

## **Appendix 1**

### *Replacement Pages of the Supplementary Planning Statement*

**Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction (20% of Non-domestic Plot Ratio Conversion to Domestic Plot Ratio. Total Plot Ratio Remains Unchanged.) for Mixed Use Development at Planning Areas 28A and 28B, Hung Shui Kiu**

comparison of major development parameters between the provision under OZP and the Proposed Development.

**Table 3.1 Proposed Development Parameters**

	Application Sites	
	Planning Area 28A <sup>(1)</sup>	Planning Area 28B <sup>(1)</sup>
<b>Site Area (about)</b>	43,001m <sup>2</sup>	39,026m <sup>2</sup>
<b>Maximum Total Plot Ratio</b>	7	7
Maximum Domestic Plot Ratio	5	5
Maximum Non-domestic Plot Ratio	2	2
<b>Total Gross Floor Area (about)</b>	301,007m <sup>2</sup>	273,182m <sup>2</sup>
Domestic Gross Floor Area (about)	215,005m <sup>2</sup>	195,130m <sup>2</sup>
Non-domestic Gross Floor Area (about) <sup>(6)</sup>	86,002m <sup>2</sup> <sup>(2)</sup> <sup>(3)</sup>	78,052m <sup>2</sup> <sup>(3)</sup>
<b>Maximum Building Height</b>	<u>Western Portion:</u> Not more than 60mPD <u>Eastern portion:</u> Not more than 180mPD	Not more than 180mPD
<b>Number of Residential Storeys (excluding podium, residential lobby and refuge floor)</b>	About 38 to 41 storeys	About 38 to 41 storeys
<b>No. of Blocks</b>	8	8
<b>Site Coverage</b>	Not more than 65%	Not more than 65%
<b>No. of Flat (about) <sup>(4)</sup></b>	4,300	3,902
<b>Anticipated Population (about) <sup>(5)</sup></b>	12,040	10,926
<b>Notes</b>		
(1) Future developments in Planning Areas 28A and 28B will be bound by the proposed plot ratio, should the application be approved. The maximum building height of the Proposed Development is determined by the OZP stipulation, while other development parameters are indicative only. Future developments of Planning Areas 28A and 28B will be governed by MLP submission, as an administrative measure under the lease.		
(2) Including a PTI with GFA of not less than 10,000m <sup>2</sup> in Planning Area 28A. Details to be determined in the MLP submission under the lease.		
(3) Planning Areas 28A and 28B in total will provide a maximum 1,050 number of park-and-ride parking spaces. Details to be determined in the MLP submission under the lease.		
(4) An average flat size of 50m <sup>2</sup> is adopted for residential use.		
(5) A Person Per Occupied Flat of 2.8 is assumed based on the average domestic household size in Yuen Long District as reported in the 2021 Population Census by the Census and Statistics Department.		
(6) For technical appraisal assumption purpose, the non-domestic use of the Proposed Development comprises retail, office, PTI and park-and-ride facilities.		

### **3.3 Landscape**

- 3.3.1 An Indicative Landscape Master Plan has been prepared, as shown in **Figure 3.9**. To provide a quality and sustainable environment with adequate landscape area for the enjoyment of the future users of the Proposed Development, landscape areas in form of private open space of about 13,000m<sup>2</sup> for Planning Area 28A and 12,000m<sup>2</sup> for Planning Area 28B have been proposed at both the at-grade and podium levels. A range of soft and hard landscape treatments will be provided subject to detailed design. A sensitive design approach will be applied to the landscape treatment proposed for the development. Sensitive design and generous planting of the associated landscape areas will be implemented to ensure the quality of the proposed landscape treatment.
- 3.3.2 The Proposed Development will meet the Sustainable Building Design Guidelines (SBDG) (PNAP APP-152) by providing not less than 30% of the site area as greenery. Details will be studied in the detailed design stage.

### **3.4 Site Connectivity**

#### Vehicular Connectivity

- 3.4.1 In Planning Areas 28A and 28B, development vehicular access points are located on Road L12, Road L15 and Road L16, vehicular access points of the park-and-ride facilities are located on Road L12, Road L15 and Road L16, and PTI vehicular access points are located on Road L15.
- 3.4.2 Please refer to **Drawing No. 1 of Appendix 1** for the location of the proposed vehicular access points.

#### Pedestrian Connectivity

- 3.4.3 A multilevel pedestrian connection system is proposed to enhance east-west pedestrian access and connectivity between Planning Areas 28A and 28B, as well as to surrounding developments and facilities, including the HSK Station.
- 3.4.4 On the second floor, footbridge connections will create linkages between: (i) Planning Area 28A and the HSK Station; (ii) Planning Area 28B and the HSK Station; and (iii) Planning Areas 28A and 28B.

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- 3.4.5 On the ground floor, pedestrian access points will be provided to connect the Proposed Development in Planning Areas 28A and 28B with the Regional Plaza in Planning Area 30, the “Residential (Group A) 2” site in Planning Area 27A, and the surrounding developments and facilities.
- 3.4.6 An opening on Basement Level in Planning Area 28A is reserved for a potential pedestrian connection for the proposed underground corridor to the HSWRL, which will be developed by others and is subject to change.
- 3.4.7 Subject to detailed design, the continuity of circulation through elevated Multi-level Economic Spine will span across the road between Planning Area 28B and Planning Area 27B, with connection provided by others to the communities to the further east of the Application Sites.
- 3.4.8 Please refer to **Drawing No. 2** of **Appendix 1** for the Indicative Pedestrian Connectivity Plan.

Internal Transport Facilities

- 3.4.9 Adequate parking spaces, loading/unloading spaces and bicycle parking spaces will be provided in accordance with the relevant standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG). The exact number of parking spaces, loading/unloading spaces and bicycle parking spaces will be determined during the detailed design stage.

**3.5 Tentative Implementation Programme**

- 3.5.1 Subject to site availability, market conditions and construction work progress, the Proposed Development will be implemented in phases, with estimated completion by 2037.
- 3.5.2 While the Project Agreement has been signed between MTR and the Government for the HSK Station Project in September 2024, the timely submission and approval of the section 16 planning application will facilitate the implementation of project work.



