

2023年 3月 13日

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

Appendix I of RNTPC
Paper No. A/HSK/440

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2300577 27.2.2023 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MSK/1440
	Date Received 收到日期	13 MAR 2023

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

1. Name of Applicant 申請人姓名/名稱

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

The Hong Kong and China Gas Company Limited

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

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

NA

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land in D.D.125, Area 56, Ping Ha Road, Hung Shiu Kiu, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 560 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 42 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	560 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen OUTLINE ZONING PLAN NO. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses - Sewage Pumping Station
(f) Current use(s) 現時用途	DSD Ha Tsuen Sewage Pumping Station (about 560 sq.m) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Gas pressure regulating pipeworks and ancillary facilities</td> <td>1</td> <td>about 18m(L) x 9m(W) x 3m(H)</td> </tr> <tr> <td>Pigging (pipe inspection) pipeworks and ancillary facilities</td> <td>1</td> <td>about 20m(L) x 6m(W) x 3m(H)</td> </tr> <tr> <td>1-storey building for instrumentation facilities</td> <td>1</td> <td>about 7m(L) x 6m(W) x 4m(H)</td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Gas pressure regulating pipeworks and ancillary facilities	1	about 18m(L) x 9m(W) x 3m(H)	Pigging (pipe inspection) pipeworks and ancillary facilities	1	about 20m(L) x 6m(W) x 3m(H)	1-storey building for instrumentation facilities	1	about 7m(L) x 6m(W) x 4m(H)	
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Gas pressure regulating pipeworks and ancillary facilities	1	about 18m(L) x 9m(W) x 3m(H)												
Pigging (pipe inspection) pipeworks and ancillary facilities	1	about 20m(L) x 6m(W) x 3m(H)												
1-storey building for instrumentation facilities	1	about 7m(L) x 6m(W) x 4m(H)												
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

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

- ~~(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –~~

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

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

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

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

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

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

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

December 2025

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

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Part 9 第9部分

10

10. Justifications 理由

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


Refer to the attached pages for Justification Statement.

11. Declaration 聲明

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

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

Signature
簽署


.....
Fong Wai Man Edmond

Name in Block Letters
姓名（請以正楷填寫）



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

.....
General Manager - Transmission Operation

Position (if applicable)
職位（如適用）

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

專業資格

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

on behalf of
代表

.....
The Hong Kong and China Gas Company Limited

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

Date 日期

.....
24/02/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in D.D.125, Area 56, Ping Ha Road, Hung Shiu Kiu, Yuen Long, New Territories 新界元朗洪水橋屏廈路第56區丈量約份第125約地段的政府土地		
Site area 地盤面積	560	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	560	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OUTLINE ZONING PLAN NO. S/HSK/2		
Zoning 地帶	Other Specified Uses - sewage pumping station 其他指定用途 - 污水抽水站		
Applied use/ development 申請用途/發展	Public utility installation - Offtake and Pigging Station 公用事業設施裝置 - 調壓及檢管站		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	42 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	about 4	m 米 <input type="checkbox"/> (Not more than 不多於)
		14	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	7.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	0		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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

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

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

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Justification Statement for S16 application of Proposed Hung Shui Kiu Offtake and Piggling Station (Town Gas Station) of the Hong Kong and China Gas Company Limited (HKCG)

The Hong Kong and China Gas Company Limited (HKCG) identified a proposed site for the Town Gas Station at Area 56, Hung Shiu Kiu, Yuen Long, back in mid 1990's to cope with the long term planning and security of gas supply in the New Territories. The original proposed site for Town Gas Station located at the northern tip of government land in DD125, Area 56, Ping Ha Road, Hung Shiu Kiu, Yuen Long. HKCG's High Pressure pipeline construction since then has taken this into consideration and has already reached that proposed Town Gas Station site.

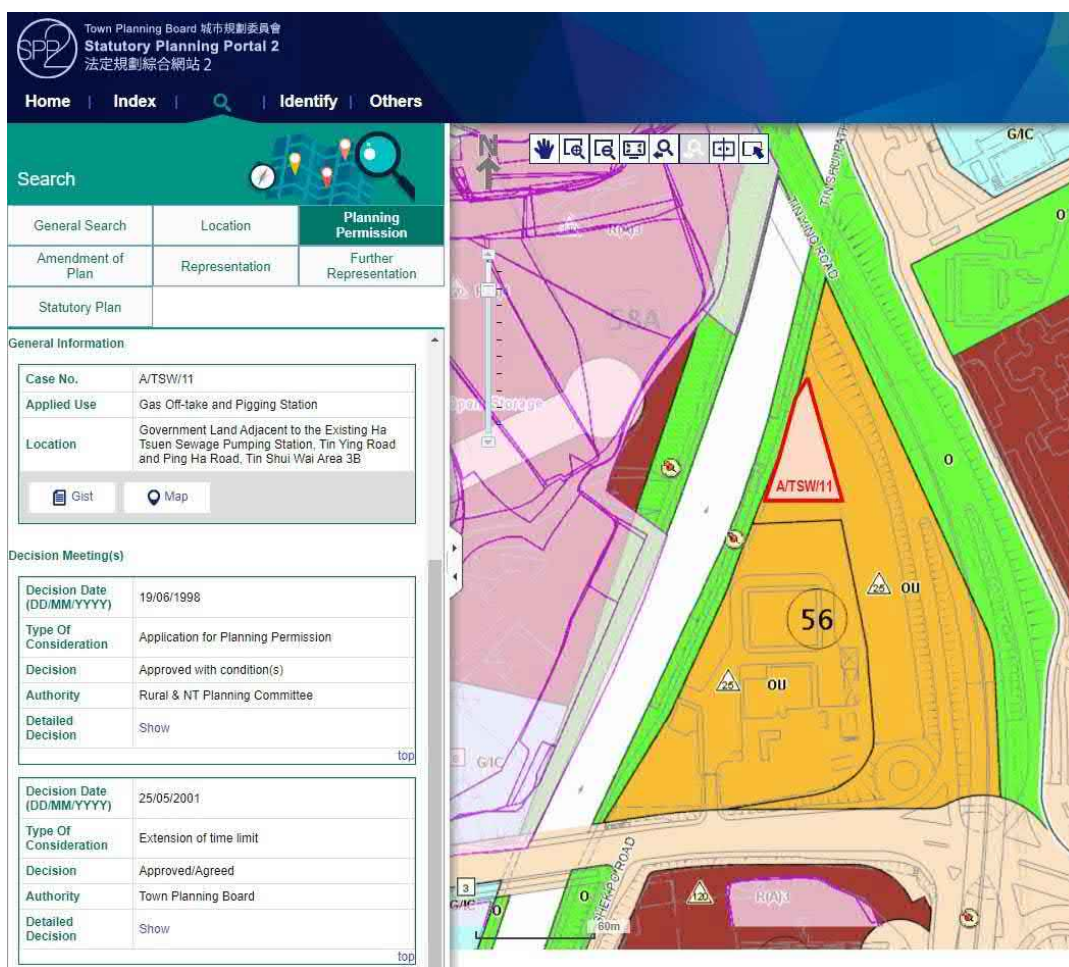


Figure 1 – The original proposed site for Town Gas Station located at the northern tip of Tuen Mun Area 56

The **Northern Metropolis** is one of the key developments of Hong Kong in the coming years. It will not only provide housing and create job opportunities to people of Hong Kong, but also bring Hong Kong's collaborative development with the Country's Greater Bay closer. To cope with the gas supply and security to this strategic area as well as Tuen Mun which together will have a population of some 3 million in future, a Town Gas Station at Hung Shui Kiu is essential. To better utilize the site in D.D.125, Area 56, Ping Ha Road, Hung Shiu Kiu with other potential

users and to resolve the technical constraints. HKCG has identified another site located at the southern part of Government Land in D.D.125, Area 56, Ping Ha Road, Hung Shiu Kiu after having close coordination with various government departments.

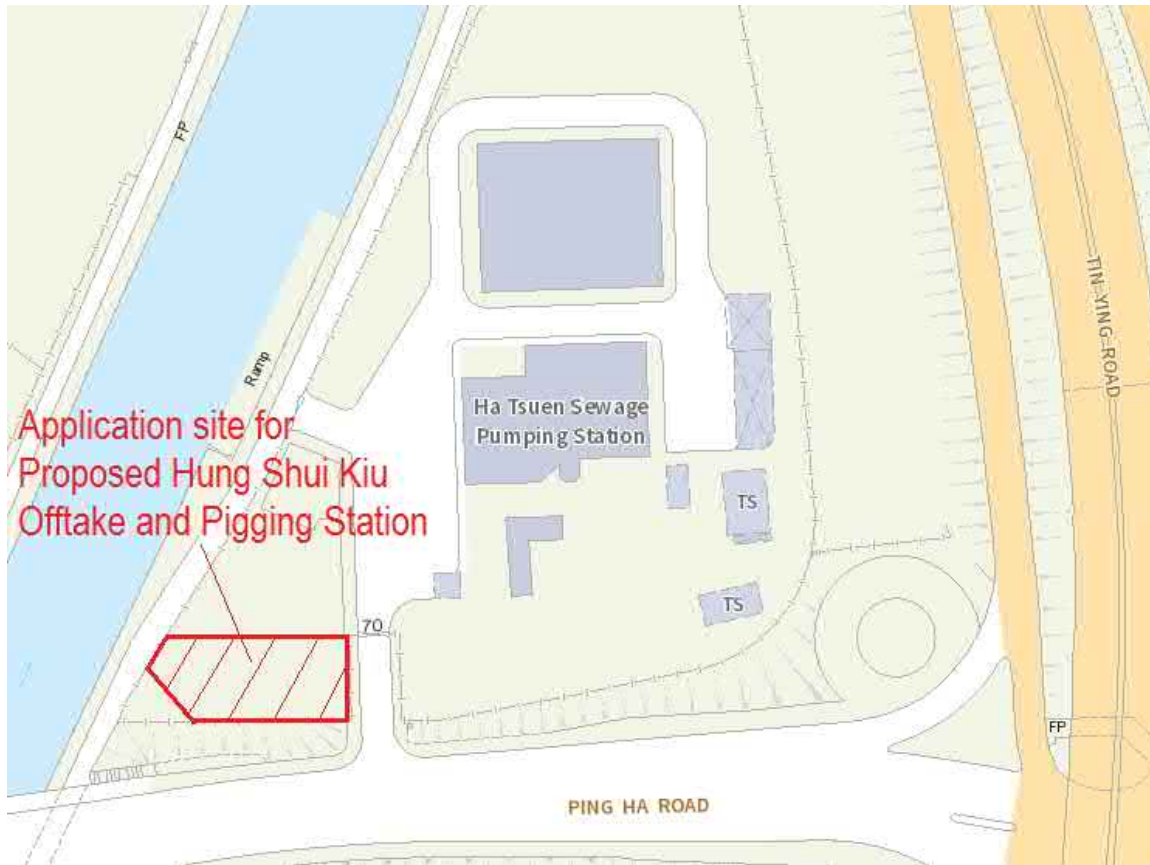


Figure 2 – The alternative site for Town Gas Station located at the Government Land in DD125, Area 56, Ping Ha Road, Hung Shiu Kiu under this application

The newly proposed site for Town Gas Station is ideal because (1) it is located near HKCG existing gas network; (2) it is located near the existing vehicular network, (3) its location is separated by a river on the west side and a wide high-speed vehicular access on the eastside so as to minimize occupied premises nearby; and (4) it keeps reasonable distance from the town area.

The newly proposed site for Town Gas Station, at the southern part of Government Land in DD125, Area 56, Ping Ha Road, Hung Shiu Kiu, is located on 560 m² land at south-western corner of the Drainage Services Department (DSD) Ha Tsuen Sewage Pumping Station at Ping Ha Road. In May 2022, DSD was consulted on the proposed use of the south-western corner of the Ha Tsuen Sewage Pumping Station for the subject Town Gas Station. DSD have no in-principle objection to HKCG's proposed use.

Comparing to the application submitted in Aug 2022, the application site area is reduced to 560 m² due to the following reasons:

- In Nov 2022, the Universal Accessibility Project Team of Highways Department advised that feasibility of lift retrofitting near staircase (structure no. N602) is currently reviewing.
- In Jan 2023, CEDD advised that there are an existing 4000x2900 box culvert and a proposed 2500x2500 box culvert for Hung Shiu Kiu / Ha Tsuen New Development Area under CE1/2020(CE). Building permanent structures, aboveground gas pipe and facilities on the land above these box culverts and their adjacent 3m-reserve zone is not allowed.
- In Jan 2023, CEDD requested to adjust the site boundary for not encroaching gazette boundary of CAP370 for Hung Shui Kiu / Ha Tsuen New Development Area.

Therefore, the area of application site is cut back for these proposed CEDD/HyD infrastructures.

The proposed Town Gas Station is composed of town gas pressure regulating facilities and pigging pipeworks. HKCG has been operating this kind of offtake and pigging stations for more than 30 years with good and safe track records. No incident within offtake and pigging station happened ever.

Finally, in view of routing of the connecting gas pipelines from the existing gas network in Hung Shui Kiu New Development Area, only some 300m of connecting pipelines will be required to be constructed. HKCG determines that disturbances to the public arose from the development of the offtake and pigging station would be minimised if the Town Gas Station is erected at the southern part of Government Land in DD125, Area 56, Ping Ha Road, Hung Shiu Kiu.

Photos of Typical Town Gas Station



(a) External view of Town Gas Station



(b) Aboveground Gas pressure regulating/Pigging pipeworks and ancillary facilities

Consent obtained from DSD Ha Tsuen Sewage Pumping Station

From: eckwong@pland.gov.hk
Sent: Thursday, May 19, 2022 4:43 PM
To: Leung Joan W.C.
Cc: sphchan@pland.gov.hk; luiwun@emsd.gov.hk; ssdau@dsd.gov.hk; kenniswan@emsd.gov.hk; spyu@emsd.gov.hk; edmundli@emsd.gov.hk
Subject: RE: Proposed Hung Shui Kiu Offtake and Piggling Station
Attachments: 10052022131550.pdf

Dear Ms Leung,

I refer to your email below and our subsequent telephone conversations. We have consulted the Drainage Services Department (DSD) on the proposed use of the south-western corner of the Ha Tsuen Sewage Pumping Station (HTSPS) for the subject Offtake and Piggling Station (OPS). They have no in-principle objection to the proposed use, subject to the conditions summarized below:

1. You in the future shall be responsible for all the works within the subject site area for the proposed OPS, including but not limited to handling the existing plants in the area, dismantling any unused equipment, site formation, etc.
2. The proposed OPS shall have individual fencing.
3. The proposed OPS shall have direct entrance/EVA from public road (i.e. without access road sharing with HTSPS).
4. The proposed OPS shall meet the Drainage Reserve requirement for all DSD's Underground Utility (UU). If diversion of DSD's UU out of the proposed OPS Site is required, please submit proposal to DSD for comment.
5. New UU of the OPS should avoid laying within the revised HTSPS boundary.
6. Minor adjustment to the proposed OPS boundary (Site 2 on the plan attached below) is required to match the existing boundary of HTSPS as shown in attached drawing. The exact coordinate of the Site shall be determined after detailed survey.

According to DSD colleagues, if there is any drainage pipeline within the extended boundary, you may wish to divert it away or to leave the subject area open without any fixed structure (e.g. for access road) to facilitate maintenance.

Apart from DSD's comment above, please also note that:

- (a) EMSD colleagues advise that the site boundary may be further refined to avoid clash with drainage reserve and for efficient site utilization.
- (b) The proposed OPS site falls within the "Fung Shui Lane" designated on the adopted Hung Shui Kiu and Ha Tsuen Outline Development Plan No. D/HSK/1 which is mainly for view corridor and breezeway purpose. According to your proposal in September 2020, the maximum building height of the proposed OPS is 4m. Please confirm whether this proposed building height is still valid.

If you have any question, please feel free to contact me at 2158 6295.

Regards,

Ernest Wong
for District Planning Officer/Tuen Mun and Yuen Long West
Planning Department

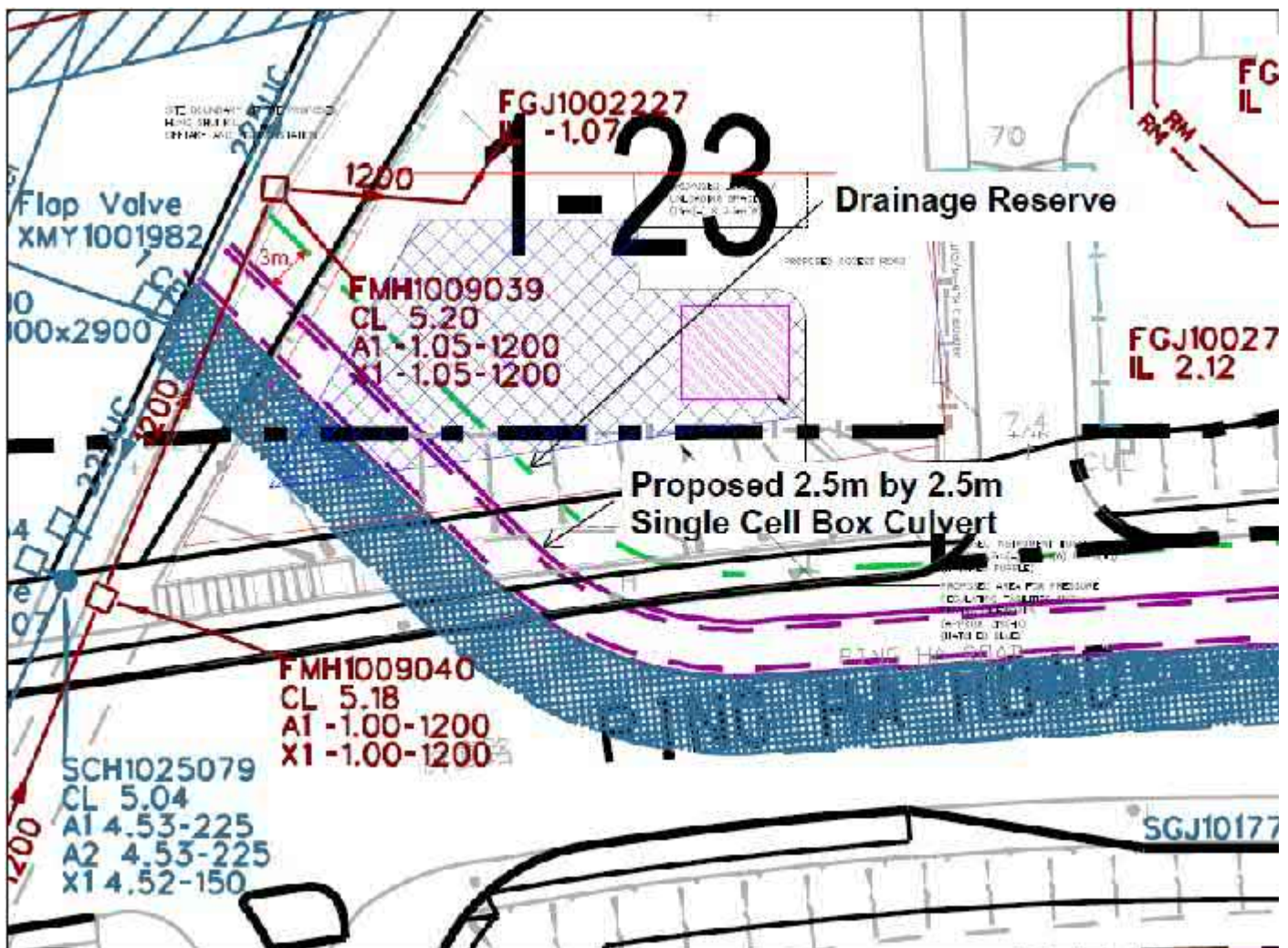
From: smwkong@pland.gov.hk
Sent: Thursday, January 12, 2023 9:47 AM
To: Leung Joan W.C.
Subject: RE: Request for help - S16 application for proposed Gas Offtake Station at the southern west corner of Ha Tsuen Sewage Pumping Station

Dear Joan,

I refer to your email below.

Please find the following comments from CEDD regarding the proposed box culvert:

1. The proposed gas offtake station footprint will be in conflict with both existing and proposed box culvert (Both the future box culvert and its drainage reserve are located inside Site 1-23 as shown in the attached sketch drawing). Under Remaining Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area, there will be a proposed 2.5m x 2.5m box culvert. Please reserve space for the construction of box culvert and future proposed drainage reserve. The applicant should liaise with CEDD for the interfacing issue.

