

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SLC/154

- Applicant** : Drainage Services Department (DSD), the Government of the Hong Kong Special Administrative Region
- Site** : Lot 2760 in D.D. 316L, Pui O and Government Land along Chi Ma Wan Road (Pui O and Ham Tin) and near South Lantau Road at San Shek Wan, Lantau Island
- Site Area** : About 17,400m², including:
(i) 930m² for the proposed sewage pumping station and associated access road of 770m²;
(ii) 7,600m² for excavation of land for proposed underground sewers; and
(iii) 8,100m² for the proposed underground effluent pipe
- Land Status** : (i) New Grant No. 4386 for agricultural use (to be resumed under Roads (Works, Use and Compensation) Ordinance) (about 70m² or 0.4%)
(ii) Government Land (about 17,330m² or 99.6%)
- Plan** : Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21
- Zoning** : “Coastal Protection Area” (“CPA”)
- Application** : Proposed Public Utility Installation (Sewage Pumping Station, Underground Sewers and Underground Effluent Pipe) and Excavation of Land for Underground Sewers

1. The Proposal

- 1.1 The applicant seeks planning permission for public utility installation including construction of a sewage pumping station (SPS) and laying of underground sewers, associated access road, underground effluent pipe (UEP), as well as excavation of land (from 1.5m to 4m in depth) for laying the underground sewers at the application sites (the Sites) (**Plans A-1 to A-3**). The Sites fall within an area zoned “CPA” on the approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/21. According to the Notes of the OZP, ‘Public Utility Installation’ use and excavation of land within “CPA” zone require planning permission from the Town Planning Board (the Board). The major part of the Sites was the subject of a previous application No. A/SLC/145 for development of one SPS and underground sewers and excavation

of land for underground sewers submitted by the same applicant, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 14.7.2017.

- 1.2 Compared with the previous application, the current application mainly involves a slight revision of the boundary of the proposed SPS due to the need to move away from the existing urns/graves, and an inclusion of a proposed UEP (8,100m² without land excavation on ground) previously not covered under the approved application (**Plan A-2**). Besides, there is a decrease of site area of the proposed SPS and associated access road by 200m² (-10%) and increase of area for underground sewers by 500m² (+7%). There is no change to the GFA (766m²) and the building height (4.45m) of the proposed SPS. The differences of the development parameters between the two planning applications are as follow:

	Planning Applications		Difference (b) – (a)
	A/SLC/145 (a)	A/SLC/154 (b)	
Proposed Sewage Pumping Station (SPS)			
Site area	1,200m ²	930m ²	-270m ² (-23%)
GFA	766m ²	766m ²	-
Building height	4.45m	4.45m	-
No. of storey	2 (including 1 basement level)	2 (including 1 basement level)	-
Depth of basement	5.2m	6.45m	+1.25m (+24%)
Associated access road			
Site area	700m ²	770m ²	+70m ² (+10%)
Sub-total site area of the proposed SPS and associated access road	1,900m²	1,700m²	-200m² (-10%)
Proposed underground sewers			
Site area	7,100m ²	7,600m ²	+500m ² (+7%)
Depth for excavation	1.5m – 4m	1.5m – 4m	-
Proposed underground effluent pipe (without excavation on ground)			
Site area	NA	8,100m ²	+8,100m ²

- 1.3 The current application forms part of the “Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works” (the Project) commissioned by DSD (**Drawing A-1**), which is classified as a designated project pursuant to the Environmental Impact Assessment Ordinance (EIAO). The EIA Report was approved by the Director of Environmental Protection (DEP) under EIAO on 24.4.2017 and an Environmental Permit (EP) was granted on 13.7.2017. The applicant confirmed that the amendments to the scheme under the previous application do not constitute material change to the environmental impact and there is no variation to the EP arising from the changes.