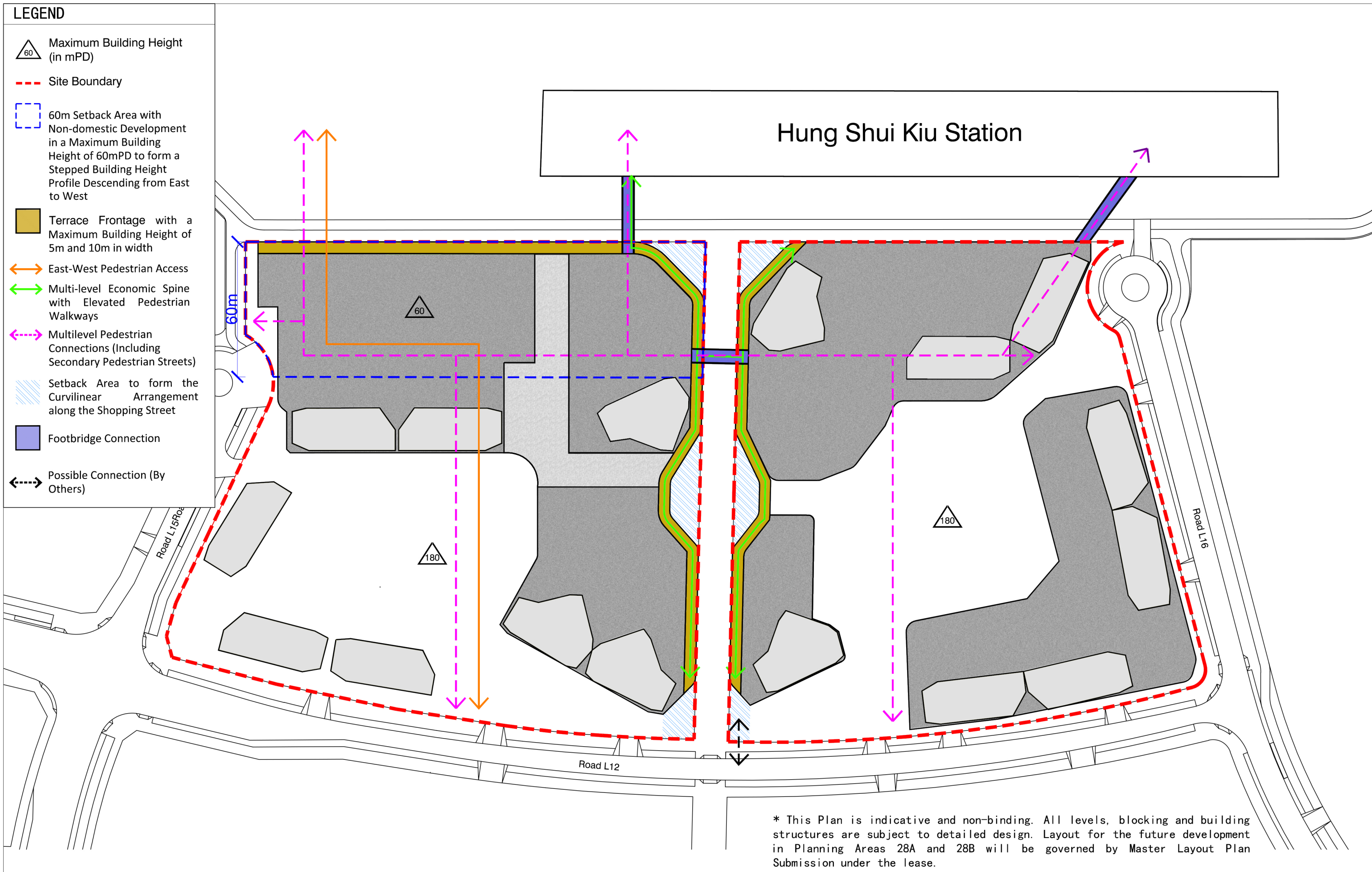


Figure 3.10

Scale 0 15 30 45 75m

MAR 2025

## INDICATIVE PLAN TO ILLUSTRATE THE URBAN DESIGN CONCEPTS AND MEASURES HUNG SHUI KIU PLANNING AREAS 28A AND 28B

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## **Appendix 2**

### *Replacement Pages of the Water Supply Appraisal*

Project Title: Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction (20% of Non-domestic Plot Ratio Conversion to Domestic Plot Ratio. Total Plot Ratio Remains Unchanged) for Mixed Use Development at Planning Areas 28A and 28B, Hung Shui Kiu

Revision 0	Date: Description:	Dec 2024 First Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 1	Date: Description:	Dec 2024 First Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 2	Date: Description:	Dec 2024 First Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 3	Date: Description:	Dec 2024 First Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 4	Date: Description:	May 2025 2 <sup>nd</sup> Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 5	Date: Description:	July 2025 3 <sup>rd</sup> Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen
Revision 6	Date: Description:	July 2025 4 <sup>th</sup> Issue	By: Check: Approved:	T C Choi Dave Chung Ben Yuen

Table 2.1.1 Assumed GFA Breakdown of the Water Supply Appraisal for the Proposed Development in Planning Areas 28A and 28B

	Residential GFA (m <sup>2</sup> )	No. of Flat Units*	Person per Occupied Flat^	Population	Non-Domestic GFA (m <sup>2</sup> )
Area 28A	215,005	4,300	2.8	12,040	86,002
Area 28B	195,130	3,902		10,926	78,052
Total	410,135	8,202		22,966	164,054

\* An average flat size of 50m<sup>2</sup> is adopted.

^ Based on the average domestic household size in Yuen Long District as reported in the 2021 Population Census by the Census and Statistics Department.

### 3. WATER SUPPLY ASSESSMENT

#### 3.1 Fresh Water Supply

3.1.1 Total fresh water and flushing water demands upon full completion of the Proposed Development are estimated to be about 5,932 m<sup>3</sup>/day and 1,802 m<sup>3</sup>/day respectively, based on criteria under Water Supplies Department (WSD)'s Departmental Instruction (DI) No.1309.

3.1.2 Existing WSD water supply mains record plans and new CEDD fresh water and flushing water supply mains drawings are shown in Appendix A and Appendix B respectively.

#### **Area 28A**

Area 28A comprises residential use, commercial use, park-and-ride facilities and a PTI. Fresh water and flushing water will be provided to Area 28A and the water consumption is 3,156m<sup>3</sup>/day and 940m<sup>3</sup>/day respectively. The breakdown of the water consumption is listed as below:

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Type of Usage	GFA (m <sup>2</sup> )	Potable water daily consumption (m <sup>3</sup> /day)	Flushing water daily consumption (m <sup>3</sup> /day)
Residential	215,005	2,769	843
Commercial (Retail)	45,702	313	68
PTI *	15,000	74	29
Park-and-Ride Facilities #	# (see Remarks)	0	0
<b>Daily Water Consumption of Area 28A (m<sup>3</sup>/day)</b>		<b>3,156</b>	<b>940</b>

## Remarks:

- \* A PTI GFA of about 15,000m<sup>2</sup> in Area 28A is assumed, serving only as an assumption for the Water Supply Appraisal.
- # Park-and-Ride Facilities of about 52,500m<sup>2</sup> in Areas 28A and 28B is assumed. There is no fresh and flushing water demand generated from Park-and-Ride Facilities. Therefore, the area for Park-and-Ride Facilities is excluded in Water Supply Appraisal.

The detailed breakdown of the estimated potable water and flushing water demand are summarized in Appendix C.

Proposed water lead-in for Area 28A will be branch off from the new water mains at road L15 and road L12. The proposed water mains size for Area 28A will be in form of 1xDN40, 1xDN100 and 2xDN150 (for potable water) and 1xDN40, 1xDN50 and 2xDN80 (for flushing water) to suit future design development layout in Appendix D.

Tentative phasing layout of the Mixed Use Development at Planning Areas 28A and 28B of Hung Shui Kiu in Appendix E is attached for your reference.

