse loading.

Based on the above-mentioned information, a site selection exercise has been conducted. In identifying a new location for the proposed toilet with RCP, we have taken into account relevant criteria which include (1) Avoid encroaching onto areas of high conservation value; (2) Accessible by road transport for the designation of RCV lay-by near the Application Site to facilitate refuse loading; (3) Connecting with footpath and in close proximity to pedestrian crossing for safe access by users on both sides of the Planned Road L28; and (4) Locating in close proximity to the existing Shek Mun Kap Public Toilet and Refuse Collection Point to minimise inconvenience to target users. As a result, the following Four options as shown in **Annex A** have been identified for further evaluation.

### **Option 1: “Residential (Group C) 1”(“R(C)1”) Zone in Area 71B**

Another selected site within “Residential (Group C) 1”(“R(C)1”) Zone in Area 71B is located to the southwest of the existing toilet. Although **Option 1** is close to the existing toilet with around 25m distance away the existing toilet, it would encroach the parking area which is necessary to serve for public need. Moreover, the sightline (the visible path of travel from the vehicle to the target area) from the RCP layby to the east towards Shek Mun Kap village would not fulfil TPDM requirements. As stipulated in TPDM V2 Chapter 3.3.5, the desirable sight distance for road with 50km/h design speed is 70m. As the sightline is not within the proposed Road L28 as shown in **Annex B**, this location could trigger significant sightline issue.

### **Option 2: “Residential (Group C) 1”(“R(C)1”) Zone in Area 71A**

A site located immediate southeast of Area 71A which is “Residential (Group C) 1”(“R(C)1”) is selected because it is close to the existing Shek Mun Kap Public Toilet and Refuse Collection Point to minimise inconvenience to target users and could also serve the visitors to 法門古道 (the hiking trail in the west of Shek Mun Kap). In a meeting with Tung Chung Rural Committee (TCRC) and the village representatives (VRs) of Shek Mun Kap on 11 August 2021, both TCRC and VRs supported Option 2 which is located in Area 71A.

### **Option 3: “Government, Institution or Community”(“G/IC”) Zone in Area 81 and partly “Conservation Area” (“CA”) Zone in Area 91**

This selected site is located within “Government, Institution or Community”(“G/IC”) Zone in Area 81 and partly “Conservation Area” (“CA”) Zone in Area 91. This location was consulted with Tung Chung Rural Committee (TCRC) and the village representatives (VRs) of Shek Mun Kap on 11 August 2021, strong objection to the proposed public toilet in Area 81 was received as it is close to the Fung Shui Feature Tai Wong Ye Earth Shrine (大王爺) and Entrance Gate of Shek Mun Kap (Grade 3 Heritage). The VRs considered that the relocating the public toilet to Area 71A near the existing public toilet is preferable and proposed to provide a Refuse Collection Point (RCP) structure next to the relocated public toilet. With the inclusion of RCP with manoeuvring space for RCP vehicles (RCVs), **Option 3** is partly situated in “Conservation Area” (“CA”) Zone in Area 91 which should be avoided to affect high conservation value.

### **Option 4: “Other Specified Uses”(“OU”) Zone in Area 84**

The boundary of Area 84 which is the furthest location away target users from Mok Ka Village and Shek Mun Kap Village. During the consultation with Tung Chung Rural Committee (TCRC) and the village representatives (VRs) of Shek Mun Kap on 11 August 2021, opinions were received that the relocated public toilet should be adjacent to the existing one. Therefore, **Option 4** is unlikely to be accepted by target users.



### **Evaluation of Four Options for the Proposed Toilet with RCP**

Firstly, **Option 3** is located in the "GIC" zone and partly in the "CA" zone, which primarily intends to define limits based on existing natural landscape, ecological or topographical features for conservation, educational and research purposes, and to separate sensitive natural environments. However, this would inevitably affect Tai Wong Ye Earth Shrine and the Entrance Gate of Shek Mun Kap (Grade 3 Heritage). Concerns and opposition from local villagers and heritage groups are expected regarding development in these areas. Consequently, **Option 3** is considered less preferable due to its impact on the surrounding environment and the planning intention of the "CA" zone. On the other hand, **Option 2** is located outside the "CA" zone and does not induce significant environmental impacts.

Secondly, **Options 3** and **Option 4** are situated far away from the existing toilet, at distances of 66m and 150m westward, respectively. Local villagers will express concern and opposition to development in these areas. Conversely, **Option 2** is located only 38m away from the existing toilet, which is two times and four times shorter compared to **Options 3** and **Option 4**, respectively. Both TCRC and VRs supported **Option 2** which is located in Area 71A. Additionally, **Option 2** could also serve visitors to the Fat Mun Ancient Trail (the hiking trail in the west of Shek Mun Kap), addressing a concern raised by the Tung Chung Rural Committee.

Thirdly, from a technical perspective, **Option 1** would encroach on the parking area, which is necessary to serve public needs, and the corresponding sightline is not within the proposed Road L28. This could limit drivers' visibility and result in traffic safety issues. On the other hand, **Option 2** does not have a sightline issue.

In conclusion, **Option 2** is considered the best choice among the four options described above, taking into account of planning intentions, public opinions, and technical feasibility.

