S.16 Application for Utility Installation for Private Project (Underground Cable, Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land

Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T., New Territories

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1. EXECUTIVE SUMMARY

This Planning Statement forms part of a s.16 Application to allow for essential utilities installation (Utility Installation for Private Project (Underground Cable, Water, Telecommunication and Other Utilities Ducting) and associated excavation of land and filling of land) on a piece of private land and a piece of adjoining Government Land ("Application Site") within Green Belt zone and an area shown as 'Road'. The Application Site is owned by Founder Investment Limited ("Applicant").

The Application Site is situated in a Green Belt zone and an area shown as 'Road' alongside Clear Water Bay Road, Sai Kung, as shown in the diagram / map below (Exhibit 1), outlined in blue. It has a total area not exceeding 1,007.2 m². Within the red boundary is the land area for the proposed utility corridor, which represents 347.3 m² (36% of the Application Site). According to the Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2, the total area of the Green Belt zone is 51,828 m² and area shown as 'Road' is 37.9 m². The area of the proposed utility corridor is approximately 347.3 m², being only 0.67% (347.3 m² / 51,828 m²) of the entire Green Belt zone.

Exhibit 1: Application Site Plan and OZP Plan Overlap

The Application Site comprises:

- DD233 Lot 26 sA (Portion), sB (Portion), sC (Portion), sD (Portion), sE (Portion), sF (Portion), sG, sH, sI, RP
- DD233 Lot 27 sA, sB, sC, sD, sE, RP
- DD233 Lot 28 RP
- DD233 Lot 30 sA, sB
- Government Land

Background of the Application:

Building licences for the Houses were obtained in 1998. However, their houses has been stalled for over 26 years due to the lack of utility connections, as the Houses are landlocked and separated from Clear Water Bay Road by the Application Site. The construction of the Houses cannot proceed until:

1. Essential utility services are extended across the Application Site to reach the Houses, and
2. Consent is obtained from relevant utilities companies and government departments for the utilities connections and associated works, which is the subject of this application.

Owing to the inability to find suitable land with access to water supply, electricity, and other essential amenities for village house construction, despite the issuance of the building licences for more than 26 years, the village house could not be built or occupied and apply for completion to the relevant government departments. After more than a quarter of a century, the Applicant has reached an agreement with the owners of the adjacent housing lots to allow for the passage of utilities and a tree compensation scheme on the Application Site. Following multiple rounds of proposal submissions, CLP approved the proposed routing after technical review. In April 2024, CLP submitted a Planning Application (No. A/SK-CWBS/48 - Proposed Public Utility Installation (HV Pillar) and Associated Excavation of land, Government Land in D.D. 233 near Ha Yeung San Tsuen) to address the anticipated electricity load growth from the 12 Houses. This application was approved in June 2024.

This proposal builds on the objectives of the approved Planning Application A/SK-CWBS/48. As the next critical step, we submit this application to the Town Planning Board for approval to enable the utility corridor, without which the 12 Houses will remain disconnected from essential services and uninhabitable.

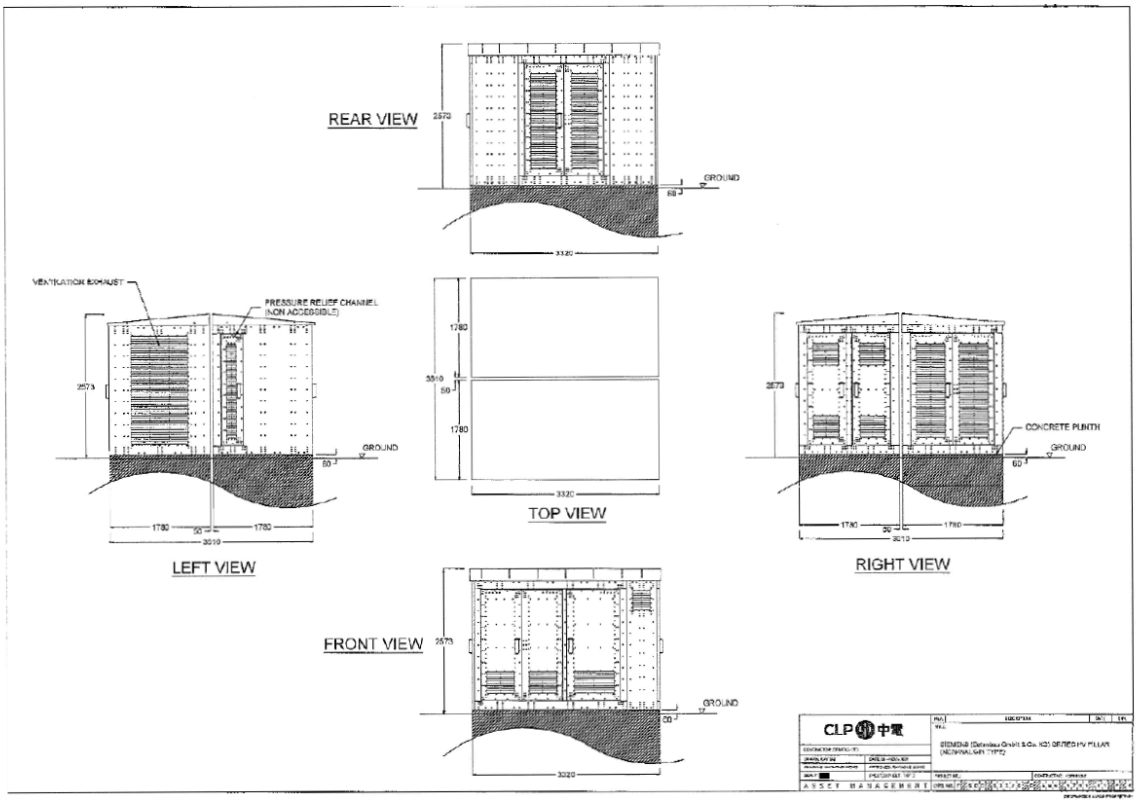

Diagram 1 – Example of HV Pillar

Adjacent to the Application Site are 12 building lots situated in Village Type Development zone, owned by persons other than the Applicant. These lots are proposed to accommodate 12 three-storey New Territories Exempted Houses (“Houses”), marked “H1” to “H12” in the diagram/map below (Exhibit 2).

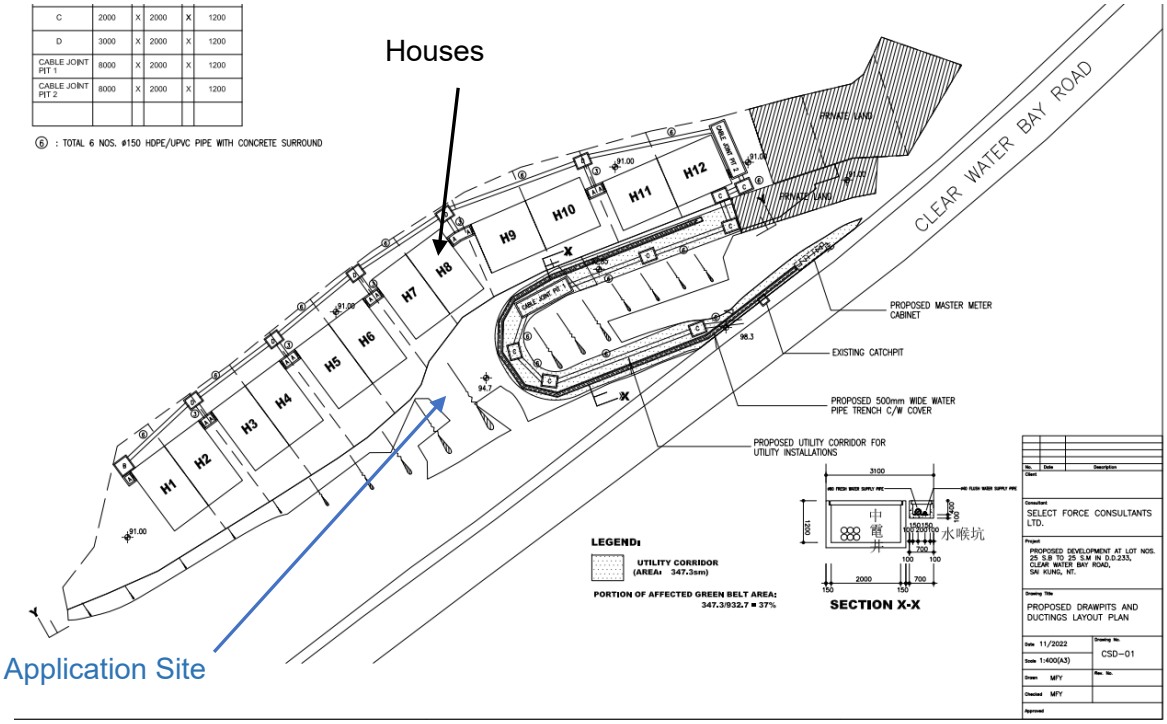

Exhibit 2: Houses adjacent to the Application Site

The Houses, when completed, are estimated to accommodate at least 97 people, assuming an average domestic household size of at least 2.7 people.

Critical Need for the Utility Corridor:

The proposed utility corridor is **essential** for delivering indispensable utility services—electricity, water, telecommunications, and septic tank maintenance—to the 12 Houses in the Village zone. These Houses are landlocked, separated from Clear Water Bay Road by the Application Site, and cannot be connected to basic utilities without the proposed corridor. These utilities are **crucial for modern living**, enabling safe and habitable residential environments. Without this utility corridor, the 12 Houses will remain **uninhabitable**, as they will lack access to electricity, water, telecommunications, and proper sewage management, rendering them unfit for occupation.

Rationale for Using Green Belt Land:

The proposed utility corridor is not only the **viable option** for providing essential utilities to the 12 Houses but also the most practical due to the zoning and economic context of the surrounding land. The land parcels adjacent to the 12 Houses are zoned "Village Type Development," which is designated primarily for village house development, as it supports the construction of New Territories Exempted Houses with greater market demand. The landowners in "V" zone are unwilling to make use the land plot for utilities installation. In contrast, the Application Site, zoned "Green Belt," holds restrictive development potential. The landowner previously attempted to pursue more economically viable development on this Green Belt parcel but was unable to secure approval from the Town Planning Board due to the zone's protective planning intentions.

The owner of the application site previously attempted to pursue on this Green Belt (Planning Application A/SK-CWBS/41), but it was not approved by the Town Planning Board due to the protective planning intent of the Green Belt. After years of negotiations, the owner has agreed to the utility corridor proposal, achieving a win-win agreement that facilitates the development of the village houses while utilizing the Green Belt land for low-impact essential infrastructure.

Proposed Works Within the Application Site:

The proposed works include the installation of underground cables to connect to the HV Pillar provided by CLP under Planning Application No. A/SK-CWBS/48, water supply pipes, telecommunication and other utility ducting, and associated works such as drawpits, excavation, and back filling to original level (please refer to the section plan which shows the levels of the filling of land are about 92.4m and 97m above HKPD respectively) to form the utility corridor. **The utility corridor will not provide vehicular access** except for limited, controlled access by vacuum trucks for semi-annual septic tank maintenance and repair, essential for the health and safety of the occupants. A **swept path analysis** has been conducted to ensure that vacuum trucks can safely navigate the corridor for maintenance purposes, and **access control measures** are in place to restrict entry to authorized maintenance personnel and pedestrians (residents of the 12 Houses) only.

Geotechnical Assessment:

To ensure the proposed works do not adversely affect the stability of the Application Site, we have engaged a qualified geotechnical engineer to prepare a **Geotechnical Planning Review Report (GPRR)** for this submission. The GPRR assesses the geotechnical conditions of the site, evaluates potential impacts of the proposed utility corridor on slope stability, and confirms that the design and construction methods will comply with relevant safety standards, providing assurance to the Town Planning Board and relevant authorities.

Consequences of Non-Approval:

If this application is not approved by the Town Planning Board, the 12 Houses in the Village zone will remain **uninhabitable** due to the absence of essential utilities. This would prevent the development of 12 small houses, deny housing for approximately 97 people. The lack of utilities would also preclude proper septic tank maintenance, posing health and safety risks to future occupants, particularly in light of public health lessons from the COVID-19 pandemic.

Immediate Benefits of this Application:

- The utility corridor is **indispensable** for providing electricity, water, telecommunications, and septic tank maintenance to the 12 Houses, enabling their construction and habitation.
- The corridor will support the development of 12 small houses, accommodating approximately 97 people, aligning with the government's policy.
- **No vehicular access** will be provided except for controlled access by vacuum trucks for septic tank maintenance and repair, with swept path analysis and access control measures ensuring minimal impact.
- The utility corridor will manage surface runoff, improving drainage without aggravating flooding.
- A Tree Preservation and Removal Proposal will replace 11 trees with healthier native species, enhancing the Green Belt's greenery and buffer function.
- A pedestrian walkway atop the corridor, adorned with natural vegetation, will provide safe access to Clear Water Bay Road for residents.
- The corridor will facilitate fire service installations and emergency access, enhancing safety.

規劃綱領

本規劃綱領依據《城市規劃條例》第 16 條的規定編制，旨在於綠化地帶及顯示為「道路」的地方內的一塊私人土地（“申請地點”）私人發展計劃的公用設施裝置（包括地下電纜、水管、電訊及其他公用設施管道）及相關土地挖掘工程，涉及一塊私人土地及一塊相鄰的政府土地。該申請地點由基邦投資有限公司擁有。

申請地點概述

申請地點位於西貢清水灣道旁的綠化地帶及顯示為「道路」的地方，於圖（圖一）以藍色標示。其總面積不超過 1,007.2 平方米，其中紅色邊界內為擬建公用設施走廊，佔地 347.3 平方米（約佔申請地點的 36%）。根據清水灣半島北分區計劃大綱核准圖編號 S/SK-CWBS/2，綠化地帶總面積為 51,828 平方米及顯示為「道路」的地方為 39.7 平方米，而公用設施走廊僅佔整個綠化地帶的 0.67%（347.3 平方米 / 51,828 平方米）。

申請地段

申請地點涵蓋以下地段：

- 丈量約份第 233 約地段：
    - 第 26 號 A 分段（部分）、B 分段（部分）、C 分段（部分）、D 分段（部分）、E 分段（部分）、F 分段（部分）、G 分段、H 分段、I 分段和餘段
    - 第 27 號 A 分段、B 分段、C 分段、D 分段、E 分段和餘段
    - 第 28 號餘段
    - 第 30 號 A 分段、B 分段
- 政府土地

申請背景

丁屋的建屋牌照早在 1998 年獲批。然而，由於興建位置被現時申請地點阻隔，未能連接清水灣道以接通公用設施，建造工程停滯長達 26 年。丁屋建造需滿足以下條件才能進行：

1. 公用設施必須經由申請地點連接至擬建丁屋。

2. 規劃申請須獲相關公用設施公司與相關政府部門批准，允許在申請地點進行必要的公用設施連接及相關工程。

因多年未能物色到合適土地以連接供水、供電及其他基本設施，丁屋至今仍未能興建及向政府相關部門申請完工。各丁屋屋主及申請人之間的洽談歷時多年。經過超過四分之一世紀，申請人終於與相鄰地段業主達成共識，同意於申請地點建設公用設施及樹木補償計劃。經過多輪提案提交後，中華電力公司（中電）在技術審核後批准了所提議的路線。於 2024 年 4 月，中電提交了一份規劃申請（編號 A/SK-CWBS/48 - 擬建公共設施安裝（高壓柱）及相關土地挖掘，位於丈量約份 233 號的政府土地，靠近下洋新村）以應對 12 棟房屋的預期電力需求增長。該申請於 2024 年 6 月獲得批准。

周邊土地與擬建丁屋

申請地點毗鄰「鄉村式發展」用途地帶，其中包含 12 塊私人土地，由申請人以外的其他業主擁有，擬於其上興建 12 棟新界豁免管制屋宇（“丁屋”）。擬建丁屋及其地段在下圖中以“H1”至“H12”標示。擬建的 12 棟丁屋可容納至少 97 人，假設家庭住戶平均人數最少為 2.7 人。

公用設施走廊的迫切需求

擬建的公用設施走廊對於為村內的 12 棟房屋提供必不可少的公用服務——電力、水源、電信及化糞池維護——至關重要。這些房屋被私人土地包圍，並被申請地點與清水灣道隔開，若沒有擬建的走廊，將無法連接基本公用設施。這些公用設施對於現代生活至關重要，使住宅環境安全和適宜居住。若沒有這條公用走廊，這 12 棟房屋將無法居住，因為它們將缺乏電力、水源、電信及適當的污水管理，無法適合居住。

使用綠帶土地的理由

擬建的公用走廊不僅是為 12 棟房屋提供必要公用設施的可行選擇，也是基於周邊土地的區域規劃和經濟背景而最實際的選擇。鄰近 12 棟房屋的土地被劃為「鄉村式發展地帶」，主要用於發展村屋，因為這支持建設市場需求較大的新界豁免屋。「鄉村式發展地帶」區的土地擁有者不願意將土地用於公用設施的安裝。相對而言，申請地點被

劃為「綠帶」，由於其發展潛力受限。土地擁有者曾試圖在這片綠帶上進行可行性的開發（規劃申請編號 A/SK-CWBS/41），但由於綠帶的保護性規劃意圖未能獲得城市規劃委員會的批准。經過多年的磋商，土地擁有者已同意公用走廊的提案，達成雙贏協議，促進村屋的發展，同時利用綠帶土地進行低影響的基礎設施建設。