**Area 28B**

Area 28B comprises residential, commercial use, office and park-and-ride facilities. Fresh water and flushing water will be provided to Area 28B and the water consumption will be 2,776m<sup>3</sup>/day and 862m<sup>3</sup>/day respectively. The breakdown of the water consumption is listed as below: -

Type of Usage	GFA (m <sup>2</sup> )	Potable water daily consumption (m <sup>3</sup> /day)	Flushing water daily consumption (m <sup>3</sup> /day)
Residential	195,130	2,513	765
Commercial (Retail)	34,348	235	51
Office	16,504	28	46
Park-and-Ride Facilities #	# (see Remarks)	0	0
<b>Daily Water Consumption of Area 28B (m<sup>3</sup>/day)</b>		<b>2,776</b>	<b>862</b>

## Remarks:

- # Park-and-Ride Facilities of about 52,500m<sup>2</sup> in Areas 28A and 28B is assumed. There is no fresh and flushing water demand generated from Park-and-Ride Facilities. Therefore, the area for Park-and-Ride Facilities is excluded in Water Supply Appraisal.

The detailed breakdown of the estimated potable water and flushing water demand are summarized in Appendix C.

Proposed water lead-in for Area 28B will be branch off from the newly water mains at Road L12 and road L16. The proposed water mains size for Area 28B will be in form of 1xDN150, 2xDN100 and 1xDN80 (for potable water) and 3xDN50 and 1xDN80 (for flushing water) to suit future design development layout in Appendix D.



## Summary of Water Consumption Estimation

	Area 28A	Area 28B
<b>Estimated mean daily fresh water demand (m<sup>3</sup>)</b>	3,156	2,776
<b>Proposed dia. of fresh water lead-in connection</b>	2x DN150mm 1x DN100mm 1x DN40mm	1x DN150mm 2x DN100mm 1x DN80mm
<b>Estimated mean daily Flushing water demand (m<sup>3</sup>)</b>	940	862
<b>Proposed dia. of flushing water lead-in connection</b>	2x DN80mm 1x DN50mm 1x DN40mm	1x DN80mm 3x DN50mm

## 4 CONCLUSION

The daily water consumption of the Proposed Development (Areas 28A and 28B), as well as the proposed fresh water and flushing water lead-in sizes and locations have been reviewed and discussed in Section 3 above.

Fresh Water Supply:

Based on the average domestic household size in Yuen Long District as reported in the 2021 Population Census by the Census and Statistics Department, overall fresh water and flushing water demand upon full completion of the Proposed Development (Areas 28A and 28B) is approximately 5,932 m<sup>3</sup>/day and 1,802 m<sup>3</sup>/day respectively; i.e. peak mean flow of potable water is 206 l/s and flushing water is 42 l/s.

For the potable water supply, as a completely new fresh water supply network will be provided by government department for the distribution to the proposed new Planning development Areas 28A and 28B at Hung Shui Kiu. In this connection, taking into consideration of the newly fresh water supply main around the Proposed Development:

## Hung Shui Kiu Planning Area 28A & 28B

### Fresh Water and Flushing Water Consumption in Estimation

Print Date: 24 July 2025	Units	Area 28A	Area 28B
<b>1) Residential</b>			
No. of units	No.	4300	3902
Factor		2.8	2.8
Population of Area	Head	12040	10926
Refer to WSD D.I. no. 1309 - R1			
Mean daily fresh water demand per person	L / Head / Day	230	230
Mean daily fresh water demand for residential	L / Day	2769200	2512980
	m <sup>3</sup> / day	2769	2513
<b>2) Commercial</b>			
Retail Area	m <sup>2</sup>	45702	34348
Refer to CIFSUS Table 8, 3.5 employee per 100m <sup>2</sup> (Based on 85% efficiency)			
Total of employee for retails	employee	1360	1023
Proposed mean daily fresh water demand	L / Head / Day	230	230
Mean daily fresh water demand for retails	m <sup>3</sup> / day	312.8	235.3
Proposed mean daily flushing water demand	L / Head / Day	50	50
Mean daily flushing water demand for retails	m <sup>3</sup> / day	68	51.2
Office Area	m <sup>2</sup>	0	16504
Refer to CIFSUS Table 8, 5.5 employee per 100m <sup>2</sup>			
Total of employee for office	employee	0	908
Proposed mean daily fresh water demand	L / Head / Day	30	30
Mean daily fresh water demand for office	m <sup>3</sup> / day	0	27.2
Proposed mean daily flushing water demand	L / Head / Day	50	50
Mean daily flushing water demand for office	m <sup>3</sup> / day	0	45.4
Total mean daily fresh water demand for commercial	m <sup>3</sup> / day	312.8	262.5
Total mean daily flushing water demand for commercial	m <sup>3</sup> / day	68	97
<b>3) Transport Facilities</b>			
Transport Facilities Area	m <sup>2</sup>	15000	N/A
Refer to CIFSUS Table 8, 3.8 employee per 100m <sup>2</sup>			
Total of employee for Transport Facilities	employee	570	N/A
Proposed Mean daily fresh water demand	L / Head / Day	130	130
Mean daily fresh water demand for Transport Facilities	m <sup>3</sup> / day	74	N/A
Proposed mean daily Flushing water demand	L / Head / Day	50	50
Mean daily flushing water demand for Transport Facilities	m <sup>3</sup> / day	28.5	N/A
<b>4) Proposed fresh water Consumption</b>			
Mean daily fresh water demand for residential	m <sup>3</sup> / day	2769	2513
Mean daily fresh water demand for commercial	m <sup>3</sup> / day	313	263
Mean daily fresh water demand for transport facilities	m <sup>3</sup> / day	74	N/A
Total mean daily fresh water demand	m <sup>3</sup> / day	3156	2776
The peak mean daily fresh water demand = 3 x mean daily demand	m <sup>3</sup> / day l/s	9468 110	8328 96
<b>5) Proposed flushing water Consumption</b>			
Population of Area	Head	12040	10926
Refer to WSD D.I. no. 1309 - R1			
Mean daily flushing water demand per person for residential	L / Head / Day	70	70
Mean daily flushing water demand for residential	m <sup>3</sup> / day	843	765
Mean daily flushing water demand for commercial	m <sup>3</sup> / day	68	97
Mean daily flushing water demand for transport facilities	m <sup>3</sup> / day	29	N/A
Total mean daily flushing water demand	m <sup>3</sup> / day	940	862
The peak mean daily flushing water demand = 2 x mean daily demand	m <sup>3</sup> / day l/s	1880 22	1724 20