# Annex A: Site Selection Options

**Option 1**

**Option 2**

**Option 3**

**Existing Toilet to be relocated**

**Entrance Gate of Shek Mun Kap (Grade 3 Heritage)**

**Yuen Tan Temple**

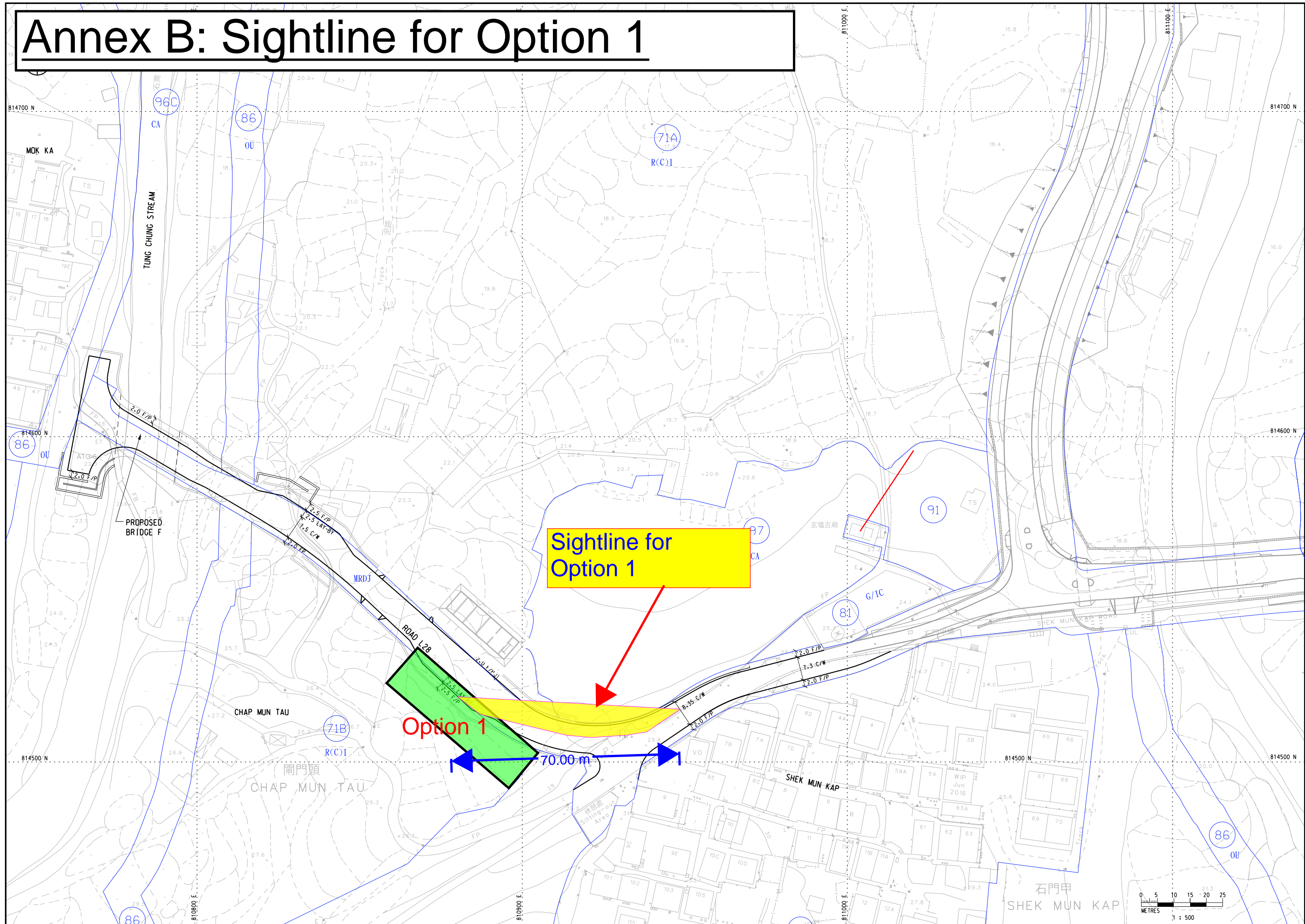
**Tai Wong Ye Earth Shrine**

**Hiking Path to Fat Mun Ancient Trail (法門古道)**

**Scale: 0 to 25 metres**



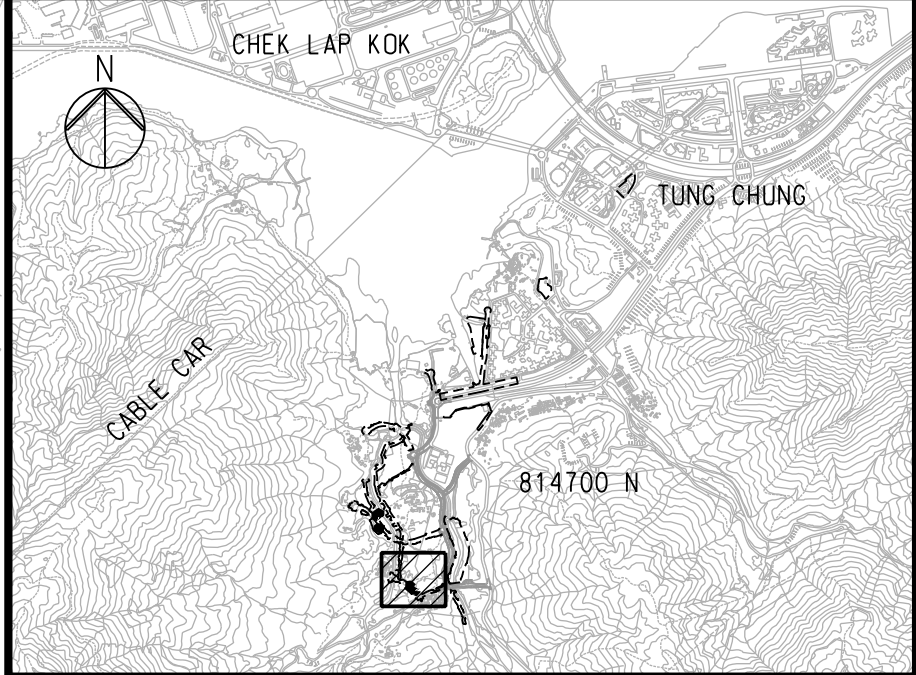
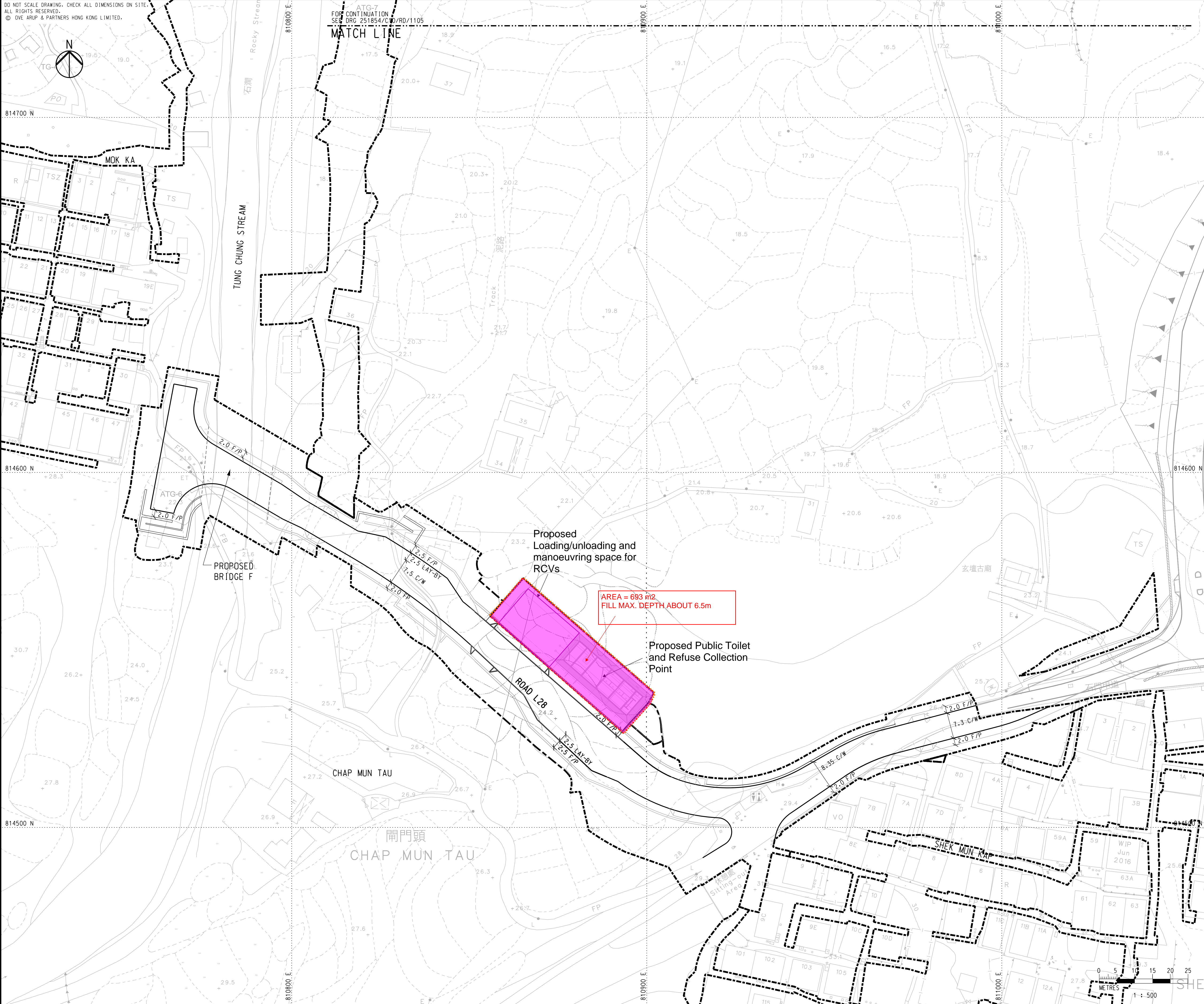
# Annex B: Sightline for Option 1



## **Excavation and Filling Plan**



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KEY PLAN

- Application Site
- FILLING AREA

-	FIRST ISSUE	JT	02/23
Rev	Description	By	Date

Consultant

**ARUP**

Project Title

Contract No. NL/2023/11

Tung Chung New Town Extension -  
Infrastructure Works at Tung Chung  
Valley, Phase 2

Drawing title

**FILLING PLAN**

Drawing no.			Rev.
Drawn	Date	Checked	Approved
Scale		Status	
1:500 @ A1			

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**BY HAND**

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

Level 5, Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon  
Hong Kong  
t +852 2528 3031  
d +852 2268 3627  
f +852 2779 8428  
davis.lee@arup.com  
www.arup.com

5 January 2024

Dear Sir/Madam,

**Agreement No. CE 70/2015 (CE)**  
**Tung Chung New Town Extension (West) – Design and Construction**

**Section 16 Planning Application for Proposed Public Convenience and Government  
Refuse Collection Point in “Residential (Group C)1” zone at Tung Chung Valley**