申請地點內的擬建工程

擬建工程包括安裝地下電纜，以連接由 CLP 提供的高壓柱（規劃申請編號 A/SK-CWBS/48）、供水管道、電信及其他公用管道，以及相關工程，如抽水井、挖掘和填土以形成公用走廊。該公用走廊不會提供車輛通行，除非有限的受控通行，供吸污車進行半年度化糞池維護和修理，這對於居民的健康和安全至關重要。我們已進行了掃描路徑分析，以確保吸污車能安全通行進行維護，並已設置進入控制措施，限制進入僅限授權的維護人員和行人（12 棟房屋的居民）。

地質評估

為確保擬建工程不會對申請地點的穩定性產生不利影響，我們聘請了合資格的地質工程師為此提交準備一份地質規劃審查報告（GPRR）。該報告評估了現場的地質條件，評估擬建公用走廊對坡度穩定性的潛在影響，並確認設計和施工方法將符合相關安全標準，為城市規劃委員會及相關當局提供保障。

不批准的後果

如果城市規劃委員會不批准該申請，村區的 12 棟房屋將因缺乏必要的公用設施而無法居住。這將阻止 12 棟丁屋的發展，並剝奪約 97 人的居住機會。缺乏公用設施還將阻礙化糞池的適當維護，對未來居民的健康和安全構成風險，特別是考慮到 COVID-19 疫情帶來的公共衛生教訓。

該申請的直接好處

- 公用走廊對於為 12 棟房屋提供電力、水源、電信和化糞池維護至關重要，使其能夠建設和居住。

- 該走廊將支持 12 棟丁屋的發展，能夠容納約 97 人，符合政府政策。
- 除了受控進入的吸污車外，將不提供車輛通行，掃描路徑分析和進入控制措施確保影響最小。
- 公用走廊將管理地表徑流，在不加劇洪水的情況下改善排水。
- 樹木保護和移除提案將用更健康的本地樹種替換 11 棵樹，增強綠帶的綠化和緩衝功能。
- 在走廊上方設置的人行道，配以自然植被，將為居民提供安全通往清水灣道的通道。
- 該走廊將促進消防服務設施和緊急通道的設置，提高安全性。

2.0 INTRODUCTION

The proposed utility installation is **essential** for providing water, electricity, telecommunications, and septic tank maintenance to the 12 landlocked Houses in DD233 Lot 25 sB, sC, sD, sE, sF, sG, sH, sI, sJ, sK, sL, sM. Without the utility corridor, these Houses will remain uninhabitable, as they cannot connect to basic utilities critical for modern living. The corridor is the only viable option, as adjacent land parcels are zoned “Village Type Development” for higher-value village house development, while the Green Belt Application Site, with lower economic value, is suitable for this low-impact infrastructure. The landowner’s prior unsuccessful attempts to develop the Green Belt land for more economically viable uses led to this win-win agreement with the 12 House owners. There are no alternative sites for the proposed utility installation due to the landlocked nature of the Houses. A pre-submission enquiry for this proposal was submitted to the Sai Kung and Islands District Planning Office in late 2024. Comments from relevant government departments have been collected and addressed in this application, with a tabulated “Response to Comments” provided in Appendix 8.

Zoning of Application Site:

The Application Site falls within the “GB” zone on the Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2, gazetted 30 May 2006. “Utility Installation for Private Project” is a Column 2 use, requiring planning permission from the TPB. The Application Site has an area of 1,007.2 m², with the utility corridor occupying 347.3 m².

Compliance with Town Planning Board Guidelines:

The utility corridor complies with the Town Planning Board Guidelines for Development Within Green Belt Zone (TPB PG-No. 10) and is compatible with surrounding land uses. The proposed works will not cause adverse visual, environmental, or infrastructural impacts, nor involve extensive vegetation clearance. The utility corridor will not provide vehicular access except for controlled septic tank maintenance, with swept path analysis and access control measures in place. A Tree Preservation and Removal Proposal ensures no net loss of greenery. The **Geotechnical Planning**

Review Report (GPRR), prepared by a qualified geotechnical engineer, further confirms that the proposed works will not compromise slope stability, ensuring compliance with safety standards. **Without this utility corridor, the 12 Houses will remain uninhabitable**, undermining the government's housing objectives.

3.0 SITE CONTEXT

3.1 LOCATION

The Application Site is located on the eastern side of Clear Water Bay Road in a rural environment, adjacent to Leung Fai Tin village houses to the north, residential developments to the east, and Ha Yeung San Tsuen to the south. It is near Clear Water Bay Country Park and High Junk Peak Country Trail. Access is via Clear Water Bay Road. The Location Plan is in Appendix 1.

3.2 SITE CHARACTERISTICS

The Application Site is a vegetated slope with no existing utility provisions (electricity, water, sewage, drainage). A tree survey by H Plus Limited in April 2023 identified 11 trees, primarily Macaranga tanarius var. Tomentosa and Mallotus paniculatus, in poor health and form. No endangered species were found. See Appendix 3 for the Tree Preservation and Removal Proposal.

4.0 PROPOSED WORKS AND DESIGN

The Application Site contains the main affected work zone for the CLP underground utilities within the Application Site boundary. The proposed works in the Application Site includes the installation of an approximate 110m long low voltage underground cable. The proposed excavation of land and filling of land for laying underground cable of about 220m^2. (110m x 2m) with a depth of about 2m. The cable trench will be backfilled to ground level after cabling works by CLP. A utility corridor with drawpits and ductings for cable laying will be constructed. The utility corridor will also extend services to the nearest suitable government water mains for connection. It also provides access to telecom service for the 12 proposed NTEHs. The utility corridor will have a hard paved surface overlooking the natural hillslope. The layout of the proposed utility installations are attached at Appendix 4.

<u>Tree Preservation and Removal Proposal:</u>

11 existing trees, as mentioned aforesaid and mostly nested in contour lines 95m/100m PD, will be removed and replaced as they are located along the proposed routing of the utility corridor. A Tree Preservation and Removal Proposal will be implemented to replace the trees with the goal of creating a net enhancement of greenery within the Application Site by:

- Compensating the trees by using tree species that can be found from the surrounding area, which will increase the native tree species mix to enhance greenery within the Application Site,

- Purposely replanting the trees at the suggested location to enhance the mountain profile of the Application Site by strategically placing the 11 new trees in a more evenly spread manner, so that the trees can visually define the outer limits of urban pockets and improve the Application Site's ability to serve as a buffer for urban areas.

- Restoring the ground cover underneath the trees using grass and shrubs.

- Planting trees that are of better form and health.

Exhibit 3: Groups of Compensation Trees visible from Clear Water Bay Road

Exhibit 4: Illustration of View from Clear Water Bay Road After Proposed Works (No change between 2 lamp posts)

Tree Preservation and Removal Proposal:

Eleven trees along the corridor's route will be replaced with healthier native species to enhance greenery and the mountain profile. Ground cover will be restored with grass and shrubs. See Appendix 3.

Improved Accessibility:

A pedestrian walkway atop the corridor, adorned with natural vegetation, will provide safe access to Clear Water Bay Road for the 12 Houses' residents.

Exhibit 5: Pedestrian Walkway (in Dark Grey Colour)

5.0 ACCESS MANAGEMENT

The construction would be carried out by simple machinery such as handheld tools. No heavy machinery will be deployed in the Application Site in the entire construction stage. All construction materials would be taken to the site via the existing footpath which linked with Clear Water Bay Road. A new vehicular access road was therefore not required for the construction.

Every effort will be made to ensure that loading/unloading activities and any temporary occupation of Government Land (including public roads) will be well planned ahead and in consultation with the concerned authorities.

After completion, entry to the utility corridor will be granted only for the pedestrian use of the occupants of the 12 Houses, the essential maintenance of utility provision (electricity, water, telecommunication services) and for vacuum trucks to service the septic tanks of the 12 Houses on a semi-annual basis. Having experienced the COVID-19 pandemic, septic tank maintenance is essential for the health and safety of the occupants of the 12 Houses.

In emergencies, the pedestrian walkway will support fire service installations and emergency access. **Without the corridor, septic tank maintenance will be impossible**, posing health risks to residents. The swept path analysis for Septic Tank Maintenance Access is in Appendix 6.

6.0 PLANNING POLICY CONSIDERATIONS

6.1 OUTLINE ZONING PLAN

The Application Site is in the “GB” zone under the Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2 (gazetted 30 May 2006). The proposal meets the planning intention:

OZP GB Zone Planning Intention	How Planning Intention Is Met
General presumption against development	• The Application Site is a natural slope. As such, it is unsuitable for property development. • The proposed utility installation and utility corridor will not increase development intensity within the Application Site. • By nature, the utility corridor itself will retard the development potential of the Application Site. • It is essential for the 12 Houses, which will remain uninhabitable without it. The Green Belt’s lower economic value makes it suitable for this low-impact use, unlike the adjacent Village zone.
Defining urban limits by natural features	• By replacing the 11 existing trees which are mostly concentrated along the contour lines at 95 / 100m PD level and distributing the new trees more evenly along the Application Site, the mountain profile will be enhanced and thereby visually help the GB zone define the limits of urban and sub-urban development areas.
Contain urban sprawl, provide passive recreation	• The GB’s function as a buffer zone to contain urban sprawl will be improved by enhancing the greenery in the Application Site. The tree species planted would be the ones found from the surrounding country park for compensation to enhance the landscape value of the Application Site. • The utility corridor will have a hard paved surface overlooking the natural hillslope. Together with the Tree Preservation and Removal

	Proposal, the visual greenery and aesthetics of the Application Site will be enhanced, providing passive recreational outlet. • Without the corridor, the 12 Houses cannot be habitable, undermining housing goals.

6.2 TOWN PLANNING BOARD GUIDELINES (TPB PG-NO. 10)

The proposed works will not involve property development or lead to an increase in development intensity at the Application Site. The planning application meets the salient criteria outlined in TPB PG-No. 10, as illustrated in the table below. Other requirements mentioned in TPB PG-No. 10 that are not applicable or automatically fulfilled will not be included in the following table.

Criteria	How Criteria Is Met
Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available.	• The corridor is essential for the landlocked 12 Houses, with no alternative sites. Adjacent Village zone land is reserved for higher-value development, making the Green Belt the only viable option. Without it, the Houses will remain uninhabitable. • The utility services provided are considered essential. They are electricity, water, telecommunication, and septic tank maintenance for the adjacent 12 Houses within the Village zone. • The utility corridor with drawpit is to make room for cable laying required by CLP
Promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.	• The proposed utility installation and utility corridor will not increase development intensity within the Application Site. • The natural environment will be conserved. 11 compensatory trees are proposed (Aggregated DBH Compensated is 0.915m). The

	compensation ratio is 1:1 in terms of quantity and 1:0.58 in terms of quality. • The GB zone's function to prevent the spillover of urban development will be preserved. The proposed utility corridor will be placed underground to mitigate its visual impact and to limit the Application Site's ability accommodate other developments.
Conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance; to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and to provide additional outlets for passive recreational uses.	• The existing landscape features will not only be conserved but enhanced. The Tree Preservation and Removal Proposal for the Application Site includes planting 11 new trees with ground cover. The proposal aims to enhance the native tree species mix and enhance the mountain profile while considering human height and scale. • The Application Site and its surrounding area has no recognized "fung shui" importance. According to the Town Planning Board meeting for the planning application A/SK-CSBS/17 which involved part of the current Application Site, there was no particular mention on the "fung shui" importance of the area.

Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.	• The planning application will not cause any NTEHs to be built within the Application Site. Rather, the Application Site is used to allow passage of essential utilities to the 12 Houses which are in a Village zone next to the Application Site. • The 12 Houses require satisfactory sewage disposal facilities to be fit for occupation. The utility corridor would provide access for vacuum trucks to service the septic tanks twice a year, which is important for the health and safety of the occupants, especially with Hong Kong having experienced the COVID-19 pandemic recently.
The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.	• Utility corridor is not considered as development and will not be incompatible with surrounding village and rural landscape character. • Proposed works would not involve any extensive clearance of existing natural vegetation or cause any disruption to existing landscape features and character of the area. • The 11 trees identified to be removed are in poor condition and have an unrecoverable health problem upon our tree survey. These trees possess poor form and share common defects such as leaning and imbalanced form. As a result, these symptoms cause their structural integrity and stability to be compromised, presenting a potential hazard in the long term. • Utility corridor will require the replacement of 11 trees, which are of low amenity value and very

	common species. To ensure the continued health and beauty of the area, the trees will be replaced with local species that match the specifies found in the nearby country park areas. This will not only enhance the native species mix of the area, but also ensure that the replacement trees are well-suited to the local climate and environment. • The replacement trees will be of standard size and in good form, ensuring that they not only blend seamlessly with the existing landscape but also enhance it. This is particularly important in GB's function. By carefully selecting replacement trees that are suited to the area and aesthetic preferences, we can ensure that the area remains a beautiful and sustainable green space for generations to come.
The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.	• At present, the Application Site does not have any functioning drainage and sewage systems. • The proposed works will not adversely affect drainage or aggravate flooding in the area. The utility corridor can hold surface runoff and realign it to along a more optimal route. It will facilitate the completion of drainage works while ensuring that downstream drainage systems have sufficient capacity and are in good condition to manage the corresponding runoff. Detailed design will be provided and subject approval of DSD.
	• The 11 trees that are being replaced are on relatively flat areas of the Application Site. As a

Any proposed development on a slope or hillside should not adversely affect slope stability.	result, the tree removal should not disturb the slope features or adversely impact the slope stability. • The utility corridor will not adversely impact slope stability. We will carry out design and analysis of geotechnical feature and ensure that the slope safety during and after the proposed works is to the satisfaction of the relevant authorities.

7.0 CONCLUSION

7.1 JUSTIFICATION

The utility corridor is **indispensable** for providing electricity, water, telecommunications, and septic tank maintenance to the 12 landlocked Houses in the Village zone. **Without it, the Houses will remain uninhabitable**, as they cannot connect to utilities essential for modern living. The corridor is the **only viable option**, as adjacent "Village Type Development" zoned land is designated for higher-value village house development, while the Green Belt Application Site, with lower economic value due to prior unsuccessful development attempts, is suitable for this low-impact infrastructure. The **win-win** agreement with the 12 House owners, reached after years of negotiation, enables this proposal. Building licences were granted in 1998, but development has stalled for 25 years due to the lack of utilities.

The proposal complies with the OZP and TPB PG-No. 10, with minimal environmental impact. **The corridor will not provide vehicular access** except for controlled septic tank maintenance, with swept path analysis and access control measures in place. The **Geotechnical Planning Review Report (GPRR)** ensures that the proposed works will not compromise slope stability. If not approved, the 12 Houses will remain uninhabitable, preventing housing need for 97 people, contrary to government housing policies.

<u>Approved Precedent Cases:</u>

Case: A/SK-CWBS/48

According to a precedent planning application (A/SK-CWBS/48) for Proposed Public Utility Installation (HV Pillar) and Associated Excavation of land in GB zone approved by the Town Planning Board on 21 June 2024, the application claimed that, having considered the load growth of the existing services/customers and development of the 12 new small houses (mentioned in our current planning application) near Ha Yeung San Tsuen, a HV Pillar is an essential facility for alleviating the heavy load condition of existing supply facilities, catering for the anticipated load growth from new small houses.

Case: A/SK-CWBN/46

According to a precedent planning application (A/SK-CWBN/46) for Proposed Public Utility Installation (Underground Cables) and Excavation of Land in Conservation Area zone, GB zone, and Village zone approved by the Town Planning Board on 16 March 2018, the application claimed that new underground cables laid under existing concrete carriageway would bring minor impact to existing landscape of the environment and that no visual impact would incur.

Case: A/MOS/121

Furthermore, according to another precedent planning application (A/MOS/121) for Proposed Public Utility Installation (Electricity Package Substation) in GB zone approved by the Town Planning Board on 12 April 2019, comments of the Chief Town Planner/Urban Design and Landscape, Planning Department stated that “in view of the small scale of the development (less than 12m² area), adverse landscape impact arising from the proposed development is not anticipated… adverse visual impact due to the proposed development is not anticipated….”

Case: A/TWW/114C

Finally, there is another precedent planning application (A/TWW/114C) for Proposed Access Road in Green Belt zone for adjacent Residential Development approved by the Town Planning Board on 16 November 2018. The approved planning application has the following salient points:

- Proposed widening of existing pedestrian access would be open to public access in the future and result in the felling of 11 existing trees.

- The application claimed that no adverse landscape or visual impact is anticipated as tree compensation will be pursued.

- Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department stated that "the subject access road serving the adjoining lots zoned "R(C)" and "R(C)1" already exists. Considering the scale of the proposed road widening and associated slope works and the surrounding context, adverse visual impact on the surrounding is not anticipated." The site has an area of about 1,662 m^2, of which about 892 m^2 is the existing footpath and the remaining 770 m^2 (about 46%) is the area to be modified for the proposed access.

- The application claimed that the access road bears no development intensity which could minimize impacts on the "GB" zone and the surrounding.

- The application claimed that the runoff from the proposed access road will be collected by separate drainage system and discharged into appropriate outlet points, and that no infrastructure impacts on drainage is anticipated.