## Hung Shui Kiu Planning Area 28A (Phase 4, 5 & 6)

Fresh Water and Flushing Water Consumption in Estimation

Print Date: 24 July 2025	Units	Phase 4	Phase 5	Phase 6
<b>1) Residential</b>				
No. of units	No.	1148	1535	1617
Factor		2.8	2.8	2.8
Population of Area 28A	Head	3214	4298	4528
Refer to WSD D.I. no. 1309 - R1				
Mean daily fresh water demand per person	L / Head / Day	230	230	230
Mean daily fresh water demand for residential	L / Day	739220	988540	1041440
	m <sup>3</sup> / day	739.2	989.0	1041.4
<b>2) Commercial</b>				
Retail Area on 28A	m <sup>2</sup>	N/A	2000	43702
Refer to CIFSUS Table 8, 3.5 employee per 100m <sup>2</sup> (Based on 85% efficiency)				
Total of employee for retails	employee	N/A	60	1300
Proposed mean daily fresh water demand	L / Head / Day	230	230	230
Mean daily fresh water demand for retails	m <sup>3</sup> / day	N/A	13.8	299.0
Proposed mean daily flushing water demand	L / Head / Day	50	50	50
Mean daily flushing water demand for retails	m <sup>3</sup> / day	N/A	3	65
Office Area on 28A	m <sup>2</sup>	N/A	0	0
Refer to CIFSUS Table 8, 5.5 employee per 100m <sup>2</sup>				
Total of employee for office	employee	N/A	0	0
Proposed mean daily fresh water demand	L / Head / Day	30	30	30
Mean daily fresh water demand for office	m <sup>3</sup> / day	N/A	0	0
Proposed mean daily flushing water demand	L / Head / Day	50	50	50
Mean daily flushing water demand for office	m <sup>3</sup> / day	N/A	0	0
Total mean daily fresh water demand for commercial	m <sup>3</sup> / day	N/A	13.8	299.0
Total mean daily flushing water demand for commercial	m <sup>3</sup> / day	N/A	3.0	65.0
<b>3) Transport Facilities</b>				
Transport Facilities Area on 28A	m <sup>2</sup>	0	15000	0
Refer to CIFSUS Table 8, 3.8 employee per 100m <sup>2</sup>				
Total of employee for Transport Facilities	employee	0	570	0
Proposed Mean daily fresh water demand	L / Head / Day	130	130	130
Mean daily fresh water demand for Transport Facilities	m <sup>3</sup> / day	0.0	74	0.0
Proposed mean daily Flushing water demand	L / Head / Day	50	50	50
Mean daily flushing water demand for Transport Facilities	m <sup>3</sup> / day	0	28.5	0
<b>4) Proposed fresh water Consumption</b>				
Mean daily fresh water demand for residential	m <sup>3</sup> / day	739.2	989.0	1041.4
Mean daily fresh water demand for commercial	m <sup>3</sup> / day	N/A	13.8	299.0
Mean daily fresh water demand for transport facilities	m <sup>3</sup> / day	0.0	74	0.0
Total mean daily fresh water demand	m <sup>3</sup> / day	739	1077	1340
The peak mean daily fresh water demand = 3 x mean daily demand	m <sup>3</sup> / day l/s	2217 25.7	3231 37.4	4020 46.5
<b>Proposed fresh water lead-in diameter</b>	mm	100	150	150
Water flow velocity	m/s	3.5	2.0	2.5
<b>5) Proposed flushing water Consumption</b>				
Population of Area on 28A	Head	3214	4298	4528
Refer to WSD D.I. no. 1309 - R1				
Mean daily flushing water demand per person for residential	L / Head / Day	70	70	70
Mean daily flushing water demand for residential	m <sup>3</sup> / day	225.0	301.0	317.0
Mean daily flushing water demand for commercial	m <sup>3</sup> / day	N/A	3.0	65.0
Mean daily flushing water demand for transport facilities	m <sup>3</sup> / day	0.0	29	0.0
Total mean daily flushing water demand	m <sup>3</sup> / day	225	333	382
The peak mean daily flushing water demand = 2 x mean daily demand	m <sup>3</sup> / day l/s	450 5.2	666 7.7	764 8.8
<b>Proposed flushing water lead-in diameter</b>	mm	50	80	80
Water flow velocity	m/s	2.4	1.6	2.0

## Hung Shui Kiu Planning Area 28B (Phase 1, 2, 3 & 7)

Fresh Water and Flushing Water Consumption in Estimation

Print Date: 24 July 2025	Units	Phase 1	Phase 2	Phase 3	Phase 7
<b>1) Residential</b>					
No. of units	No.	958	958	500	1486
Factor		2.8	2.8	2.8	2.8
Population of Area 28B	Head	2682	2682	1400	4161
Refer to WSD D.I. no. 1309 - R1					
Mean daily fresh water demand per person	L / Head / Day	230	230	230	230
Mean daily fresh water demand for residential	L / Day	616860	616860	322000	957030
	m <sup>3</sup> / day	617	617	322	957
<b>2) Commercial</b>					
Retail Area on 28B	m <sup>2</sup>	N/A	N/A	1400	32948
Refer to CIFSUS Table 8, 3.5 employee per 100m <sup>2</sup> (Based on 85% efficiency)					
Total of employee for retails	employee	N/A	N/A	42	981
Proposed mean daily fresh water demand	L / Head / Day	N/A	N/A	230	230
Mean daily fresh water demand for retails	m <sup>3</sup> / day	N/A	N/A	9.7	225.6
Proposed mean daily flushing water demand	L / Head / Day	N/A	N/A	50	50
Mean daily flushing water demand for retails	m <sup>3</sup> / day	N/A	N/A	2	49
Office Area on 28B	m <sup>2</sup>	N/A	N/A	16504	0
Refer to CIFSUS Table 8, 5.5 employee per 100m <sup>2</sup>					
Total of employee for office	employee	N/A	N/A	908	0
Proposed mean daily fresh water demand	L / Head / Day	N/A	N/A	30	30
Mean daily fresh water demand for office	m <sup>3</sup> / day	N/A	N/A	27.2	0.0
Proposed mean daily flushing water demand	L / Head / Day	N/A	N/A	50	50
Mean daily flushing water demand for office	m <sup>3</sup> / day	N/A	N/A	45.4	0
Total mean daily fresh water demand for commercial	m <sup>3</sup> / day	N/A	N/A	36.9	225.6
Total mean daily flushing water demand for commercial	m <sup>3</sup> / day	N/A	N/A	47.5	49.1
<b>3) Proposed fresh water Consumption</b>					
Mean daily fresh water demand for residential	m <sup>3</sup> / day	616.9	616.9	322.0	957.0
Mean daily fresh water demand for commercial	m <sup>3</sup> / day	N/A	N/A	36.9	225.6
Total mean daily fresh water demand	m <sup>3</sup> / day	617	617	359	1183
The peak mean daily fresh water demand = 3 x mean daily demand	m <sup>3</sup> / day	1851	1851	1077	3549
	l/s	21.4	21.4	12.5	41.1
<b>Proposed fresh water lead-in diameter</b>	mm	100	100	80	150
Water flow velocity	m/s	2.6	2.6	2.5	2.2
<b>4) Proposed flushing water Consumption</b>					
Population of Area 28B	Head	2682	2682	1400	4161
Refer to WSD D.I. no. 1309 - R1					
Mean daily flushing water demand per person for residential	L / Head / Day	70	70	70	70
Mean daily flushing water demand for residential	m <sup>3</sup> / day	187.7	187.7	98.0	291.3
Mean daily flushing water demand for commercial	m <sup>3</sup> / day	N/A	N/A	47.5	49.1
Total mean daily flushing water demand	m <sup>3</sup> / day	188	188	146	340
The peak mean daily flushing water demand = 2 x mean daily demand	m <sup>3</sup> / day	376	376	292	680
	l/s	4.4	4.4	3.4	7.9
<b>Proposed flushing water lead-in diameter</b>	mm	50	50	50	80
Water flow velocity	m/s	2.0	2.0	1.6	1.8