**Application No. A/I-TCV/26**  
**Clarification on GFA Calculation and Replacement page for Paragraph 5.5.7**

We refer to our formal submission of the captioned Planning Application on 29 Dec 2023.

We are pleased to provide clarification on the dimension and gross floor area calculation of Proposed Public Convenience and Government Refuse Collection Point. A replacement page for 251854/SK/0133 in Appendix A is attached to clarify it.

Moreover, a replacement page for Paragraph 5.5.7 is attached for clear information to indicate Formal Tree Preservation and Removal Proposal of C10 and C11 is referring to Appendix C in the planning statement.

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 for 251854/SK/0133 in Appendix A (1 copy)
- Replacement Page for Paragraph 5.5.7 (1 copy)

- c.c. - SKIs DPO, PlanD (Attn: Mr. Sheldon NG) (Email: [smsng@pland.gov.hk](mailto:smsng@pland.gov.hk))
- CEDD SLO (Attn: Alvin Poon) (By Hand)

## 5.5 The Proposed Public Toilet and RCP will Not Generate Adverse Impact to the Surrounding Area

- 5.5.1 In view of the relatively small scale of the proposed public toilet and RCP no adverse traffic, landscape, visual, drainage, water supply, sewerage and environmental impact on the surrounding area is anticipated, summarised as below:

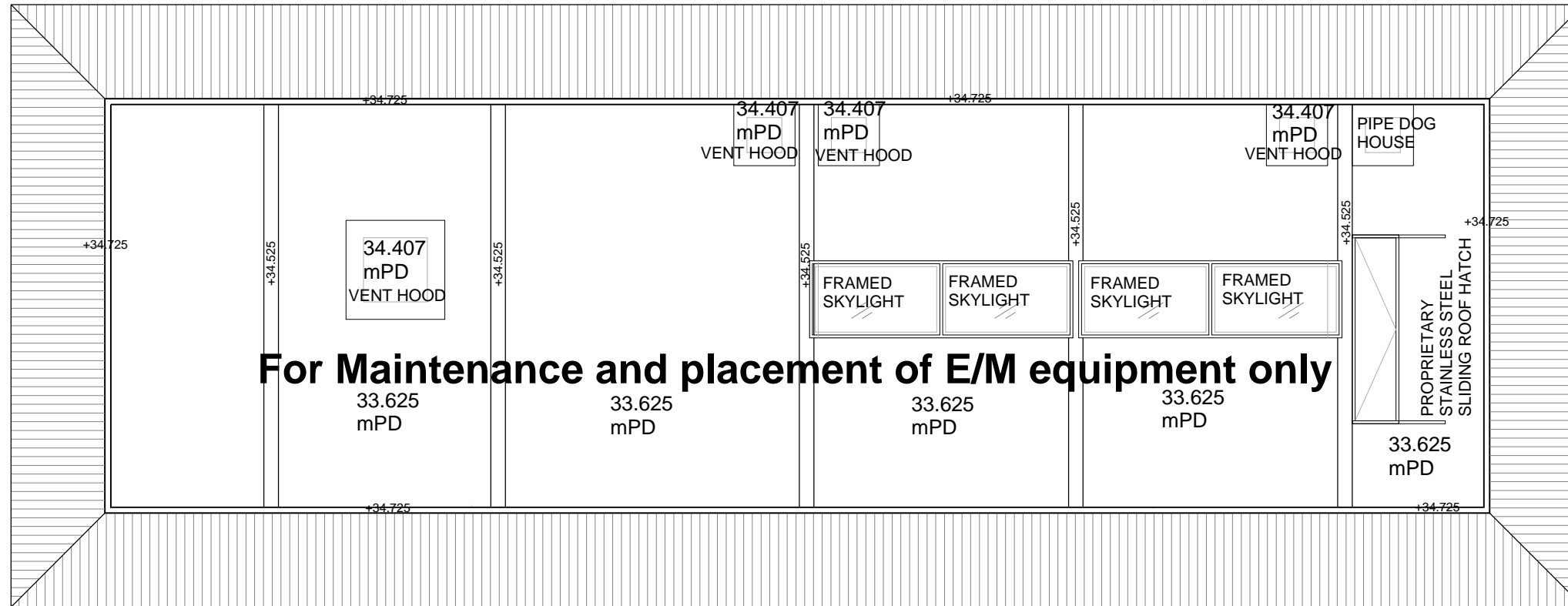
### **Traffic**

- 5.5.2 As detailed in **Section 4.3**, a loading/unloading and manoeuvring space designated for RCVs will be provided adjacent to the proposed public toilet along the planned Road L28. The loading/unloading space for FEHD's RCV exclusive use will be designed according to the guidelines in TPDM Volume 7 Chapter 5.5.3 and Building Department PNAP APP-35. No parking spaces for private cars will be provided within the site.
- 5.5.3 Since the proposal will only serve local residents of SMK and Mok Ka, future residents of developments in Areas 71A and 71B and visitors, the induced trip generation is expected to be limited. As such, adverse traffic impact is not anticipated.
- 5.5.4 Please refer to **Appendix B** for the Swept Path Analysis and Sightline Drawing for the RCV loading/unloading and manoeuvring space.

### **Landscape**

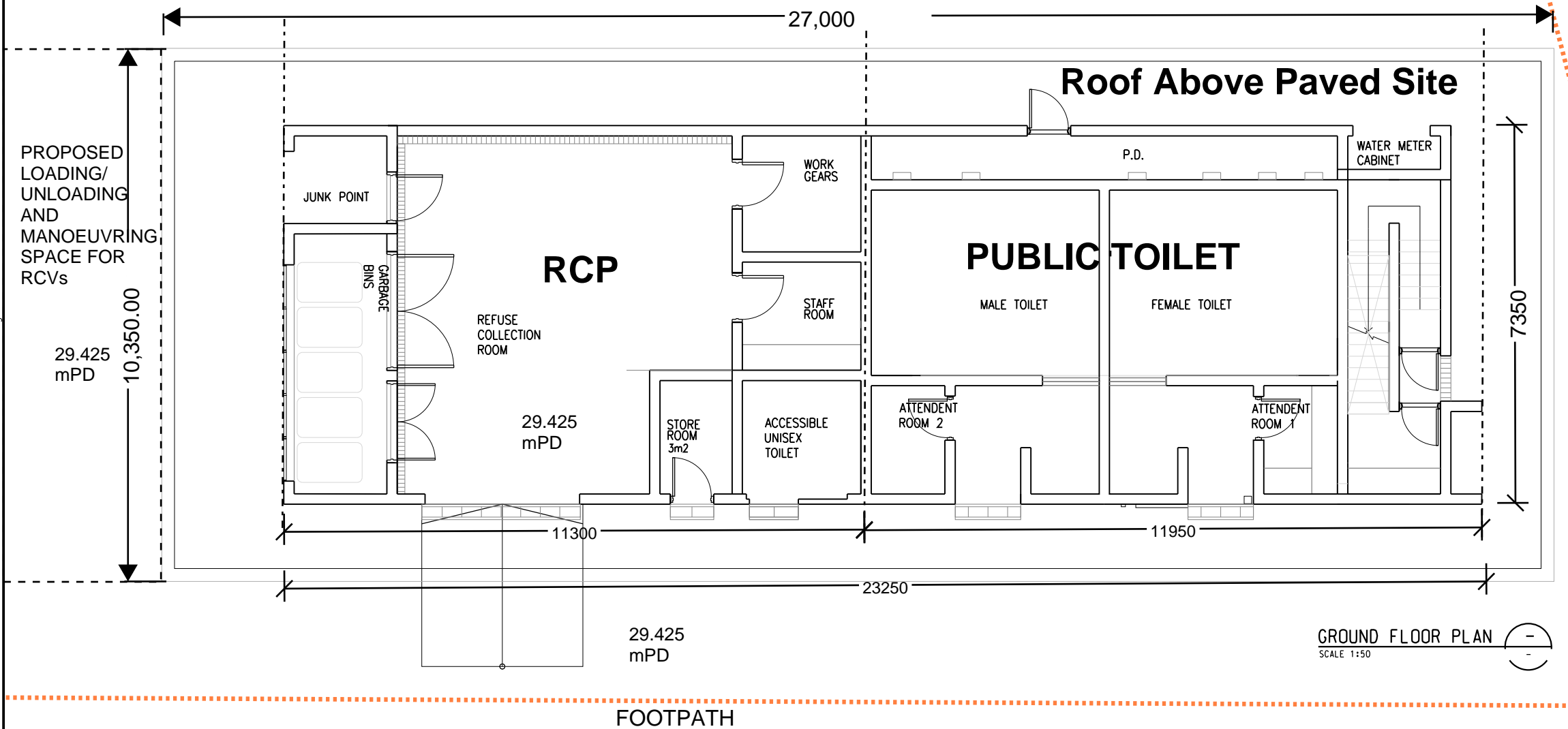
- 5.5.5 The proposal will unavoidably affect approximately 10 nos. of existing trees. However, none of the affected trees are Registered Old and Valuable Trees (OVTs) or Trees of Particular Interest within the Application Site. As such, adverse landscape impact is not anticipated.
- 5.5.6 Please refer to **Appendix C** for Landscape Information including Tree Group Photos and Schedule & Conceptual Landscape Plan and Photomontages.
- 5.5.7 In accordance with DEVB TC(W) No. 4/2020 and CEDD TC No. 3/2022, formal Tree Preservation and Removal Proposal of C10 and C11(REP-256 refers) which covered this application area will submit to TWVP for the approval. There are estimated total 1725 nos. of trees to be compensated at the roadside planter, proposed river Park phase 2 and the woodland, which aims to achieve the 1:1 compensation planting purpose. The final compensation proposal will be subjected to the final approval of the TWVP of CEDD. Please refer to the Formal Tree Preservation and Removal Proposal of C10 and C11 (**Appendix C** refers) for more details.