Other Merits of this Application:

Our Planning Application is a Next Step of the Previously Approved Planning Application A/SK-CWBS/48:

In April 2024, CLP submitted a Planning Application (No. A/SK-CWBS/48 - Proposed Public Utility Installation (HV Pillar) and Associated Excavation of Land, Government Land in D.D. 233 near Ha Yeung San Tsuen) to cater for the anticipated electricity load growth from the development of the 12 Houses mentioned in our planning application. This initial Planning Application by CLP was subsequently approved in June 2024. Our current Planning Application builds upon the approved A/SK-CWBS/48 by advancing the provision of essential utilities for the 12 Houses.

Other Merits:

- Builds on the approved A/SK-CWBS/48, enabling utility connections for the 12 Houses.
- Controlled entry ensures minimal impact, with access only for maintenance and pedestrians.
- Improves surface runoff management, enhancing drainage.
- Enhances the GB zone's buffer function via tree replacement and the **Geotechnical Planning Review Report (GPRR)**.
- Utilizes the Green Belt's lower economic value for essential infrastructure, preserving Village zone land for higher-value development.

Consequences of Non-Approval:

Failure to approve this application will render the 12 Houses **uninhabitable**, halting development, denying housing for 97 people, and posing health risks due to the inability to maintain septic tanks.

7.2 PLANNING GAIN

According to paragraph 68 of The Chief Executive's 2022 Policy Address, "the Government will identify more land to meet demand and build up the land reserve, including developable land from the new round of study on "Green Belt" zone and the consultancy study on Agricultural Priority Areas." And according to paragraph 103 (iii) of The Chief Executive's 2023

Policy Address, the Government has “already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plan for the time being to further use the Green Belt areas for large-scale development. Nonetheless, we will consider using some of the sites for recreational and tourism purposes.”

It is important to note that the Application Site, located within the Green Belt zone, presents clear constraints for development due to factors such as natural slope and ecological sensitivity. The purpose of this planning application is NOT to enable development within the Application Site. Instead, the planning application seeks to unleash the development potential of the adjacent sites in the neighbouring Village zone by providing essential utilities to make the development of the 12 planned NTEHs viable. If the planning application is approved, the 12 Houses should be readily available for occupation in around 1-1.5 years after, accommodating housing need for at least 97 people.

Furthermore, under this planning application’s proposal, the GB zone’s function as a buffer between urban areas is not altered but enhanced. The Tree Preservation and Removal Proposal involving the replacement of 11 trees will enhance the native tree species mix of the Application Site. In addition, the placement of the trees will cater to the slope and human scale to enhance the mountain profile, making the Application Site’s status as a buffer zone more visually obvious. Ultimately, the proposal will enable the Application Site to provide passive recreational outlet.

The Geotechnical Planning Review Report (GPRR) further provides assurance regarding the proposal’s safety and compliance.

The green area to the left of the railway line marks some of the land adjacent to Tai Lam Country Park, the edge of which has been proposed for development. Photo: SMP Pictures

'All options' to be considered including green belts

Ezra Cheung
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Chief Executive John Lee Ka-chiu has said he will explore all land supply options to ease the housing crunch, including using green belt zones, with the environmental secretary adding authorities will seek to strike a new balance between urban development and ecological conservation.

Yesterday, Lee and Secretary for Environment and Ecology Tse Chin-wan were responding to a suggestion by the finance minister on developing housing in the peripheries of the city's cherished country parks to build more flats for aspiring homeowners.

"My view is that currently, we already have different policies under consideration in boosting land supply, including using green belts, public-private cooperation as well as the Lantau Tomorrow reclamation plan," Lee said. "We are also developing the Northern Metropolis. We will focus on these plans first."

The Northern Metropolis project aims to house about 2.5 million people in the New Territories, while the Lantau Tomorrow Vision blueprint will create a new metropolis on man-made islands in the waters off Lantau Island.

Lee said after visiting subdivided flat tenants in Sham Shui Po yesterday that he would explore all options for land supply and was eyeing the 16,000 hectares of green belts, or fields between urban areas and country parks where development is barred under the law.

Tse, meanwhile, yesterday said his responsibility was to protect and conserve. "But the issue facing us is that we don't enhance our conservation efforts after designating a plot for protection, and its ecological value only declines with time."

Instead of arguing about how large such areas were, the government had to adopt a "proactive conservation" approach and focus on helping species involved, improving their habitats and boosting biodiversity, he added.

"If the approach succeeds, it will be a new way. Conservation and development can be in parallel. We need to find a way to make the two parts work in tandem."

The concerns resurfaced after Financial Secretary Paul Chan Mo-po told the *Post* the new government would not rule out developing the fringes of a large country park for housing to help ease the chronic shortage of affordable homes, echoing a plan that former chief executive Leung Chun-ying floated years ago.

Green groups have criticised Chan's statement as going against society's consensus on protecting country parks. Greenpeace Hong Kong said such peripheral zones did not exist as the boundaries were well-defined under the Country Parks Ordinance. It also warned country parks might be chipped away once a bad precedent was set.

Leung first proposed developing country park fringes in 2017.

However, the idea was struck down by his successor Carrie Lam Cheng Yuet-ngor, who expressed reservations about the plan after conducting a public consultation in 2018 that revealed a general disapproval from residents.

The issue re-emerged in May as Leung suggested that the government should allocate not more than 100 hectares of land at the edge of Tai Lam Country Park to build up to 30,000 subsidised flats.

Additional reporting by Lilian Cheng

Exhibit 6: SCMP article published on 31 July 2022

Green belts an option on land for housing

If there is anything that sets Hong Kong apart from other heavily built-up cities, its beloved country parks will definitely be one of them. But the city's worsening housing crunch also makes these lush green spaces a potential target of development. There has been much debate over the years, though no concrete action has been taken so far. The former administration specifically put it aside following a public consultation on ways to enhance land supply. But it is being put on the agenda for discussion again by the new government.

It does not seem like a coincidence when the idea is back under the public spotlight. Precisely, it is about building on the green belts near country parks rather than inside the statutorily protected area. Chief Executive John Lee Ka-chiu conceded that the 16,000 hectares of green zones were one of the key options being looked at. Citing a site in Tai Lam as an example, Financial Secretary Paul Chan Mo-po said it could produce 35,000 public housing units, which is equivalent to the government's annual public housing output target.

The new chief executive is entitled to proceed in a way he sees fit. But the city also does not want to go back to square one and re-examine all land supply options again. The consultation led by former leader Carrie Lam Cheng Yuet-ngor has already concluded that reclamation and the conversion of brownfield sites are the most preferred among a list of 18 options. The housing strategy was further augmented by the so-called Northern Metropolis proposal, a blueprint by Lam that will see the New Territories developed into an integrated hub. The new team should give an open account on where it stands on these proposals, and if it thinks there is a need to go further, the rationale must be fully explained to the public.

The renewed discussion of developing the fringe of country parks will understandably dismay many nature lovers. But the acute housing shortage means the authorities must leave no stone unturned in the quest for more land for development. Housing demands were clearly less heavy years ago when the country parks and green belts were designated. The city has since put in place a standing mechanism to ensure construction projects will fulfil environmental impact assessments. Striking the balance is the key.

Exhibit 7: Opinion published by SCMP Editorial on 6 August 2022

Appendices

Appendix 1: Location Plan

Appendix 2: Photos of the Application Site

Appendix 3: Tree Preservation and Removal Proposal

Appendix 4: Design and Layout of Proposed Utility Installations

Appendix 5: Approval Letter from CLP

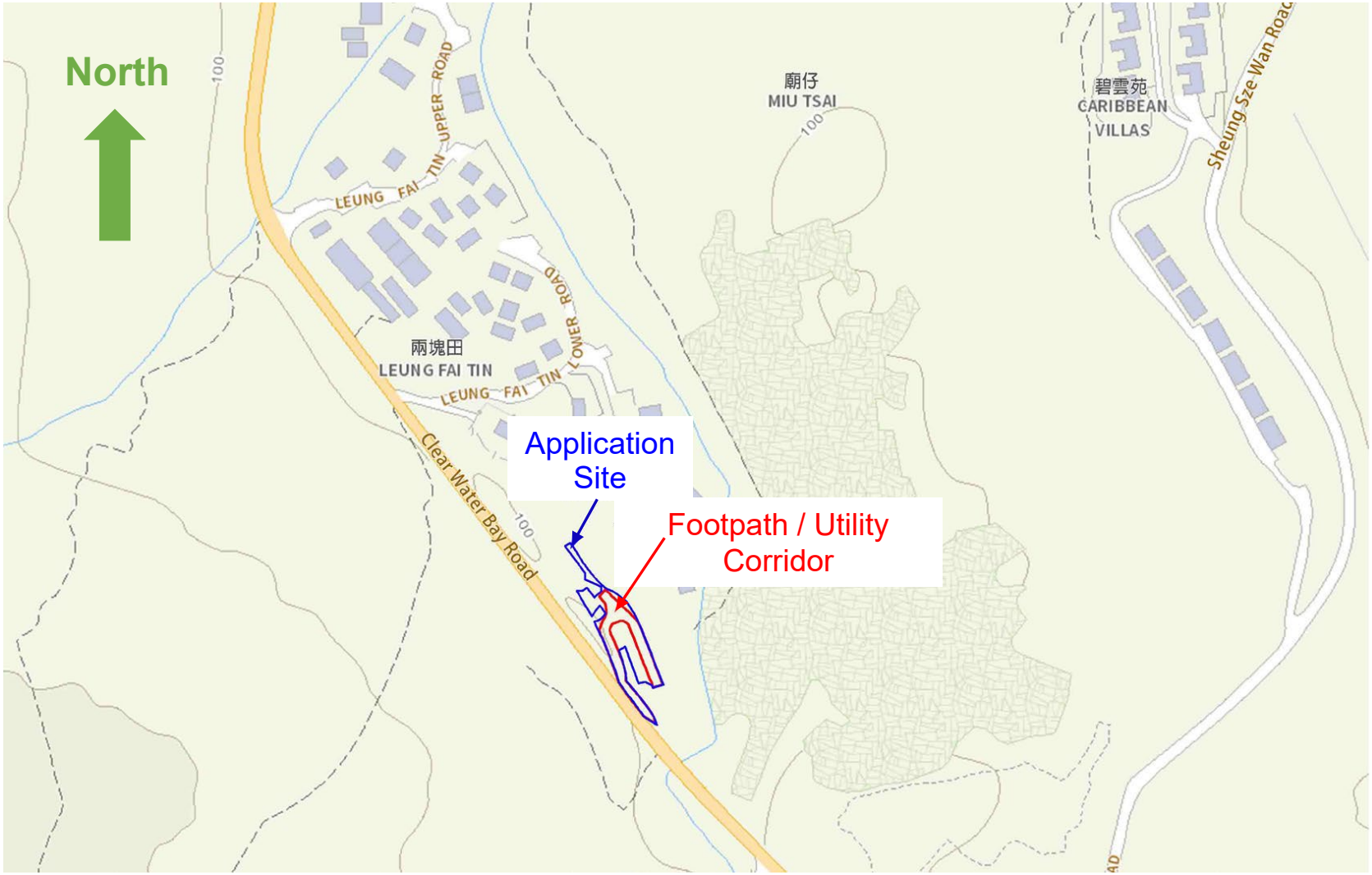
Appendix 6: Swept Path Analysis for Septic Tank Maintenance Access

Appendix 7: Geotechnical Planning Review Report (GPRR)

Appendix 8: Response to Departmental Comments from Pre-submission Enquiry

Appendices

Appendix 1: Location Plan



Appendix 2: Photos of the Application Site

Existing staircase linking Clear Water Bay Road with the Application Site

Application Site

Appendix 3: Tree Preservation and Removal Proposal

For ease of reference, the Tree Preservation and Removal Proposal is shown on a separate attachment.

Application for Utilities Corridor of Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T.

H PLUS
LIMITED

TREE PRESERVATION AND REMOVAL PROPOSAL

JULY 2024

Landscape Consultant H Plus Limited
Registered Landscape Architect Ms. HUNG Yee Man (R095)

Table of Contents

APPENDIX

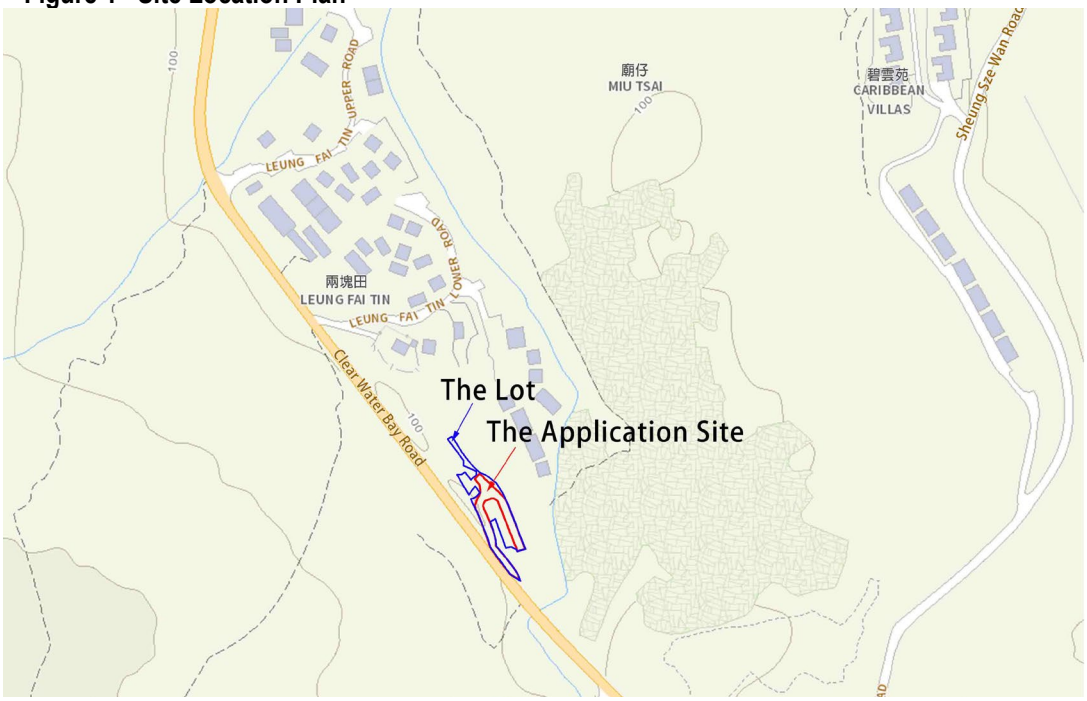
1.0 INTRODUCTION

1.1 This Tree Preservation and Removal Proposal, based on the proposed underground utilities works zone (**Appendix A**), is submitted in support of the Application for the utilities corridor of various lots in DD 233, Clear Water Bay, Sai Kung, N.T..

1.2 The Application Site is the main affected work zone for the CLP underground utilities, it is located within the Lot boundary. The Application Site is a slope, current zoning partial in V Zone (Village Type Development) and partial in GB (Green Belt).

1.3 The Application Site is bounded by the Clear Water Bay Road on the West connecting from the North to the South. It is in a predominantly rural environment dominated by the Leung Fai Tin village houses to the immediate North, houses and residential development such as Caribbean Villas and Bo Chui Garden to the East and Ha Yeung San Tsuen to the South. Existing lush vegetation such as Clear Water Bay Country Park to the far South-East and Miu Tsai Tun and High Junk Peak Country Trail to the far West. Location of the Lot and Application Site please refer to **Figure 1**.

Figure 1 Site Location Plan



2.0 SURVEY METHODS AND ASSESSMENT CRITERIA

2.1 All living trees of 300mm girth (= 95mm diameter) or over (measured at 1.3m above ground level), within the Lot were studied. Each tree was identified to species level, and its girth, height and spread measured. The condition of each tree was then evaluated according to the following criteria (Webb 1991)[1]:

- Trees of good form, moderate to large size (for their species type) and in good health are classified as *Good*.
- Trees of reasonable form, with few or no visible defects or health problems are classified as *Fair*.
- Tees which are of poor form, badly damaged or clearly suffering from decay, die back, or the effects of very heavy vine growth are classified as *Poor*.

A general description of the trees on the Site follows in **Section 3**.

Webb, R(ed.) 1991 Tree Planting & Maintenance in Hong Kong, Government Printer

3.0 GENERAL DESCRIPTION OF EXISTING TREES

A tree survey was conducted in April 2023 and **11** nos. of existing trees within the Application Site are identified. The dominant species are *Macaranga tanarius var. Tomentosa* (血桐), accounting 6 nos. *Macaranga tanarius var. Tomentosa* (血桐) is an environment weed and a potentially invasive cultivated plant threatening the surrounding vegetation. The next dominant species is *Mallotus paniculatus* (白楸), accounting 2 nos. Majority of the surveyed trees are in poor form and health and majority of them are in poor structural condition.

There is **no** endangered tree species identified in the tree survey under the listing in 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)'. Additionally, there is "Old and Valuable" trees (OVT) observed within the Surveyed Area or its periphery during the undertaking of this survey.

Please refer to the supporting information as follows:

- A schedule of all the trees surveyed, together with their size and condition assessment is presented in Tree Assessment Schedule in **Appendix B.**
- Photographic record of existing trees is shown in **Appendix C.**
- The Location of existing trees overlaid onto the extension of the utility corridor showing those affected by the proposed utility works and proposed for felling are shown on the Tree Survey Plan in **Appendix D.**
- Compensatory Tree Planting Plan showing the locations of compensatory trees within the site boundary in **Appendix E.**

4.0 TREE FELLING PROPOSAL

4.1 Trees Proposed to be Felled (11 nos.)

Upon reviewing the conditions of all the affected trees within and around the Site, felling is considered only as a last resort after retention in-situ and transplanting have been precluded as no other alternate means can be found as viable to save them.