- 1.4 The Sites have an area of about 17,400m² comprising (i) about 930m² for SPS and an associated access road of 770m², (ii) about 7,600m² for laying of underground sewers and (iii) about 8,100m² for UEP. The proposed SPS is a single-storey building with one basement level. The proposed Gross Floor Area (GFA) is 766m² and building height is 11.95mPD (about 4.45m above ground and about 6.45m for depth of basement) (**Drawings A-2a and A-4**). A switch room, transformer room and deodourization equipment will be located above ground and valve chamber, wet chamber, inlet chamber, screen chamber and emergency tank will be underground (**Drawings A-3 and A-4**). One loading and unloading/parking space is provided within the Sites (**Drawing A-3**). The proposed underground sewers consist of about 1,000m of gravity sewers in 300-500 mm diameter and about 500m of twin rising mains in 100-200mm diameter (**Drawing A-2a and A-2b**). The UEP consists of about 330m of gravity pipeline in 450mm diameter twin pipe for the disposal of treated effluent from the planned San Shek Wan Sewage Treatment Works (STW) to the outer bay of Pui O/Chi Ma Wan by a non-dredged underground construction method (Horizontal Directional Drilling (HDD)) without excavation on ground (**Drawings A-2c and A-9**). The works are planned to be commenced in late 2019 for completion and operation in 2024.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 15.3.2019 **(Appendix I)**
 - (b) Planning Study Report¹ including landscape proposal, an extracted Environmental Impact Assessment (EIA) Report and minutes of local consultation;
 - (c) Supplementary information¹ received on 21.3.2019 with replacement pages of the Planning Study Report and a revised Floor Plan;
 - (d) Further information (FI) received on 7.5.2019 (FI 1) with a revised Planning Study Report including a revised landscape proposal, a revised extracted EIA Report and responses to departmental comments (exempted); and **(Appendix Ia)**
 - (e) Further information (FI) received on 10.5.2019 (FI 2) with responses to public comments (exempted). **(Appendix Ib)**
- 1.6 The application was originally scheduled for consideration by the Committee on 3.5.2019. Upon the request of the applicant, the Committee agreed to defer making a decision on the application on 3.5.2019 pending the submission of FI. On 7.5.2019 and 10.5.2019, the applicant submitted FIs (FI 1 and FI 2) which supersede the previous submission, the application is scheduled for consideration at this meeting.

¹ The revised Planning Study Report (FI 1) at **Appendix Ia** has incorporated the previous Planning Study Report and the supplementary information. The applicant has confirmed that the previous submissions could be superseded by the revised Planning Study Report. Hence, the superseded submissions are not attached.

2. **Background**

- 2.1 Currently, there is no public sewerage in South Lantau. Sewage from this unsewered area is now treated and disposed of by private on-site treatment facilities (such as septic tanks and soakaway systems). To resolve the water pollution problem in South Lantau and to improve the sanitary conditions in the unsewered area stretching from Shui Hau to Ham Tin, DSD commissioned the Project which will serve the village/residential houses, government institution, beaches, etc. in South Lantau area for proper treatment and disposal of sewage. The Project comprises the development of a STW near Pui O and San Shek Wan, six SPSs and sewerage network (**Drawing A-1**).
- 2.2 The Project is classified as a designated project pursuant to the EIAO. The EIA Report was approved by the DEP under EIAO on 24.4.2017 and an EP was granted on 13.7.2017.
- 2.3 On 2.6.2017, the draft South Lantau Coast OZP No. S/SLC/20 incorporating the amendment to rezone an area for the STW from “CPA” to “Other Specified Uses” annotated ‘Sewage Treatment Works’ was exhibited under section 5 of the Town Planning Ordinance (the Ordinance). On 18.12.2017, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP, which was subsequently renumbered as S/SLC/21. The current application is for a proposed SPS at Pui O, the UEP from the STW to the sea and the proposed sewers in Pui O and Ham Tin under the Project. As for the development of the remaining five SPSs, planning application, if required, would be submitted to the Board for consideration in due course.

3. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the revised Planning Study Report at **Appendix Ia**. They are summarised as follows:

- (a) there is no public sewerage system in Pui O and Ham Tin. As Pui O and Ham Tin is located in a relatively low lying area, it is necessary to construct a SPS associated with underground sewers for proper collection and conveyance of sewage to the STW and a UEP to discharge the treated effluent from the STW to the sea. They are essential facilities to alleviate the water pollution problem and improve the environment of the area;
- (b) the majority of the Sites is a piece of vacant government land located at a low level within the catchment area, with a relatively large distance from the residential areas and is accessible by public road network. It is considered as the best suitable site for the proposed SPS based on a site selection exercise (Appendix A of **Appendix Ia**). The laying of underground sewers is mainly along the existing Chi Ma Wan Road and the works for the proposed UEP is below ground without land excavation which would have no landscape and visual impact by the proposed underground sewers and the UEP. The area is the minimum required for diversion of existing utilities;
- (c) the proposed SPS is a small scale single-storey building with height of 4.45m which is considered compatible with the surrounding rural character. Besides, the associated

- underground sewers will not affect the surrounding rural character as the area will be reinstated to the existing condition after completion of works;
- (d) the application was subject of a previous planning application No. A/SLC/145 approved by the Board on 14.7.2017. The boundary and location of the approved SPS are revised under the current application so as to move away from the existing urns/graves.
 - (e) an EIA was conducted for the Project and was approved by DEP under EIAO and an EP was granted on 13.7.2017 (Appendix E of **Appendix Ia**). The proposed SPS and associated underground sewers and the proposed UEP will not constitute unacceptable adverse environmental impacts with the implementation of mitigation measures (e.g. deodorisation facilities, noise reducing equipment, pumps and temporary noise barriers, etc.) and good site practices. The amendments to the scheme under the previous planning application do not constitute material change to the environmental impact and there is no variation to the EP arising from the changes;
 - (f) an ecological impact assessment for the proposed SPS and underground sewers and the proposed UEP were conducted in the EIA. A non-dredged method without excavation on ground will be adopted to construct the UEP and the submarine outfall. There are no recognised sites of conservation importance and no adverse ecological impact is expected. Tree survey indicates that all trees affected are common species. Tree felling application will be submitted to District Lands Office in due course;
 - (g) planting will be provided around the SPS and architectural and landscape features will be incorporated in the design (**Drawings A-5 and A-6**). The visual impact will be minimal (Photomontages in **Drawings A-7 and A-8**). There will be no landscape and visual impact for the proposed underground sewers;
 - (h) according to the Traffic Impact Assessment, the traffic impact arising from the construction and operation of the proposed sewage works will be minimal. Traffic generation in construction stage will be temporary and limited to small number of construction vehicles while long-term traffic generation will be visits by DSD's maintenance vehicles once per day or less. Temporary traffic arrangement will be implemented for sewers laying works;
 - (i) there will be no unacceptable drainage impact and no drainage improvement works/mitigation measures are considered necessary. The power supply for the operation of SPS can be provided by existing power supply system; and
 - (j) Islands District Council (Tourism, Agriculture, Fisheries and Environmental Hygiene Committee), South Lantau Rural Committee, villages of Pui O Lo Wai, Pui O San Wai, Pui O Lo Uk and Ham Tin were consulted and they supported the proposed sewerage works.

4. Compliance with the “Owner’s Consent/Notification” Requirements

For Private Land Portion

- 4.1 The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning

Ordinance (TPB PG-No. 31A) by publishing a notice of the application in local newspapers and posting a notice of the application in a prominent position on the Sites both on 15.3.2019. Detailed information would be deposited at the meeting for Members' inspection.

For Government Land Portion

4.2 The 'Owner's consent/notification' requirements as set out in the TPB PG-No. 31A are not applicable to the application.