ROOF PLAN  
SCALE 1:50

Boundary of the Application Site



GROUND FLOOR PLAN  
SCALE 1:50

Rev	Description	By	Date
Consultant	ARUP		
Project Title	Contract No. NL/2022/10 Tung Chung New Town Extension (West) - Site Formation and Infrastructure Works		
Drawing title	PROPOSED REPROVISION OF PUBLIC TOILET AT SHEK MUN KAP ROAD ROOF & GROUND FLOOR PLANS		
Drawing no.	251854/SK/0133	Rev.	A
Drawn HC	Date 05/22	Checked KK	Approved DL
Scale 1:50 @ A1	Status PRELIMINARY		
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 土木工程拓展署 Civil Engineering and Development Department			

Our ref 251854/6.99/TDKL/AW/WL/CC/4282

**ARUP**

**BY HAND**

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

Level 5, Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon  
Hong Kong  
t +852 2528 3031  
d +852 2268 3627  
f +852 2779 8428  
davis.lee@arup.com  
www.arup.com

25 January 2024

Dear Sir/Madam,

**Agreement No. CE 70/2015 (CE)**  
**Tung Chung New Town Extension (West) – Design and Construction**

**Section 16 Planning Application for Proposed Public Convenience and Government  
Refuse Collection Point in “Residential (Group C)1” zone at Tung Chung Valley**

**Application No. A/I-TCV/26**  
**Replacement pages for updated information**

We refer to our formal submission of the captioned Planning Application on 29 Dec 2023.

We are pleased to provide update on the information showing the change of slope at the western side of the site to hard paved area for loading/unloading and manoeuvring space for RCVs and a table of responses to comments from government departments received. The replacement pages are attached for the update.

We would like to supplement the following on the application:

1. The size of the existing Refuse Collection Point is about 40m<sup>2</sup>
2. C10 and C11 as stated in section 5.5.7 refers to “Contract NL/2023/10, Tung Chung New Town Extension-Infrastructure Works at Tung Chung Valley, Ma Wan Chung, and Yu Tung Road” and “Contract NL/2023/10, Tung Chung New Town Extension-Infrastructure Works at Tung Chung Valley, Phase 2” respectively.

25 January 2024

Page 2 of 2

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.

- A table of responses to comments
- Replacement Pages

- c.c. - SKIs DPO, PlanD (Attn: Mr. Sheldon NG) (Email: [smsng@pland.gov.hk](mailto:smsng@pland.gov.hk))
- CEDD SLO (Attn: Ivan Ng) (By Hand)

Comments received:	Responses:
<p>(1) <b>From PlanD, Sai Kung &amp; Island District Planning Office</b></p> <p><b>Ref : Email                      Time: 11:40pm</b></p> <p><b>Date : 24 January 2024 (Sheldon NG)</b></p> <p>Please find the departmental comments below for your reference and urgent response by COP today (i.e. 24.1.2024):</p> <p><b>Comments from Environmental Protection Department</b>  <b><u>(Contact Person: Ms. Tiffany CHEUNG, Tel: 2835 1836)</u></b></p> <p>Please advise the applicant to clarify/review the following issues: -</p> <ol style="list-style-type: none"> <li>1. As stated in Section 5.5.15 of supporting planning statement, the sewage generated from the proposed public toilet will be discharged to the public sewerage system (the proposed OD225mm gravity sewerage system). However, for the general cleansing water generated from the proposed RCP, it will be collected by the internal wastewater system. Please ask the applicant to clarify whether the general cleansing water will be discharged to the public sewerage system upon the collection in the internal system.</li> <li>2. Please review if higher odour removal efficiency could be achieved for the proposed RCP by Nano Confined Catalytic Oxidation (NCCO) and Nano Plasma-Driven Catalysis (PDCC) technology and by implementing good housekeeping practices.</li> </ol> <p><b>Comments from Landscape Unit, Planning Department</b>  <b><u>(Contact Person: Ms. Isabella TSUI, Tel: 3565 3951)</u></b></p> <p><u>Landscape Comment</u></p> <p>Landscape Master Plan (Dwg. No.: Appendix C-4)</p>	<p>Please be clarified that sewage and general cleansing water from both facilities (RCP and PT) will be discharged to the public sewerage system.</p> <p>The suggestion on adopting NCCO and PDCC in the proposed RCP is noted. We will review the suitability of adoption of NCCO and PDCC during detailed design and subject to liaison with the user department (FEHD).</p>