A total of **11** nos. of existing trees identified, all **11** of them are proposed to be felled based on the following principles:

- Trees in ***direct conflict with the proposed development layout*** e.g. underground utilities work zone.
- **Trees on slope** – Majority of the proposed fell trees are located on slope and their rootballs are technically not transplantable. It is impossible to find a similar condition onsite within the proposed development layout to replicate the existing root zone conditions. It will also pose potential safety problem to the users and surrounding properties if structurally unsound leaning trees are to be transplanted on the slope.
- Trees of ***unrecoverable health problem and are in poor condition*** – The trees possess *Poor* Form and share common defects such as leaning and imbalanced form. These symptoms cause their structural integrity / stability of these trees and present a potential hazard in the long term.
- ***Low survival rate after transplanting*** – All trees proposed to be felled are exceptionally low in survival rate after transplanting due to their age, species and intrinsic physiological limitation such as deep root system, inability to easily regenerate new feeder roots and lower resistance to adapt easily to transplanting shock.
- Trees of ***low amenity value and very common species*** – The trees proposed to be felled are of very common species with low amenity value.

The justifications are summarized in the **Table 1** below (to read in conjunction with the Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey Plan in **Appendix D**).

Table 1: Proposed Tree Felling Schedule

Proposed Tree Felling Schedule	
Tree No.	**Justifications for proposed felling of existing trees**
Please refer to Tree Assessment Schedule in **Appendix B** for Tree Nos.	A total of **11** nos. of trees are recommended for *Fell* in-situ for the following justifications: • Trees in ***direct conflict with the proposed development layout*** e.g. CLP underground utilities work zone. • All proposed fell trees are located on slope and their rootballs are technically not transplantable. • The trees **in direct conflict with the proposed development layout** due to changes in level between the existing and the proposed layout. They are with: (i) Unrecoverable health problem and are in poor condition; (ii) Poor form with severe leaning trunk or imbalanced tree form; (iii) Low amenity value and common species; (iv) Low survival rate after transplanting.

In summary, please find the following **Table 2** showing the Tree Felling Proposal:

Table 2: Summary of Tree Felling Proposal

Description	**Current Scheme**
Total Nos. of Trees Surveyed	11
Nos. of Trees Proposed to be Felled	11
Aggregated DBH Loss	1.58m

5.0 TREE COMPENSATORY PROPOSAL

Major objectives of this current Tree Compensatory Proposal are listed below:

- To compensate the tree species that can be found from the surrounding to extend the country park context to enhance the surrounding.
- To enhance greenery within the Site through planting compensatory trees;
- To compensate for the loss of greenery by felling of existing trees;
- To increase the species diversity to enhance greenery within the Site.

To compensate for the loss of greenery, **11 nos**. of compensatory trees are proposed for compensation (Aggregated DBH Compensated is 0.915m). The compensation ratio is 1:1 in terms of quantity and 1:0.58 in terms of quality. Please refer to **Table 4** and read in conjunction with **Appendix E** - Compensatory Tree Planting Plan.

Table 3: Proposed Compensatory Tree Planting Schedule

	Qty	Botanical Name	Chinese Name	Height (m)	Spread (m)	DBH (m)	Total DBH (m)
	5	* Mallotus paniculatus	白楸	3.5	2	0.075	0.375
	2	* Schefflera octophylla	鵝掌柴	5	2.5	0.090	0.18
	4	* Celtis sinensis	朴樹	5	2.5	0.090	0.36
Total	**11**						**0.915**

Remarks: * Native Tree Species – All proposed species are native species.

Considerations that govern the provision of planting area are explained as follows:

- Adequate space is allowed between trees to ensure penetration of sunlight for their viable growth.
- All compensatory trees will be planted at-grade with not less than 1.2m soil depth excluding drainage layer (refer to **Appendix F**).

6.0 FUTURE MAINTENANCE AND MANAGEMENT

Maintenance and establishment works to soft landscape areas within Site shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion. This will ensure the proper establishment of the planted material. Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Soft Landscape Maintenance Schedule

Watering: Water all plants as necessary, adjusted to rainfall, to ensure adequate water supply for plant consumption during the establishment period.

Pruning: Cut back annuals after flowering period. Healthy cuttings may be used for propagation. Prune shrubs and groundcover in early March to encourage flowering. Prune woody shrubs and trees selectively according to species (annually). Remove dead fronds from palm trees. Utilise established and approved tree surgery techniques as necessary and seal all sharp cut wounds with approved material to resist decease attack.

Fertilizing: Two to three times annually, emphasis shall be in the March application. Test soil in January to analyse quality ameliorates as necessary.

Fungicide / Insecticide: Spray only as necessary with approved chemical.

Weeding: Manually or use selective non-toxic, biodegradable herbicide to keep the weed growth and its establishment under control.

Securing: Adjust tree stakes in spring and as necessary to taut up the staking. Care shall be applied to avoid chaffing of tree bark.

Mulching: Top up the mulching inside all planting beds twice a year and as necessary.

Thinning: Reduce overcrowding and transplant as necessary at selected periods:

- Evergreens: Spring
- Deciduous: Winter
- Palms: June to August

Table 4: Maintenance Schedule

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Watering	●	●	●	●	●	•	•	•	•	●	●	●
Pruning		D	GC									
Fertilizing	soil test		**X**								**X**	
Fungicide / Insecticide			**X**						**X**			**X**
Weeding		**X**	**X**	**X**	**X**	**X**	**X**	**X**		**X**		**X**
Securing			**X**									
Thinning			EG								D	

Remarks: Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Schedule Legend:

GC	Groundcover	EG	Evergreen	D	Deciduous
•	Size proportional to quantity	**X**	Application		

7.0 SUMMARTY OF TREE FELLING AND COMPENSATORY PROPOSAL

A summary of Tree Felling and Compensatory Proposal in the Current Scheme is shown in **Table 5**:

Table 5: Tree Felling and Compensation Proposal

Description	**Current Scheme**
Total Nos. of Trees Surveyed	11
Nos. of Trees Proposed to be Felled	11
Aggregated DBH Loss	1.58m
Nos. of Compensatory Trees	11
Aggregated DBH Compensated	0.915m
Compensation Ratio - In terms of Quantity - In terms of Quality	 1 : 1 1 : 0.58

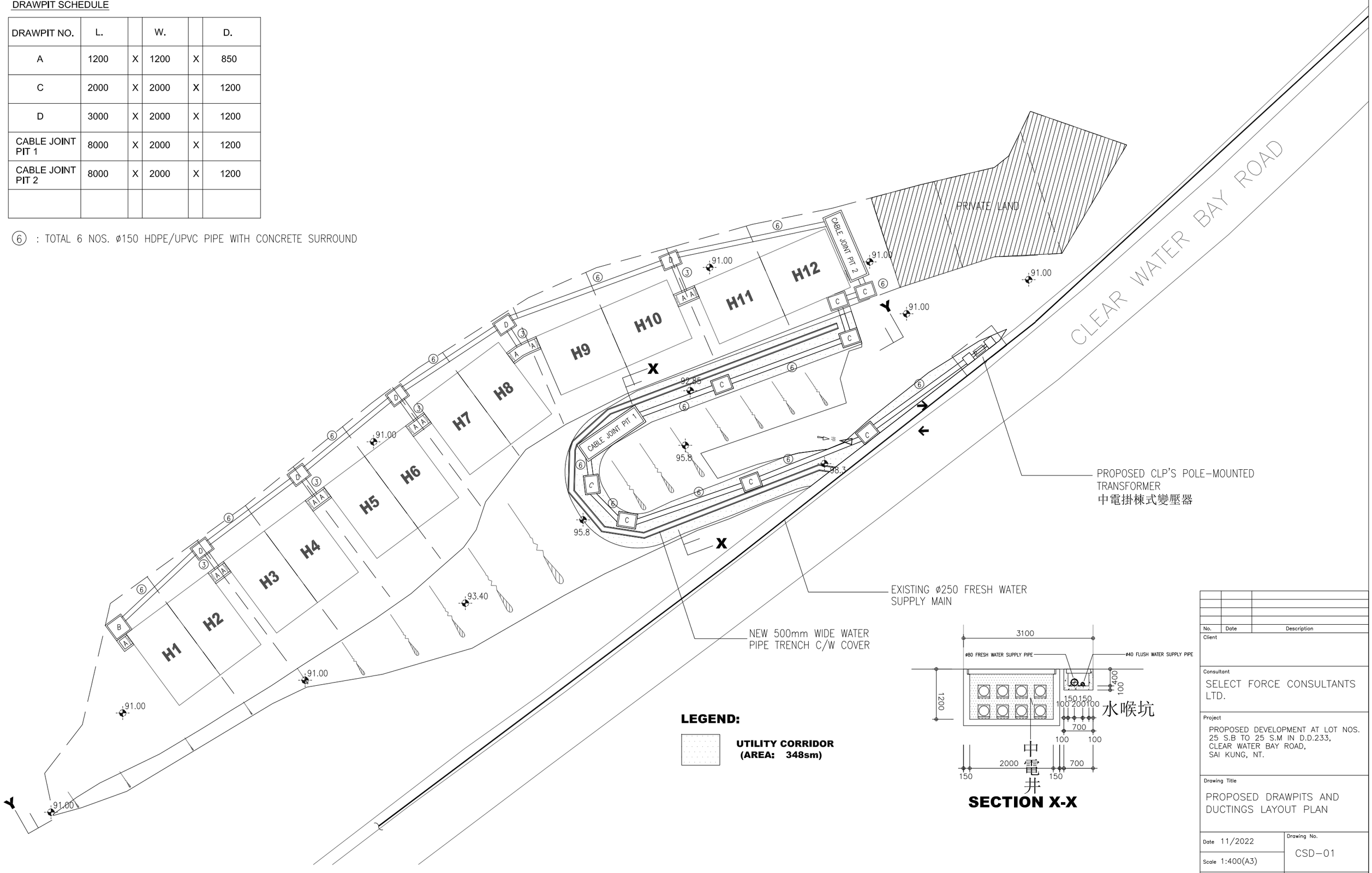
Appendix A

Proposed Underground Utilities Works Zone

DRAWPIT SCHEDULE

DRAWPIT NO.	L.		W.		D.
A	1200	X	1200	X	850
C	2000	X	2000	X	1200
D	3000	X	2000	X	1200
CABLE JOINT PIT 1	8000	X	2000	X	1200
CABLE JOINT PIT 2	8000	X	2000	X	1200

⑥ : TOTAL 6 NOS. ø150 HDPE/UPVC PIPE WITH CONCRETE SURROUND



LEGEND:

UTILITY CORRIDOR (AREA: 348sm)

SECTION X-X

No.	Date	Description

Client

Consultant
SELECT FORCE CONSULTANTS LTD.

Project
PROPOSED DEVELOPMENT AT LOT NOS. 25 S.B TO 25 S.M IN D.D.233, CLEAR WATER BAY ROAD, SAI KUNG, NT.

Drawing Title
PROPOSED DRAWPITS AND DUCTINGS LAYOUT PLAN

Date 11/2022	Drawing No. CSD-01
Scale 1:400(A3)	
Drawn MFY	Rev. No.
Checked MFY	
Approved	

APPENDIX B

Tree Assessment Schedule

Tree Assessment Schedule

Address: Clear Water Bay, Sai Kung, NT.
Lot: Lot 25 S.B to S.M in D.D. D.D. 233
Prepared by: Lam Hoi Tin (CA No.: HK-1760A) on 19-Apr-23
Field Survey was conducted / updated on : 19-Apr-23
To be read in conjunction with Drawing Nos.: TSP-01

Tree ID number	Tree Species (in Scientific names)	Tree Species (in Chinese names)	Original Location (Lot/ GA/ YA/ GHBA, etc.)	Measurements			Amenity Value (High/Medium/Low)	Form (Good/ Average/ Poor)	Health Condition (Good/ Average/ Poor)	Structural Condition (Good/ Average/ Poor)	Suitability for Transplanting (High/ Medium/ Low)	Conservation Status	Recommendation		Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø, x depth in mm), and any other on-site conditions, etc.)
				Height (m)	DBH (mm)	Crown Spread (m)							in initial/ approved application (Retain/ Transplant/ Fell)	in this revision, if applicable (Retain/ Transplant/ Fell)	
T2	*Melia azedarach*	楝	Lot	4	110	2	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree
T11	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	122	4	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree
T12	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	119	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Leaning 15 degree; Co-dominant trunks
T13	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	95	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Leaning 5 degree; Climbers
T14	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	108	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Co-dominant branches
T15	*Macaranga tanarius var. Tomentosa*	血桐	Lot	3	110	2	Low	Poor	Average	Average	Low	-	Fell	-	a, b, c, d Slope tree; Co-dominant trunks
T16	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	120	3	Low	Poor	Average	Average	Low	-	Fell	-	a, b, c, d Slope tree; Co-dominant trunks; Leaning 15 degree
T18	*Mallotus paniculatus*	白楸	Lot	5	120	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Co-dominant trunks; Included bark; Climbers
T19	*Mallotus paniculatus*	白楸	Lot	4	119	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Leaning 25 degree
T20	*Sarcosperma laurinum*	肉實樹	Lot	4	115	3	Low	Poor	Average	Average	Low	-	Fell	-	a, b, c, d Slope tree; Climbers
T31	*Aporosa dioica*	銀柴	Lot	4	440	2	Low	Poor	Poor	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Decay; Mechanical injury; Trunk failure

* Note for Justification	
a	Conflict with proposed layout/ underground utilities works/ vehicular access/ EVA/ boundary fence/ hoarding
b	Poor condition/ poor form
c	Low survival rate after transplanting
d	Located on steep slope and inaccessible for transplanting
e	Overpruned/ topped after transplanting
f	Dead tree

Summary:

Total Nos. of Trees Surveyed	11
Trees Proposed to be Retained	0
Trees Proposed to be Transplanted	11
Trees Proposed to be Felled (incl. DEAD trees)	0
Total DBH Loss (m)	1.58

APPENDIX C

Photographic Record of Existing Trees

(T2) Overall View

(T2) Tree Tag

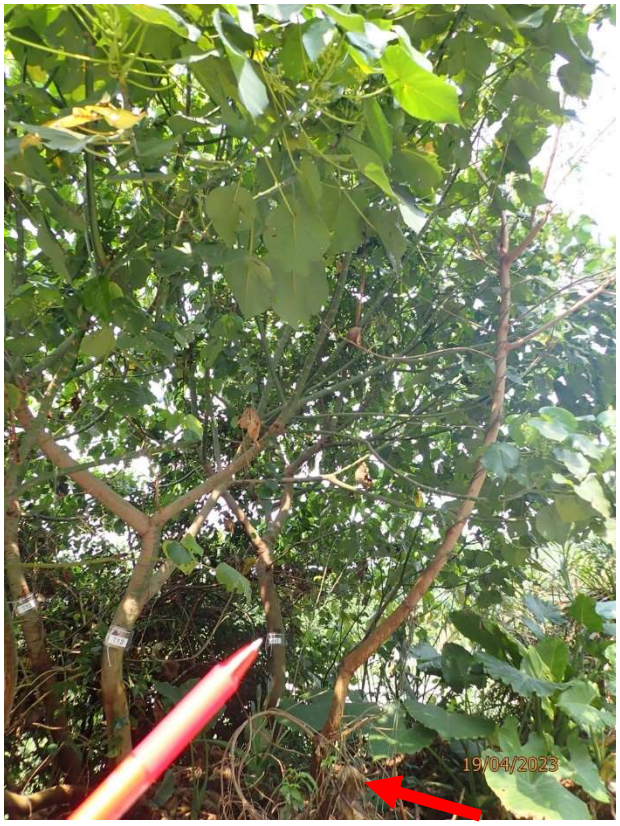
(T2) Close-Up

(T2) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.