5. Previous Application

- 5.1 There is one previous application No. A/SLC/145 for development of one SPS and underground sewers and excavation of land for underground sewers submitted by the same applicant within the same "CPA" zone. The application was approved with conditions by the Committee on 14.7.2017 mainly on the considerations that the proposed works would resolve the water pollution problem in the area and was considered to be in the public interest; the SPS was considered compatible with the surrounding rural character; the EIA report for the proposed works was approved by DEP under EIAO on 24.4.2017 and there would be no adverse ecological, environmental, noise, air, landscape and visual impacts to the surrounding areas. The approval conditions on the submission and implementation of landscape proposal including tree preservation proposal and the provision of fire service installations and water suppliers for firefighting have not yet been complied with.
- 5.2 Details of the previous application are summarized at **Appendix II** and the location is shown on **Plans A-1 and A-2**.

6. Similar Application

There is no similar application within the "CPA" zone in South Lantau Coast area.

7. The Sites and Its Surrounding Areas (Plans A-1 to A-2 and photos on Plans A-3 to A-6)

7.1 The Sites have the following characteristics:

- (a) located to the north of Pui O beach and to the south of South Lantau Road;
- (b) falls within the Pui O Site of Archaeological Interest;
- (c) part of the Sites for the proposed SPS and associated access road is accessible from South Lantau Road and is mainly shrubland and grassland;
- (d) part of the Sites for laying of proposed underground sewers is mainly along Chi Ma Wan Road leading from South Lantau Road to the proposed SPS and then further to Ham Tin Tsuen and a minor portion is located at the junction of South Lantau Road and the village road towards an existing residential development; and

- (e) part of the Sites for the proposed UEP is laid underground from the northeast at the planned San Shek Wan STW to the sea to the southwest.

7.2 The surrounding areas have the following characteristics:

- (a) rural in character and predominantly shrubland/grassland;
- (b) located to the west of the proposed SPS is a 3-storey holiday camp building, namely the Hong Kong Victoria Resort, which is the subject of application No. A/SLC/88 approved by the Committee on 6.6.2008 (first approved on 13.5.1994 under Application No. A/SLT/29);
- (c) Pui O Stream, which is an ‘Ecologically Important Stream’ identified by the Agriculture, Fisheries and Conservation Department, is located about 50m to the east of the proposed SPS;
- (d) marshes with coastal mudflats are found to the south of the proposed SPS;
- (e) the planned San Shek Wan STW is located to the immediate north of the proposed UEP; and
- (f) several villages including Pui O San Wai and Lo Wai Tsuen, Lo Uk Tsuen are located to the further north across South Lantau Road while Ham Tin San Tsuen and Kau Tsuen are located to the east across the Pui O Stream.

8. **Planning Intention**

The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9. **Comments from Relevant Government Departments**

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) the proposed SPS, associated access road, the proposed UEP and the excavation of land for underground sewers as shown in the Report (**Drawings A-2a to A-2c**) fall on unleased and unallocated government land except the associated access road and the

excavation works will encroach upon a private lot, i.e. Lot 2760 in D.D. 316L (the lot), and the excavation works will encroach upon a Short Term Tenancy (“STT”) No. CX 2370 (**Plan A-2**);