Comments received:	Responses:
<p>i) The planters with shrub plantings proposed in application no. A/I-TCV/25 are deleted in this current application. There is no landscape treatment to mitigate the landscape impact within Site which is not desirable. Please provide appropriate landscape treatments to screen-off the building structure.</p> <p>ii) Noting that there are proposed slope feature along the northwestern boundary and retaining wall along north-eastern boundary of the Site, please review if slope greenery and/or vertical greening can be provided to mitigate the landscape impacts.</p>	<p>The planters with shrub plantings previously proposed were not available in the original proposal provided to the user department (FEHD). After further discussion with user department, they considered that provision of artificial soil surfaces in the vicinity of a refuse collection point is undesirable from rodent prevention point of view, hence planter with shrub plantings would not be provided. To mitigate the landscape impact, the facilities have been designed to the concept of a village house to match with the rural setting with green/earth tone colour blending with the surrounding landscape. Also, fence fused bamboo lumber will be adopted for surrounding the east and south-eastern sides of the Site to screen-off the building structure as indicated in Appendix-C5.</p> <p>The slope along the northwest boundary was not available in the original proposal provided to the user department (FEHD) of the application site. After further discussion with user department, the slope along the northwest boundary will be reverted back to the original hard paved area to allow sufficient manoeuvring space for the refuse collection vehicles. Vertical greening of the retaining wall is not preferred by the user department due to maintenance difficulty and rodent prevention concerns. The proposed public toilet and RCP is compatible with the surrounding environment.</p>



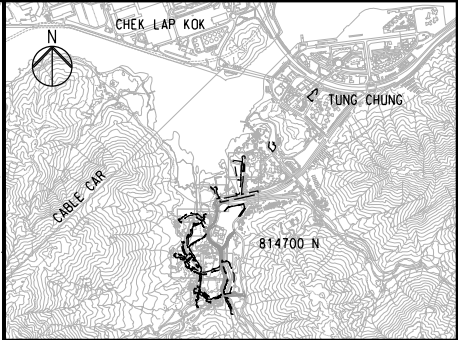
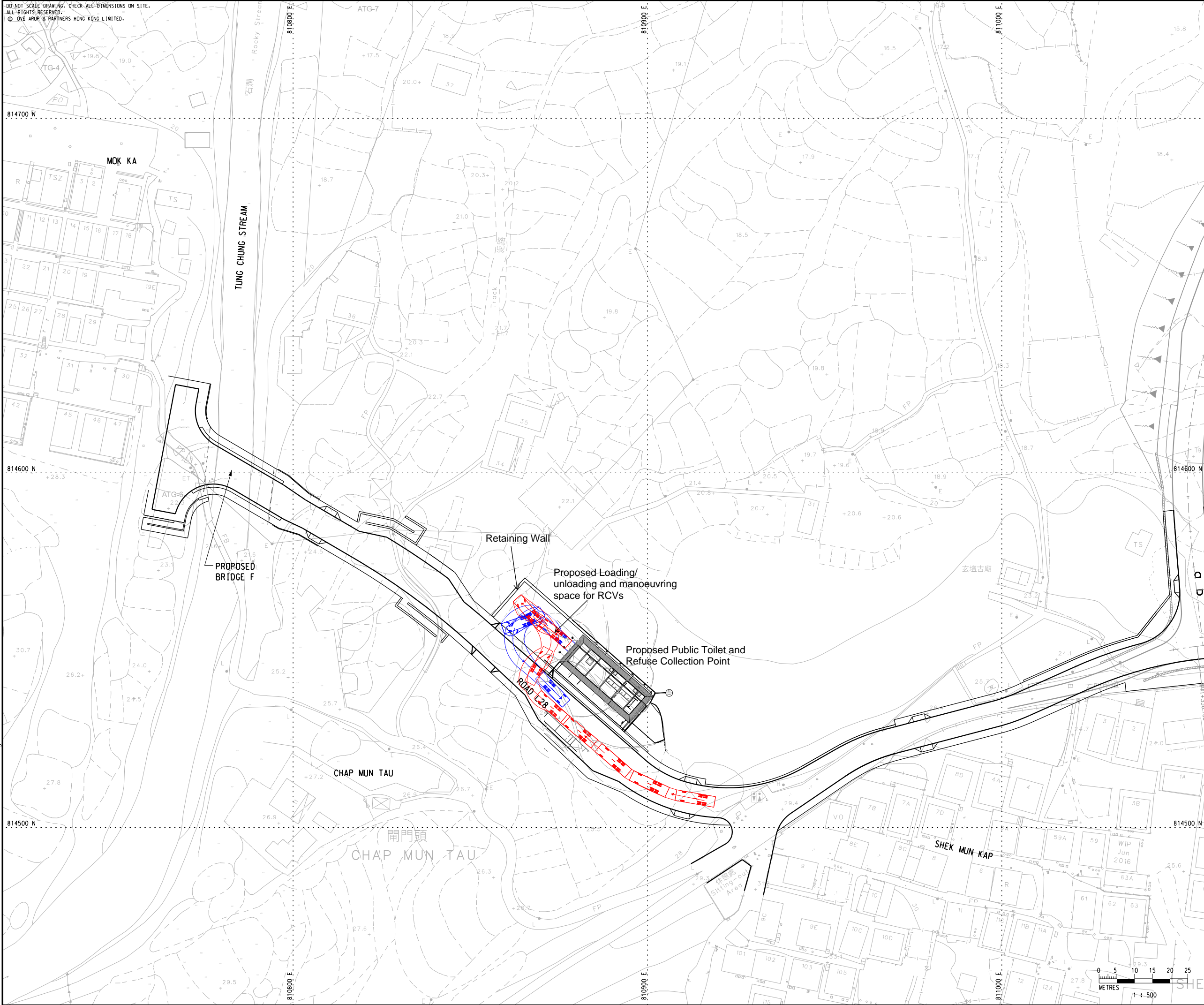
**Table 1: Key Development Parameters of the Proposed Public Convenience and Government Refuse Collection Point**