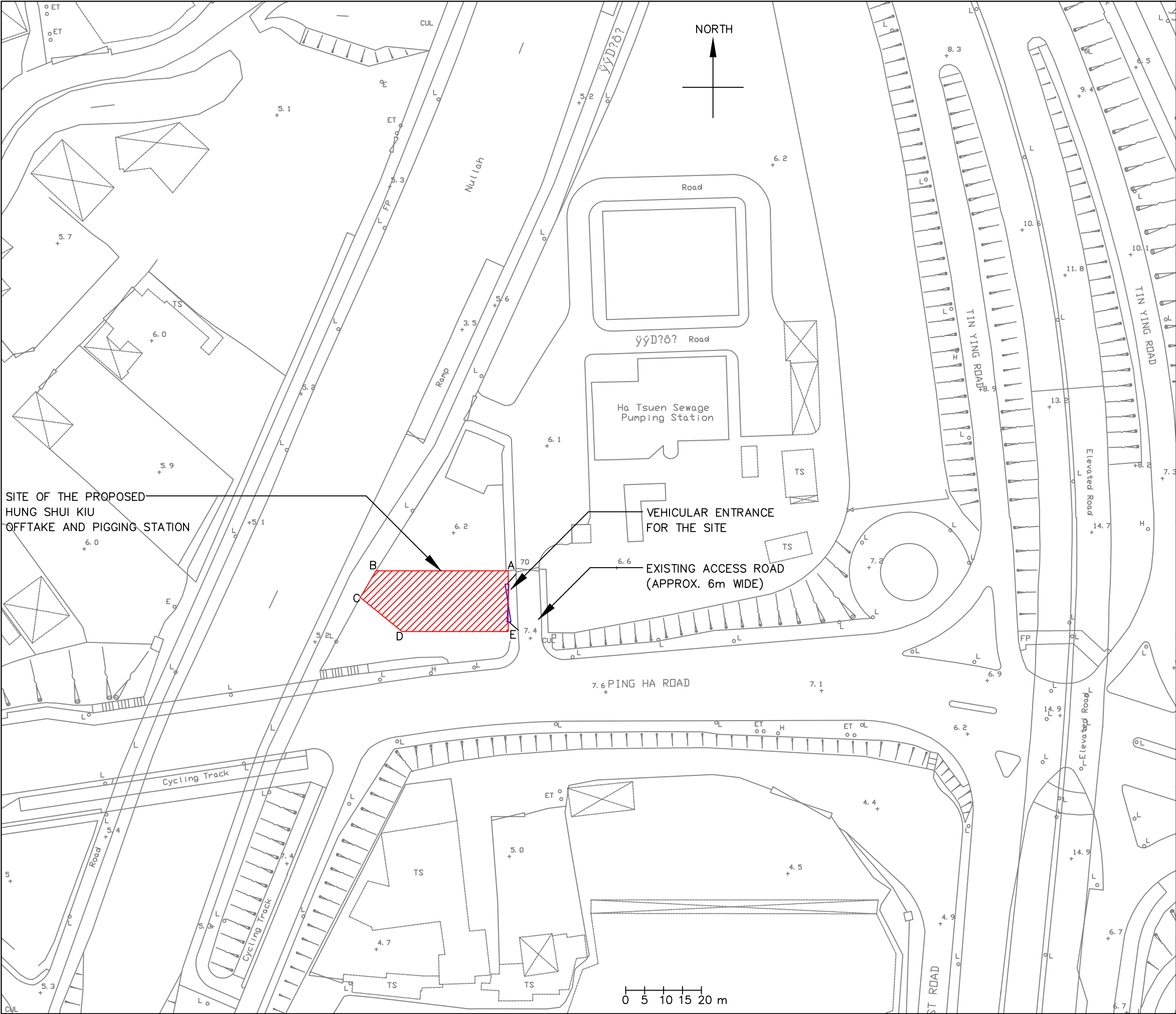


2. The proposed site encroaches on the gazette boundary of CAP370 for Hung Shui Kiu/Ha Tsuen New Development Area. Please adjust the boundary and avoid encroachment on the boundary. The gazette plans can be obtained from the path below.

(<https://www.tlb.gov.hk/tc/publications/transport/gazette/7787CL%20HSK%20Plan%20Final.pdf>)

3. If you have any queries on the above, please contact Ms. Jessica FU (Tel: 2158 5670) of CEDD.

Regards,
Sherry KONG
for DPO/TMYLW
Planning Department
Tel.: 2158 6295



SITE OF THE PROPOSED
HUNG SHUI KIU
OFFTAKE AND PIGGING STATION



VEHICULAR ENTRANCE
FOR THE SITE

EXISTING ACCESS ROAD
(APPROX. 6m WIDE)

NOTES

- 1 ALL LEVELS ARE SHOWN IN METERS
ABOVE THE HONG KONG PRINCIPAL DATUM.
- 2 ALL DIMENSIONS ARE IN METERS
UNLESS OTHERWISE STATED.
- 3 ALL COORDINATES REFER TO THE HONG KONG
1980 GRID COORDINATE SYSTEM.
- 4 SOURCE OF LANDBASE OF THIS DRAWING:
TOWN GAS 06nw07d.dgn DATED 04-08-2022.

LEGEND

-  SITE OF THE PROPOSED
OFFTAKE AND PIGGING STATION
-  VEHICULAR ENTRANCE FOR THE SITE

ABBREVIATIONS

APPROX. APPROXIMATELY
m METER

APPROXIMATE BOUNDARY COORDINATES		
POINT	NORTH (m)	EAST (m)
A	834,186.000	817,870.000
B	834,186.000	817,836.000
C	834,179.000	817,831.000
D	834,167.000	817,842.000
E	834,167.000	817,870.000

1	22-02-23	2ND ISSUE	SSS	SSS	WCL
0	04-08-22	1ST ISSUE	SSS	SSS	WCL
REV	DATE	DESCRIPTION	DRN	CKD	APPD



煤氣
Towngas

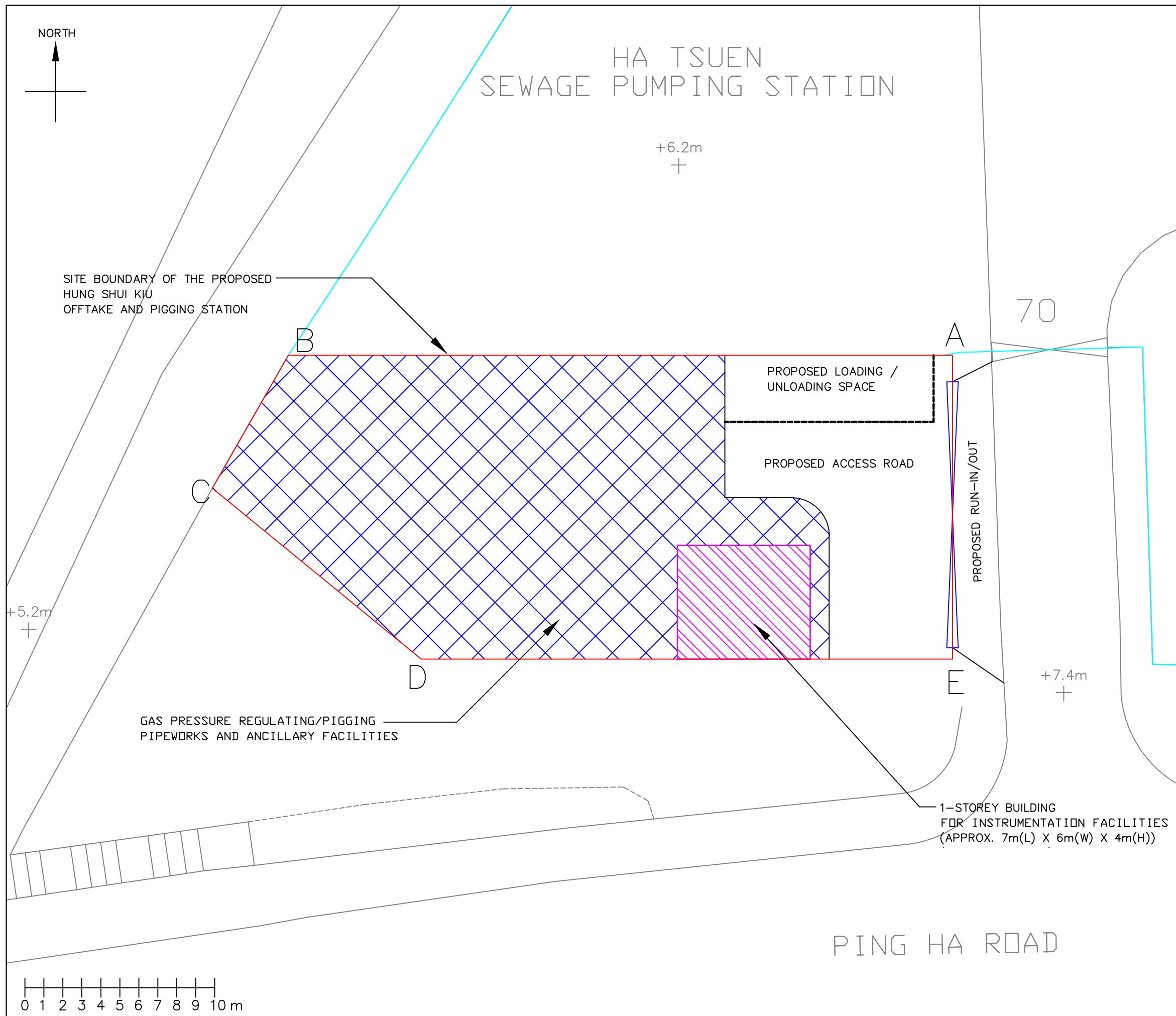
THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

SITE LOCATION PLAN

DRAWN SSS	CHECKED SSS	APPROVED WC LEUNG	SCALE 1:1000@A3
DATE 22 FEB 2023		DRAWING NUMBER AGI/HSK/01	REV 1



NOTES

1

ALL LEVELS ARE SHOWN IN METERS ABOVE THE HONG KONG PRINCIPAL DATUM.

2

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.

3

ALL COORDINATES REFER TO THE HONG KONG 1980 GRID COORDINATE SYSTEM.

4

SOURCE OF LANDBASE OF THIS DRAWING: TOWNGAS 06nw07d.dgn DATED 04-08-2022.

LEGEND

SITE BOUNDARY OF THE EXISTING HA TSUEN SEWAGE PUMPING STATION

SITE BOUNDARY OF THE PROPOSED OFFTAKE AND PIGGING STATION

VEHICULAR ENTRANCE FOR THE SITE

GAS PRESSURE REGULATING/PIGGING PIPEWORKS AND ANCILLARY FACILITIES

1-STOREY BUILDING FOR INSTRUMENTATION FACILITIES

ABBREVIATIONS

APPROX.

APPROXIMATELY

DSD

DRAINAGE SERVICES DEPARTMENT

(H)

HIGH

(L)

LONG

m

METER

sq.m

METER SQUARE

(W)

WIDE

1

22-02-23

2ND ISSUE

SSS

SSS

WCL

0

04-08-22

1ST ISSUE

SSS

SSS

WCL

REV

DATE

DESCRIPTION

DRN

CKD

APPD

煤氣

Towngas

THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

STATION LAYOUT PLAN

DRAWN

SSS

CHECKED

SSS

APPROVED

WC LEUNG

SCALE

1:200@A3

DATE

22 FEB 2023

DRAWING NUMBER

AGI/HSK/02

REV

1

Tree Survey Report

Proposed Development of a Gas Facility at the South West Corner of Hung Shui Kiu Planning Area 56, Hung Shui Kiu, New Territories

Name of client: The Hong Kong and China Gas Company Limited

Dates of tree survey: 7 July 2022 and 8 July 2022

Tree survey conducted by: Cho Shek Man

International Society of Arboriculture

Certified Arborist (HK-1007AM)

Report prepared by:



Cho Shek Man

International Society of Arboriculture

Certified Arborist (HK-1007AM)

Date of issue: 21 July 2022

Revision: 0

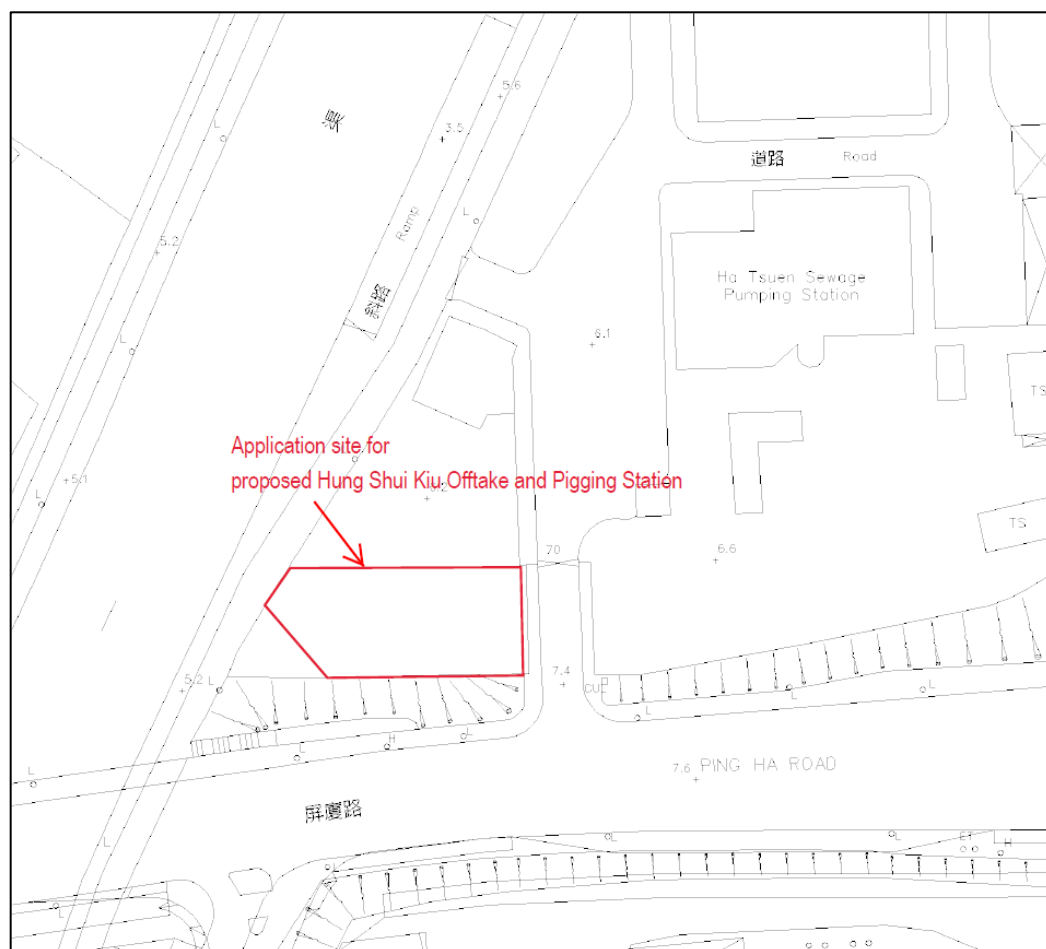
Contents

Introduction.....	3
Summary.....	4
Appendix 1: Tree survey plan.....	5
Appendix 2: Tree assessment schedule.....	7
Appendix 3: Photographic record.....	11

Introduction

On 7 July 2022 and 8 July 2022, Mr Cho Shek Man, an International Society of Arboriculture Certified Arborist (registration number: HK-1007AM)), conducted tree survey at ‘the south west corner of Hung Shui Kiu Planning Area 56’ (the site) near 70 Ping Ha Road, Hung Shui Kiu, New Territories, under an agreement with the Hong Kong and China Gas Company Limited (Towngas) so as to allow Towngas in gathering tree related information for their proposed development of a gas facility within the site.

Figure 1 shows the location of the site.



(Figure 1: location of the site)

This report summarises the finding of the survey in the form of a tree assessment schedule (showing information about all trees in the site). The schedule should be read in conjunction with a tree survey plan (showing the approximate locations of all trees in the site) and photographic record (of all trees in the site as of dates of survey). The tree survey plan is attached herewith as appendix 1. The tree assessment schedule is

attached herewith as appendix 2. Photographic record of the trees is attached herewith as appendix 3.

Summary

As of 8 July 2022, there were totally 32 trees planted were planted inside the application site of the Proposed Hung Shui Kiu Offtake and Pigging Station. Table 1 gives a summary of this distribution.

Category	Sub-category	Tree IDs	Total
Tree planted inside Ha Tsuen Sewage Pumping Station now	Trees planted inside the site of the proposed gas facility	T19, T20, T21, T32, T35 to T53, T56 to T59, T68-T71, T73	32 trees
Total trees planted inside the application site = 32 trees			

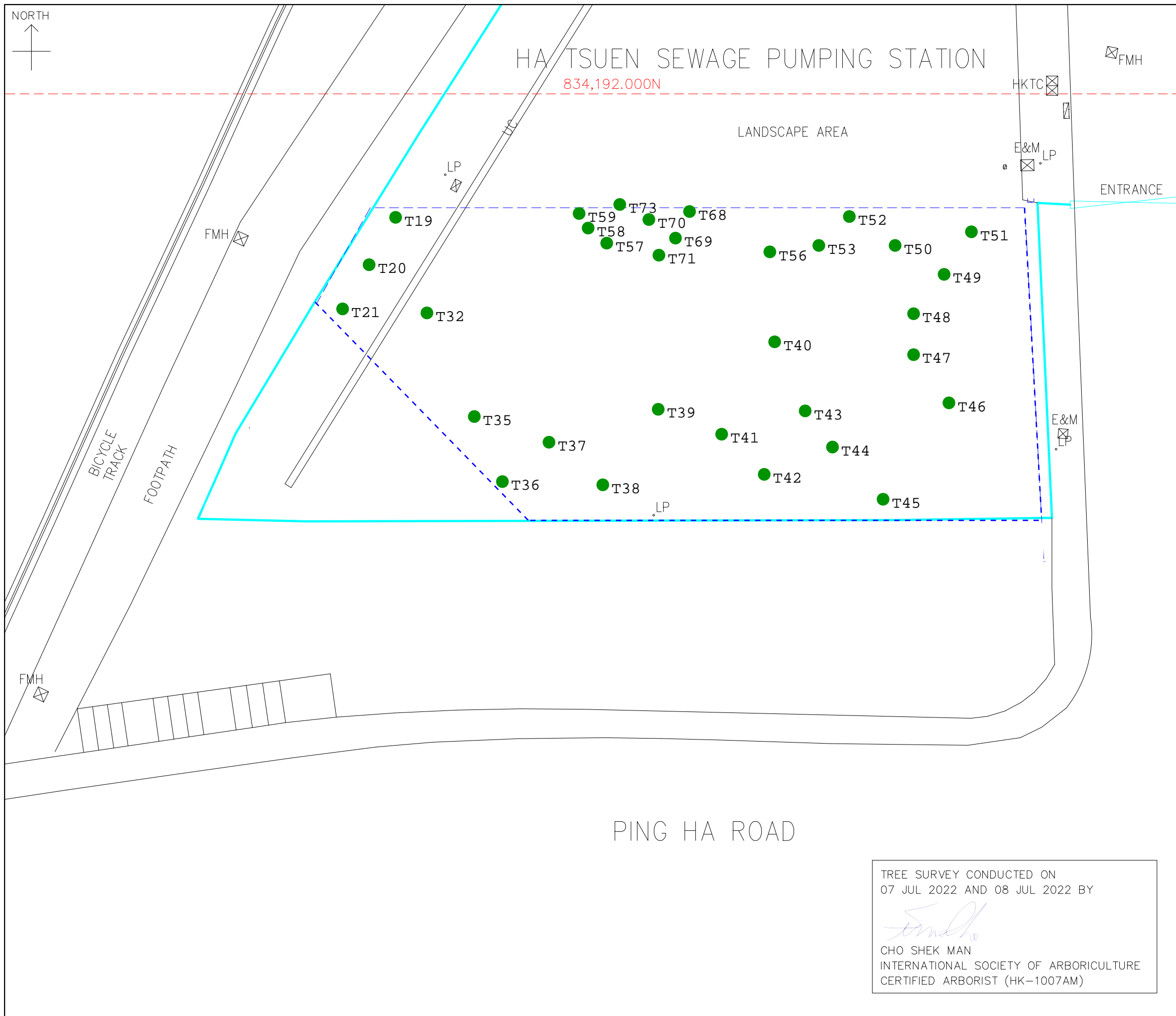
(Table 1: summary of distribution of existing trees inside the site)

The vast majority of them were of “fair” health condition, “fair” or “poor” structural condition, “fair” or “poor” tree form, “low” amenity value and “low” suitability for transplanting. According to Towngas, the development of gas facility means all trees planted inside the proposed gas facility would be felled. In this regard, the following treatment is proposed:

- all existing trees planted inside the application site of the Proposed Hung Shui Kiu Offtake and Pigging Station (total 32 trees) would be felled; and
- all existing trees planted outside the application site should not be affected by the development and thus would be retained.