- (b) the lot is held under New Grant No. 4386 for agricultural use and has been proposed to be resumed under the Roads (Works, Use and Compensation) Ordinance (Cap 370) as applied by Section 26 of Water Pollution Control (Sewerage) Regulation (Cap 358, sub. Leg. AL) by virtue of Gazette Notice No. 1569 dated 25.2.2019 for the project “Part of PWP Item No. 4331 DS – Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works – Package 1”. Resumption of the lot shall be subject to authorization of the project under the aforesaid statutes;
- (c) the STT No. CX2370 is for the purpose of construction and maintenance of an underground concrete trough (running across Chi Ma Wan Road) for laying of cables and pipes in connection with Lot 3090 in D.D. 316. The applicant shall take into account the presence of the STT in designing the works;
- (d) there are urns/graves located to the west of the proposed SPS. It seems that the boundaries of the SPS and the excavation works under the application have been revised from those in the scheme under the previous application No. A/SLC/145 to address his previous comments. Presumably, the applicant has realigned the boundaries of the SPS and the excavation works to avoid encroachment upon the aforesaid urns/graves. The applicant is reminded to carry out necessary measures to ensure that no urns and graves will be disturbed throughout the entire period of implementation of the works. Also, the applicant shall be responsible for direct handling of any objection/resistance arising from the proposed works in the vicinity of the urns/graves;
- (e) the boundaries of the proposed SPS and the associated access road are very close to nearby private lots. The applicant is reminded to ensure that the proposed SPS and the associated access road and the implementation works shall be entirely on the government land;
- (f) the proposed SPS, the associated access road and portion of the excavation works fall within Pui O Site of Archaeological Interest (Site No. AM78-0203) (**Plan A-2**). Also, the alignment of the UEP cuts across Waterworks Tunnel;
- (g) according to the Planning Study Report, the applicant has proposed to erect an entrance gate at the ingress and egress points of the associated access road abutting Chi Ma Wan Road so as to guard against trespass and unauthorized parking on the associated access road. The applicant is reminded that any site access arrangement shall not lead to the surrounding areas being land-locked and inaccessible; and
- (h) if the planning application is approved by the Board, the applicant

will need to apply for a Government Land Allocation (“GLA”) for the proposed SPS and the associated access road. The applicant will also need to apply for Simplified Temporary Land Allocation (“STLA”) for the excavation works and the UEP on government land. There is no guarantee that the GLA and STLA will be approved. The GLA and STLA, if approved, will be subject to such terms and conditions as imposed by LandsD as appropriate.

Lantau Development

9.1.2 Comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD):

- (a) no comment on the application as part of the Site is the subject of a previous application approved by the Board in 2017 and the EP for the Project has already been granted in 2017 and the site area of the SPS under this submission has been reduced as compared to that of the approved application;
- (b) as noted from the Preliminary Landscape Plan, certain portion of the SPS site would be designated for landscaping, while the Site is currently grown with quite a number of trees, as revealed in the Tree Survey. The applicant is advised to keep the SPS site to the minimum extent so to lessen the disturbance to natural environment. The building design should also blend in with the surrounding natural environment through incorporating more green features;
- (c) to minimize impact on fragmentation of habitat and animal crossing, the applicant is advised to consider improving the design of the fence / boundary wall of the SPS site by reducing the extent of physical barrier to an absolute minimum. It is noted that the applicant confirms in **Appendix Ia** that there would be no fence along the proposed access road; and
- (d) in view that there are frequent incidents of dumping or landfilling of construction and demolition (C&D) waste in Lantau, causing environmental nuisance and damage to areas of ecological value and leading to public concerns and complaints, the applicant should make the best effort to minimize the affected area and to ensure the C&D waste generated from the project would be properly handled to avoid depositing of C&D waste on the areas of ecological value. The applicant is advised to consider measure to manage the access of the new road with the view to preventing dumping activities leading from this road. The applicant is advised to consider requiring the dump trucks involved in the Project to be equipped with Global Positioning System (GPS) or equivalent system for real time tracking and monitoring the movement and activities of the vehicles, with the view to enhancing waste management.

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

no in-principle objection to the application from traffic engineering viewpoint. Chi Ma Wan Road is not managed by the Transport Department (TD).