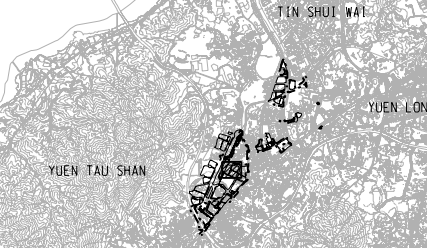
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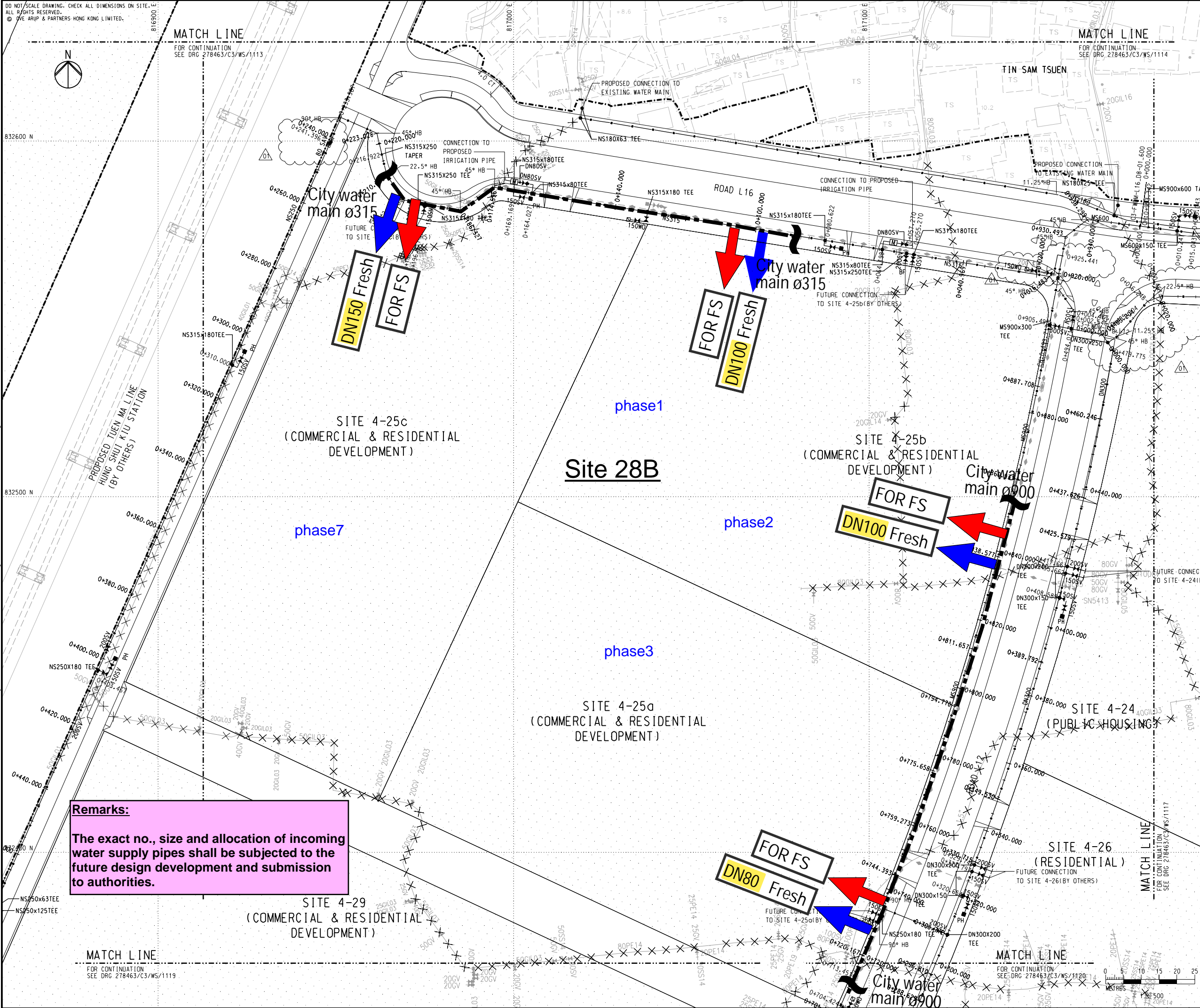
KEY PLAN

NOTES

1. FOR GENERAL NOTES AND LEGEND, REFER TO  
DRAWING NO. 278463/C3/WS/1001.

LEGEND:

-  LEAD-IN CONNECTION  
(FRESH WATER)
-  LEAD-IN CONNECTION  
(FS WATER)



Remarks:

The exact no., size and allocation of incoming  
water supply pipes shall be subjected to the  
future design development and submission  
to authorities.

Rev	Description	By	Date
01	TENDER ADDENDUM NO. 2	EF	05/24
00	TENDER ISSUE	EF	03/24