Appendix 1

Tree Survey Plan



- NOTES**
- 1 ALL LEVELS ARE SHOWN IN METERS ABOVE THE HONG KONG PRINCIPAL DATUM.
 - 2 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 - 3 ALL COORDINATES REFER TO THE HONG KONG 1980 GRID COORDINATE SYSTEM.
- LEGEND**
- EXISTING SITE BOUNDARY OF HA TSUEN SEWAGE PUMPING STATION
 - PROPOSED SITE BOUNDARY OF THE GAS FACILITY

TREE SURVEY CONDUCTED ON
07 JUL 2022 AND 08 JUL 2022 BY
Cho Shek Man
CHO SHEK MAN
INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST (HK-1007AM)

TREE SURVEY PLAN

DRAWN —	CHECKED —	APPROVED —	SCALE 1:200@A3
DATE 08 JUL 2022	DRAWING NUMBER HSKPA56SWC-TS-01	REV —	

Appendix 2

Tree Assessment Schedule

Tree No.	Species		Tree Size			Health condition	Structural Condition	Form	Proposed Treatment	Amenity value	Suitability for transplanting	Defects
	Scientific Name	Chinese Name	Overall Height (m)	Trunk Diameter (mm)	Average Crown Spread (m)	Good/Fair/Poor/Dead	Good/Fair/Poor	Good/Fair/Poor	Retain/Transplant/Fell	High/Medium/Low		
T19	<i>Bauhinia purpurea</i>	紅花羊蹄甲	7	248	5	F	P	P	F	L	L	Co-dominant trunks; Dead branch
T20	<i>Bauhinia purpurea</i>	紅花羊蹄甲	6	125	3	F	P	P	F	L	L	
T21	<i>Bauhinia purpurea</i>	紅花羊蹄甲	3	145	1	P	P	P	F	L	L	Cavity; Epicormics; Leaning; Topped
T32	<i>Bauhinia purpurea</i>	紅花羊蹄甲	4	130	3	F	F	F	F	L	L	Cross branches; Epicormics; Wound
T35	<i>Ficus microcarpa</i>	榕樹(細葉榕)	8	410	6	F	F	F	F	L	L	
T36	<i>Crateva unilocularis</i>	樹頭菜	10	340	6	F	F	F	F	L	L	Wound
T37	<i>Crateva unilocularis</i>	樹頭菜	10	320	6	F	F	F	F	L	L	
T38	<i>Crateva unilocularis</i>	樹頭菜	8	280	5	F	F	F	F	L	L	
T39	<i>Ficus microcarpa</i>	榕樹(細葉榕)	9	292	5	F	F	F	F	L	L	
T40	<i>Ficus microcarpa</i>	榕樹(細葉榕)	5	310	5	F	F	F	F	L	L	
T41	<i>Crateva unilocularis</i>	樹頭菜	10	325	6	F	F	F	F	L	L	Leaning
T42	<i>Crateva unilocularis</i>	樹頭菜	9	295	5	F	F	F	F	L	L	Wounded root
T43	<i>Crateva unilocularis</i>	樹頭菜	6	155	4	F	F	F	F	L	L	Co-dominant trunks
T44	<i>Bombax ceiba</i>	木棉	15	310	4	F	F	F	F	L	L	Girdling roots
T45	<i>Bombax ceiba</i>	木棉	18	430	7	F	F	F	F	L	L	
T46	<i>Melia azedarach</i>	苦楝	7	165	6	F	F	F	F	L	L	
T47	<i>Bombax ceiba</i>	木棉	20	480	6	F	F	F	F	L	L	
T48	<i>Artocarpus macrocarpon</i>	菠蘿蜜	5	190	4	F	F	F	F	L	L	Mechanical injuries
T49	<i>Bombax ceiba</i>	木棉	19	490	6	F	F	F	F	L	L	
T50	<i>Artocarpus macrocarpon</i>	菠蘿蜜	6	210	5	F	F	F	F	L	L	Mechanical injuries
T51	<i>Bombax ceiba</i>	木棉	19	480	8	F	F	F	F	L	L	
T52	<i>Ficus microcarpa</i>	榕樹(細葉榕)	11	452	8	F	F	F	F	L	L	
T53	<i>Ficus microcarpa</i>	榕樹(細葉榕)	9	472	7	F	F	F	F	L	L	

Tree No.	Species		Tree Size			Health condition	Structural Condition	Form	Proposed Treatment	Amenity value	Suitability for transplanting	Defects
	Scientific Name	Chinese Name	Overall Height (m)	Trunk Diameter (mm)	Average Crown Spread (m)	<u>Good/Fair/Poor/Dead</u>	<u>Good/Fair/Poor</u>	<u>Good/Fair/Poor</u>	<u>Retain/Transplant/Fell</u>	<u>High/Medium/Low</u>		
T56	<i>Ficus microcarpa</i>	榕樹(細葉榕)	6	310	5	F	F	F	F	L	L	Cross branches
T57	<i>Phoenix roebelenii</i>	日本葵	3	95	2	F	P	P	F	L	L	
T58	<i>Phoenix roebelenii</i>	日本葵	3	95	2	F	P	P	F	L	L	
T59	<i>Phoenix roebelenii</i>	日本葵	3	100	2	F	P	P	F	L	L	
T68	<i>Phoenix roebelenii</i>	日本葵	3	100	2	F	P	P	F	L	L	
T69	<i>Phoenix roebelenii</i>	日本葵	3	95	2	F	P	P	F	L	L	
T70	<i>Phoenix roebelenii</i>	日本葵	3	95	2	F	P	P	F	L	L	
T71	<i>Phoenix roebelenii</i>	日本葵	2	95	1	D	P	P	F	L	L	Dead tree
T73	<i>Caryota mitis</i>	短穗魚尾葵	4	137	2	F	F	F	F	L	L	

Appendix 3

Photographic Record



(Photos of Tree T19 – to be felled)



(Photos of Tree T20 – to be felled)



(Photos of Tree T21 – to be felled)



(Photos of Tree T32 – to be felled)



(Photos of Tree T35 – to be felled)



(Photos of Tree T36 – to be felled)



(Photos of Tree T37 – to be felled)



(Photos of Tree T38 – to be felled)



(Photos of Tree T39 – to be felled)



(Photos of Tree T40 – to be felled)



(Photos of Tree T41 – to be felled)



(Photos of Tree T42 – to be felled)



(Photos of Tree T43 – to be felled)



(Photos of Tree T44 – to be felled)



(Photos of Tree T45 – to be felled)



(Photos of Tree T46 – to be felled)



(Photos of Tree T47 – to be felled)



(Photos of Tree T48 – to be felled)



(Photos of Tree T49 – to be felled)



(Photos of Tree T50 – to be felled)



(Photos of Tree T51 – to be felled)



(Photos of Tree T52 – to be felled)



(Photos of Tree T53 – to be felled)



(Photos of Tree T56 – to be felled)



(Photos of Tree T57 – to be felled)



(Photos of Tree T58 – to be felled)



(Photos of Tree T59 – to be felled)



(Photos of Tree T68 – to be felled)



(Photos of Tree T69 – to be felled)



(Photos of Tree T70 – to be felled)



(Photos of Tree T71 – to be felled)



(Photos of Tree T73 – to be felled)

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440
16/03/2023 07:57

From: Leung Joan W.C. [REDACTED]
To: "tpbsubmission@pland.gov.hk" <tpbsubmission@pland.gov.hk>, "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>
File Ref:

History: This message has been forwarded.

Dear all,

The 2 drawings for s.16 Planning application No. A/HSK/440 are amended. I hereby submit the 2 amended drawings for your perusal.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

From: Leung Joan W.C.
Sent: Monday, March 13, 2023 3:43 PM
To: tpbsubmission@pland.gov.hk
Cc: Fong Edmond W.M. [REDACTED]; kkfyiu@pland.gov.hk
Subject: RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440

Dear Town Planning Board Secretariat,

The soft copy of the supplementary information (4 files in total) for s.16 Planning application No. A/HSK/440 were uploaded to the assigned link at 14:00 on 13 March 2023.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

From: kkfyiu@pland.gov.hk <kkfyiu@pland.gov.hk> On Behalf Of tpbsubmission@pland.gov.hk
Sent: Monday, March 13, 2023 12:08 PM
To: Fong Edmond W.M. [REDACTED]
Subject: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440

You don't often get email from tpbsubmission@pland.gov.hk. [Learn why this is important](#)

Caution: This email is from an External Sender. Please do not click embedded links, open attachments or respond if you have any doubt about the sender or email.

Dear Sir/Madam,

We refer to your hard copy submission of the attached s.16 planning application No.

A/HSK/440 to Town Planning Board (the Board). As you have chosen to submit the application in both hard and soft copies, you are requested to upload the soft copy of the supplementary information (e.g. planning report and technical assessments) of the application via the link below in accordance with the Guidance Notes on “Application for Permission under Section 16 of the Town Planning Ordinance” (Guidance Notes) (https://www.info.gov.hk/tpb/en/plan_application/apply.html) to complete the submission:

https://plandcss2-my.sharepoint.com/:f/g/personal/tpbsubmission_pland.gov.hk/EjdQ_yi_hrPFMqsi1ZhFtTRABvf6kt1NnS238Sc6wV8MYvw?email=edmond.fong%40towngas.com&e=UfGUSC

You are reminded to ensure that the submitted hard copy is the same as the uploaded soft copy, and not to include any personal data (except names) in the supplementary information of your submission (including plans, drawings, planning statement, technical appendices, etc.). Under no circumstances will the Board accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Please also be reminded that currently the application submission is still incomplete and the Board will not process the application until you have submitted the soft copy via the link above and notified the Board of the submission by replying this email. The date of receipt of application will be the date when the Secretariat of the Board receives all necessary information and documents. For how to upload the documents, you may refer to the **Annex** and also the relevant Guidance Notes for details.

For any subsequent soft copy submissions for the above application, including further information, you must also submit in both hard and soft copies in accordance with the Guidance Notes. For the soft copy submission, you must use the above link to upload the files and notify the Board of the submission by email (tpbsubmission@pland.gov.hk). Otherwise, Board may refuse to consider the submission.

Should you have any enquiries on this application, please contact the Secretariat of the Board by email (tpbsubmission@pland.gov.hk) or through telephone hotline (2231 4810 or 2231 4835).

Town Planning Board Secretariat

Disclaimer:

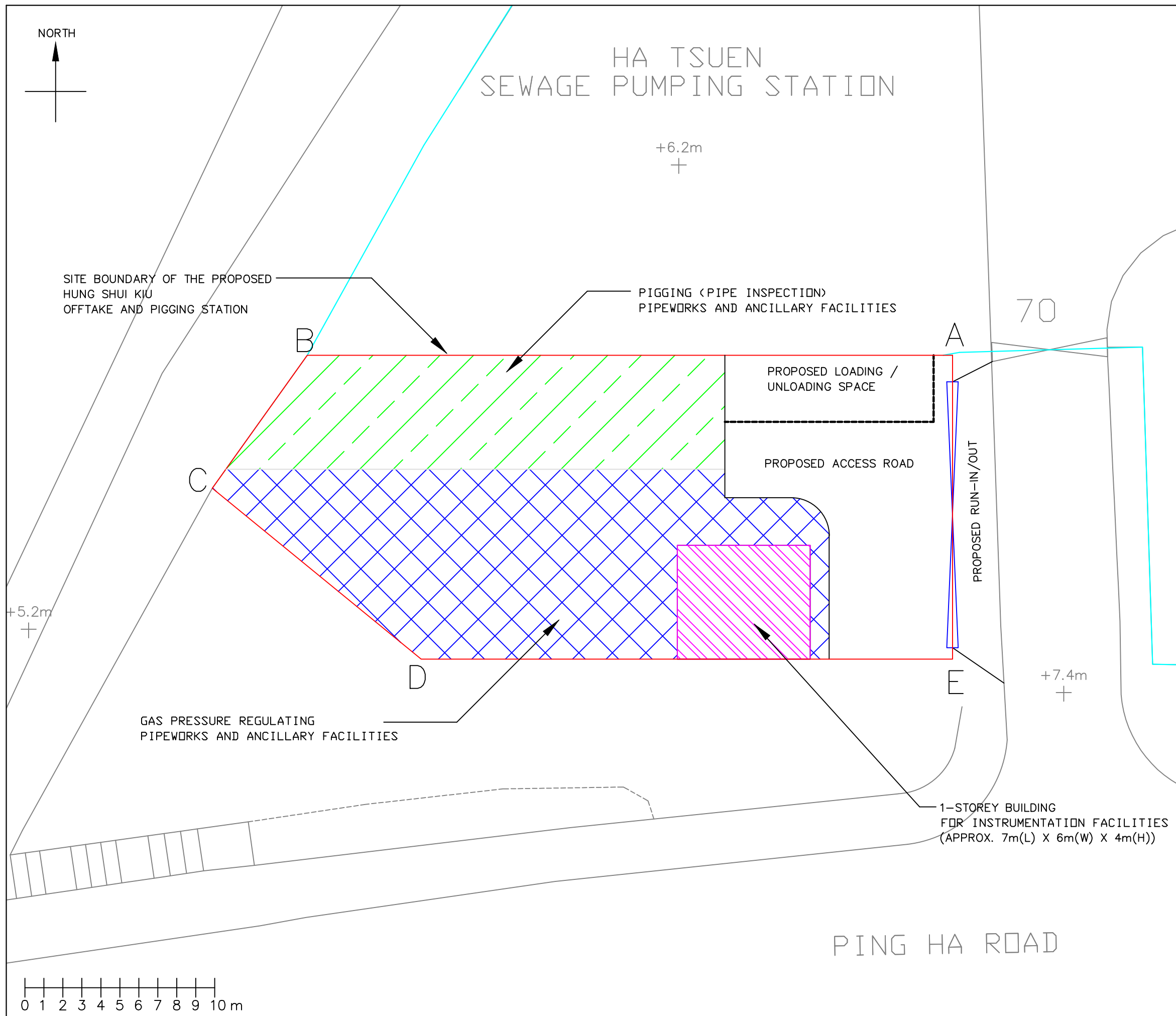
This email message (together with any attachments) is for the designated recipient only. It may contain information that is privileged for the designated recipient. If you received this message but are not the intended recipient, you are hereby notified that any use, retention, disclosure, copying, printing, forwarding or dissemination of the message is strictly prohibited. Please erase/shred all copies of the message (including attachments) and notify the Secretariat of the Town Planning Board immediately.



A_HSK_440_HKCG HSK S16 Station layout plan_240222.pdf



A_HSK_440_HKCG HSK S16 Site location plan_240222.pdf



NOTES

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- 3 ALL COORDINATES REFER TO THE HONG KONG 1980 GRID COORDINATE SYSTEM.
- 4 SOURCE OF LANDBASE OF THIS DRAWING: TOWN GAS 06nw07.dgn DATED 04-08-2022.

LEGEND

- SITE BOUNDARY OF THE EXISTING HA TSUEN SEWAGE PUMPING STATION
- SITE BOUNDARY OF THE PROPOSED OFFTAKE AND PIGGING STATION
- VEHICULAR ENTRANCE FOR THE SITE
- GAS PRESSURE REGULATING PIPEWORKS AND ANCILLARY FACILITIES
- 1-STOREY BUILDING FOR INSTRUMENTATION FACILITIES
- PIGGING (PIPE INSPECTION) PIPEWORKS AND ANCILLARY FACILITIES

ABBREVIATIONS

- APPROX. APPROXIMATELY
- DSD DRAINAGE SERVICES DEPARTMENT
- (H) HIGH
- (L) LONG
- m METER
- sq.m METER SQUARE
- (W) WIDE

REV	DATE	DESCRIPTION	DRN	CKD	APPD
2	24-02-23	3RD ISSUE	SSS	SSS	WCL
1	22-02-23	2ND ISSUE	SSS	SSS	WCL
0	04-08-22	1ST ISSUE	SSS	SSS	WCL



煤氣
Towngas

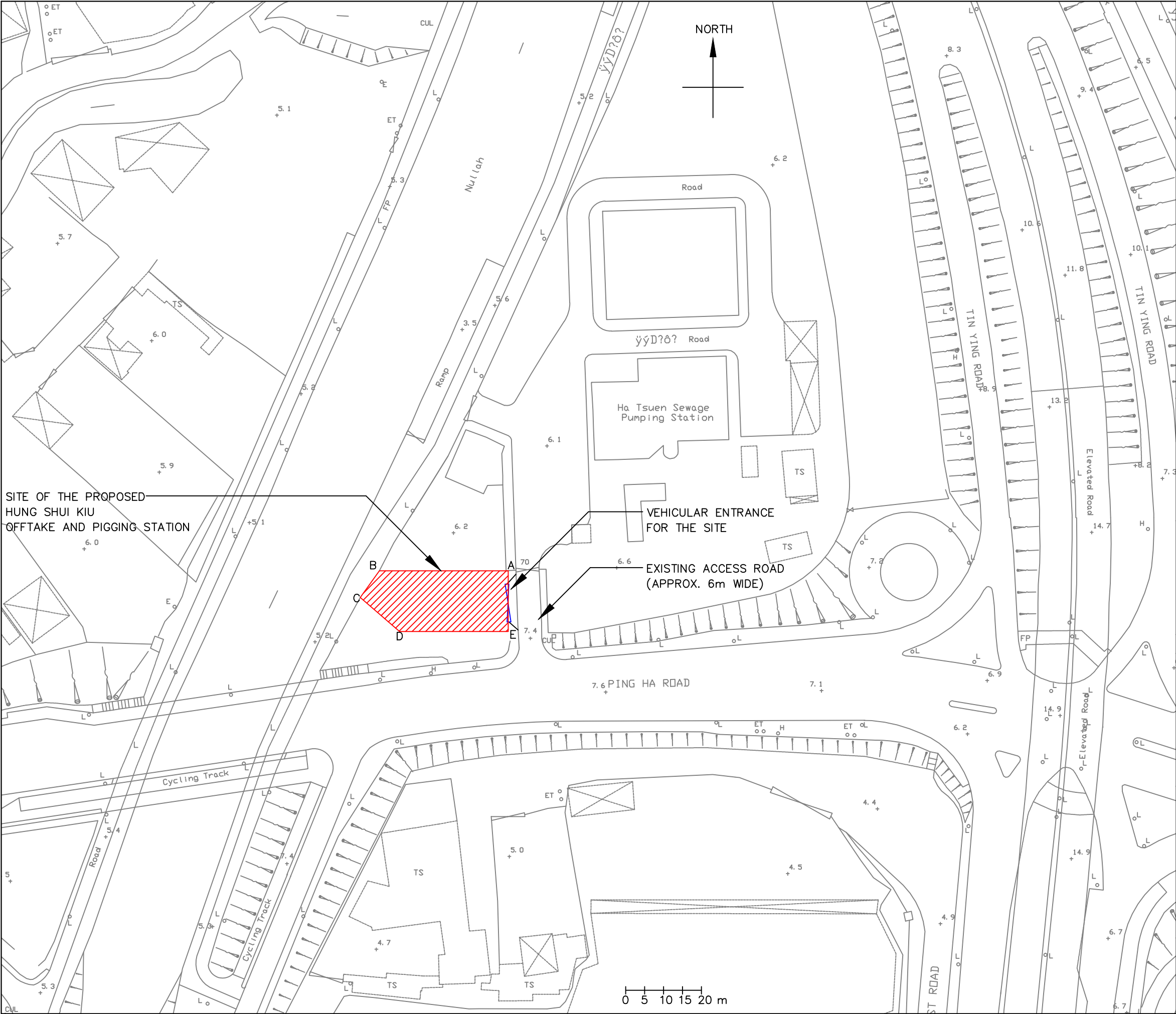
THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

STATION LAYOUT PLAN

DRAWN SSS	CHECKED SSS	APPROVED WC LEUNG	SCALE 1:200@A3
DATE 24 FEB 2023	DRAWING NUMBER AGI/HSK/02	REV 2	



SITE OF THE PROPOSED
HUNG SHUI KIU
OFFTAKE AND PIGGING STATION

VEHICULAR ENTRANCE
FOR THE SITE

EXISTING ACCESS ROAD
(APPROX. 6m WIDE)

- NOTES**
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 - 4 SOURCE OF LANDBASE OF THIS DRAWING: TOWN GAS 06nw07d.dgn DATED 04-08-2022.