<b>Key Development Parameters</b>	
<b>Site Area</b> - Public Toilet - RCP - Area for Proposed Loading/unloading and manoeuvring space for RCVs - Area for geotechnic features	About 693m <sup>2</sup> About 195m <sup>2</sup> About 188m <sup>2</sup> About 249m <sup>2</sup>  About 61 m <sup>2</sup>
<b>Floor Area (non-domestic)</b> - Public Toilet - RCP	About 280m <sup>2</sup> About 140m <sup>2</sup> About 140m <sup>2</sup>
<b>Building Height (at main roof)</b>	About 33.625mPD (29.425mPD of site level )
<b>No. of Storey:</b>	1 Storey
<b>Absolute BH:</b> - Public Toilet - RCP	4.2m 4.2m 4.2m
<b>No. of Structure</b>	1
<b>Schedule of Accommodation</b>	<i>Public Toilet</i> <ul style="list-style-type: none"> <li>Male and Female Toilets with Attendant Rooms</li> <li>Accessible Unisex Toilet (AUT)</li> <li>Water Meter Cabinet</li> </ul> <i>RCP</i> <ul style="list-style-type: none"> <li>Refuse Collection Room and associated areas for work gears and staffroom</li> <li>Junk Point</li> <li>Areas for holding garbage bins and recycle bins</li> <li>Store Room</li> </ul>
<b>Ancillary Facilities</b>	<ul style="list-style-type: none"> <li>Loading/unloading and manoeuvring space for RCVs</li> </ul>




4.2.4 To respect the local character of Tung Chung West as a rural village neighbourhood, key architectural features including glazed ceramic roof tiles and pitch roof of traditional village houses will be adopted in the design of the proposed Public Toilet and RCP.

4.2.5 Moreover, framed skylight and vertical ventilation louvers will also be introduced to enhance penetration of daylight and facilitate natural ventilation. Nonetheless, the selection of materials and colour will be carefully considered in detailed design stage to blend in with the surrounding rural context.

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KEY PLAN

-  Refuse Collection Vehicle (Ingress Swept Path)
-  Refuse Collection Vehicle (Outgress Swept Path)
-  Application Site

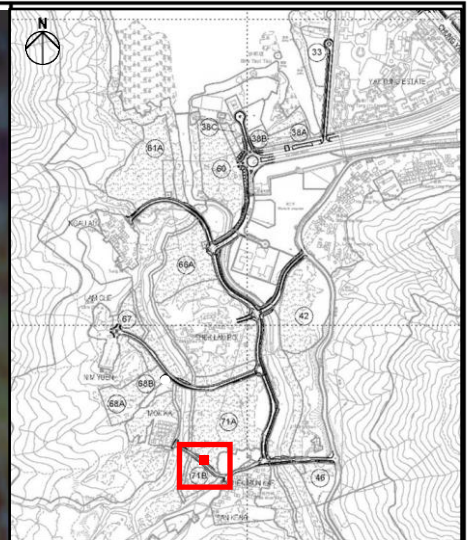
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Contract No. CV/2020/10			
Tung Chung New Town			
Extension (West) -			
Contract 10			
Drawing title			
Traffic Arrangement Plan For Refuse			
Collection Vehicle - Swept Path			
Analysis For 11m Refuse Collection			
Vehicle (RCV)			
Indicative only			
Drawing no. Appendix B - Figure 1		Rev.	
Drawn	Date	Checked	Approved
Scale		Status	

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KEY PLAN

LEGEND:

- PROPOSED BOUNDARY FOR TOILET AND RCP

Rev	Description	By	Date
A	FIRST ISSUE	WL	10/23

Consultant  
**ARUP**

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

Drawing title  
**LANDSCAPE MASTER PLAN**

Drawing no.	APPENDIX - C4	Rev.	A
Drawn	ISL	Date	10/23
Scale	-	Checked	kEL
		Approved	AW
		Status	

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Our ref 251854/6.99/TDKL/AW/WL/CC/4295

**ARUP**

**BY HAND**

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

Level 5, Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon  
Hong Kong  
t +852 2528 3031  
d +852 2268 3627  
f +852 2779 8428  
davis.lee@arup.com  
www.arup.com

2 February 2024

Dear Sir/Madam,

**Agreement No. CE 70/2015 (CE)**  
**Tung Chung New Town Extension (West) – Design and Construction**

**Section 16 Planning Application for Proposed Public Convenience and Government  
Refuse Collection Point in “Residential (Group C)1” zone at Tung Chung Valley**

**Application No. A/I-TCV/26**  
**Responses to public comments**

We refer to our formal submission of the captioned Planning Application on 29 Dec 2023.

In response to the public comments received, we are pleased to submit a table of responses to comments. We would like to supplement that the dimensions of the site area is approximately 14 meters by 49.5 meters.

We look forward to your favourable consideration on the captioned 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.