(T11) Overall View

(T11) Tree Tag

(T11) Close-Up

(T11) Close-Up

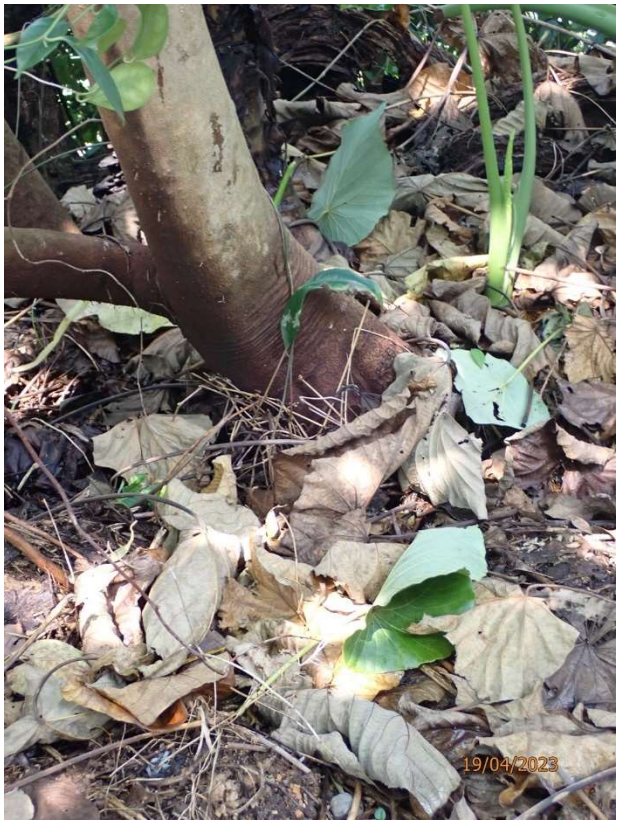
R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

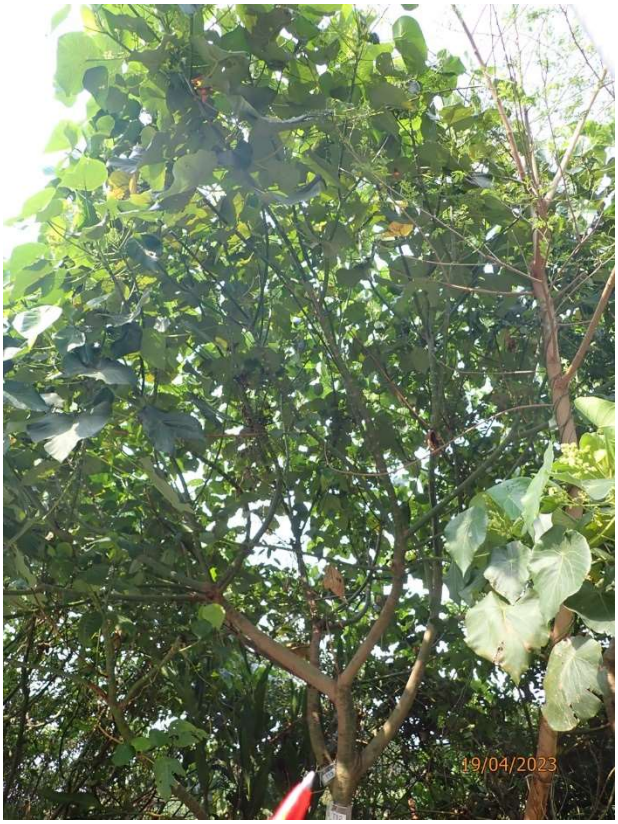
Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T12) Overall View

(T12) Tree Tag



(T12) Close-Up

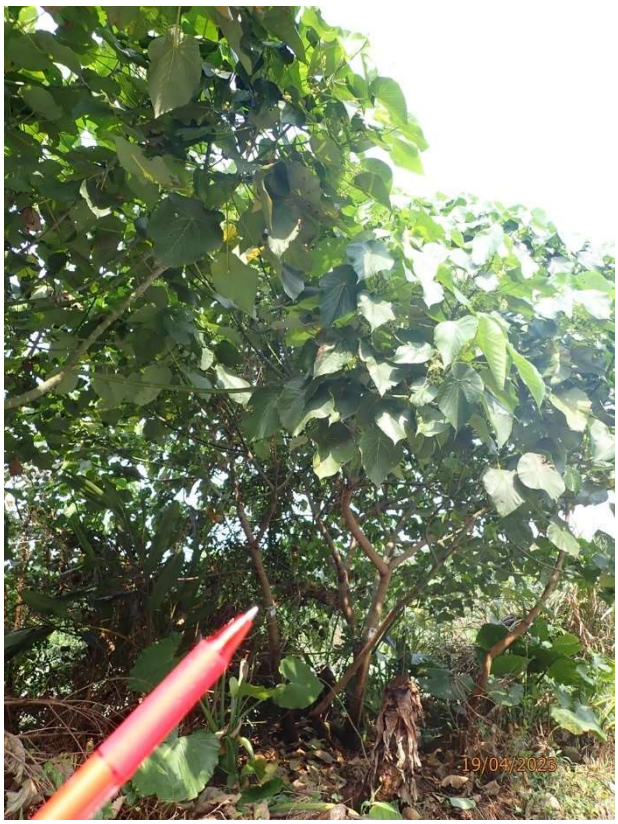


(T12) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

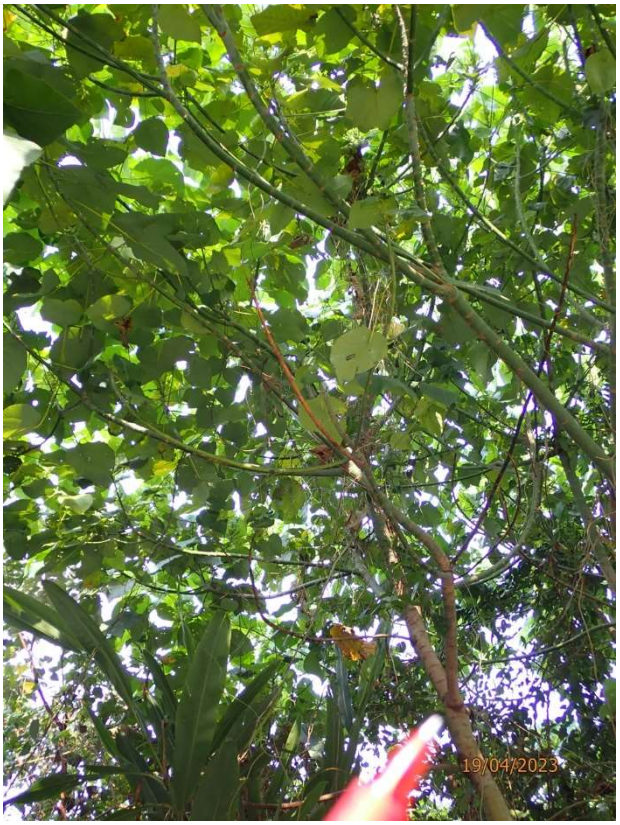
Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.



(T13) Overall View

(T13) Tree Tag

(T13) Close-Up

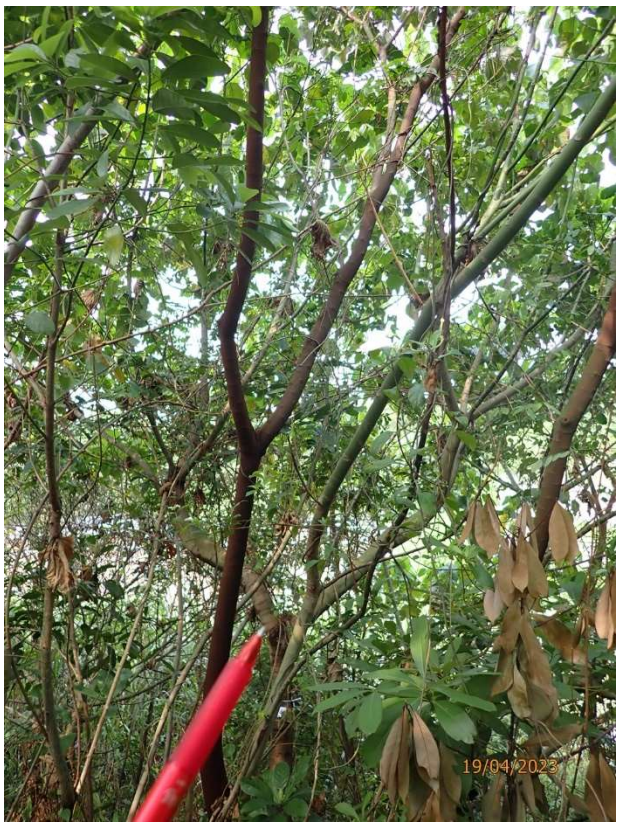


(T13) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.



(T14) Overall View

(T14) Tree Tag

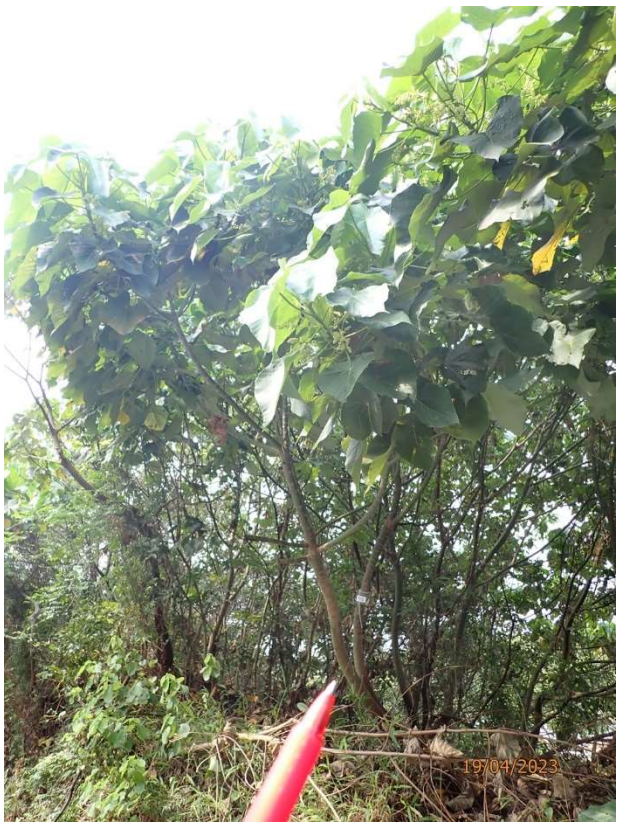
(T14) Close-Up

(T14) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

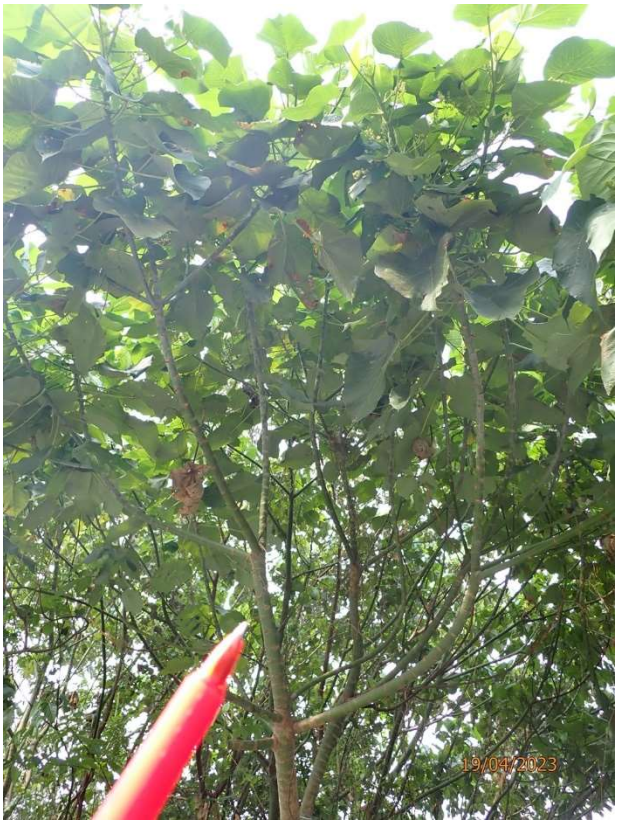
Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.



(T15) Overall View

(T15) Tree Tag

(T15) Close-Up



(T15) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T16) Overall View

(T16) Tree Tag

(T16) Close-Up

(T16) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T18) Overall View

(T18) Tree Tag

(T18) Close-Up

(T18) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

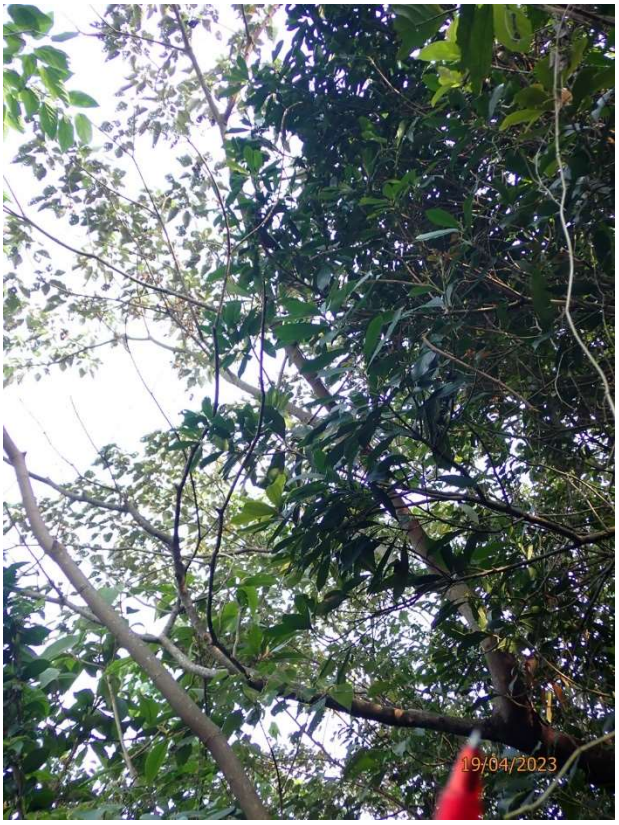
Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T19) Overall View

(T19) Tree Tag

(T19) Close-Up



(T19) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T20) Overall View

(T20) Tree Tag

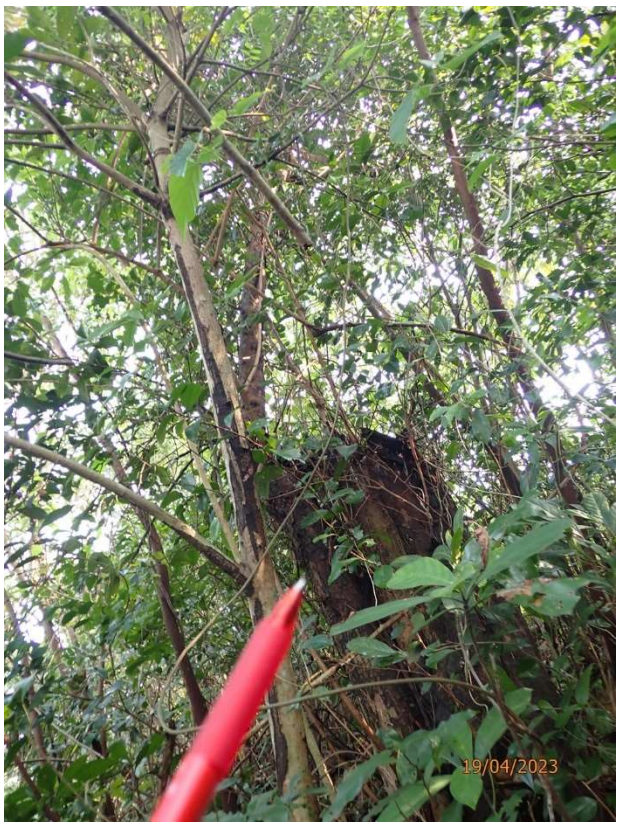
(T20) Close-Up

(T20) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.



(T31) Overall View

(T31) Tree Tag

(T31) Close-Up

(T31) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

APPENDIX D

Tree Survey Plan

LEGEND

- SITE BOUNDARY
- APPLICATION BOUNDARY
- EXISTING TREE PROPOSED TO BE FELLED (11 NOS.)

NO.	DESCRIPTION	DATE

REVISION

IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- use figure dimension in preference to scaling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

H PLUS LIMITED
Rm 1702, One Portside,
29 Tai Yau St, San Po Kong,
Kowloon

T: (852) 2143 6721
www.hplus.com.hk

PROJECT:

PROPOSED SMALL HOUSE DEVELOPMENT ON LOT 25 S.B TO S.M IN DD233, CLEAR WATER BAY, SAI KUNG, NT.