- LEGEND**
- SITE OF THE PROPOSED OFFTAKE AND PIGGING STATION
 - VEHICULAR ENTRANCE FOR THE SITE

ABBREVIATIONS

APPROX. APPROXIMATELY
m METER

APPROXIMATE BOUNDARY COORDINATES		
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D	834,170.000	817,841.333
E	834,170.000	817,870.000

2	24-02-23	3RD ISSUE	SSS	SSS	WCL
1	22-02-23	2ND ISSUE	SSS	SSS	WCL
0	04-08-22	IST ISSUE	SSS	SSS	WCL

REV	DATE	DESCRIPTION	DRN	CKD	APPD
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THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

SITE LOCATION PLAN

DRAWN SSS	CHECKED SSS	APPROVED WC LEUNG	SCALE 1:1000@A3
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DATE 24 FEB 2023	DRAWING NUMBER AGI/HSK/01	REV 2
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☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public



RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440
17/03/2023 10:27

From: Leung Joan W.C. [REDACTED]
To: "tpbsubmission@pland.gov.hk" <tpbsubmission@pland.gov.hk>, "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>
File Ref:

Dear all,

A drawing (station layout plan) for s.16 Planning application No. A/HSK/440 is amended. I hereby submit the amended drawing for your perusal.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

From: Leung Joan W.C.
Sent: Thursday, March 16, 2023 7:57 AM
To: tpbsubmission@pland.gov.hk; cshtsui@pland.gov.hk
Subject: RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440

Dear all,

The 2 drawings for s.16 Planning application No. A/HSK/440 are amended. I hereby submit the 2 amended drawings for your perusal.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

From: Leung Joan W.C.
Sent: Monday, March 13, 2023 3:43 PM
To: tpbsubmission@pland.gov.hk
Cc: Fong Edmond W.M. [REDACTED] kkfyiu@pland.gov.hk
Subject: RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440

Dear Town Planning Board Secretariat,

The soft copy of the supplementary information (4 files in total) for s.16 Planning application No. A/HSK/440 were uploaded to the assigned link at 14:00 on 13 March 2023.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

From: kkfyiu@pland.gov.hk <kkfyiu@pland.gov.hk> On Behalf Of tpbsubmission@pland.gov.hk
Sent: Monday, March 13, 2023 12:08 PM
To: Fong Edmond W.M. [REDACTED]
Subject: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440

You don't often get email from tpbsubmission@pland.gov.hk. [Learn why this is important](#)

Caution: This email is from an External Sender. Please do not click embedded links, open attachments or respond if you have any doubt about the sender or email.

Dear Sir/Madam,

We refer to your hard copy submission of the attached s.16 planning application No. A/HSK/440 to Town Planning Board (the Board). As you have chosen to submit the application in both hard and soft copies, you are requested to upload the soft copy of the supplementary information (e.g. planning report and technical assessments) of the application via the link below in accordance with the Guidance Notes on “Application for Permission under Section 16 of the Town Planning Ordinance” (Guidance Notes) (https://www.info.gov.hk/tpb/en/plan_application/apply.html) to complete the submission:

https://plandcss2-my.sharepoint.com/:f/g/personal/tpbsubmission_pland_gov_hk/EjdQ_yihrPFMqsi1ZhFtTRABvf6kt1NnS238Sc6wV8MYvw?email=edmond.fong%40towngas.com&e=UfGUSC

You are reminded to ensure that the submitted hard copy is the same as the uploaded soft copy, and not to include any personal data (except names) in the supplementary information of your submission (including plans, drawings, planning statement, technical appendices, etc.). Under no circumstances will the Board accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Please also be reminded that currently the application submission is still incomplete and the Board will not process the application until you have submitted the soft copy via the link above and notified the Board of the submission by replying this email. The date of receipt of application will be the date when the Secretariat of the Board receives all necessary information and documents. For how to upload the documents, you may refer to the **Annex** and also the relevant Guidance Notes for details.

For any subsequent soft copy submissions for the above application, including further information, you must also submit in both hard and soft copies in accordance with the Guidance Notes. For the soft copy submission, you must use the above link to upload the files and notify the Board of the submission by email (tpbsubmission@pland.gov.hk). Otherwise, Board may refuse to consider the submission.

Should you have any enquiries on this application, please contact the Secretariat of the Board by email (tpbsubmission@pland.gov.hk) or through telephone hotline (2231 4810 or 2231 4835).

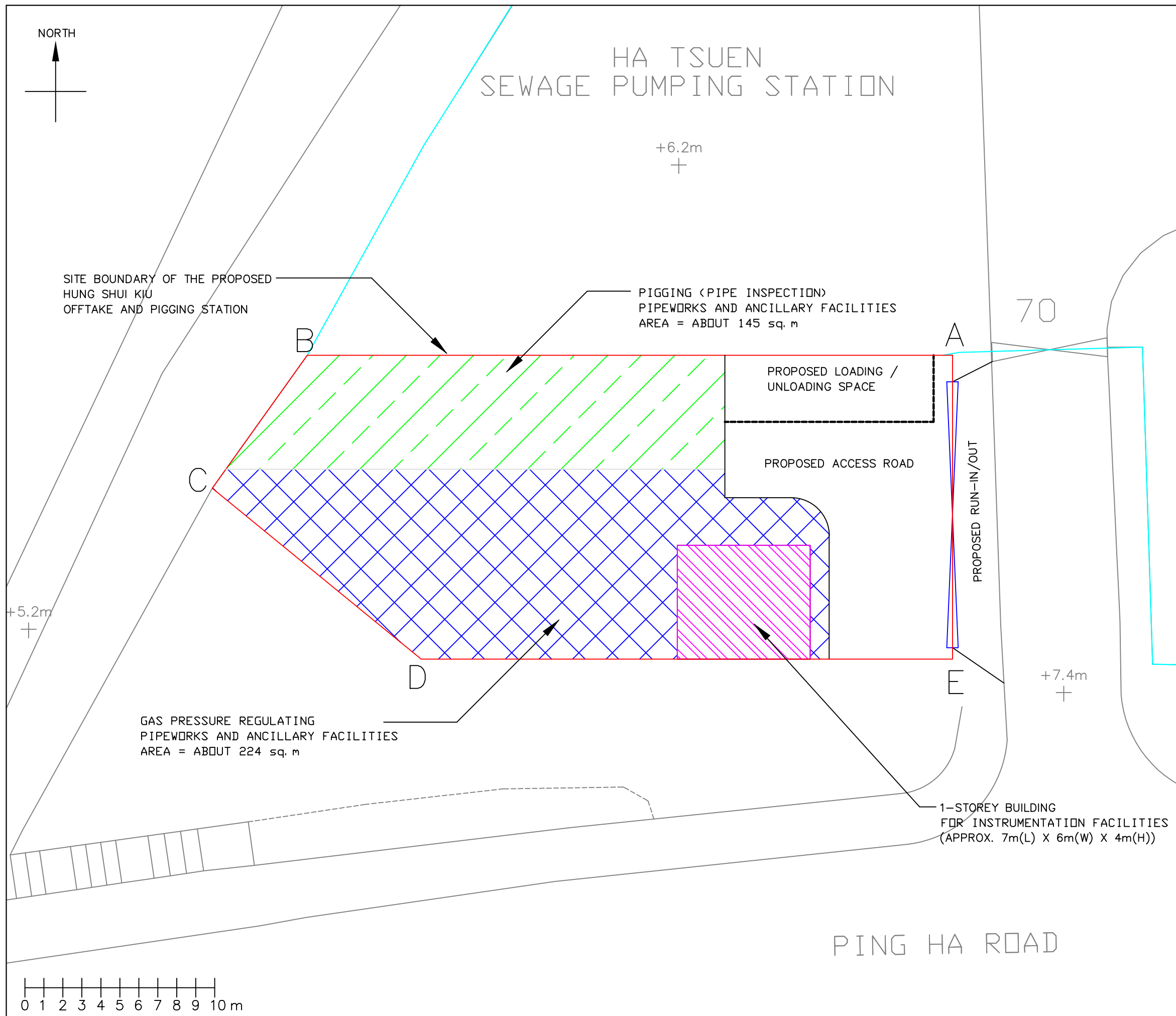
Town Planning Board Secretariat

Disclaimer:

This email message (together with any attachments) is for the designated recipient only. It may contain information that is privileged for the designated recipient. If you received this message but are not the intended recipient, you are hereby notified that any use, retention, disclosure, copying, printing, forwarding or dissemination of the message is strictly prohibited. Please erase/shred all copies of the message (including attachments) and notify the Secretariat of the Town Planning Board immediately.



A_HSK_440_HKCG HSK S16 Station layout plan_240223.pdf



NOTES

- 1 ALL LEVELS ARE SHOWN IN METERS ABOVE THE HONG KONG PRINCIPAL DATUM.
- 2 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
- 3 ALL COORDINATES REFER TO THE HONG KONG 1980 GRID COORDINATE SYSTEM.
- 4 SOURCE OF LANDBASE OF THIS DRAWING: TOWN GAS 06nw07d.dgn DATED 04-08-2022.

LEGEND

- SITE BOUNDARY OF THE EXISTING HA TSUEN SEWAGE PUMPING STATION
- SITE BOUNDARY OF THE PROPOSED OFFTAKE AND PIGGING STATION
- VEHICULAR ENTRANCE FOR THE SITE
- GAS PRESSURE REGULATING PIPEWORKS AND ANCILLARY FACILITIES
- 1-STOREY BUILDING FOR INSTRUMENTATION FACILITIES
- PIGGING (PIPE INSPECTION) PIPEWORKS AND ANCILLARY FACILITIES

ABBREVIATIONS

- APPROX. APPROXIMATELY
- DSD DRAINAGE SERVICES DEPARTMENT
- (H) HIGH
- (L) LONG
- m METER
- sq.m METER SQUARE
- (W) WIDE

REV	DATE	DESCRIPTION	DRN	CKD	APPD
2	24-02-23	3RD ISSUE	SSS	SSS	WCL
1	22-02-23	2ND ISSUE	SSS	SSS	WCL
0	04-08-22	1ST ISSUE	SSS	SSS	WCL



煤氣
Towngas

THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

STATION LAYOUT PLAN

DRAWN SSS	CHECKED SSS	APPROVED WC LEUNG	SCALE 1:200@A3
DATE 24 FEB 2023	DRAWING NUMBER AGI/HSK/02	REV 2	

Appendix Ic of RNTPC
Paper No. A/HSK/440



Planning Application No. A/HSK/44021/04/2023 09:23

From: [REDACTED]

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc: "smwkong@pland.gov.hk" <smwkong@pland.gov.hk>, "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>

File Ref:

1 Attachment



A-HSK-440 S16 Planning Statement v9_20230421.pdf

Dear Town Planning Board Secretariat,

In responses to comments from Government Departments, we revise the planning statement for S16 Planning application No. A/HSK/440. The updated planning statement is hereby submitted for your perusal.

The planning statement for S16 Planning application No. A/HSK/440 submitted on 14 April 2023 is superceded.

Thank your for your attention.

Regards,

Joan Leung for Mr Edmond W M Fong

[REDACTED]

Justification Statement for S16 application of Proposed Hung Shui Kiu Offtake and Piggling Station (Town Gas Station) of the Hong Kong and China Gas Company Limited (HKCG)

The Hong Kong and China Gas Company Limited (HKCG) identified a proposed site for the Town Gas Station at Area 56, Hung Shiu Kiu, Yuen Long, back in mid 1990's to cope with the long term planning and security of gas supply in the New Territories. The original proposed site for Town Gas Station located at the northern tip of Hung Shiu Kiu Area 56. HKCG's High Pressure pipeline construction since then has taken this into consideration and has already reached that proposed Town Gas Station site.

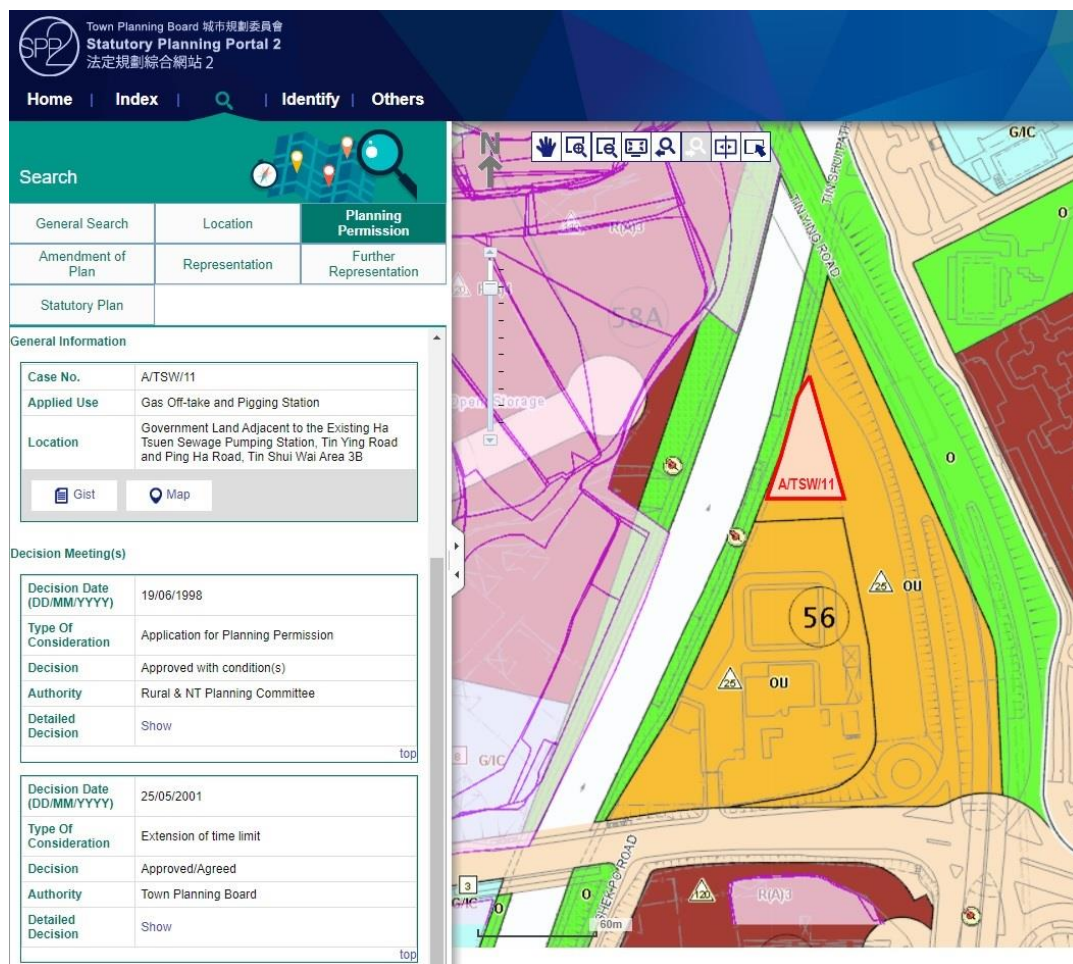


Figure 1 – The original proposed site for Town Gas Station located at the northern tip of Hung Shiu Kiu Area 56

The **Northern Metropolis** is one of the key developments of Hong Kong in the coming years. It will not only provide housing and create job opportunities to people of Hong Kong, but also bring Hong Kong's collaborative development with the Country's Greater Bay closer. To cope with the gas supply and security to this strategic area as well as Tuen Mun which together will have a population of some 3 million in future, a Town Gas Station

at Hung Shui Kiu is essential. To better utilize the site of Hung Shiu Kiu Area 56 with other potential users and to resolve the technical constraints, HKCG has identified another site located at the southern part of Hung Shiu Kiu Area 56 after having close coordination with various government departments.

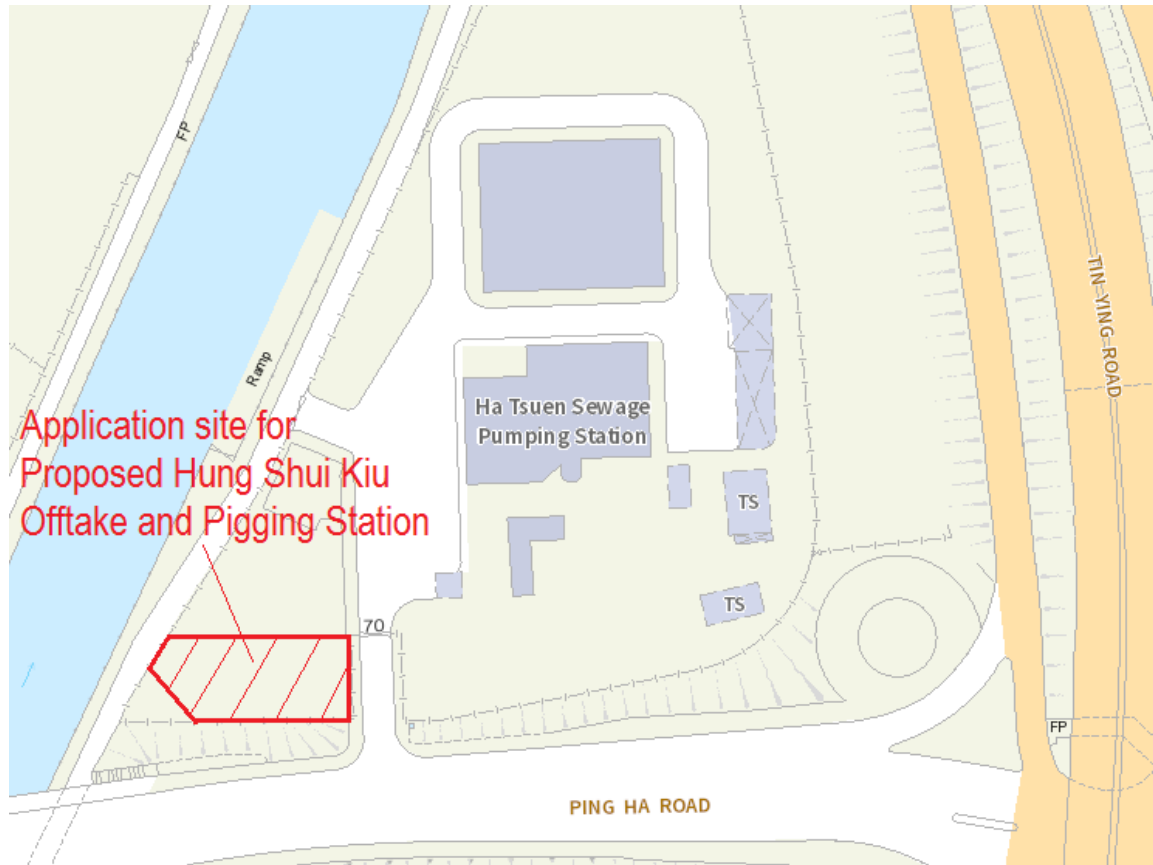


Figure 2 – The alternative site for Town Gas Station located at the southern part of Hung Shiu Kiu Area 56 under this application

The newly proposed site for Town Gas Station is ideal because (1) it is located near HKCG existing gas network; (2) it is located near the existing vehicular network, (3) its location is separated by a river on the west side and a wide high-speed vehicular access on the eastside so as to minimize occupied premises nearby; and (4) it keeps reasonable distance from the town area.

The newly proposed site for Town Gas Station at the southern part of Hung Shiu Kiu Area 56 is located on 560 m² land at south-western corner of the Drainage Services Department (DSD) Ha Tsuen Sewage Pumping Station at Ping Ha Road. In May 2022, DSD was consulted on the proposed use of the south-western corner of the Ha Tsuen Sewage Pumping Station for the subject Town Gas Station. DSD has no in-principle objection to HKCG's proposed use.

Comparing to the application submitted in Aug 2022, the application site area is reduced to 560 m² due to the following reasons:

- In Nov 2022, the Universal Accessibility Project Team of Highways Department advised that feasibility of lift retrofitting near staircase (structure no. N602) is currently reviewing.
- In Jan 2023, CEDD advised that there are an existing 4000x2900 box culvert and a proposed 2500x2500 box culvert for Hung Shiu Kiu / Ha Tsuen New Development Area under CE1/2020(CE). Building permanent structures, aboveground gas pipe and facilities on the land above these box culverts and their adjacent 3m-reserve zone is not allowed.
- In Jan 2023, CEDD requested to adjust the site boundary for not encroaching gazette boundary of CAP370 for Hung Shui Kiu / Ha Tsuen New Development Area.

Therefore, the area of application site is cut back for these proposed CEDD/HyD infrastructures.

The proposed Town Gas Station is composed of town gas pressure regulating facilities and pigging pipeworks. HKCG has been operating these kind of offtake and pigging stations for more than 30 years with good and safe track records. No incident within offtake and pigging station happened ever.

Finally, in view of routing of the connecting gas pipelines from the existing gas network in Hung Shui Kiu New Development Area, only some 300m of connecting pipelines will be required to be constructed. HKCG determines that disturbances to the public arose from the development of the offtake and pigging station would be minimised if the Town Gas Station is erected at the southern part of Hung Shiu Kiu Area 56.