- A table of responses to comments

- c.c. - SKIs DPO, PlanD (Attn: Mr. Sheldon NG) (Email: [smsg@pland.gov.hk](mailto:smsg@pland.gov.hk))  
- CEDD SLO (Attn: Ivan Ng) (By Hand)

Comments received:	Responses:
<p>(1)</p> <p>To respect the local character of Tung Chung West as a rural village neighbourhood, key architectural features including glazed ceramic roof tiles and pitch roof of traditional village houses will be adopted in the design of the proposed Public Toilet and RCP.</p> <p>Most village houses are ugly blocks of cement, it would be more in line with current sentiment to have solar panels installed on the roof, as is recommended under FiT policy.</p> <p>The hard paved area should be fitted out as a ball court so that locals can use it for recreation outside operation hours.</p> <p>Trees will be chopped down and vegetation stripped from the site, but the only ‘greening measures’ are some planter boxes on one corner. This is definitely not sufficient mitigation. With appropriate greening measures the facility would in a few years blend in with the green background. CEDD should refer to the Tai Hang Tung Stormwater Storage Tank Building in MKK. Easy on the eye and the plants can absorb some of the emissions.</p> <p>No Sign of solar panels on roof that would generate enough electricity to make the facility auto sufficient re energy use, at least during daylight hours. Roof top otherwise could be used to provide community facilities such as a basketball court – where is the one site multiple use formula? Villages are notoriously deficient when it comes to recreational facilities.</p> <p>While RCP could emit odours, surely the facility will adopt latest technology?</p>	<p>Glazed ceramic roof tiles and pitch roof of traditional houses will be adopted.</p> <p>Most of the space at roof will be occupied by facilities and equipment for functioning and operation of the public toilet and RCP, such as cleansing and flushing water tanks, ventilation hoods, and various electrical and mechanical (E&amp;M) facilities, the available space for installation of solar panels is limited.</p> <p>Moreover, a skylight will be installed at the roof to maximize the use of natural light to reduce energy consumption.</p> <p>The hard paved area is serving as the loading/unloading and manoeuvring space for the refuse collection vehicles (RCVs). If the area serves also as a recreational space, e.g. ball court, playground, etc., the reactional facilities will inevitably pose constraints for the manoeuvring of RCVs.</p> <p>The proposal will unavoidably affect approximately 10 nos. of existing trees. However, none of the affected trees are Registered Old and Valuable Trees (OVTs) or Trees of Particular Interest within the Application Site.</p> <p>As stated in Section 5.5.7 of the application, formal Tree Preservation and Removal Proposal which covered this application area will be submitted to TWVP for the approval in accordance with DEVB TC(W) No. 4/2020 and CEDD TC No. 3/2022, which aims to achieve the 1:1 compensation of trees.</p> <p>The planter with shrub plantings would not be provided after further consideration as the provision of artificial soil surfaces in the vicinity of a refuse collection point is undesirable from rodent prevention point of view. To mitigate the landscape impact, the facilities have been designed to the concept of a village house to match with the rural setting with green/earth tone colour blending with the surrounding landscape. Also, fence fused bamboo lumber will be adopted for surrounding the east and south-eastern sides of the Site to screen-off the building structure as indicated in Appendix-C5.</p> <p>Concerning solar panels or other recreational use on the roof, please refer to our responses to 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs of the public comment above.</p> <p>Multiple measures have been implemented in the ventilation system of the RCP. These measures include the use of an Electrostatic Precipitator (ESP) filter and an active carbon filter. Any latest technology could be studied in detailed design development.</p>



Comments received:		Responses:
	Members should question what outdoor facilities are lacking locally, children’s playground perhaps, that could be provided at the location.	The application aims to provide land for the reprovisioning of the existing public toilet and RCP. No extra space is available to accommodate facilities other than the intended purpose

**Advisory Clauses**

1. to note the comments of the Director of Food and Environmental Hygiene that the concerns from Food and Environmental Hygiene Department (FEHD) on the implementation of the proposal in respect of the interfacing with the future Road L28 should be noted so as to ensure the agreed proposal of the development could be implemented to the satisfaction of FEHD. FEHD's views should be sought in respect of any submissions/proposals relevant to the Site.
2. to note the comment of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of a formal submission of general building plans. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.
3. to note the comments of the Director of Electric and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They 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.
4. to note the comment of Chief Town Planner/Urban Design & Landscape that the applicant should note that approval of the s.16 application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under DEVB TC(W) No. 4/2020. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.

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**A/I-TCV/26 DD ITC Tung Chung RPC**  
24/01/2024 03:19

From:   
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Dear TPB Members,

Application 25 withdrawn. Previous objections relevant

*To respect the local character of Tung Chung West as a rural village neighbourhood, key architectural features including glazed ceramic roof tiles and pitch roof of traditional village houses will be adopted in the design of the proposed Public Toilet and RCP.*

Most village houses are ugly blocks of cement, it would be more in line with current sentiment to have solar panels installed on the roof, as is recommended under FiT policy.

The hard paved area should be fitted out as a ball court so that locals can use it for recreation outside operation hours.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 14 December 2023 3:02 AM HKT  
**Subject:** A/I-TCV/25 DD ITC Tung Chung RPC

A/I-TCV/25

Lots 2416 (Part), 2417 (Part), 2418 (Part), 2419 (Part) and 2421 (Part) in D.D. 1 TC and Adjoining Government Land, Tung Chung

Site area: About 693sq.m Includes Government Land of about 9.5sq.m

Zoning: "Res (Group C) 1"

Applied development: RPC / Public Toilet / 1 Vehicle Parking

Dear TPB Members,

Trees will be chopped down and vegetation stripped from the site, but the only 'greening measures' are some planter boxes on one corner. This is definitely not sufficient mitigation. With appropriate greening measures the facility would in a few years blend in with the green background. CEDD should refer to the Tai Hang Tung Stormwater Storage Tank Building in MKK. Easy on the eye and the plants can absorb some of the emissions.

No sign of solar panels on roof that would generate enough electricity to make the facility auto sufficient re energy use, at least during daylight hours.

Roof top otherwise could be used to provide community facilities such as a basketball court – where is the one site multiple use formula? Villages are notoriously deficient when it comes to recreational facilities. While RCP could emit odours, surely the facility will adopt latest technology?

Members should question what outdoor facilities are lacking locally, children's playground perhaps, that could be provided at the location.

Mary Mulvihill