DRAWING TITLE:

TREE SURVEY PLAN

Scale:	1:500 @A3
Date:	MAY 2023
Design:	SH
Drawn:	-
Checked:	SH
Project No:	2023302

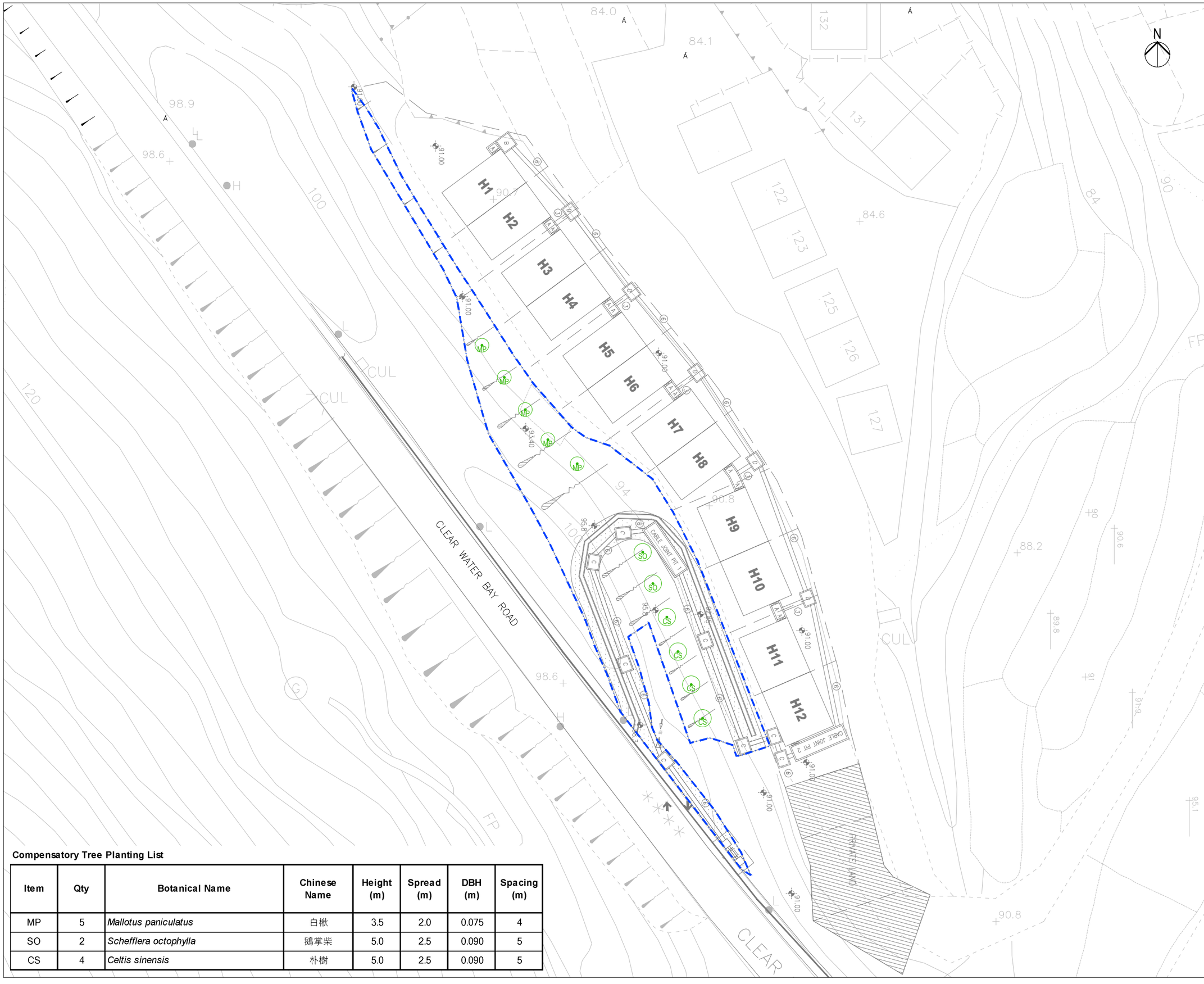
Drawing No.: TSP-01

REV. -

A3 420 x 297

APPENDIX E

Compensatory Tree Planting Plan



LEGEND

- SITE BOUNDARY
- APPLICATION BOUNDARY
- XX PROPOSED COMPENSATORY TREES (11 NOS.)

DRAWPIT SCHEDULE

DRAWPIT NO.	L.		W.		D.
A	1200	X	1200	X	850
C	2000	X	2000	X	1200
D	3000	X	2000	X	1200
CABLE JOINT PIT 1	8000	X	2000	X	1200
CABLE JOINT PIT 2	8000	X	2000	X	1200

⑥ : TOTAL 6 NOS. ø150 HDPE/UPVC PIPE WITH CONCRETE SURROUND

Compensatory Tree Planting List

Item	Qty	Botanical Name	Chinese Name	Height (m)	Spread (m)	DBH (m)	Spacing (m)
MP	5	*Mallotus paniculatus*	白楸	3.5	2.0	0.075	4
SO	2	*Schefflera octophylla*	鵝掌柴	5.0	2.5	0.090	5
CS	4	*Celtis sinensis*	朴樹	5.0	2.5	0.090	5

NO.	DESCRIPTION	DATE
REVISION		

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Kowloon
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www.hplus.com.hk

PROJECT:
PROPOSED SMALL HOUSE DEVELOPMENT ON LOT 25 S.B TO S.M IN DD233, CLEAR WATER BAY, SAI KUNG, NT.

DRAWING TITLE:
COMPENSATORY TREE PLANTING PLAN

Scale:	1:500 @A3
Date:	MAY 2023
Design:	SH
Drawn:	-
Checked:	SH
Project No:	2023302

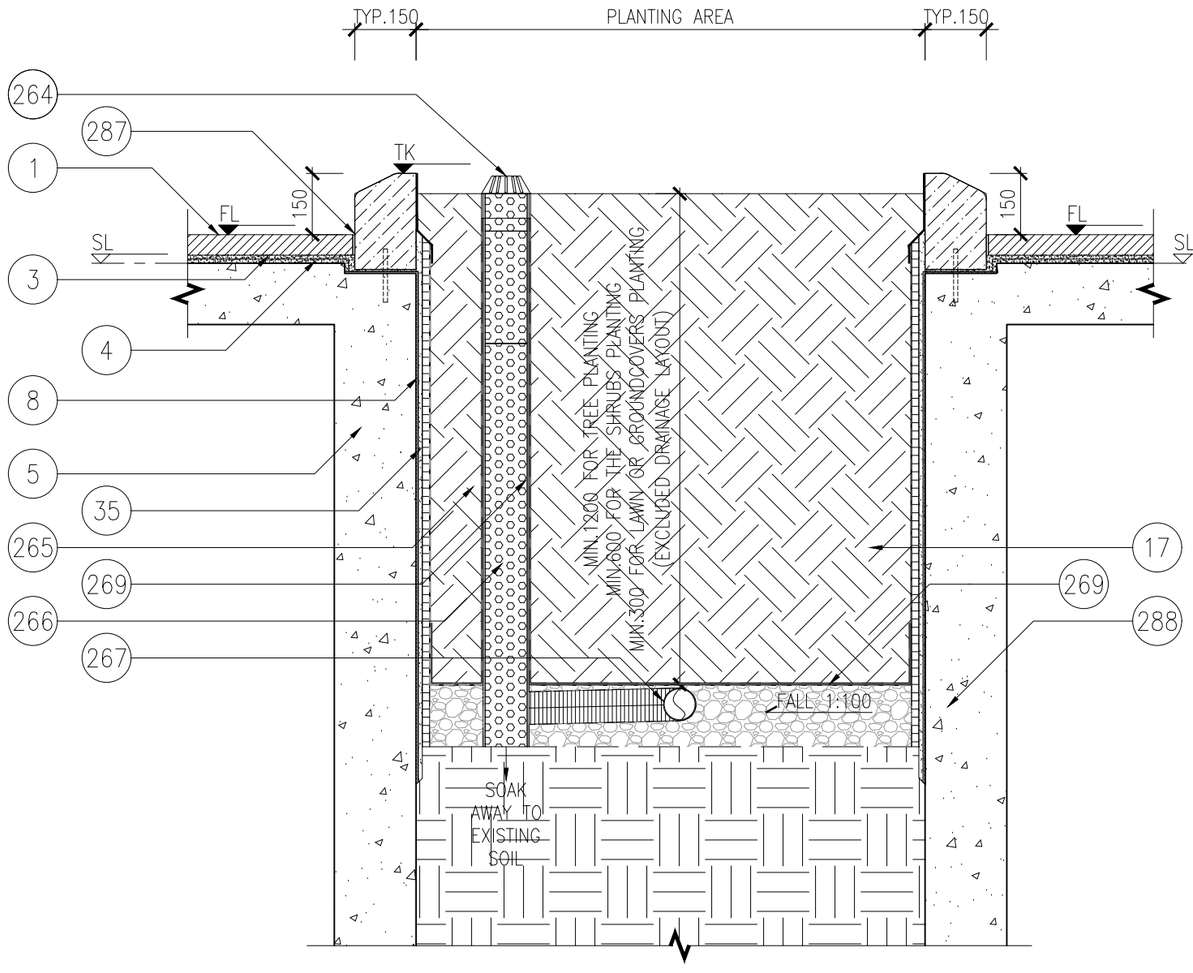
Drawing No.: CTP-01

REV. -

A3 420 x 297

APPENDIX F

Typical Planter Detail



A DETAIL

1:15 @A3

LEGEND:

1	APPROVED PAVING MATERIAL (REFER TO MATERIAL PLAN)
3	'KERACRETE' CEMENT MORTAR ADHESIVE OR APPROVED EQUAL
4	1:3 CEMENT & SAND SCREEDING
5	REINFORCED CONCRETE STRUCTURE TO ENGINEER'S DETAIL
8	WATERPROOFING TO ARCHITECT'S SPECIFICATION
10	STAINLESS STEEL AISI316 DOWEL
17	SOIL MIXED AS SPECIFIED
35	MiraDRAIN 9000 COMPOSITE DRAINAGE SYSTEM OR APPROVED EQUAL
263	1mm THK. STAINLESS STEEL AISI 316 FLASHING W/ LAP 100mm MAX. FIXED BY APPROVED SEALANT
264	'ADS' PVC DOME GRATING
265	DRAIN-SLEEVE® FILTER FABRIC SOCK OR EQUIVALENT
266	ø150mm 'ADS' SINGLE WALL CORRUGATED HDPE DRAINAGE PIPE TO BE CONNECTED TO BUILDING DRAINAGE SYSTEM INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS
267	ø100mm 'ADS' SINGLE HDPE DRAIN PIPE WRAPPED IN PROPRIETARY GEO-FABRIC 'ADS' DRAIN FILTER SOCK TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS
269	'TERRAM 700' GEO-TEXTILE FILTER FABRIC w/ LAP 150mm MAX
287	GROUTING

NOTES:
1. ALL STRUCTURAL, WATERPROOFING & E&M SERVICES SHOULD REFER TO ARCHITECT'S & ENGINEER'S DETAILS.

2. ALL DRAWINGS ARE FOR DESIGN INTENT ONLY. SPECIALIST TO SUBMIT SHOP DRAWINGS FOR APPROVAL.

3. ALL MATERIAL FINISHES SHOULD REFER TO MATERIAL SCHEDULE.

4. ALL CONSTRUCTION JOINTS SHOULD REFER TO ARCHITECT'S DETAIL & SPECIFICATIONS.

5. ALL PLANTER DRAINS BY SOFT LANDSCAPE CONTRACTOR.

NO.	DESCRIPTION	DATE
REVISION		

IT IS THE CONTRACTOR'S RESPONSIBILITY TO
- use figure dimension in preference to scaling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

H PLUS LIMITED
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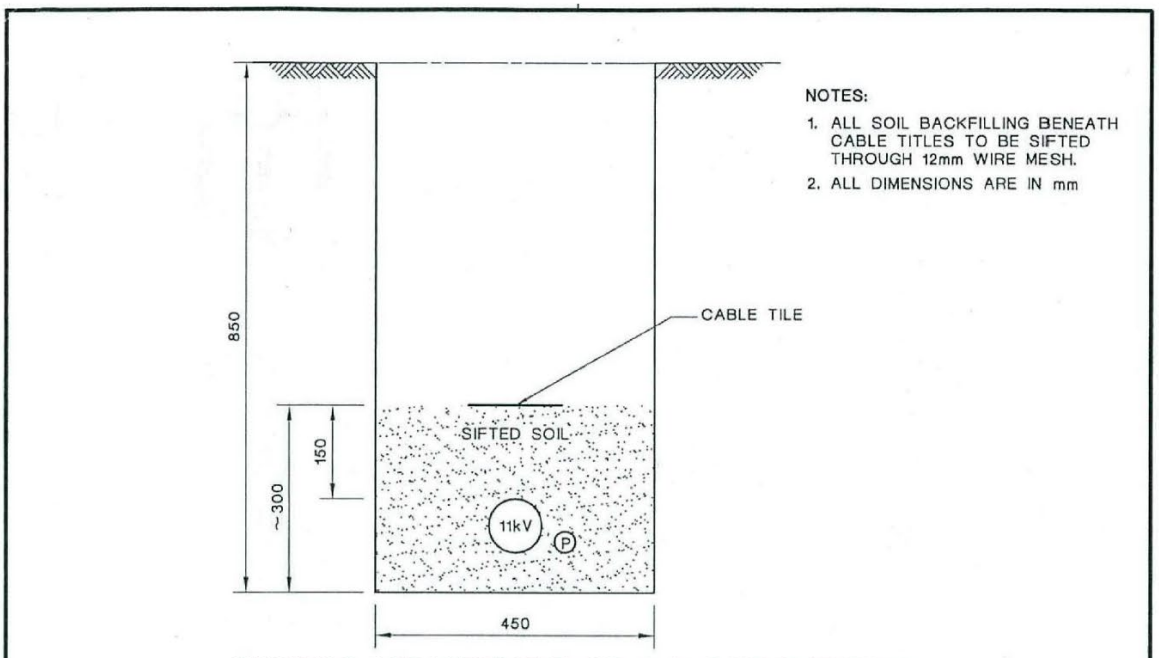
29 Tai Yau St, San Po Kong,
Kowloon
T: (852) 2143 6721
www.hplus.com.hk

PROJECT:
PROPOSED SMALL HOUSE DEVELOPMENT ON LOT 25 S.B TO S.M IN DD233, CLEAR WATER BAY, SAI KUNG, NT.

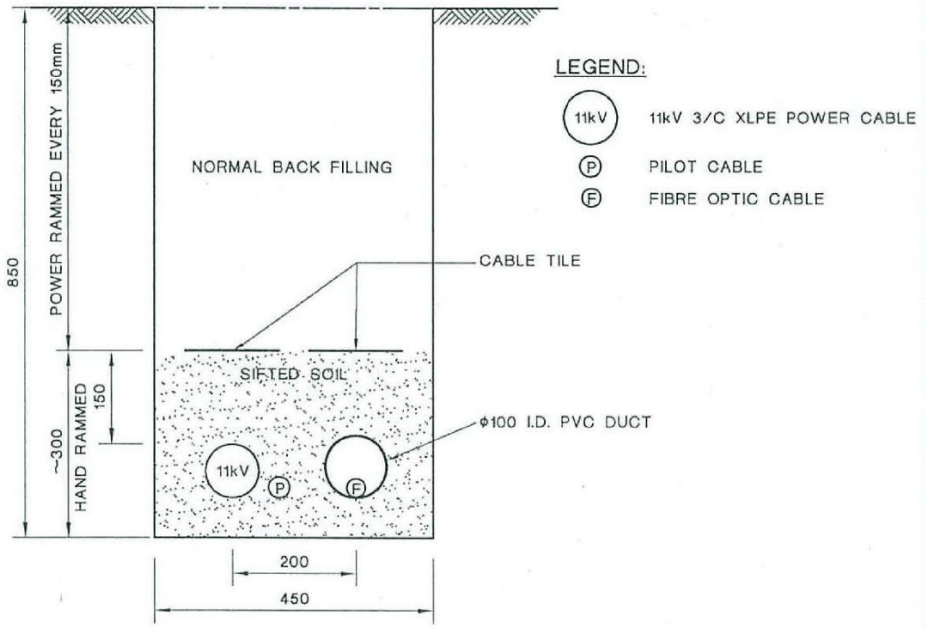
DRAWING TITLE:
TYPICAL PLANTER DRAIN DETAIL (TYPE 1)

Scale:	AS SHOWN	Drawing No.:	
Date:	MAR 2023		LD-01-04
Design:	SH		
Drawn:	-		
Checked:	SH		REV. -
Project No:	2023302		

Appendix 4: Design and Layout of Proposed Utility Installations



EXISTING ARRANGEMENT OF 11kV CABLE TRENCH



11kV CABLE TRENCH WITH FIBRE OPTIC CABLE IN PVC DUCT

D	GENERAL REVISION	C	NOTE ADDED	A	NO AMENDMENT AFTER REVIEW

REVS.	15.8.03 A	4.4.07 B	18.6.07 C	28.6.11 D	E	F	G	H	J	K	L
INITIAL	C.F.YAM	Y.K.MAN	W.B.LEE	Y.K.MAN							

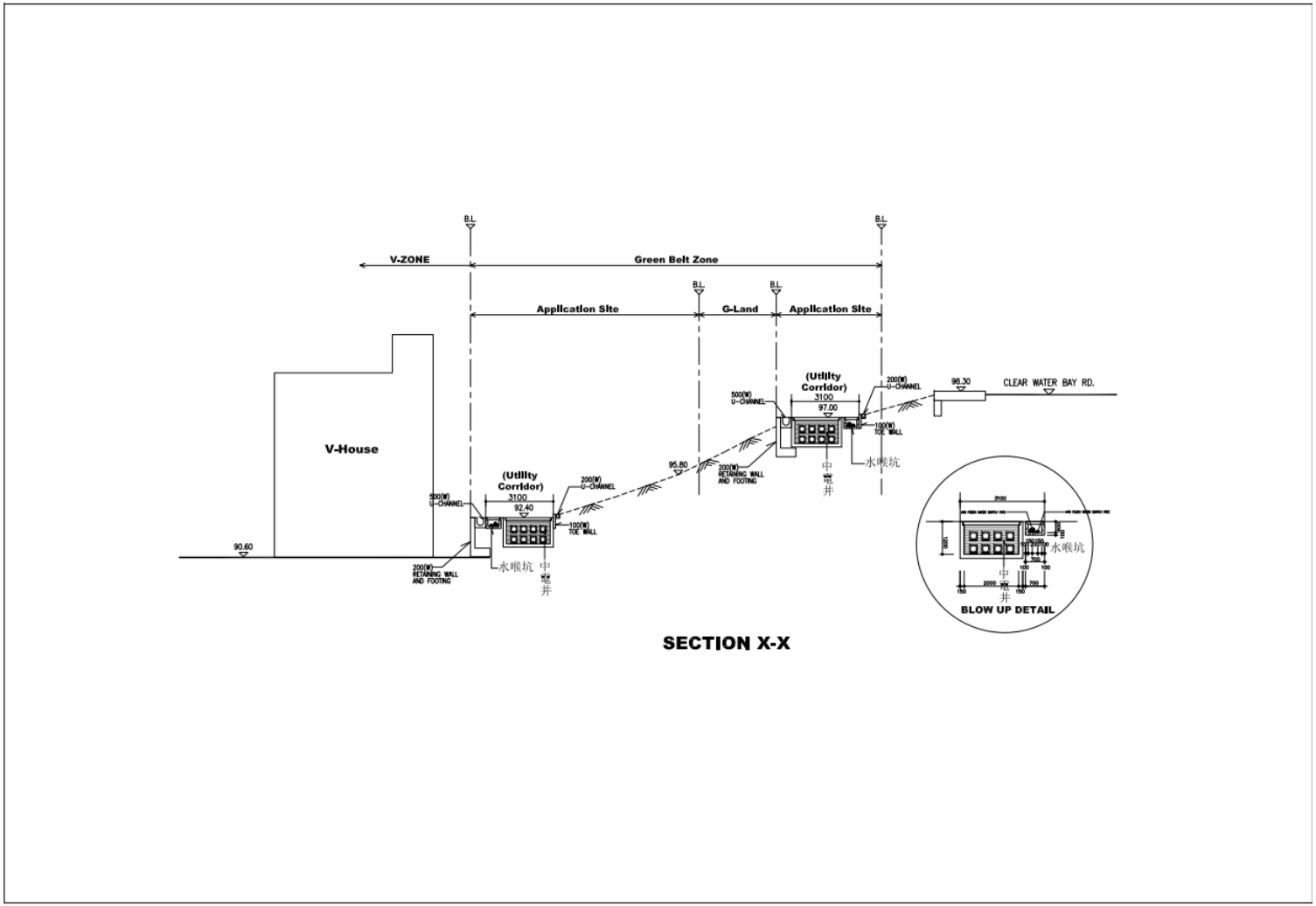
CLP 中電

TITLE :