Consultant  
**ARUP**

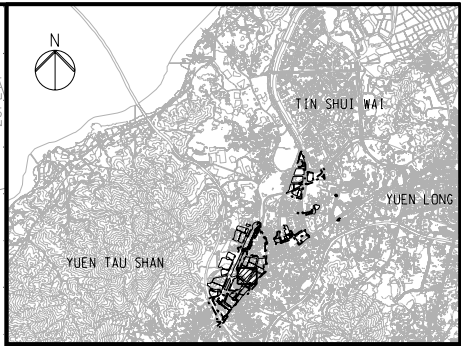
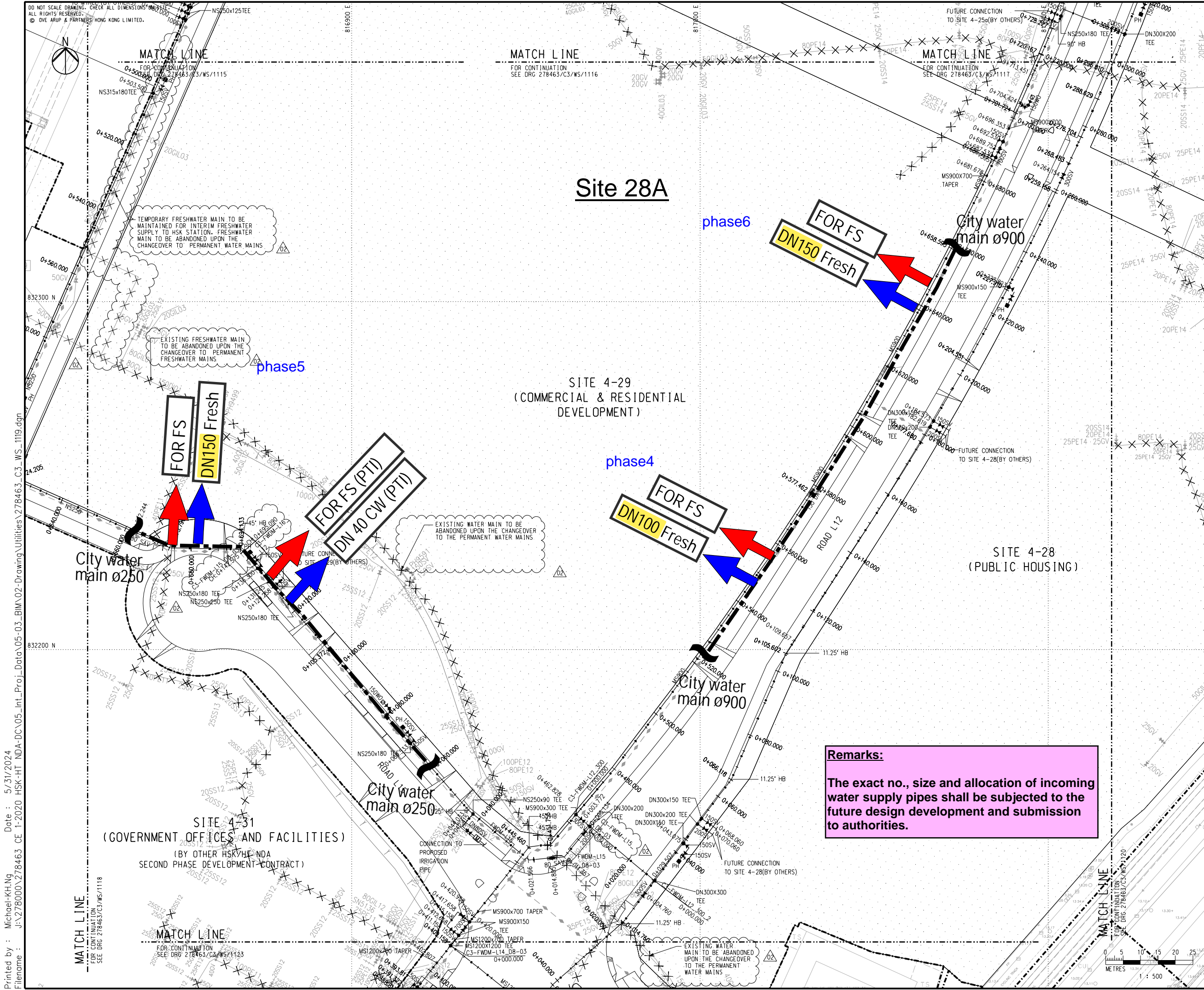
Project Title  
Contract No. YL/2023/03  
Hung Shui Kiu/Ha Tsuen  
New Development Area  
Second Phase Development - Contract 3 -  
Site Formation and Engineering  
Infrastructure Works

Drawing title  
**FRESH WATER SUPPLY WORKS  
LAYOUT PLAN  
(SHEET 16)**

Drawing no. <b>278463/C3/WS/1116</b>	Rev. <b>01</b>
Drawn DT	Date 01/8
Scale 1:500 @ A1	Status TENDER

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### KEY PLAN

**NOTES**  
1. FOR GENERAL NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/WS/1001.

**LEGEND:**

- LEAD-IN CONNECTION (FRESH WATER)
- LEAD-IN CONNECTION (FS WATER)

02	TENDER ADDENDUM NO. 3	EF	06/24
01	TENDER ADDENDUM NO. 2	EF	05/24
00	TENDER ISSUE	EF	03/24
Rev	Description	By	Date

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**ARUP**

Project Title  
Contract No. YL/2023/03  
Hung Shui Kiu/Ha Tsuen  
New Development Area  
Second Phase Development - Contract 3 -  
Site Formation and Engineering  
Infrastructure Works

Drawing title  
**FRESH WATER SUPPLY WORKS  
LAYOUT PLAN  
(SHEET 19)**

Drawing no.	278463/C3/WS/1119	Rev.	02
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		Approved	DL
		Status	TENDER

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SEE DRG 278463/C3/WS/1314



FOR CONTINUATION  
SEE DRG 278463/C3/WS/1314

#### NOTES

1. FOR GENERAL NOTES AND LEGEND, REFER TO  
DRAWING NO. 278463/C3/WS/1001.

#### LEGEND:

← LEAD-IN CONNECTION  
(SALT WATER)

DO	TENDER ISSUE	EF	03/24
Rev	Description	By	Date

Consultant  
**ARUP**

Project Title  
Contract No. YL/2023/03  
Hung Shui Kiu/Ha Tsuen  
New Development Area  
Second Phase Development - Contract 3 -  
Site Formation and Engineering  
Infrastructure Works

Drawing title  
FLUSHING WATER SUPPLY WORKS  
LAYOUT PLAN  
(SHEET 16)

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#### Remarks:

The exact no., size and allocation of incoming  
water supply pipes shall be subjected to the  
future design development and submission  
to authorities.

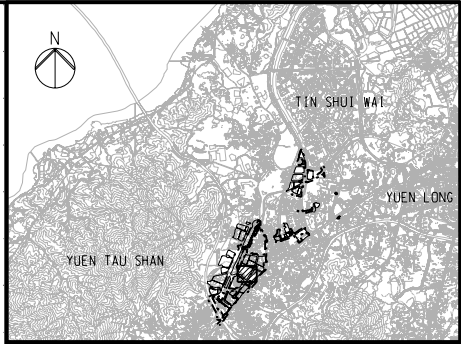
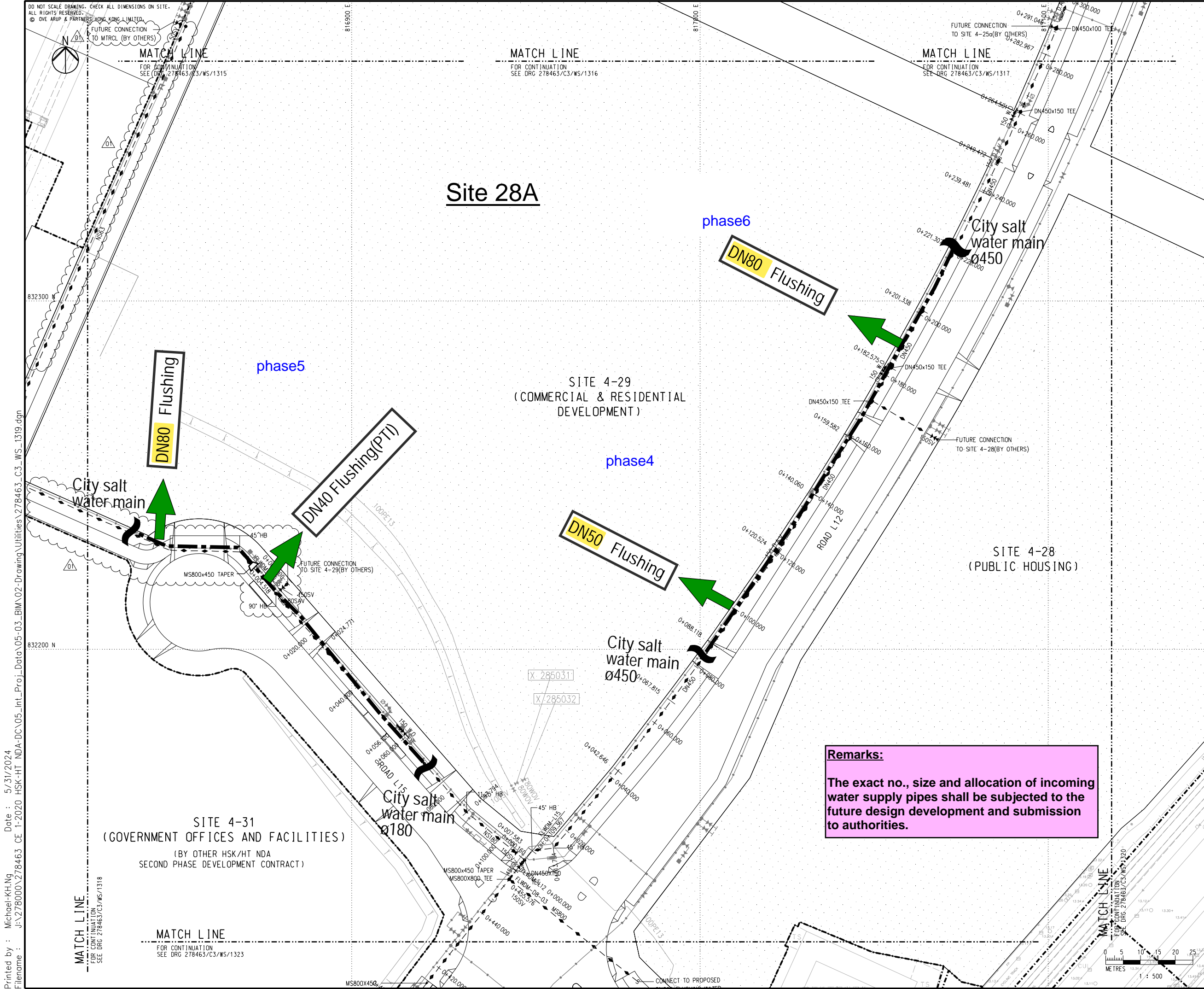
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**NOTES**