Environment

9.1.4 Comments of the DEP:

- (a) no objection to the application;
- (b) the application is covered under the EIA report “Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works” (Register No.: AEIAR-210/2017), which was approved with condition under the EIAO on 24.4.2017 and the EP (No.: 538/2017) was issued to the applicant on 13.7.2017 for construction and operation of the Project;
- (c) having reviewed the submission, in view of the minor nature of the current proposed changes to the SPS and the underground sewers, he considers that there is no insurmountable environmental concern on the application; and
- (d) having said the above, the applicant is reminded that the proposed development is subject to the statutory provisions of the EIAO and the issued EP (No.: 538/2017). In case of any changes in design of the Project, the permit holder (i.e. the applicant) should liaise with Environmental Protection Department (EPD) whether there is any material change to the environmental impact of the Project under the provisions of the EIAO. As such, he shall not comment on the following statement by the applicant mentioned in **Appendix Ia**:

‘Compared with the scheme under the previous planning application No. A/SLC/145 and approved EIA Report, the amendments to the proposed SPS under the current application do not constitute to material change to the environmental impact including ecological, noise and air impacts and there is no variation of the approved EP arising from the changes.’

Urban Design and Visual

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no comment on the application;
- (b) the application involves construction of a SPS with a site area of about 930m² (including the associated access road) and a building height of about 4.45m and associated road, underground sewers and UEP. The Sites are located in a valley comprising abandoned agricultural land and is surrounded by dense vegetation. The site level is lower than the

surrounding village clusters which makes the structure less visible to the residential sensitive receivers; and

- (c) the proposed SPS is the subject of a previous application No. A/SLC/145 approved with conditions by the Committee on 14.7.2017 in which Visual Impact Assessment for the proposed SPS was conducted. According to the applicant's current submission, the site area and layout of the proposed SPS have been revised and the building height remains unchanged at 4.45m. The applicant has provided information on locations/photos of visual sensitive receivers, viewpoint as well as photomontage (**Drawings A-7 to A-8**) to demonstrate the visual impact of the revised layout of the proposed SPS. According to the material provided, majority of the proposed SPS would be screened off by the existing vegetation. The vertical, roof and buffer planting provided at the Site would facilitate the structure to further blend in with the surrounding natural environment. Hence, it is anticipated that the proposed SPS would not have significant adverse visual impact.

Landscape

9.1.6 Comments of the CTP/UD&L, PlanD:

- (a) no in-principle objection to the application from landscape planning perspective;
- (b) part of the Site is the subject of a previous application No. A/SLC/145 for a proposed public utility installation and excavation of land which was approved by the Board on 14.7.2017;
- (c) the Site is located in the south of Lantau at the north of Pui O beach. The surrounding areas are rural in character, generally flat land covered by natural vegetation. There are several villages including Pui O San Wai, Lo Wai Tsuen and Lo Uk Tsuen at the north of South Lantau Road, and Ham Tin San Tsuen and Kau Tsuen at the east. Between Pui O and Ham Tin are the marshes with coastal mudflats at the north of Pui O beach;
- (d) for the proposed SPS (1,900m²), the SPS site with its access road is covered by some vegetation and some trees based on the aerial photo (**Plan A-3**). Since the SPS is a single storey structure and the scale is relatively small, it is considered to be not incompatible with the surrounding environment. Based on the Planning Study Report and the tree assessment schedule (Appendix B of **Appendix Ia**), there are approximately 41 existing trees, neither Old and Valuable Trees (OVT) nor important tree, in conflict with the proposed SPS, in which 24 trees located within the proposed access road will be retained and 18 trees located within the proposed SPS will be felled. It is stated in the Planning Study Report and shown in landscape proposal (Appendix D of **Appendix Ia**) that proposed 18 new tree planting will be provided within the SPS;

- (e) for the proposed underground sewers (7,600m²) along existing roads (near Chi Ma Wan Road and leading from the proposed SPS to the South Lantau Road) which requires excavation of depth from 1.5m to 4m, the applicant confirms that the excavation works carried out within Chi Ma Wan Road would cause no impact to the roadside vegetation and the sewer alignment may be modified on site to minimise the impact to the tree roots during the excavation works. On the other hand, the proposed UEP (8,100m²) is proposed with its alignment over the fully vegetated area starting from San Shek Wan STW to the Pui O Wan while the applicant confirms that it would not cause any terrestrial ecological impact and tree felling by adopting HDD method for construction; and
- (f) given that DSD has their own in-house expertise to supervise and monitor the design, implementation and maintenance of the proposed development, it is considered not necessary to impose any landscape-related condition should the application be approved by the Board.