TYPICAL 11kV CABLE TRENCH WITH PILOT AND FIBRE OPTIC CABLES - TYPE II

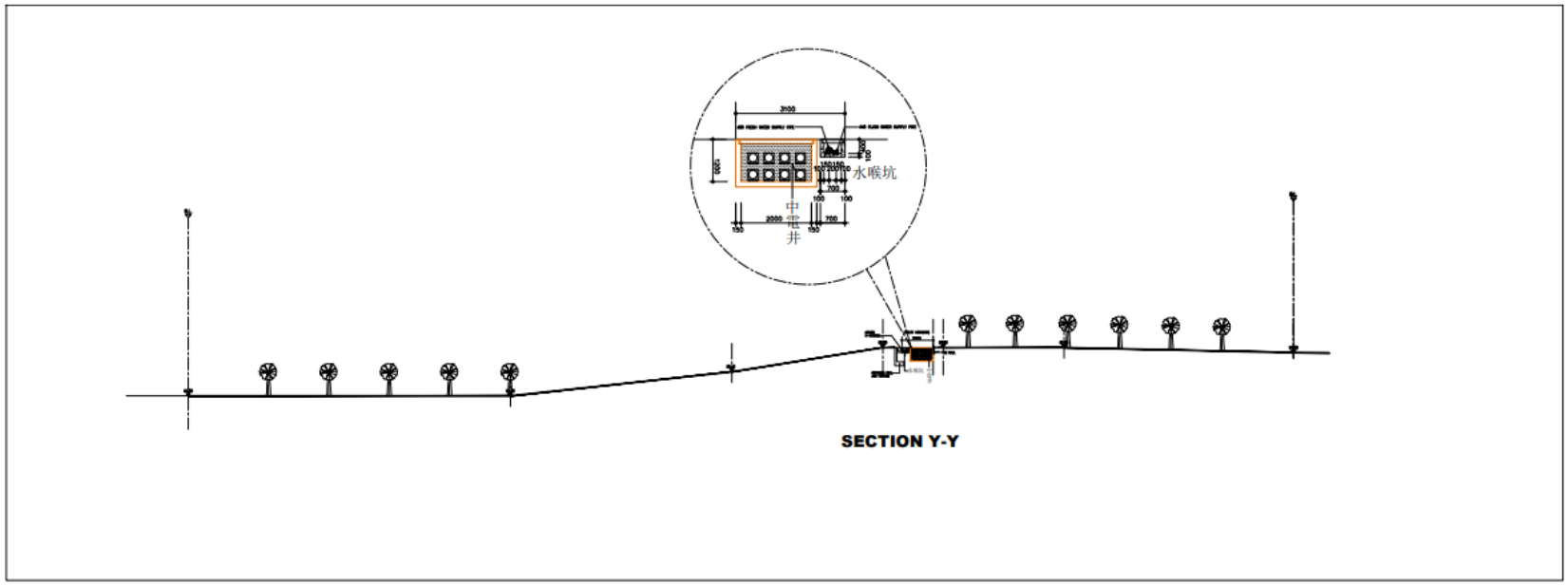
DRAWN: K. F. CHEUNG	DATE: 11-4-2000		
CHECKED: C. Y. IP	APPROVED: W. B. LEE		
SCALE:	SHEET(S) IN SET: 1	PROJECT NO.	CONTRACT NO.
ASSET MANAGEMENT		DRG. NO. TGEN10520DE3000601DA	

Appendix 4: Design and Layout of Proposed Utility Installations



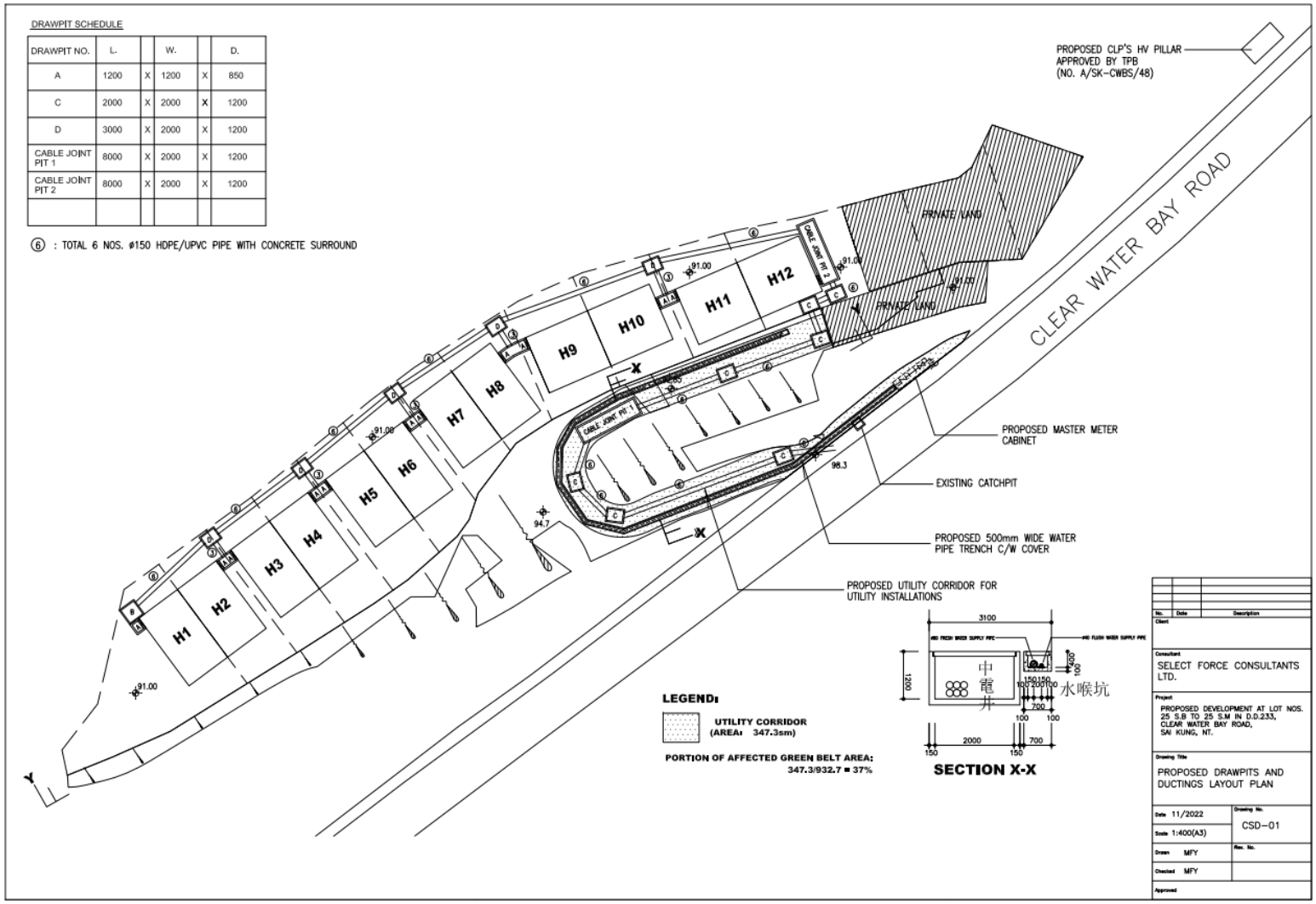
Section plan of proposed utility corridor

Appendix 4: Design and Layout of Proposed Utility Installations



Section plan of proposed utility corridor

Appendix 4: Design and Layout of Proposed Utility Installations



Layout of Proposed Utility Installations

Appendix 5: Approval Letter from CLP

CLP 中電

中華電力有限公司
CLP Power Hong Kong Limited

東西區
East & West Region

香港九龍佐敦渡華路一號百周年大樓
Centenary Building, 1 To Wah Road
Jordan, Kowloon, Hong Kong

電話 Tel (852) 2678 3838
傳真 Fax (852) 2678 3737
電郵 Email we@clp.com.hk
網址 Website www.clpgroup.com

11 April 2023

Select Force Consultants Ltd.
Unit 2, 8/F, Yuen Long Trade Centre
99-109 Castle Peak Road
Yuen Long, N.T.

Attention: Mr. M.F. Yung

Our ref.: WE/L/231962/23-04/MKL/YMT/KFC

Dear Mr. Yung

Proposed Small House Development on Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

Thank you for your letter dated 24 February 2023 regarding the electricity supply for the captioned project.

We are pleased to inform you that the proposed draw pits and ductings layout plan (dwg. DP-01E) is found acceptable. We shall carry out all necessary work to afford a low voltage three-phase four-wire 380/220 volt 50-hertz supply subject to our Supply Rules and the following conditions :

1. You are required to provide and install, at no cost to CLP, a typical concrete meter box and dual locks for each house, cable ducts and cable draw-pits (along the maintenance access) as shown on the enclosed Drawing DP-01E to maintain the same in good order and repair at no cost to CLP.

2. Unobstructed free access to any of our equipment including but not limited to the free access to the cable ducts and cable draw-pits must be maintained at all times.

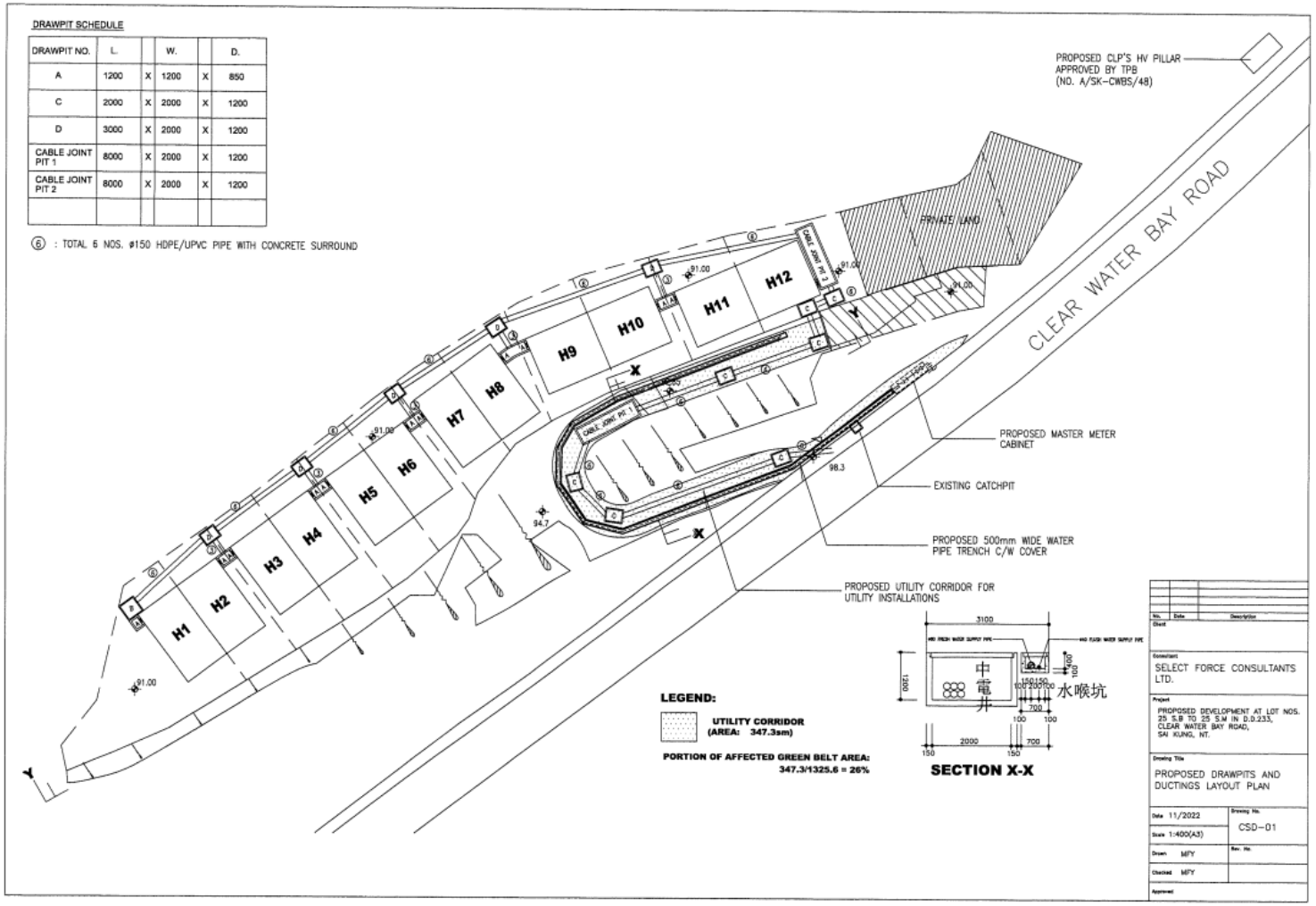
Thank you for your kind attention.

Yours sincerely
for and on behalf of
CLP Power Hong Kong Limited

M.K. Lam
Principal Manager - Planning & Design
(East & West Region)

Encl. as stated
mkl:ymt:kfc:mf

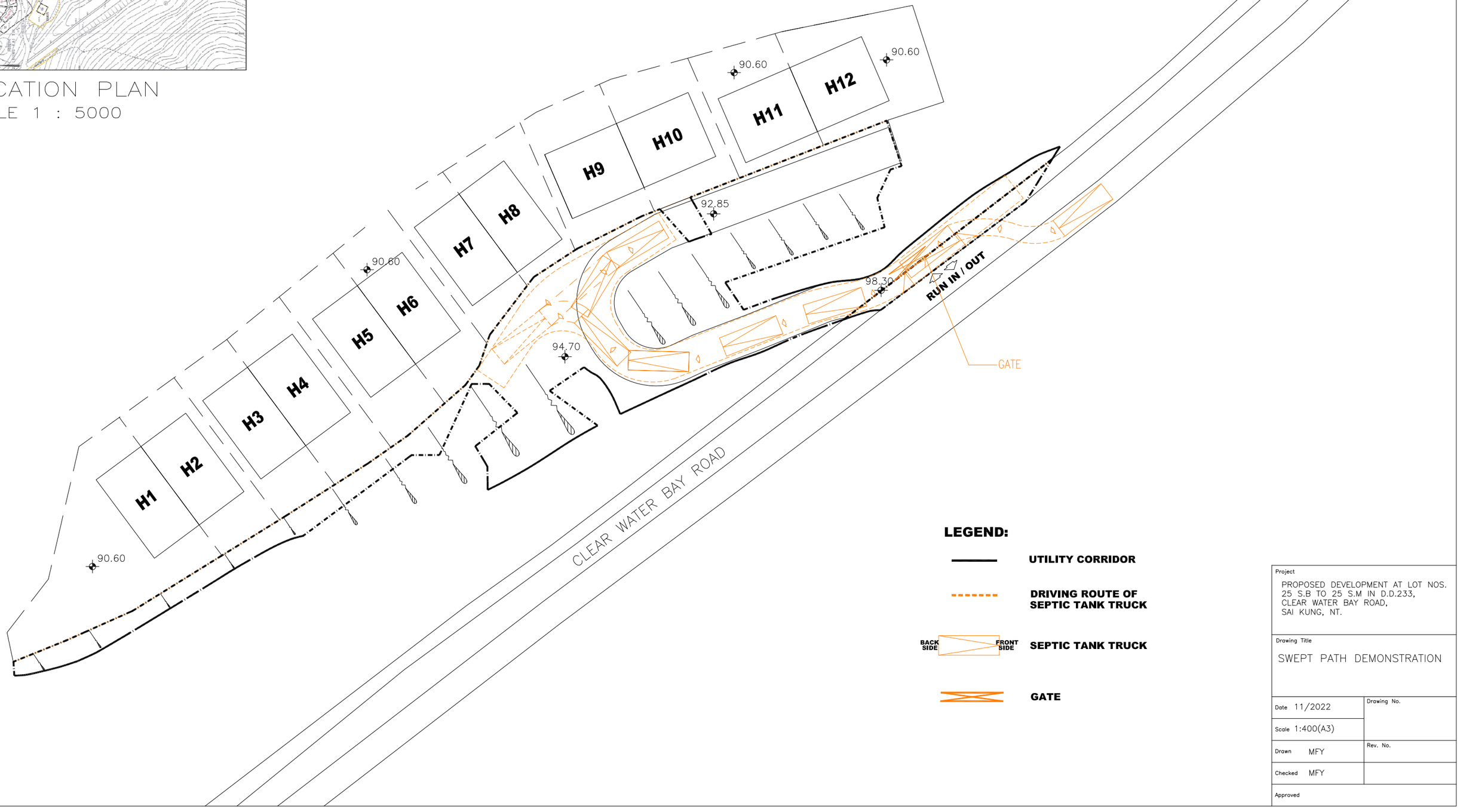
Information Classification: PROPRIETARY



Updated Layout Plan of Utility Corridor After Incorporating CLP Approved Cable Alignment

LOCATION PLAN
SCALE 1 : 5000

N



LEGEND:

- **UTILITY CORRIDOR**
- **DRIVING ROUTE OF SEPTIC TANK TRUCK**
- BACK SIDE / FRONT SIDE — **SEPTIC TANK TRUCK**
- **GATE**

Project	PROPOSED DEVELOPMENT AT LOT NOS. 25 S.B TO 25 S.M IN D.D.233, CLEAR WATER BAY ROAD, SAI KUNG, NT.
Drawing Title	SWEPT PATH DEMONSTRATION
Date 11/2022	Drawing No.
Scale 1:400(A3)	
Drawn MFY	Rev. No.
Checked MFY	
Approved	

Geotechnical Assessment for Proposed Utility Corridor at Clear Water Bay Road, Sai Kung, N.T.