The design of Town Gas Station has maintained and incorporated the view corridor ('fung shui lane'). The pigging pipeworks, pressure regulating facilities and 1-storey building in the proposed site will only be about 4m above the ground, i.e. not more than 14mPD, which is far below the maximum building height 25mPD as stated in the outline zoning plan. Moreover, the height of Town Gas Station will be lower than the prevailing Tin Ying Road flyover and the elevated Tin Shui Wai MTR Station. Thus, the Town Gas Station will not block the view along the view corridor. View from the proposed site for Town Gas Station towards Tang Ancestral Hall in Ping Shan is shown in the Figure 3. View from the proposed site for Town Gas Station towards village of Sik Kong Wai is shown in the Figure 4. The Figure 5 shows the position of photographs taken and view points of Figure 3 and Figure 4. The photographs for Figure 3 and Figure 4 are taken within the view corridor. It is shown that the view corridor from Tang Ancestral Hall in Ping Shan to village of Sik Kong Wai will not be affected by the proposed Town Gas Station.



Figure 3 - View from the proposed site for Town Gas Station towards Tang Ancestral Hall in Ping Shan



Figure 4 - View from the proposed site for Town Gas Station towards village of Sik Kong Wai



Figure 5 – Indication of View Points of Figure 3 and Figure 4

The western boundary of Proposed Town Gas Station fronted onto the river will be formed by a wall to mitigate the visual impact to nearby viewing points. Moreover, this wall will be designed to blend in with the environment, such as painted in fern green colour. Views to the proposed Town Gas Station would be substantially enhanced. The illustration of western boundary wall of Proposed Town Gas Station as viewed from the opposite side the river is shown in the Figure 6. The Figure 7 shows the position of photograph taken and view point of Figure 6.



Figure 6 – Illustration of western boundary wall of Proposed Town Gas Station for views from opposite side of the river



Figure 7 – Indication of View Point of Figure 6

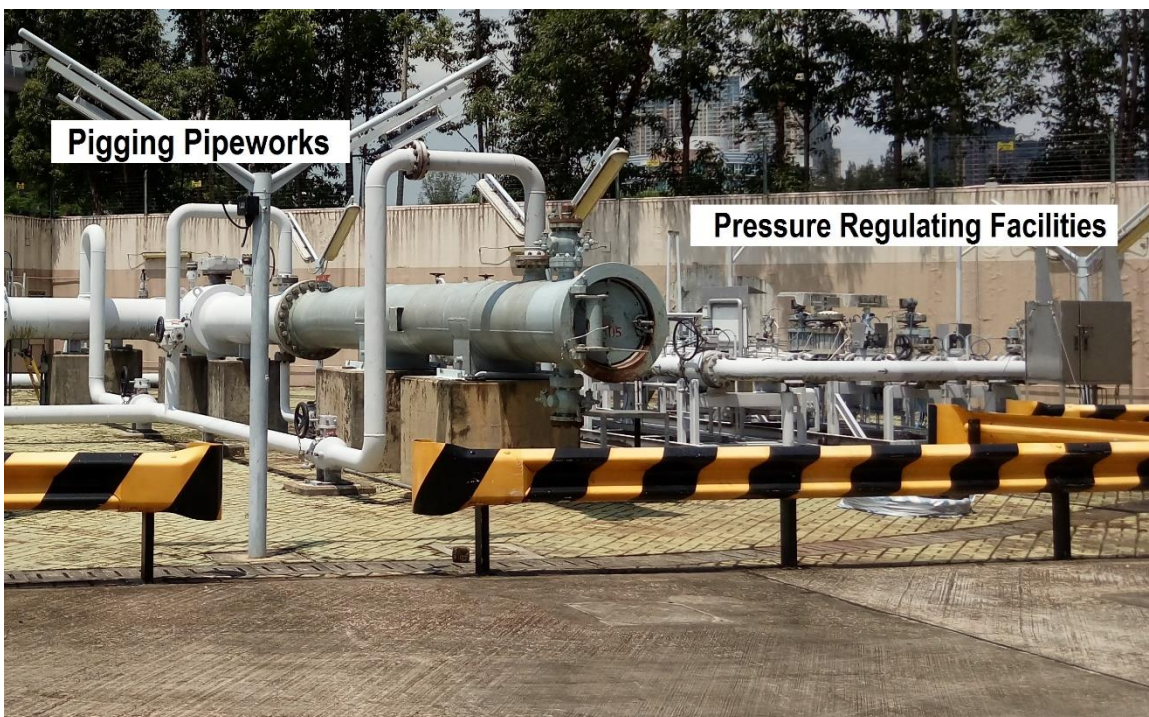
Comparing to the application submitted in Aug 2022, the application site area is further reduced to 560 m². The site area is barely enough for the placement of essential installations of a Town Gas Station, including gas pressure regulating pipeworks, pigging pipeworks and ancillary facilities, a building for instrumentation facilities, access road and loading and unloading space. The cramped site is not adequate for any tree or planting within proposed Town Gas Station while maintaining sufficient working spaces and clearance for operating gas facilities.

A Quantitative Risk Assessment (QRA) will be conducted to assess the potential risks of the Town Gas Station and its associated high pressure pipeline brought to the existing and planned developments in its vicinity.

Photographs of Typical Town Gas Station



(a) External view of Town Gas Station



(b) Aboveground Pressure Regulating Facilities and Pigging Pipework

2023年 3月 13日

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

Appendix I of RNTPC
Paper No. A/HSK/440

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MSK/1440
	Date Received 收到日期	13 MAR 2023

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

1. Name of Applicant 申請人姓名/名稱

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

The Hong Kong and China Gas Company Limited

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

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

NA

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land in D.D.125, Area 56, Ping Ha Road, Hung Shiu Kiu, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 560 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 42 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	560 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen OUTLINE ZONING PLAN NO. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses - Sewage Pumping Station
(f) Current use(s) 現時用途	DSD Ha Tsuen Sewage Pumping Station (about 560 sq.m) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Gas pressure regulating pipeworks and ancillary facilities</td> <td>1</td> <td>about 18m(L) x 9m(W) x 3m(H)</td> </tr> <tr> <td>Pigging (pipe inspection) pipeworks and ancillary facilities</td> <td>1</td> <td>about 20m(L) x 6m(W) x 3m(H)</td> </tr> <tr> <td>1-storey building for instrumentation facilities</td> <td>1</td> <td>about 7m(L) x 6m(W) x 4m(H)</td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Gas pressure regulating pipeworks and ancillary facilities	1	about 18m(L) x 9m(W) x 3m(H)	Pigging (pipe inspection) pipeworks and ancillary facilities	1	about 20m(L) x 6m(W) x 3m(H)	1-storey building for instrumentation facilities	1	about 7m(L) x 6m(W) x 4m(H)	
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Gas pressure regulating pipeworks and ancillary facilities	1	about 18m(L) x 9m(W) x 3m(H)												
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1-storey building for instrumentation facilities	1	about 7m(L) x 6m(W) x 4m(H)												
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

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

- ~~(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –~~

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

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

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

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

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

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

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

December 2025

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

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

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 560 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>NA</p> <hr/> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Tree felling is required for building underground gas pipes, aboveground gas pressure regulating facilities and pigging pipeworks of the Proposed Hung Shui Kiu Offtake and Pigging Station.</p> <p>Tree survey assessment of affected trees is attached.</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

10. Justifications 理由

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


Refer to the attached pages for Justification Statement.

11. Declaration 聲明

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

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

Signature
簽署


.....
Fong Wai Man Edmond

Name in Block Letters
姓名（請以正楷填寫）



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

.....
General Manager - Transmission Operation

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☒ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

.....
The Hong Kong and China Gas Company Limited

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

Date 日期

.....
24/02/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in D.D.125, Area 56, Ping Ha Road, Hung Shiu Kiu, Yuen Long, New Territories 新界元朗洪水橋屏廈路第56區丈量約份第125 約地段的政府土地		
Site area 地盤面積	560	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	560	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OUTLINE ZONING PLAN NO. S/HSK/2		
Zoning 地帶	Other Specified Uses - sewage pumping station 其他指定用途 - 污水抽水站		
Applied use/ development 申請用途/發展	Public utility installation - Offtake and Pigging Station 公用事業設施裝置 - 調壓及檢管站		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	42 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	about 4	m 米 <input type="checkbox"/> (Not more than 不多於)
		14	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	7.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	0		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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

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

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

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Justification Statement for **S16 application of Proposed Hung Shui Kiu Offtake and Piggling Station (Town Gas Station) of the Hong Kong and China Gas Company Limited (HKCG)**

The Hong Kong and China Gas Company Limited (HKCG) identified a proposed site for the Town Gas Station at Area 56, Hung Shiu Kiu, Yuen Long, back in mid 1990's to cope with the long term planning and security of gas supply in the New Territories. The original proposed site for Town Gas Station located at the northern tip of government land in DD125, Area 56, Ping Ha Road, Hung Shiu Kiu, Yuen Long. HKCG's High Pressure pipeline construction since then has taken this into consideration and has already reached that proposed Town Gas Station site.

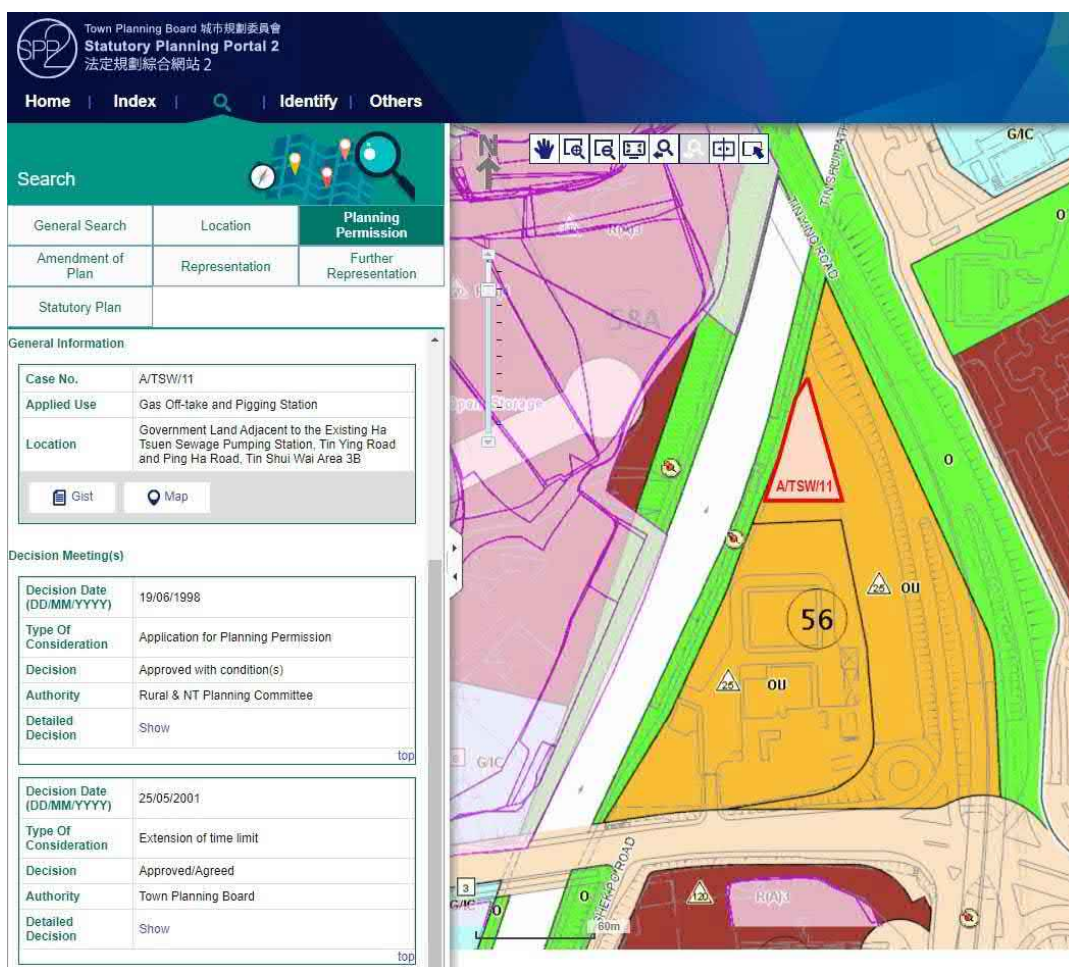


Figure 1 – The original proposed site for Town Gas Station located at the northern tip of Tuen Mun Area 56

The **Northern Metropolis** is one of the key developments of Hong Kong in the coming years. It will not only provide housing and create job opportunities to people of Hong Kong, but also bring Hong Kong's collaborative development with the Country's Greater Bay closer. To cope with the gas supply and security to this strategic area as well as Tuen Mun which together will have a population of some 3 million in future, a Town Gas Station at Hung Shui Kiu is essential. To better utilize the site in D.D.125, Area 56, Ping Ha Road, Hung Shiu Kiu with other potential

users and to resolve the technical constraints. HKCG has identified another site located at the southern part of Government Land in D.D.125, Area 56, Ping Ha Road, Hung Shiu Kiu after having close coordination with various government departments.

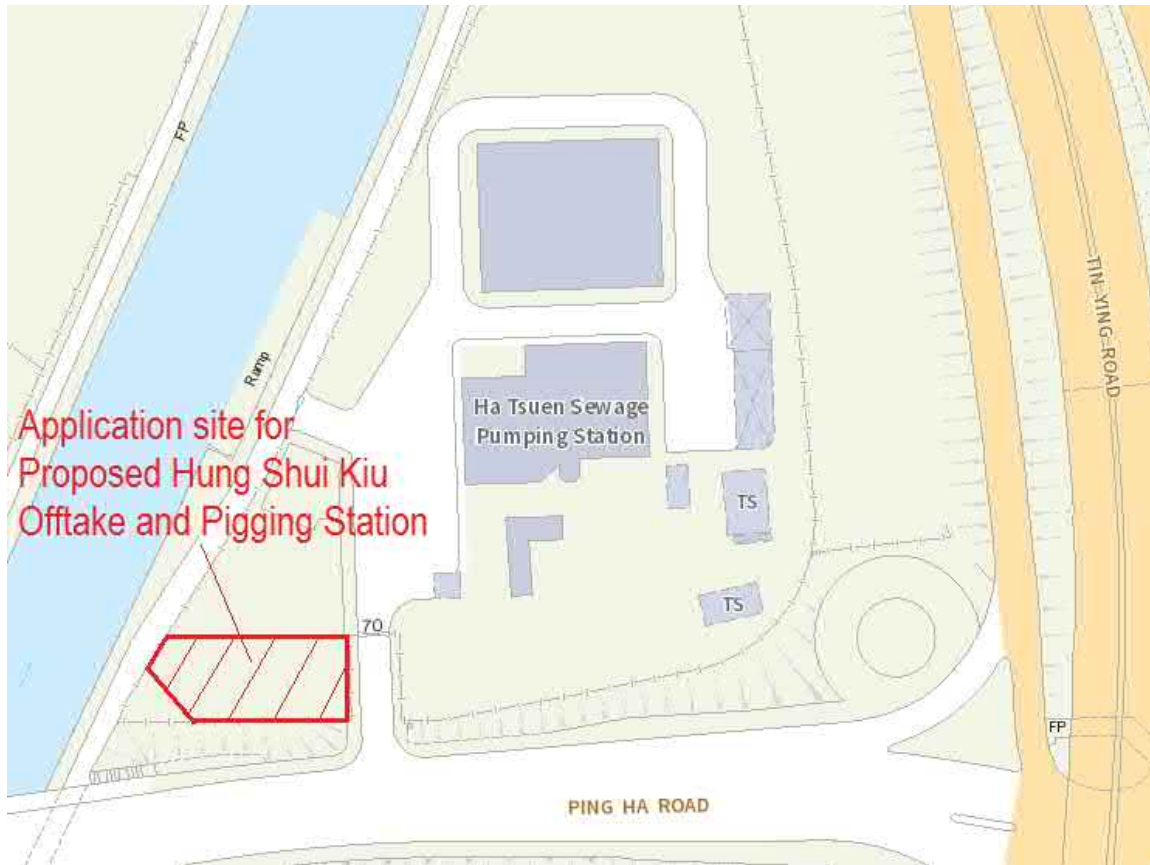


Figure 2 – The alternative site for Town Gas Station located at the Government Land in DD125, Area 56, Ping Ha Road, Hung Shiu Kiu under this application

The newly proposed site for Town Gas Station is ideal because (1) it is located near HKCG existing gas network; (2) it is located near the existing vehicular network, (3) its location is separated by a river on the west side and a wide high-speed vehicular access on the eastside so as to minimize occupied premises nearby; and (4) it keeps reasonable distance from the town area.

The newly proposed site for Town Gas Station, at the southern part of Government Land in DD125, Area 56, Ping Ha Road, Hung Shiu Kiu, is located on 560 m² land at south-western corner of the Drainage Services Department (DSD) Ha Tsuen Sewage Pumping Station at Ping Ha Road. In May 2022, DSD was consulted on the proposed use of the south-western corner of the Ha Tsuen Sewage Pumping Station for the subject Town Gas Station. DSD have no in-principle objection to HKCG's proposed use.

Comparing to the application submitted in Aug 2022, the application site area is reduced to 560 m² due to the following reasons:

- In Nov 2022, the Universal Accessibility Project Team of Highways Department advised that feasibility of lift retrofitting near staircase (structure no. N602) is currently reviewing.
- In Jan 2023, CEDD advised that there are an existing 4000x2900 box culvert and a proposed 2500x2500 box culvert for Hung Shiu Kiu / Ha Tsuen New Development Area under CE1/2020(CE). Building permanent structures, aboveground gas pipe and facilities on the land above these box culverts and their adjacent 3m-reserve zone is not allowed.
- In Jan 2023, CEDD requested to adjust the site boundary for not encroaching gazette boundary of CAP370 for Hung Shui Kiu / Ha Tsuen New Development Area.

Therefore, the area of application site is cut back for these proposed CEDD/HyD infrastructures.

The proposed Town Gas Station is composed of town gas pressure regulating facilities and pigging pipeworks. HKCG has been operating this kind of offtake and pigging stations for more than 30 years with good and safe track records. No incident within offtake and pigging station happened ever.

Finally, in view of routing of the connecting gas pipelines from the existing gas network in Hung Shui Kiu New Development Area, only some 300m of connecting pipelines will be required to be constructed. HKCG determines that disturbances to the public arose from the development of the offtake and pigging station would be minimised if the Town Gas Station is erected at the southern part of Government Land in DD125, Area 56, Ping Ha Road, Hung Shiu Kiu.

Photos of Typical Town Gas Station



(a) External view of Town Gas Station



(b) Aboveground Gas pressure regulating/Pigging pipeworks and ancillary facilities

Consent obtained from DSD Ha Tsuen Sewage Pumping Station

From: eckwong@pland.gov.hk
Sent: Thursday, May 19, 2022 4:43 PM
To: Leung Joan W.C.
Cc: sphchan@pland.gov.hk; luiwun@emsd.gov.hk; ssdau@dsd.gov.hk; kenniswan@emsd.gov.hk; spyu@emsd.gov.hk; edmundli@emsd.gov.hk
Subject: RE: Proposed Hung Shui Kiu Offtake and Pigging Station
Attachments: 10052022131550.pdf

Dear Ms Leung,

I refer to your email below and our subsequent telephone conversations. We have consulted the Drainage Services Department (DSD) on the proposed use of the south-western corner of the Ha Tsuen Sewage Pumping Station (HTSPS) for the subject Offtake and Pigging Station (OPS). They have no in-principle objection to the proposed use, subject to the conditions summarized below:

1. You in the future shall be responsible for all the works within the subject site area for the proposed OPS, including but not limited to handling the existing plants in the area, dismantling any unused equipment, site formation, etc.
2. The proposed OPS shall have individual fencing.
3. The proposed OPS shall have direct entrance/EVA from public road (i.e. without access road sharing with HTSPS).
4. The proposed OPS shall meet the Drainage Reserve requirement for all DSD's Underground Utility (UU). If diversion of DSD's UU out of the proposed OPS Site is required, please submit proposal to DSD for comment.
5. New UU of the OPS should avoid laying within the revised HTSPS boundary.
6. Minor adjustment to the proposed OPS boundary (Site 2 on the plan attached below) is required to match the existing boundary of HTSPS as shown in attached drawing. The exact coordinate of the Site shall be determined after detailed survey.

According to DSD colleagues, if there is any drainage pipeline within the extended boundary, you may wish to divert it away or to leave the subject area open without any fixed structure (e.g. for access road) to facilitate maintenance.

Apart from DSD's comment above, please also note that:

- (a) EMSD colleagues advise that the site boundary may be further refined to avoid clash with drainage reserve and for efficient site utilization.
- (b) The proposed OPS site falls within the "Fung Shui Lane" designated on the adopted Hung Shui Kiu and Ha Tsuen Outline Development Plan No. D/HSK/1 which is mainly for view corridor and breezeway purpose. According to your proposal in September 2020, the maximum building height of the proposed OPS is 4m. Please confirm whether this proposed building height is still valid.