Nature Conservation

9.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

no comment on the application as the potential ecological impacts due to the proposed development were assessed in the approved EIA Report under the EIAO.

Fire Safety

9.1.8 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application subject to fire service installations (FSI) and water supplies for firefighting being provided to the satisfaction of Fire Services Department;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) the arrangement of emergency vehicular access (EVA) shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by Buildings Department.

Water Supply

9.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application;
- (b) there are existing waterworks installation falling within the Sites. Part of the Sites also falls within the 120m tunnel reserves (**Plan A-2**). The applicant shall comply with the conditions of works in the vicinity of waterworks installations and within the water works reserve (WWR);

and

- (c) there will be new proposed waterworks in Pui O under Siu Ho Wan Water Treatment Works Extension Project (Agreement No. CE82/2017(W)). The applicant should liaise with Consultant Management Division of WSD for potential works conflict.

Geotechnical

9.1.10 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) no adverse geotechnical comment on the application; and
- (b) the applicant is reminded that if there are any existing man-made features which could affect or be affected by the proposed development and newly formed man-made features in association with the development, they should be dealt with under the requirements of Environment, Transport and Works Bureau Technical Circular (Works) (ETWB TC(W)) No. 29/2002.

Others

9.1.11 Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO):

- (a) no objection to the application from cultural heritage viewpoint;
- (b) part of the Site falls within Pui O Site of Archaeological Interest (**Plan A-2**). The EIA study of the Project confirms that no adverse impact is anticipated for the proposed works in Pui O and Ham Tin; and
- (c) as recommended by the aforesaid EIA Study, the project proponent is required to keep AMO informed of discovery of antiquities or supposed antiquities in the course of the excavation works at the subject application site.

9.1.12 Comments of the Director of Leisure and Cultural Services (DLCS):

the proposed public utility installation including SPS, underground sewers and UEP and its associated works shall not encroach onto the site boundary of leisure venues including gazetted beaches and shall not affect the operation and water quality of the gazetted beaches.

9.2 The following government departments have no comment on the application:

- (a) Chief Highway Engineer/NT East, Highways Department (CHE/NTE, HyD); and
- (b) District Officer (Islands), Home Affairs Department (DO/Is, HAD).

10. Public Comments Received During Statutory Publication Period

On 26.3.2019, the application was published for public inspection. During the first three-week statutory public inspection periods which ended on 16.4.2019, 13 public comments (**Appendix III**) from the On Yip Property Development Company Limited, Designing Hong Kong Limited, World Wild Fund Hong Kong and individuals were received raising objection to/concerns on the application. The main grounds of objection/concerns include adverse impact on ecological habitats and wildlife corridors, illegal dumping of construction wastes, inadequacies of bird surveys in the EIA, adverse impacts on environment, landscape, water quality and transport aspects; nuisance to the residents nearby; lack of information on the connection between the proposed SPS and the existing development in Ham Tin; and land use incompatibility.