(Lot No. DD233 Lot 26 sA (Portion), sB (Portion), sC(Portion), sD(Portion), sE (Portion), sF(Portion), sG (Portion), sH, sI, RP

DD233 Lot 27 sA, sB, sC, sD, sE, RP

DD233 Lot 28 RP (Portion)

DD233 Lot 30 sB,)

Apr 2025

CONTENTS

1. INTRODUCTION

1.1 This Geotechnical Assessment supports Section 16 Planning application for a utility corridor for provision of services (water, electricity, telecommunication services to the adjacent 12 nos. of village houses at various Lots 25 in D.D.233 which are currently landlocked. At present, there are no alternative method to provide the proposed installations.

1.2 A plan showing the location and layout of the proposed services corridor is shown in *Figure 1*. It is situated in a 25 to 30 degrees natural slope between Clear Water Bay Road and the Small Houses development. In 2014, a farmhouse was proposed in the same area, the location of the proposed farmhouse is shown in *Figure 1*. Photos and a plan showing the direction of photos are attached as Appendix D for easy reference. An aerial photo with the approximate alignment of the utility corridor imposed is also attached as Appendix E. Inspections of the natural slope and the vicinity has been carried out in many occasions for the past 15 years. The natural slope, the upstream cut slope and the downstream cut slope remain relatively the same in the past 15 years with no signs of instability observed.

1.3 To support Section 16 the proposed farmhouse, Geotechnical Planning Review Report and Natural Terrain Hazard Study have been carried out in 2014. The recommendation of the study was endorsed by GEO in 2014.

2. DESK STUDY

Site Formation submission for Small Houses development

2.1 As shown in Figure 1, the proposed alignment for utility corridor is located at natural slope directly above 12 nos. of proposed small houses. As part of the site formation design for the proposed small houses development in D.D. 233 Leung Fai Tin, the slope was investigated (under BD Ref. 6/9081/99). The site formation for the proposed development was completed and BA14 certification completion of the site formation works was submitted and acknowledged by BD in early 2012. The proposed utility corridor is located above House 8 to House 12 of Figure 1 which corresponds to Section 2 and Section 3 chosen for stability analysis in the approved Site Formation Submission (Appendix F). At present, 4 nos. of proposed village houses are under construction.

2.2 **Ground investigation and stability analysis was carried out in 1999 to investigate the natural slope where the proposed utility corridor would be located. A copy of the slope stability results extracted from the site formation submission is attached in Appendix A. The safety standard of the slope is acceptable. A full copy of the site investigation report and site formation submission could be made available for inspection and reference if needed.**

2.3 **Except for the portion close to the valley, the crest level (in Section 1 and Section 3) of Appendix F of the natural slope is above the level of Clear Water Bay Road. In this location, Clear Water Bay Road was formed with cut slopes on both upstream and downstream side.**

Geotechnical Planning Review Report for a proposed farmhouse

2.4 **A 2-storey domestic structure (a farmhouse) was proposed within the same Lot (D.D. 233) in 2014. To support the Section 16 application for the change in land use. A Geotechnical Planning Review Report (GPRP) was submitted in June 2014 to Planning Department and Geotechnical Engineering Office (GEO) of CEDD for consideration. A full copy of the GPRP is attached in Appendix B.**

2.5 **The GPRP provided relevant geotechnical information, such as Geological map, Solid Geology, Superficial Geology, GASP Report, Enhanced Natural Terrain Landslide Inventory, Historical Landslide Catchment Inventory, Land Landslide Study, Reported Landslide Incidents and Registered Man-made Slopes, etc for the area.**

2.6 **The GPRP concluded that the existing man-made slope 12SW-A/CR 166 would not pose hazard to the development, but Natural Terrain Hazard Assessment (NTHA) should be carried out.**

Natural Terrain Hazard Study

2.7 **As recommended in the GPRP, a Natural Terrain Hazard Study (NTHS) was carried out and submitted to Planning Department and GEO of CEDD for consideration in August 2014. A copy of the NTHS is attached in Appendix C.**

2.8 **The study concluded that no natural terrain hazard was identified and the landslide susceptibility within the Study Area to be low. No mitigation works for the potential terrain hazard was considered necessary for the proposed development. The recommendation of the study was endorsed by Town Planning Board with the advice as follows: *"the comments of the Head of GEO, CEDD that you should submit necessary Geotechnical Submission [e.g. the design of the proposed works, the assessment of any slope and retaining walls affecting or be affected by the proposed development and the design of any necessary upgrading works] to the Buildings Department for approval.***

3. REVIEW OF TEMPOARY AND PERMANENT WORKS FOR THE PROPOSED ULTITY CORRIDOR

3.1 **The Plan showing the proposed utility corridor are attached in Figure l. A section across the proposed corridor is shown in Figure 2. Drawpits and cable laying will be included. The utility corridor will cater the routing for the drawpit and electricity cable and nearest suitable government water mains for connection. It also provides access to telecommunication service for the proposed NTEHs. The corridor will have a hard paved surface. System of U and Stepped channels shall be constructed to collect the surface runoff. The surface water shall be discharged to nearby discharged location as shown in Figure 3 - Layout of proposed U-channel for collection of surface runoff.**

3.2 **The width of the corridor is 4.1meters where CLP draw pits are located. Formation of level platforms with retaining walls and minor excavation shall be required. To limit encroachment into natural slope, vertical temporary support, such as sheet pile may be needed to support the temporary slope for construction of the permanent works. Site specific investigation shall be carried out for submission to the Buildings Department for approval shall be made in due course.**

3.3 **The utility corridor would provide utilities to the houses at the level platform. It would be unmanned. It would only be manned where maintenance and installation of the utilities is carried out. Compares with the village houses at the level platform, the consequence to life in case of slope failure would be much less.**

4. RECOMMENDATION AND CONCLUSION

4.1 The proposed utility corridor shall be installed in slope where detailed stability assessment had been carried out and was approved under the site formation works for the proposed village houses. The overall stability of the slope is acceptable, local stability of the proposed works to form the small level ground to house the utility would be submitted to the Buildings Department for approval.

4.2 Natural Terrain Hazard Study (NTHS) had been carried out for the natural slope on the other side of Clear Water Road for previously approved farmhouse, which is near House 12, the study concludes no hazard was identified. The recommendation was endorsed by GEO of CEDD. It could be concluded that there is no hazard to the proposed service corridor. Further, for other locations, a 1.5m high cut slope is present which would further reduce debris, if any, hitting the unmanned utility corridor.

4.3 From Geotechnical point of view, the proposed planning proposal is acceptable.

Response to Departmental Comments from Pre-submission Enquiry

Department	Comment/Query	Response
Transport Department (TD)	1. Clarify if the utility corridor would serve as vehicular access for the 12 houses and propose relevant traffic management measures.	The utility corridor **will not provide vehicular access** except for limited, controlled access by vacuum trucks for semi-annual septic tank maintenance and repair. Access control measures are in place to restrict entry to authorized maintenance personnel and pedestrians (residents of the 12 Houses) only (Section 1.0, Proposed Works; Section 5.0).
	2. Submit the run-in/out design, including the swept path analysis and sight distance for review.	A **swept path analysis** has been conducted to ensure vacuum trucks can safely navigate the corridor for septic tank maintenance, included in Appendix 6. The corridor is primarily for pedestrian use, with no run-in/out for general vehicular access (Section 1.0, Proposed Works; Section 5.0; Appendix 6).
	3. Submit details of the utility corridor, including drawings illustrating the design, as it will be used by both pedestrian and vehicular traffic.	The design and layout of the utility corridor, including drawings, are provided in Appendix 4. The corridor is underground with a hard-paved pedestrian walkway atop, adorned with natural vegetation, and only allows controlled vacuum truck access for maintenance (Section 4.0; Appendix 4).
	4. Further comments subject to responses to (1) to (3).	The Planning Statement addresses the above queries with details on access restrictions, swept path analysis, and design drawings (Sections 1.0, 4.0, 5.0; Appendices 4, 6).
Geotechnical Engineering Office (GEO)	The Site meets criteria for requiring a Geotechnical Planning Review Report (GPRR), which should be submitted with the application.	A **Geotechnical Planning Review Report (GPRR)** has been prepared by a qualified geotechnical engineer, assessing the site's geotechnical conditions and confirming that the utility corridor will not compromise slope stability. It is included in Appendix 7 (Section 1.0, Geotechnical Assessment; Appendix 7).
Highways Department (HyD)	(a) Clarify whether the utility corridor would serve as vehicular access for the approved NTEHs; the access arrangement should be commented and agreed by TD.	The utility corridor **will not serve as vehicular access** for the 12 Houses, except for controlled access by vacuum trucks for semi-annual septic tank maintenance. The swept path analysis (Appendix 6) and access control measures ensure minimal impact, and TD's input is addressed as above (Section 1.0, Proposed Works; Section 5.0; Appendix 6).
	(b) Adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains.	The utility corridor will manage surface runoff, improving drainage without aggravating flooding. It will realign runoff along an optimal route, with detailed drainage design to be approved by the Drainage Services Department (DSD) (Section 6.2, TPB PG-No. 10; Section 1.0, Immediate Benefits).
Urban Design and Landscape Unit, Planning Department	1. The proposed utility installation is not incompatible with the existing landscape character.	The Planning Statement confirms the corridor's compatibility with the rural landscape, being underground with a vegetated pedestrian walkway to enhance aesthetics (Section 4.0; Section 6.2).
	2. 11 trees are proposed to be felled, with 11 new native trees to be planted.	The Tree Preservation and Removal Proposal (Appendix 3) outlines the replacement of 11 trees with healthier native species to enhance greenery and the mountain profile (Section 4.0; Appendix 3).
	3. Review if the alignment can be readjusted to minimize impact to existing trees.	The 11 trees to be removed are in poor health and directly conflict with the corridor's routing. The alignment was optimized to minimize impact, and replacement with native species ensures no net loss of greenery (Section 4.0; Section 6.2; Appendix 3).
	4. The Tree Assessment Schedule incorrectly states 11 trees to be transplanted instead of felled.	The Planning Statement clarifies that 11 trees will be **felled**, not transplanted, due to their poor condition. The error in the summary table is noted, and Appendix 3 (retitled as advised) reflects the correct proposal to fell and replace 11 trees (Section 4.0; Appendix 3).
	5. Revise the title of Appendix III from "Tree Preservation and Removal Proposal" to "Broad Brush Tree Survey and New Tree Planting Proposal".	The title of Appendix 3 will be revised to **"Broad Brush Tree Survey and New Tree Planting Proposal"** as advised to align with s.16 submission requirements (Section 4.0; Appendix 3).
	6. Approval of the s.16 application does not imply approval of tree works; approach relevant authorities for tree works approval.	The Applicant acknowledges that tree works require separate approval from relevant authorities, as noted in the Planning Statement (Section 7.0).
	7. Further landscape comments reserved until formal submission.	The Planning Statement provides detailed landscape proposals, including tree replacement and vegetated walkway, with further details to be submitted formally (Section 4.0; Appendix 3).
Agriculture, Fisheries and Conservation Department (AFCD)	No adverse comment, noting proposed tree mitigation measures. Ensure no plant species of conservation importance (e.g., Aquilaria sinensis) are affected.	Noted
Fire Services Department	If the utility corridor serves as Emergency Vehicular Access (EVA), observe fire safety requirements for NTEHs.	The corridor is **not an EVA** but supports fire service installations and emergency access via the pedestrian walkway. Septic tank maintenance access complies with health and safety needs (Section 5.0; Section 1.0, Immediate Benefits).
Buildings Department (BD)	(i) No unauthorized structures should be designated for approved use.	The Planning Statement confirms no existing structures are on the Site, and the proposal involves only underground utilities and a pedestrian walkway (Section 3.2; Section 4.0).
	(ii) Obtain BD approval for site formation/excavation works not covered by NTEHs; appoint an Authorized Person.	The Applicant will obtain necessary BD approvals for excavation works and appoint an Authorized Person as required (Section 4.0).
	(iii) Planning approval does not accept unauthorized building works (UBW).	The proposal involves no UBW, only utility installations and excavation, with compliance to be ensured via BD approvals (Section 4.0).
Electrical and Mechanical Services Department	No comment on electricity safety but advises consulting CLP for cable plans and observing safety regulations.	Noted

Response to Departmental Comments from Pre-submission Enquiry

Department	Comment/Query	Response
Sai Kung District Office	No comment if rules are complied with; inform Hang Hau Rural Committee and village representatives.	The Applicant will inform the Hang Hau Rural Committee and relevant village representatives as advised, ensuring compliance with all regulations).
Sai Kung and Islands District Planning Office	1. The proposal is not in line with the "GB" zone's planning intention, with a general presumption against development.	The proposal aligns with the "GB" zone's intention by not increasing development intensity, enhancing greenery via tree replacement, and providing a recreational walkway. It is essential to enable 12 NTEHs in the adjacent Village zone, supporting housing goals (Section 6.1; Section 7.2).
	2. New developments in "GB" zone require exceptional circumstances and strong planning grounds per TPB PG-No. 10.	The corridor is justified by the **exceptional circumstance** of the 12 landlocked Houses being uninhabitable without utilities. Strong planning grounds include enabling 36 residential units for 97 people, aligning with housing policies, and using the low-economic-value Green Belt for low-impact infrastructure (Section 1.0, Rationale; Section 7.1).
	3(i). No strong justification for using "GB" zone for utility installation and access road serving 12 NTEHs.	The Green Belt is the **only viable option** due to the Houses' landlocked nature and the higher economic value of adjacent "Village Type Development" zoned land. Prior unsuccessful development attempts on the Green Belt led to this win-win agreement (Section 1.0, Rationale; Section 7.1).
	3(ii). No demonstration that no suitable sites exist outside the "GB" zone (e.g., "V" zone).	Adjacent "Village Type Development" zoned land is designated for high-value NTEHs, making it unsuitable for utility infrastructure. The Green Belt's lower economic value and proximity to the Houses make it the only feasible site (Section 1.0, Rationale; Section 2.0).
	4. Clarify the intended use of the remaining 63% of the Site area.	The remaining 63% of the Site (585.4 m²) will remain a vegetated slope, with no development proposed. It will be enhanced with compensatory tree planting and ground cover restoration to maintain its Green Belt function (Section 4.0; Appendix 3).
	5. Advise on new arrangements with CLP post-approval of A/SK-CWBS/48.	The utility corridor builds on A/SK-CWBS/48, with CLP approving the underground cable routing to connect to the HV Pillar (Appendix 5). No new arrangements have been made beyond this coordination (Section 1.0, Background; Appendix 5).
	6(i). Clarify the nature of the utility corridor for pedestrian and/or vehicular access; devise appropriate design/layout.	The corridor is primarily a **pedestrian walkway** with underground utilities, allowing only controlled vacuum truck access for septic tank maintenance. Design and layout are in Appendix 4, with swept path analysis in Appendix 6 (Section 4.0; Section 5.0; Appendices 4, 6).
	6(ii). Provide technical proposals and assessments due to the complexity of the proposed development.	Technical assessments include the GPRR (Appendix 7), swept path analysis (Appendix 6), and tree survey (Appendix 3). The design and layout (Appendix 4) address the corridor's complexity, ensuring minimal impact (Sections 1.0, 4.0, 5.0; Appendices 3, 4, 6, 7).
	7. Include required assessments with reasonable details per Practice Note No. 1/2024.	The Planning Statement includes detailed assessments: GPRR (Appendix 7), swept path analysis (Appendix 6), tree survey and planting proposal (Appendix 3), and utility design (Appendix 4), addressing departmental requirements (Sections 1.0, 4.0, 5.0; Appendices 3, 4, 6, 7).