1. FOR GENERAL NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/WS/1001.

**LEGEND:**

← LEAD-IN CONNECTION (SALT WATER)

Rev	Description	By	Date
01	TENDER ADDENDUM NO. 3	EF	05/24
00	TENDER ISSUE	EF	03/24

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**ARUP**

Project Title

Contract No. YL/2023/03  
Hung Shui Kiu/Ha Tsuen  
New Development Area  
Second Phase Development - Contract 3 -  
Site Formation and Engineering  
Infrastructure Works

Drawing title

FLUSHING WATER SUPPLY WORKS  
LAYOUT PLAN  
(SHEET 19)

Drawing no.		Rev.	
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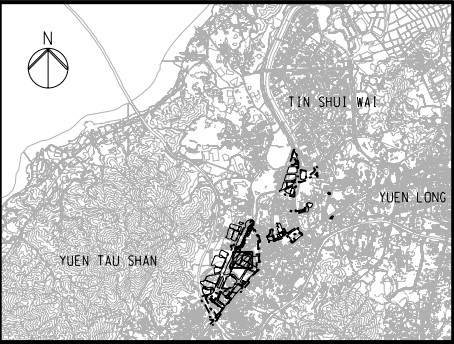
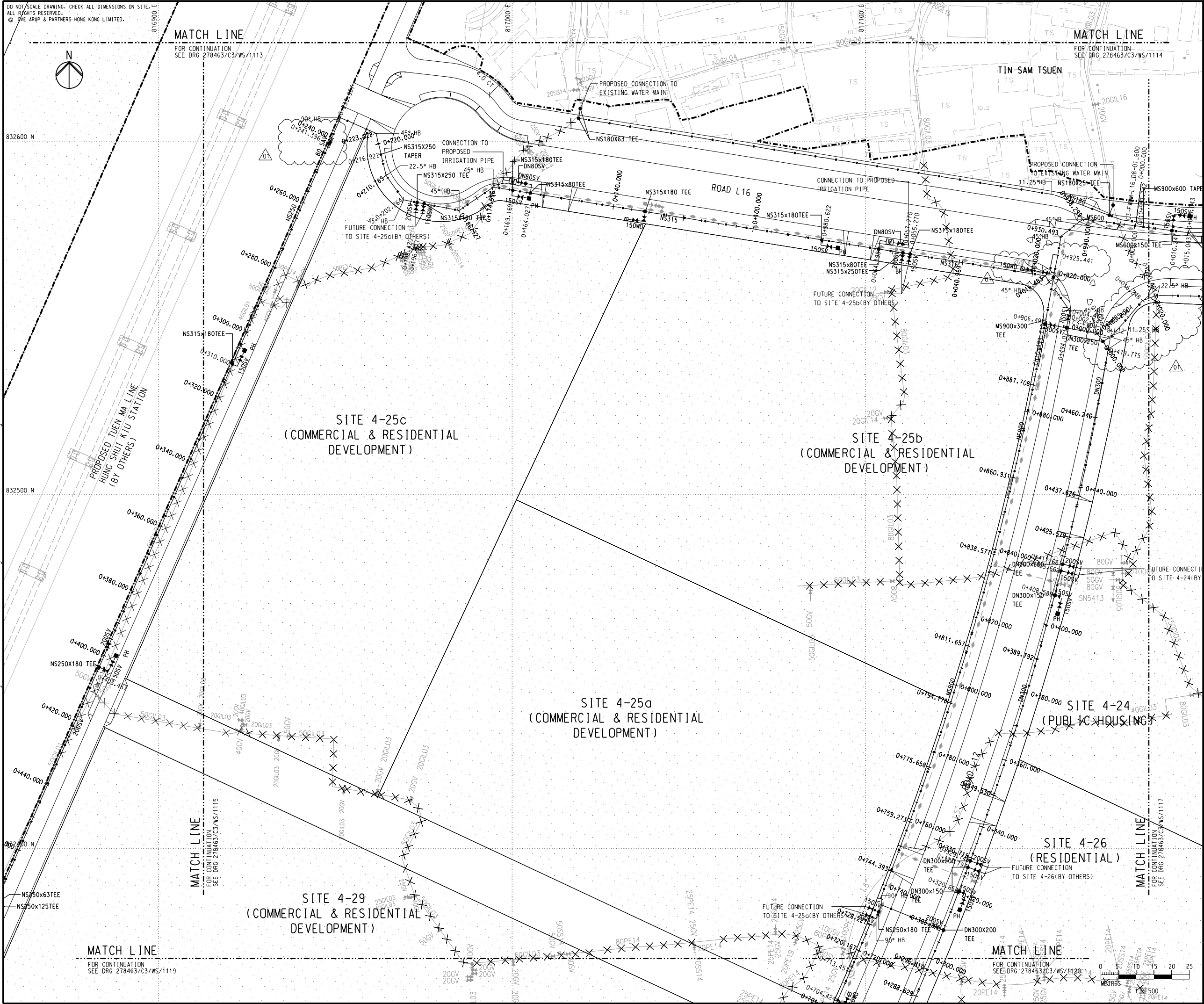
## **Appendix 3**

### *CEDD Fresh Water and Flushing Water Supply Works Layout Plans*



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**KEY PLAN**

**NOTES**

1. FOR GENERAL NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/WS/1001.

Rev	Description	By	Date
01	TENDER ADDENDUM NO. 2	EF	05/24
00	TENDER ISSUE	EF	03/24

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**ARUP**

Project Title

Contract No. YL/2023/03  
Hung Shui Kiu/Ha Tsuen  
New Development Area  
Second Phase Development - Contract 3 -  
Site Formation and Engineering  
Infrastructure Works

Drawing title

**FRESH WATER SUPPLY WORKS  
LAYOUT PLAN  
(SHEET 16)**

Drawing no.