11. Planning Considerations and Assessments

- 11.1 The applicant seeks permission for amendments to a previously approved scheme for public utility installation including construction of a proposed SPS and laying of underground sewers, associated access road, and excavation of land (from 1.5m to 4m in depth) for laying the underground sewers, as well as a proposed UEP at the Sites. Compared with the previous application (No. A/SLC/145) approved by the Committee on 14.7.2017, the current application mainly involves a slight revision of the boundary of the proposed SPS due to the need to move away from the existing urns/graves, and an inclusion of a proposed UEP (8,100m²) without excavation on ground previously not covered under the approved application. Besides, there is a decrease of site area of the proposed SPS and associated access road by 200m² (-10%) and increase of area for underground sewers by 500m² (+7%) (**Plan A-2**). There is no change to the GFA (766m²) and the building height (4.45m) of the proposed SPS. Since the last approval of the previous application, there is no change in planning circumstances for the area.
- 11.2 The Sites fall within the “CPA” zone which planning intention is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. At present, there is no public sewerage in Pui O and Ham Tin. The proposed SPS and associated underground sewers and the proposed UEP are essential infrastructure facilities for proper collection and conveyance of sewage to the STW which will resolve the water pollution problem in the area.
- 11.3 In terms of land use compatibility and visual/landscape impact, the proposed SPS is a small scale single-storey building of 4.45m in height and is considered compatible with the surrounding rural character comprising mainly vacant land, shrubland/grassland, recreational facilities (holiday camp and football court) and low-rise village houses. The laying of associated underground sewers will be mainly along existing road and the construction works for the proposed UEP is below ground without excavation on ground (**Drawing A-9**). Landscape proposals with planting around the SPS and

incorporation of architectural and landscape features are put forward to enhance visual quality and to provide a coherent environment with the surroundings (**Drawings A-5 to A-6**) (Appendix D of **Appendix Ia**). The submission of photomontages demonstrates that the proposed development would not have significant adverse visual impact (**Drawings A-7 to A-8**). CTP/UD&L of PlanD has no objection to the application from visual and landscape planning perspective.

- 11.4 According to the extracted EIA report (Appendix C of **Appendix Ia**), with the implementation of appropriate mitigation measures, there will be no adverse ecological, environmental, noise, air, landscape and visual impacts to the surrounding areas. The EIA report was approved by DEP under EIAO on 24.4.2017 and the EP was granted on 13.7.2017 (Appendix E of **Appendix Ia**). DEP considers that there is no insurmountable environmental concern on the application in view of the minor nature of the proposed changes and has no objection to the application. Other relevant government departments including DAFC, C for T, H(GEO) and H(SLO) of CEDD, CHE/NTE of HyD, CE/C of WSD, AMO and DLCS also have no objection to/adverse comments on the application.
- 11.5 There are 13 public comments objecting to /raising concerns on the application relating to adverse impact on ecological habitats and wildlife corridors, illegal dumping of construction wastes, inadequacies of bird surveys in the EIA, adverse impacts on environment, landscape, water quality and transport aspects; nuisance to the residents nearby; lack of information on the connection between the proposed SPS and the existing development in Ham Tin; and land use incompatibility. The applicant's responses to public comments (**Appendix Ib**) and planning assessments in paragraph 11.1 to 11.5 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **31.5.2023**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members' reference:

Approval Condition

the provision of fire service installations and water supplies for firefighting to the satisfaction of Director of Fire Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 There is no strong reason to reject the application.

13. **Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition and advisory clauses, if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. **Attachments**

Appendix I	Application form received on 15.3.2019
Appendix Ia	Further Information received on 7.5.2019
Appendix Ib	Further information received on 10.5.2019
Appendix II	Previous application
Appendix III	Public Comments received during the Statutory Publication Period
Appendix IV	Advisory Clauses
Drawing A-1	General Layout Plan
Drawings A-2a to A-2c	Layout Plans
Drawing A-3	Pui O Sewage Pumping Station – General Layout Plan
Drawing A-4	Pui O Sewage Pumping Station – Section Plan
Drawing A-5	Pui O Sewage Pumping Station – Landscape Design
Drawing A-6	Pui O Sewage Pumping Station – Elevation
Drawings A-7 to A-8	Pui O Sewage Pumping Station – Photomontages
Drawing A-9	Underground Effluent Pipe – Geological Profile and Section Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-6	Site Photos

**PLANNING DEPARTMENT
MAY 2019**