If you have any question, please feel free to contact me at 2158 6295.

Regards,

Ernest Wong
for District Planning Officer/Tuen Mun and Yuen Long West
Planning Department

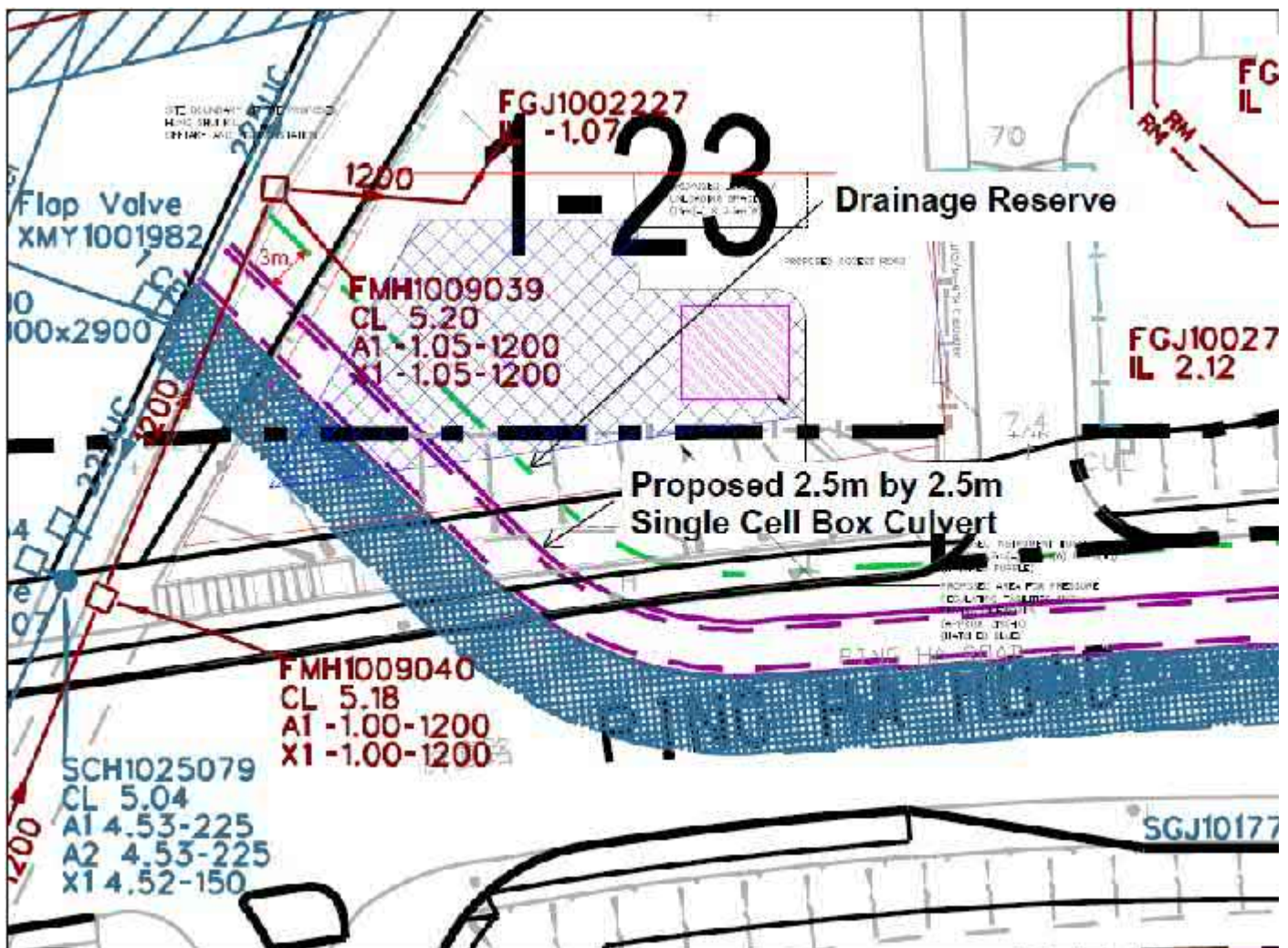
From: smwkong@pland.gov.hk
Sent: Thursday, January 12, 2023 9:47 AM
To: Leung Joan W.C.
Subject: RE: Request for help - S16 application for proposed Gas Offtake Station at the southern west corner of Ha Tsuen Sewage Pumping Station

Dear Joan,

I refer to your email below.

Please find the following comments from CEDD regarding the proposed box culvert:

1. The proposed gas offtake station footprint will be in conflict with both existing and proposed box culvert (Both the future box culvert and its drainage reserve are located inside Site 1-23 as shown in the attached sketch drawing). Under Remaining Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area, there will be a proposed 2.5m x 2.5m box culvert. Please reserve space for the construction of box culvert and future proposed drainage reserve. The applicant should liaise with CEDD for the interfacing issue.

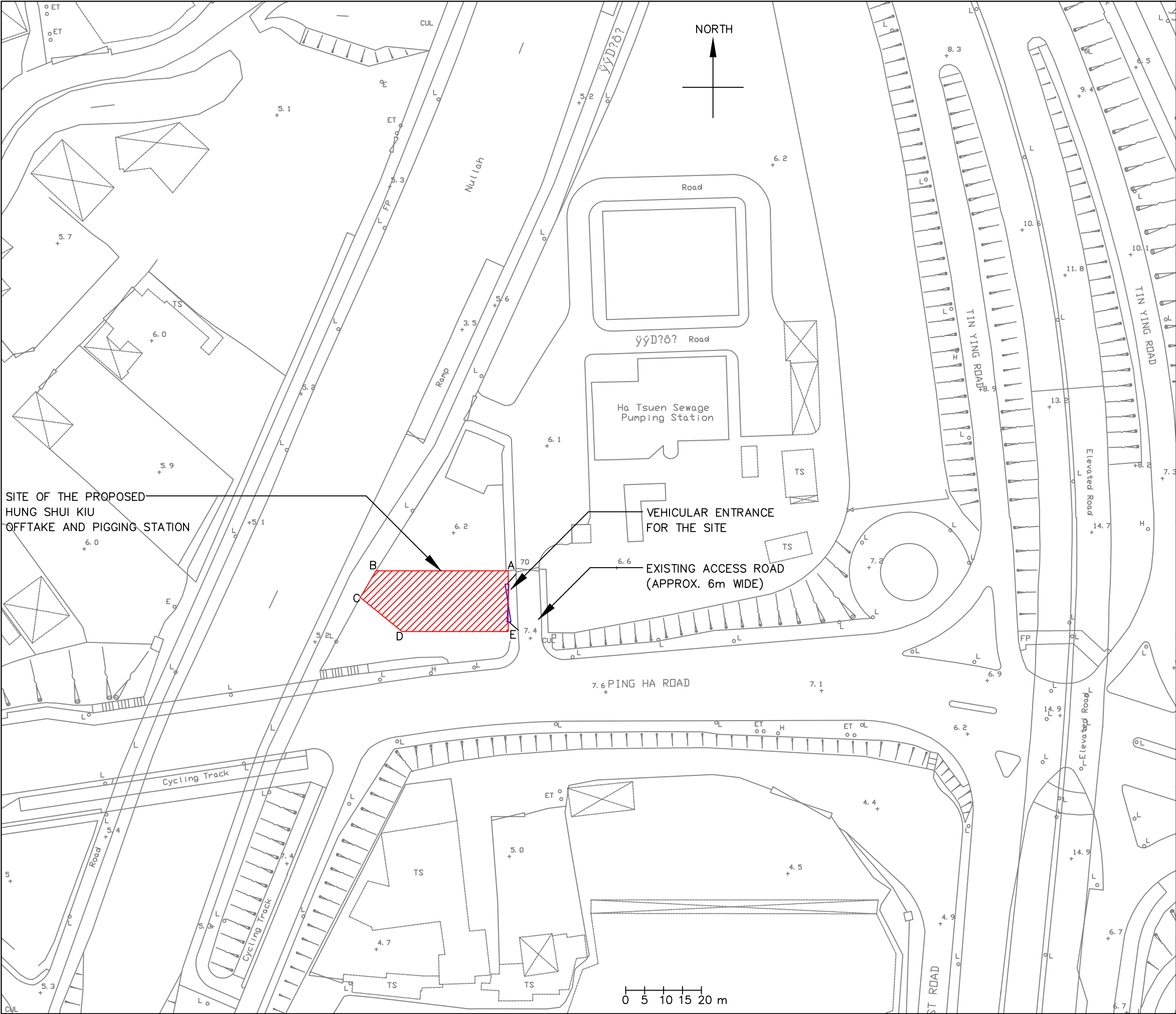


2. The proposed site encroaches on the gazette boundary of CAP370 for Hung Shui Kiu/Ha Tsuen New Development Area. Please adjust the boundary and avoid encroachment on the boundary. The gazette plans can be obtained from the path below.

(<https://www.tlb.gov.hk/tc/publications/transport/gazette/7787CL%20HSK%20Plan%20Final.pdf>)

3. If you have any queries on the above, please contact Ms. Jessica FU (Tel: 2158 5670) of CEDD.

Regards,
Sherry KONG
for DPO/TMYLW
Planning Department
Tel.: 2158 6295



SITE OF THE PROPOSED
HUNG SHUI KIU
OFFTAKE AND PIGGING STATION

VEHICULAR ENTRANCE
FOR THE SITE

EXISTING ACCESS ROAD
(APPROX. 6m WIDE)

- NOTES**
- 1 ALL LEVELS ARE SHOWN IN METERS ABOVE THE HONG KONG PRINCIPAL DATUM.
 - 2 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 - 3 ALL COORDINATES REFER TO THE HONG KONG 1980 GRID COORDINATE SYSTEM.
 - 4 SOURCE OF LANDBASE OF THIS DRAWING: TOWN GAS 06nw07d.dgn DATED 04-08-2022.

- LEGEND**
- SITE OF THE PROPOSED OFFTAKE AND PIGGING STATION
 - VEHICULAR ENTRANCE FOR THE SITE

ABBREVIATIONS
APPROX. APPROXIMATELY
m METER

APPROXIMATE BOUNDARY COORDINATES		
POINT	NORTH (m)	EAST (m)
A	834,186.000	817,870.000
B	834,186.000	817,836.000
C	834,179.000	817,831.000
D	834,167.000	817,842.000
E	834,167.000	817,870.000

1	22-02-23	2ND ISSUE	SSS	SSS	WCL
0	04-08-22	1ST ISSUE	SSS	SSS	WCL
REV	DATE	DESCRIPTION	DRN	CKD	APPD



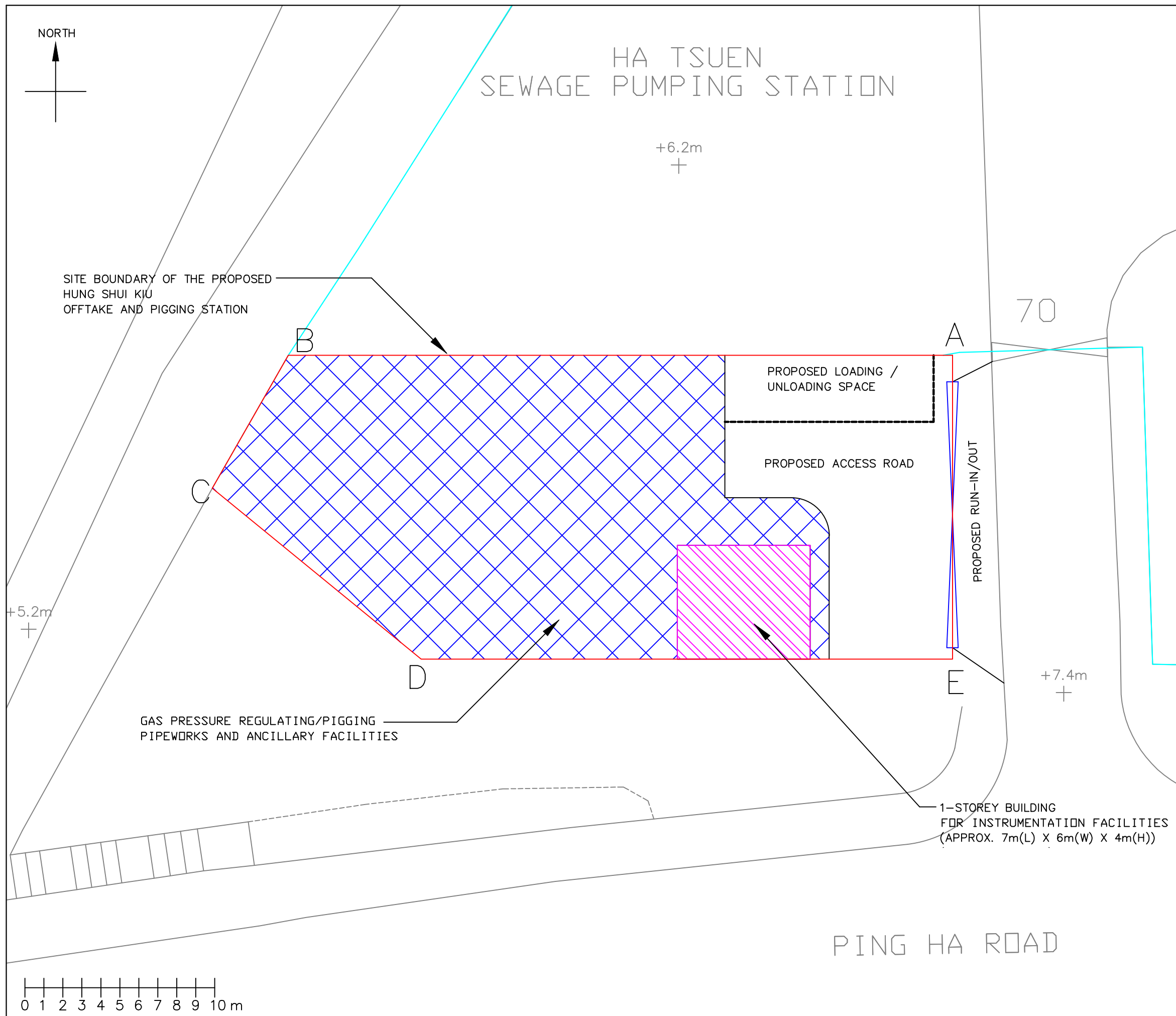
THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

SITE LOCATION PLAN

DRAWN SSS	CHECKED SSS	APPROVED WC LEUNG	SCALE 1:1000@A3
DATE 22 FEB 2023		DRAWING NUMBER AGI/HSK/01	REV 1



- NOTES**
- 1 ALL LEVELS ARE SHOWN IN METERS ABOVE THE HONG KONG PRINCIPAL DATUM.
 - 2 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
 - 3 ALL COORDINATES REFER TO THE HONG KONG 1980 GRID COORDINATE SYSTEM.
 - 4 SOURCE OF LANDBASE OF THIS DRAWING: TOWNGAS 06nw07d.dgn DATED 04-08-2022.

- LEGEND**
- SITE BOUNDARY OF THE EXISTING HA TSUEN SEWAGE PUMPING STATION
 - SITE BOUNDARY OF THE PROPOSED OFFTAKE AND PIGGING STATION
 - VEHICULAR ENTRANCE FOR THE SITE
 - GAS PRESSURE REGULATING/PIGGING PIPEWORKS AND ANCILLARY FACILITIES
 - 1-STOREY BUILDING FOR INSTRUMENTATION FACILITIES

- ABBREVIATIONS**
- APPROX. APPROXIMATELY
- DSD DRAINAGE SERVICES DEPARTMENT
- (H) HIGH
- (L) LONG
- m METER
- sq.m METER SQUARE
- (W) WIDE

1	22-02-23	2ND ISSUE	SSS	SSS	WCL
0	04-08-22	1ST ISSUE	SSS	SSS	WCL
REV	DATE	DESCRIPTION	DRN	CKD	APPD

**煤氣
Towngas**

THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

STATION LAYOUT PLAN

DRAWN SSS	CHECKED SSS	APPROVED WC LEUNG	SCALE 1:200@A3
DATE 22 FEB 2023	DRAWING NUMBER AGI/HSK/02	REV 1	

Tree Survey Report

Proposed Development of a Gas Facility at the South West Corner of Hung Shui Kiu Planning Area 56, Hung Shui Kiu, New Territories

Name of client: The Hong Kong and China Gas Company Limited

Dates of tree survey: 7 July 2022 and 8 July 2022

Tree survey conducted by: Cho Shek Man

International Society of Arboriculture

Certified Arborist (HK-1007AM)

Report prepared by:



Cho Shek Man

International Society of Arboriculture

Certified Arborist (HK-1007AM)

Date of issue: 21 July 2022

Revision: 0

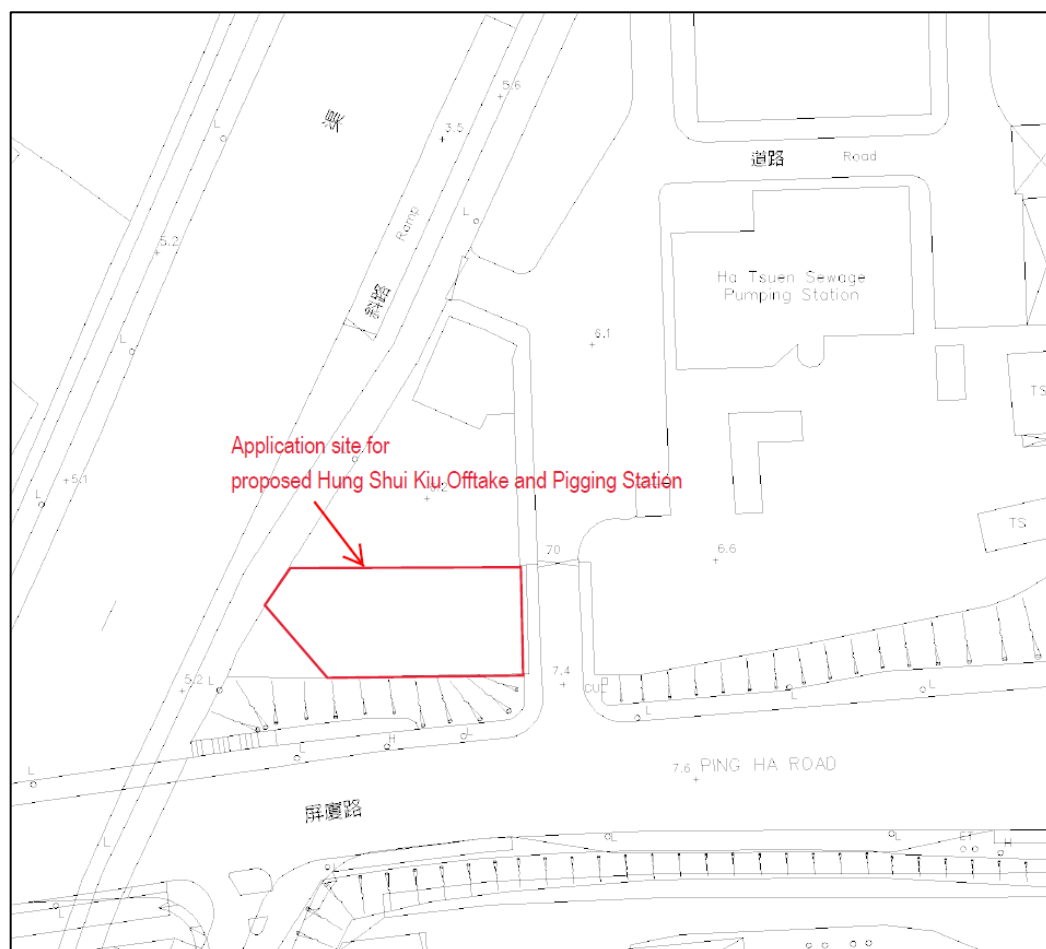
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Introduction

On 7 July 2022 and 8 July 2022, Mr Cho Shek Man, an International Society of Arboriculture Certified Arborist (registration number: HK-1007AM)), conducted tree survey at ‘the south west corner of Hung Shui Kiu Planning Area 56’ (the site) near 70 Ping Ha Road, Hung Shui Kiu, New Territories, under an agreement with the Hong Kong and China Gas Company Limited (Towngas) so as to allow Towngas in gathering tree related information for their proposed development of a gas facility within the site.

Figure 1 shows the location of the site.



(Figure 1: location of the site)

This report summarises the finding of the survey in the form of a tree assessment schedule (showing information about all trees in the site). The schedule should be read in conjunction with a tree survey plan (showing the approximate locations of all trees in the site) and photographic record (of all trees in the site as of dates of survey). The tree survey plan is attached herewith as appendix 1. The tree assessment schedule is

attached herewith as appendix 2. Photographic record of the trees is attached herewith as appendix 3.