278463/C3/WS/1116

Rev.

01

Drawn	Date	Checked	Approved
DT	01/8	EF	DL

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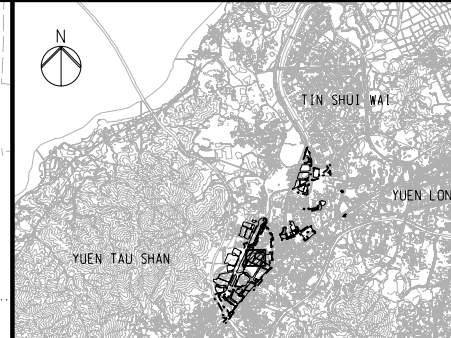


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KEY PLAN

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DO	TENDER ISSUE	EF	03/24
Rev	Description	By	Date
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Project Title			
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Hung Shui Kiu/Ha Tsuen			
New Development Area			
Second Phase Development - Contract 3 -			
Site Formation and Engineering			
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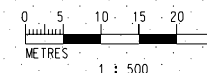
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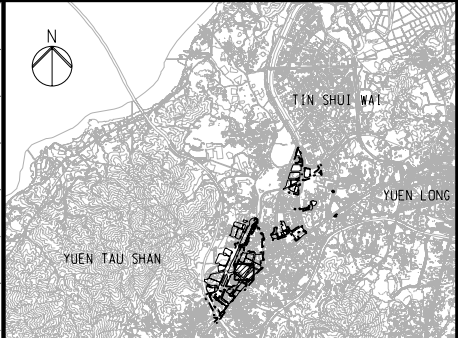
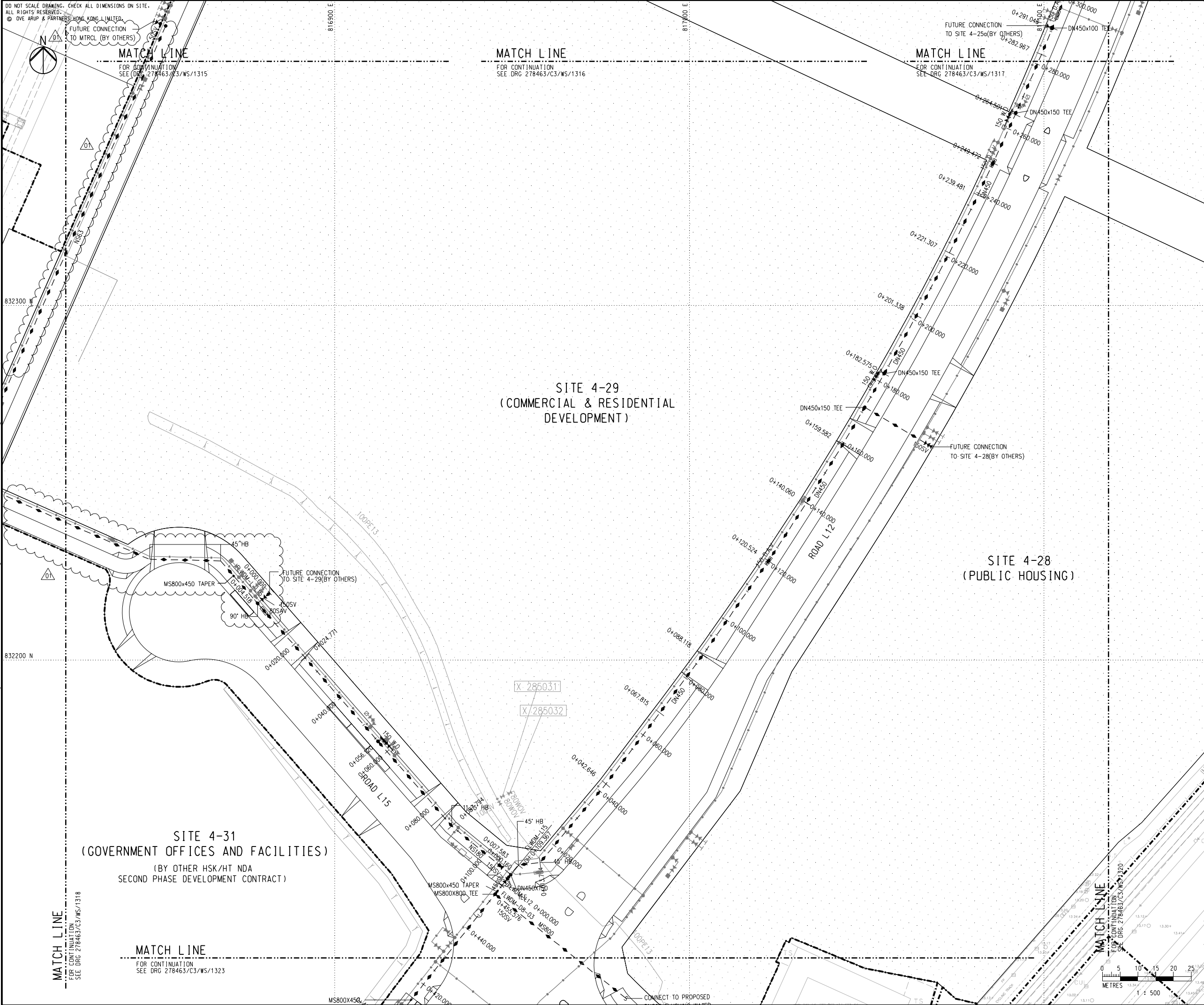
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### KEY PLAN

**NOTES**  
1. FOR GENERAL NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/WS/1001.

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00	TENDER ISSUE	EF	03/24
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Project Title			
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FLUSHING WATER SUPPLY WORKS LAYOUT PLAN (SHEET 19)			
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## **Appendix 4**

### *Replacement Pages of the Environmental Appraisal*

- 3.6.4 The fixed plant noise impact from the planned fixed plant has been evaluated. No insurmountable adverse fixed plant noise impact from planned fixed plant noise is anticipated during the operation phase of the Proposed Development.
- 3.6.5 A Noise Impact Assessment Report will be submitted under land grant or other statutory procedures for the review, exploration, demonstration and implementation of appropriate noise mitigation measures to ensure full compliance with the relevant noise criteria and requirements under Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), Hong Kong Planning Standards and Guidelines (HKPSG) and Noise Control Ordinance (NCO) during the operational phase of the proposed development.