Summary

As of 8 July 2022, there were totally 32 trees planted were planted inside the application site of the Proposed Hung Shui Kiu Offtake and Pigging Station. Table 1 gives a summary of this distribution.

Category	Sub-category	Tree IDs	Total
Tree planted inside Ha Tsuen Sewage Pumping Station now	Trees planted inside the site of the proposed gas facility	T19, T20, T21, T32, T35 to T53, T56 to T59, T68-T71, T73	32 trees
Total trees planted inside the application site = 32 trees			

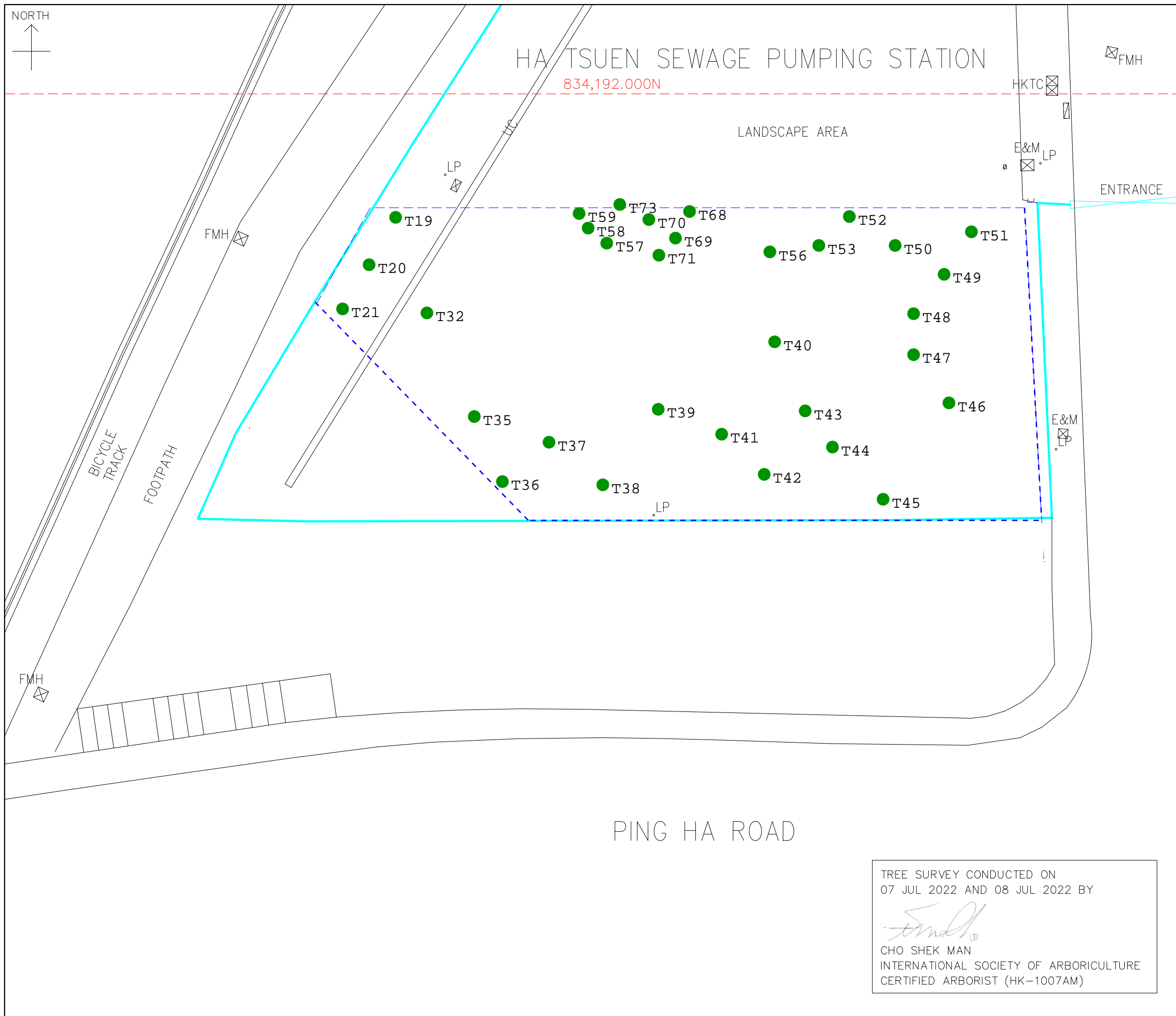
(Table 1: summary of distribution of existing trees inside the site)

The vast majority of them were of “fair” health condition, “fair” or “poor” structural condition, “fair” or “poor” tree form, “low” amenity value and “low” suitability for transplanting. According to Towngas, the development of gas facility means all trees planted inside the proposed gas facility would be felled. In this regard, the following treatment is proposed:

- all existing trees planted inside the application site of the Proposed Hung Shui Kiu Offtake and Pigging Station (total 32 trees) would be felled; and
- all existing trees planted outside the application site should not be affected by the development and thus would be retained.

Appendix 1

Tree Survey Plan



- NOTES**
- 1 ALL LEVELS ARE SHOWN IN METERS ABOVE THE HONG KONG PRINCIPAL DATUM.
 - 2 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 - 3 ALL COORDINATES REFER TO THE HONG KONG 1980 GRID COORDINATE SYSTEM.
- LEGEND**
- EXISTING SITE BOUNDARY OF HA TSUEN SEWAGE PUMPING STATION
 - PROPOSED SITE BOUNDARY OF THE GAS FACILITY

TREE SURVEY CONDUCTED ON
07 JUL 2022 AND 08 JUL 2022 BY
Cho Shek Man
CHO SHEK MAN
INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST (HK-1007AM)

TREE SURVEY PLAN

DRAWN —	CHECKED —	APPROVED —	SCALE 1:200@A3
DATE 08 JUL 2022	DRAWING NUMBER HSKPA56SWC-TS-01	REV —	

Appendix 2

Tree Assessment Schedule

Tree No.	Species		Tree Size			Health condition	Structural Condition	Form	Proposed Treatment	Amenity value	Suitability for transplanting	Defects
	Scientific Name	Chinese Name	Overall Height (m)	Trunk Diameter (mm)	Average Crown Spread (m)	<u>Good/Fair/Poor/Dead</u>	<u>Good/Fair/Poor</u>	<u>Good/Fair/Poor</u>	<u>Retain/Transplant/Fell</u>	<u>High/Medium/Low</u>		
T19	<i>Bauhinia purpurea</i>	紅花羊蹄甲	7	248	5	F	P	P	F	L	L	Co-dominant trunks; Dead branch
T20	<i>Bauhinia purpurea</i>	紅花羊蹄甲	6	125	3	F	P	P	F	L	L	
T21	<i>Bauhinia purpurea</i>	紅花羊蹄甲	3	145	1	P	P	P	F	L	L	Cavity; Epicormics; Leaning; Topped
T32	<i>Bauhinia purpurea</i>	紅花羊蹄甲	4	130	3	F	F	F	F	L	L	Cross branches; Epicormics; Wound
T35	<i>Ficus microcarpa</i>	榕樹(細葉榕)	8	410	6	F	F	F	F	L	L	
T36	<i>Crateva unilocularis</i>	樹頭菜	10	340	6	F	F	F	F	L	L	Wound
T37	<i>Crateva unilocularis</i>	樹頭菜	10	320	6	F	F	F	F	L	L	
T38	<i>Crateva unilocularis</i>	樹頭菜	8	280	5	F	F	F	F	L	L	
T39	<i>Ficus microcarpa</i>	榕樹(細葉榕)	9	292	5	F	F	F	F	L	L	
T40	<i>Ficus microcarpa</i>	榕樹(細葉榕)	5	310	5	F	F	F	F	L	L	
T41	<i>Crateva unilocularis</i>	樹頭菜	10	325	6	F	F	F	F	L	L	Leaning
T42	<i>Crateva unilocularis</i>	樹頭菜	9	295	5	F	F	F	F	L	L	Wounded root
T43	<i>Crateva unilocularis</i>	樹頭菜	6	155	4	F	F	F	F	L	L	Co-dominant trunks
T44	<i>Bombax ceiba</i>	木棉	15	310	4	F	F	F	F	L	L	Girdling roots
T45	<i>Bombax ceiba</i>	木棉	18	430	7	F	F	F	F	L	L	
T46	<i>Melia azedarach</i>	苦楝	7	165	6	F	F	F	F	L	L	
T47	<i>Bombax ceiba</i>	木棉	20	480	6	F	F	F	F	L	L	
T48	<i>Artocarpus macrocarpon</i>	菠蘿蜜	5	190	4	F	F	F	F	L	L	Mechanical injuries
T49	<i>Bombax ceiba</i>	木棉	19	490	6	F	F	F	F	L	L	
T50	<i>Artocarpus macrocarpon</i>	菠蘿蜜	6	210	5	F	F	F	F	L	L	Mechanical injuries
T51	<i>Bombax ceiba</i>	木棉	19	480	8	F	F	F	F	L	L	
T52	<i>Ficus microcarpa</i>	榕樹(細葉榕)	11	452	8	F	F	F	F	L	L	
T53	<i>Ficus microcarpa</i>	榕樹(細葉榕)	9	472	7	F	F	F	F	L	L	

Tree No.	Species		Tree Size			Health condition	Structural Condition	Form	Proposed Treatment	Amenity value	Suitability for transplanting	Defects
	Scientific Name	Chinese Name	Overall Height (m)	Trunk Diameter (mm)	Average Crown Spread (m)	<u>Good/Fair/Poor/Dead</u>	<u>Good/Fair/Poor</u>	<u>Good/Fair/Poor</u>	<u>Retain/Transplant/Fell</u>	<u>High/Medium/Low</u>		
T56	<i>Ficus microcarpa</i>	榕樹(細葉榕)	6	310	5	F	F	F	F	L	L	Cross branches
T57	<i>Phoenix roebelenii</i>	日本葵	3	95	2	F	P	P	F	L	L	
T58	<i>Phoenix roebelenii</i>	日本葵	3	95	2	F	P	P	F	L	L	
T59	<i>Phoenix roebelenii</i>	日本葵	3	100	2	F	P	P	F	L	L	
T68	<i>Phoenix roebelenii</i>	日本葵	3	100	2	F	P	P	F	L	L	
T69	<i>Phoenix roebelenii</i>	日本葵	3	95	2	F	P	P	F	L	L	
T70	<i>Phoenix roebelenii</i>	日本葵	3	95	2	F	P	P	F	L	L	
T71	<i>Phoenix roebelenii</i>	日本葵	2	95	1	D	P	P	F	L	L	Dead tree
T73	<i>Caryota mitis</i>	短穗魚尾葵	4	137	2	F	F	F	F	L	L	

Appendix 3

Photographic Record



(Photos of Tree T19 – to be felled)



(Photos of Tree T20 – to be felled)



(Photos of Tree T21 – to be felled)



(Photos of Tree T32 – to be felled)



(Photos of Tree T35 – to be felled)



(Photos of Tree T36 – to be felled)



(Photos of Tree T37 – to be felled)



(Photos of Tree T38 – to be felled)



(Photos of Tree T39 – to be felled)



(Photos of Tree T40 – to be felled)



(Photos of Tree T41 – to be felled)



(Photos of Tree T42 – to be felled)



(Photos of Tree T43 – to be felled)



(Photos of Tree T44 – to be felled)



(Photos of Tree T45 – to be felled)



(Photos of Tree T46 – to be felled)



(Photos of Tree T47 – to be felled)



(Photos of Tree T48 – to be felled)



(Photos of Tree T49 – to be felled)



(Photos of Tree T50 – to be felled)



(Photos of Tree T51 – to be felled)



(Photos of Tree T52 – to be felled)



(Photos of Tree T53 – to be felled)



(Photos of Tree T56 – to be felled)



(Photos of Tree T57 – to be felled)



(Photos of Tree T58 – to be felled)



(Photos of Tree T59 – to be felled)



(Photos of Tree T68 – to be felled)



(Photos of Tree T69 – to be felled)



(Photos of Tree T70 – to be felled)



(Photos of Tree T71 – to be felled)



(Photos of Tree T73 – to be felled)

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RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440
16/03/2023 07:57

From: Leung Joan W.C. [REDACTED]
To: "tpbsubmission@pland.gov.hk" <tpbsubmission@pland.gov.hk>, "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>
File Ref:

History: This message has been forwarded.

Dear all,

The 2 drawings for s.16 Planning application No. A/HSK/440 are amended. I hereby submit the 2 amended drawings for your perusal.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

From: Leung Joan W.C.
Sent: Monday, March 13, 2023 3:43 PM
To: tpbsubmission@pland.gov.hk
Cc: Fong Edmond W.M. [REDACTED]; kkfyiu@pland.gov.hk
Subject: RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440

Dear Town Planning Board Secretariat,

The soft copy of the supplementary information (4 files in total) for s.16 Planning application No. A/HSK/440 were uploaded to the assigned link at 14:00 on 13 March 2023.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

From: kkfyiu@pland.gov.hk <kkfyiu@pland.gov.hk> On Behalf Of tpbsubmission@pland.gov.hk
Sent: Monday, March 13, 2023 12:08 PM
To: Fong Edmond W.M. [REDACTED]
Subject: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440

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Dear Sir/Madam,

We refer to your hard copy submission of the attached s.16 planning application No.

A/HSK/440 to Town Planning Board (the Board). As you have chosen to submit the application in both hard and soft copies, you are requested to upload the soft copy of the supplementary information (e.g. planning report and technical assessments) of the application via the link below in accordance with the Guidance Notes on “Application for Permission under Section 16 of the Town Planning Ordinance” (Guidance Notes) (https://www.info.gov.hk/tpb/en/plan_application/apply.html) to complete the submission:

https://plandcss2-my.sharepoint.com/:f/g/personal/tpbsubmission_pland.gov.hk/EjdQ_yi_hrPFMqsi1ZhFtTRABvf6kt1NnS238Sc6wV8MYvw?email=edmond.fong%40towngas.com&e=UfGUSC

You are reminded to ensure that the submitted hard copy is the same as the uploaded soft copy, and not to include any personal data (except names) in the supplementary information of your submission (including plans, drawings, planning statement, technical appendices, etc.). Under no circumstances will the Board accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Please also be reminded that currently the application submission is still incomplete and the Board will not process the application until you have submitted the soft copy via the link above and notified the Board of the submission by replying this email. The date of receipt of application will be the date when the Secretariat of the Board receives all necessary information and documents. For how to upload the documents, you may refer to the **Annex** and also the relevant Guidance Notes for details.

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Town Planning Board Secretariat

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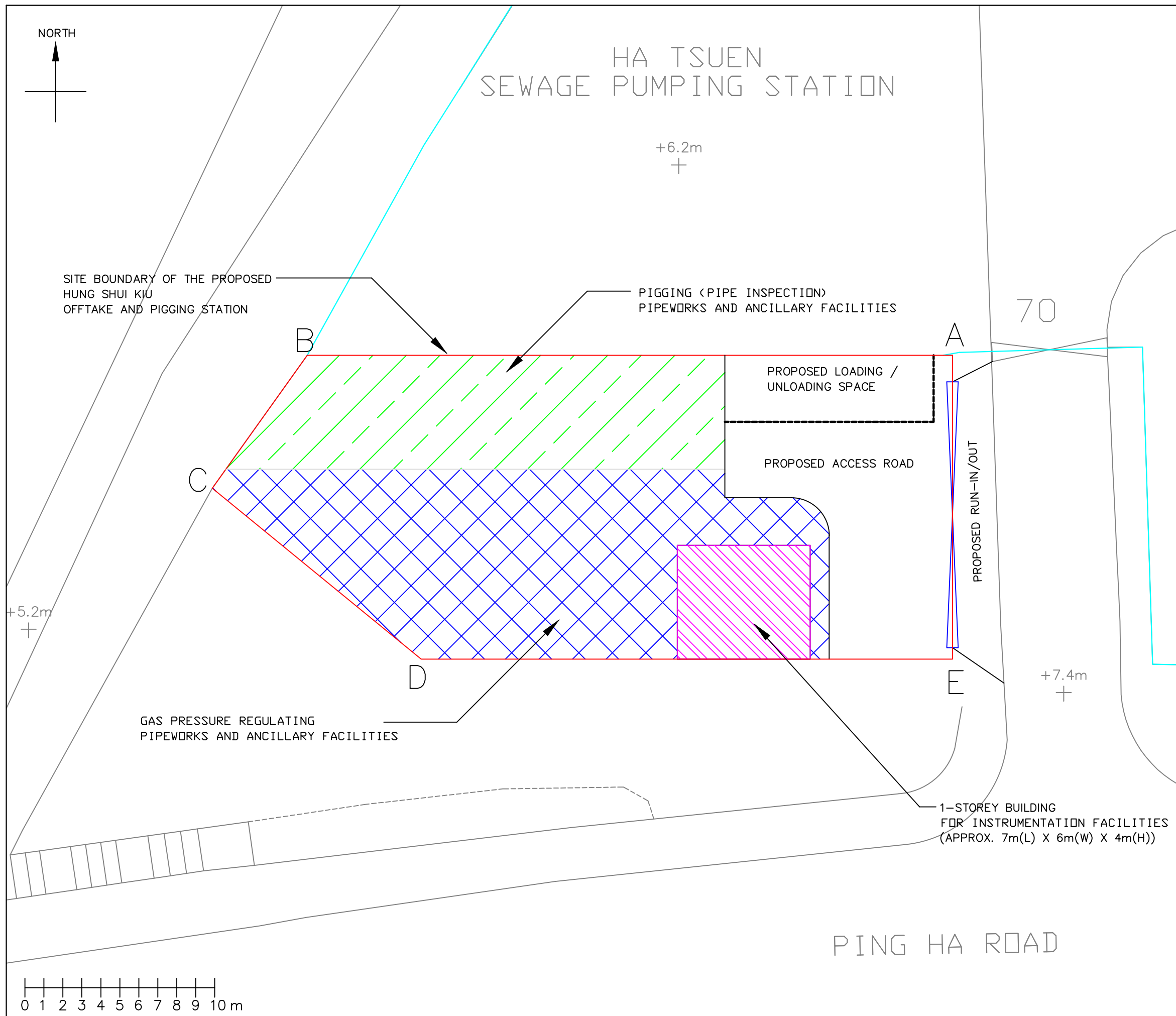
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A_HSK_440_HKCG HSK S16 Station layout plan_240222.pdf



A_HSK_440_HKCG HSK S16 Site location plan_240222.pdf



NOTES

- 1 ALL LEVELS ARE SHOWN IN METERS ABOVE THE HONG KONG PRINCIPAL DATUM.
- 2 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
- 3 ALL COORDINATES REFER TO THE HONG KONG 1980 GRID COORDINATE SYSTEM.
- 4 SOURCE OF LANDBASE OF THIS DRAWING: TOWN GAS 06nw07d.dgn DATED 04-08-2022.

LEGEND

- SITE BOUNDARY OF THE EXISTING HA TSUEN SEWAGE PUMPING STATION
- SITE BOUNDARY OF THE PROPOSED OFFTAKE AND PIGGING STATION
- VEHICULAR ENTRANCE FOR THE SITE
- GAS PRESSURE REGULATING PIPEWORKS AND ANCILLARY FACILITIES
- 1-STOREY BUILDING FOR INSTRUMENTATION FACILITIES
- PIGGING (PIPE INSPECTION) PIPEWORKS AND ANCILLARY FACILITIES

ABBREVIATIONS

- APPROX. APPROXIMATELY
- DSD DRAINAGE SERVICES DEPARTMENT
- (H) HIGH
- (L) LONG
- m METER
- sq.m METER SQUARE
- (W) WIDE

REV	DATE	DESCRIPTION	DRN	CKD	APPD
2	24-02-23	3RD ISSUE	SSS	SSS	WCL
1	22-02-23	2ND ISSUE	SSS	SSS	WCL
0	04-08-22	1ST ISSUE	SSS	SSS	WCL



煤氣
Towngas

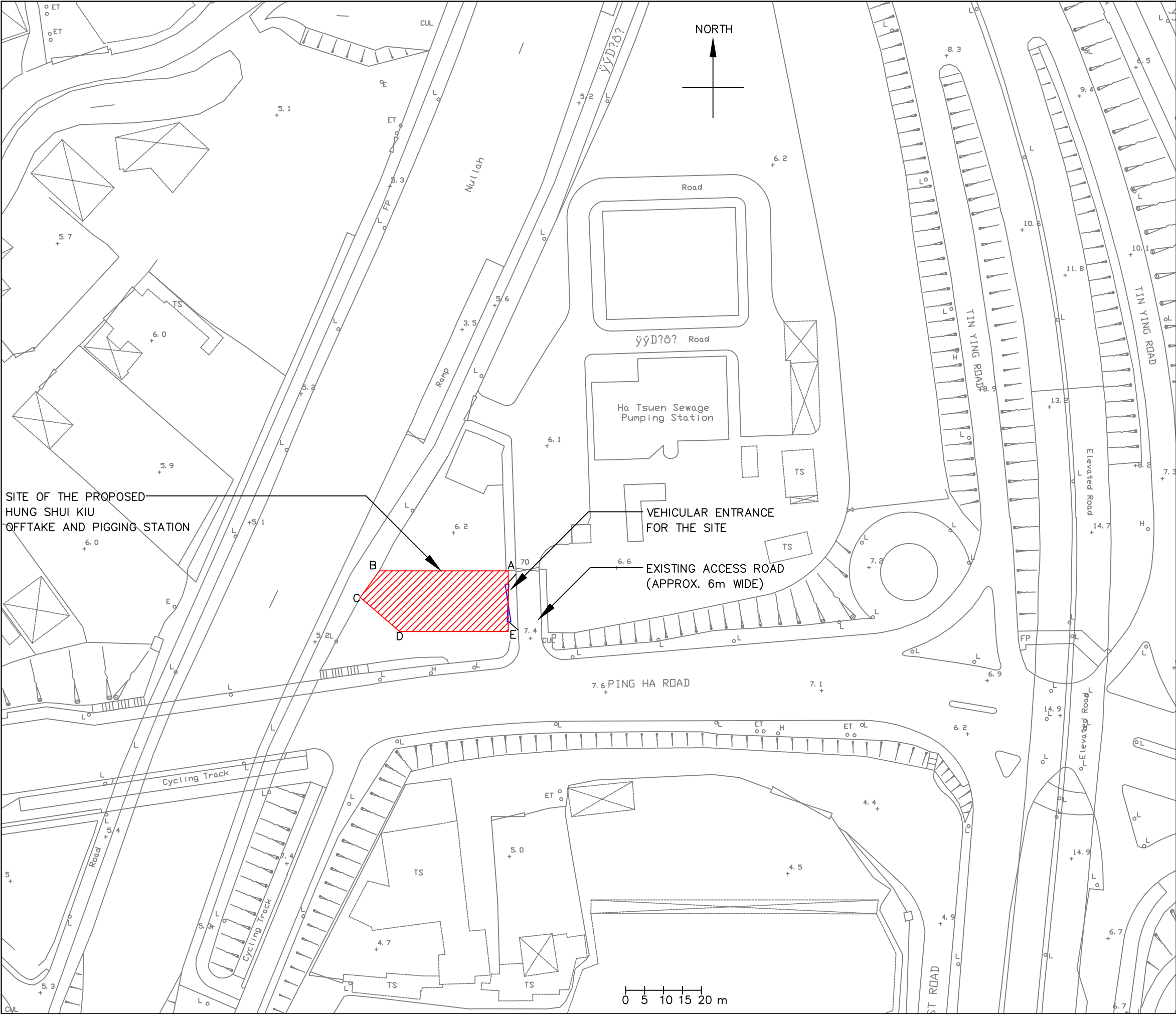
THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

STATION LAYOUT PLAN

DRAWN SSS	CHECKED SSS	APPROVED WC LEUNG	SCALE 1:200@A3
DATE 24 FEB 2023	DRAWING NUMBER AGI/HSK/02	REV 2	



SITE OF THE PROPOSED
HUNG SHUI KIU
OFFTAKE AND PIGGING STATION

VEHICULAR ENTRANCE
FOR THE SITE

EXISTING ACCESS ROAD
(APPROX. 6m WIDE)

- NOTES**
- 1 ALL LEVELS ARE SHOWN IN METERS ABOVE THE HONG KONG PRINCIPAL DATUM.
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- LEGEND**
- SITE OF THE PROPOSED OFFTAKE AND PIGGING STATION
 - VEHICULAR ENTRANCE FOR THE SITE

ABBREVIATIONS
APPROX. APPROXIMATELY
m METER

APPROXIMATE BOUNDARY COORDINATES		
POINT	NORTH (m)	EAST (m)
A	834,186.000	817,870.000
B	834,186.000	817,836.000
C	834,179.000	817,831.000
D	834,170.000	817,841.333
E	834,170.000	817,870.000

2	24-02-23	3RD ISSUE	SSS	SSS	WCL
1	22-02-23	2ND ISSUE	SSS	SSS	WCL
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THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
OFFTAKE AND PIGGING STATION
AT PING HA ROAD, HUNG SHUI KIU

SITE LOCATION PLAN

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RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440
17/03/2023 10:27

From: Leung Joan W.C. [REDACTED]
To: "tpbsubmission@pland.gov.hk" <tpbsubmission@pland.gov.hk>, "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>
File Ref:

Dear all,

A drawing (station layout plan) for s.16 Planning application No. A/HSK/440 is amended. I hereby submit the amended drawing for your perusal.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

From: Leung Joan W.C.
Sent: Thursday, March 16, 2023 7:57 AM
To: tpbsubmission@pland.gov.hk; cshtsui@pland.gov.hk
Subject: RE: Submission of Soft Copy of New s.16 Planning application No. A/HSK/440

Dear all,

The 2 drawings for s.16 Planning application No. A/HSK/440 are amended. I hereby submit the 2 amended drawings for your perusal.

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[REDACTED]

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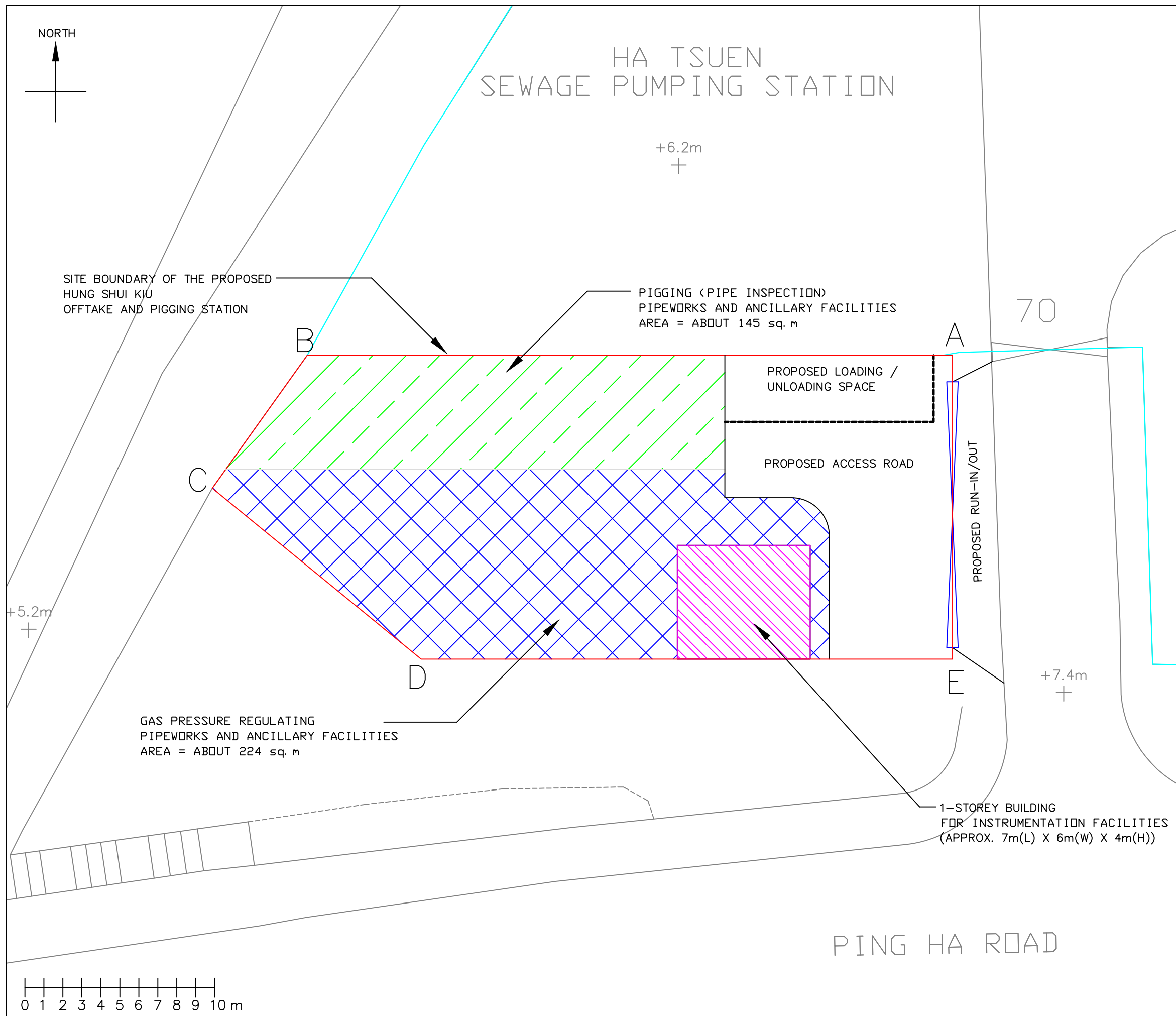
Town Planning Board Secretariat

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A_HSK_440_HKCG HSK S16 Station layout plan_240223.pdf



NOTES

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LEGEND

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- SITE BOUNDARY OF THE PROPOSED OFFTAKE AND PIGGING STATION
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煤氣
Towngas

THE HONG KONG AND CHINA GAS COMPANY LIMITED

TRANSMISSION OPERATION DEPARTMENT

PROPOSED HUNG SHUI KIU
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STATION LAYOUT PLAN

DRAWN SSS	CHECKED SSS	APPROVED WC LEUNG	SCALE 1:200@A3
DATE 24 FEB 2023	DRAWING NUMBER AGI/HSK/02	REV 2	

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Planning Application No. A/HSK/440

21/04/2023 09:23

From: [REDACTED] >
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "smwkong@pland.gov.hk" <smwkong@pland.gov.hk>, "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>
File Ref:

Dear Town Planning Board Secretariat,

In responses to comments from Government Departments, we revise the planning statement for S16 Planning application No. A/HSK/440. The updated planning statement is hereby submitted for your perusal.

The planning statement for S16 Planning application No. A/HSK/440 submitted on 14 April 2023 is superceded.

Thank your for your attention.

Regards,
Joan Leung for Mr Edmond W M Fong
[REDACTED]

Justification Statement for S16 application of Proposed Hung Shui Kiu Offtake and Piggling Station (Town Gas Station) of the Hong Kong and China Gas Company Limited (HKCG)

The Hong Kong and China Gas Company Limited (HKCG) identified a proposed site for the Town Gas Station at Area 56, Hung Shui Kiu, Yuen Long, back in mid 1990's to cope with the long term planning and security of gas supply in the New Territories. The original proposed site for Town Gas Station located at the northern tip of Hung Shui Kiu Area 56. HKCG's High Pressure pipeline construction since then has taken this into consideration and has already reached that proposed Town Gas Station site.

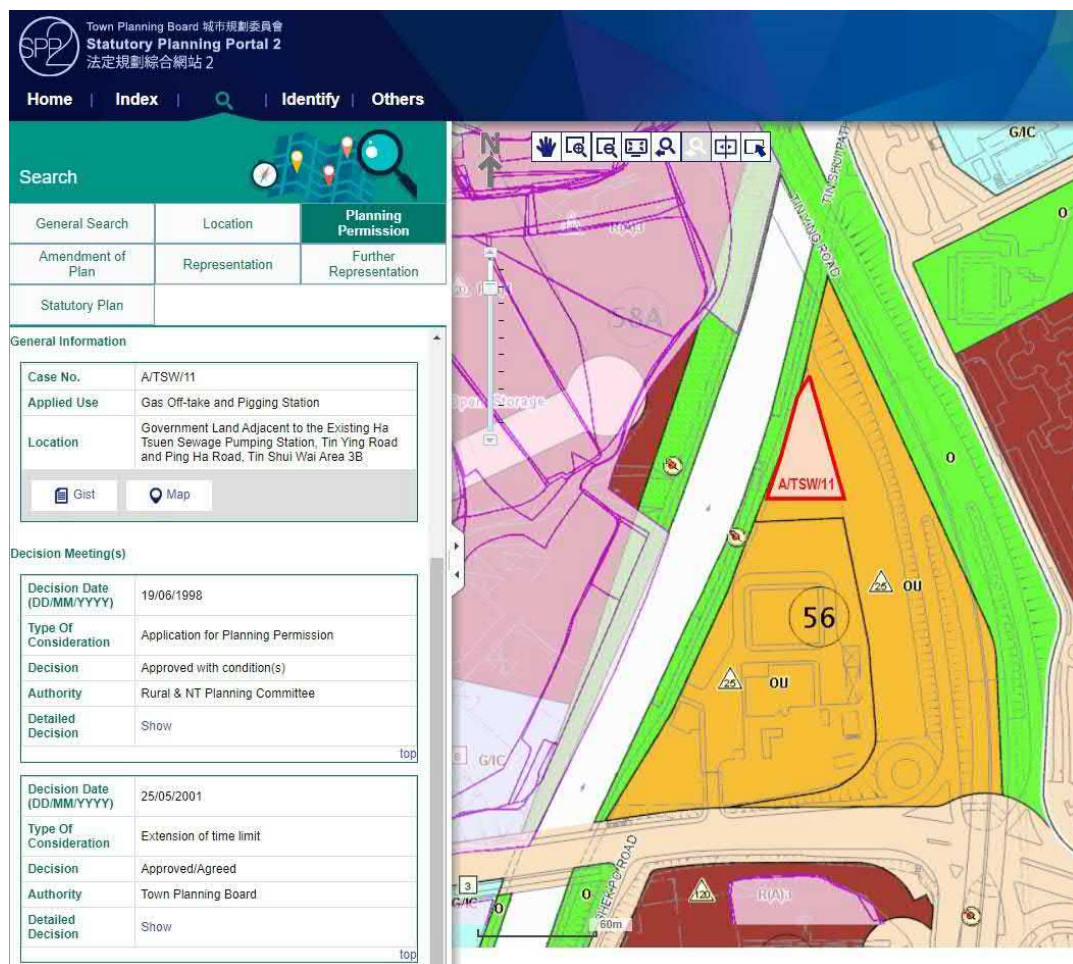


Figure 1 – The original proposed site for Town Gas Station located at the northern tip of Hung Shui Kiu Area 56

The **Northern Metropolis** is one of the key developments of Hong Kong in the coming years. It will not only provide housing and create job opportunities to people of Hong Kong, but also bring Hong Kong's collaborative development with the Country's Greater Bay closer. To cope with the gas supply and security to this strategic area as well as Tuen Mun which together will have a population of some 3 million in future, a Town Gas Station

at Hung Shui Kiu is essential. To better utilize the site of Hung Shiu Kiu Area 56 with other potential users and to resolve the technical constraints, HKCG has identified another site located at the southern part of Hung Shiu Kiu Area 56 after having close coordination with various government departments.

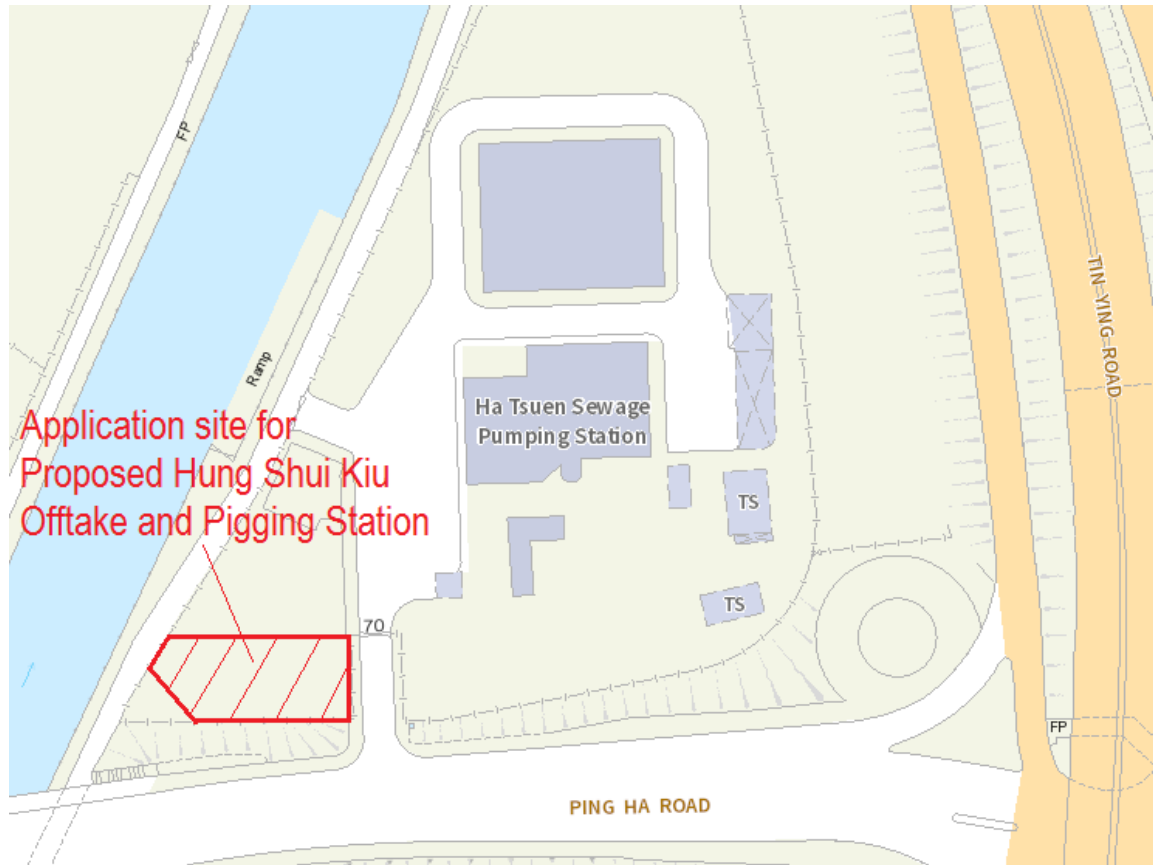


Figure 2 – The alternative site for Town Gas Station located at the southern part of Hung Shiu Kiu Area 56 under this application

The newly proposed site for Town Gas Station is ideal because (1) it is located near HKCG existing gas network; (2) it is located near the existing vehicular network, (3) its location is separated by a river on the west side and a wide high-speed vehicular access on the eastside so as to minimize occupied premises nearby; and (4) it keeps reasonable distance from the town area.

The newly proposed site for Town Gas Station at the southern part of Hung Shiu Kiu Area 56 is located on 560 m² land at south-western corner of the Drainage Services Department (DSD) Ha Tsuen Sewage Pumping Station at Ping Ha Road. In May 2022, DSD was consulted on the proposed use of the south-western corner of the Ha Tsuen Sewage Pumping Station for the subject Town Gas Station. DSD has no in-principle objection to HKCG's proposed use.

Comparing to the application submitted in Aug 2022, the application site area is reduced to 560 m² due to the following reasons:

- In Nov 2022, the Universal Accessibility Project Team of Highways Department advised that feasibility of lift retrofitting near staircase (structure no. N602) is currently reviewing.
- In Jan 2023, CEDD advised that there are an existing 4000x2900 box culvert and a proposed 2500x2500 box culvert for Hung Shiu Kiu / Ha Tsuen New Development Area under CE1/2020(CE). Building permanent structures, aboveground gas pipe and facilities on the land above these box culverts and their adjacent 3m-reserve zone is not allowed.
- In Jan 2023, CEDD requested to adjust the site boundary for not encroaching gazette boundary of CAP370 for Hung Shui Kiu / Ha Tsuen New Development Area.

Therefore, the area of application site is cut back for these proposed CEDD/HyD infrastructures.

The proposed Town Gas Station is composed of town gas pressure regulating facilities and pigging pipeworks. HKCG has been operating these kind of offtake and pigging stations for more than 30 years with good and safe track records. No incident within offtake and pigging station happened ever.

Finally, in view of routing of the connecting gas pipelines from the existing gas network in Hung Shui Kiu New Development Area, only some 300m of connecting pipelines will be required to be constructed. HKCG determines that disturbances to the public arose from the development of the offtake and pigging station would be minimised if the Town Gas Station is erected at the southern part of Hung Shiu Kiu Area 56.

The design of Town Gas Station has maintained and incorporated the view corridor ('fung shui lane'). The pigging pipeworks, pressure regulating facilities and 1-storey building in the proposed site will only be about 4m above the ground, i.e. not more than 14mPD, which is far below the maximum building height 25mPD as stated in the outline zoning plan. Moreover, the height of Town Gas Station will be lower than the prevailing Tin Ying Road flyover and the elevated Tin Shui Wai MTR Station. Thus, the Town Gas Station will not block the view along the view corridor. View from the proposed site for Town Gas Station towards Tang Ancestral Hall in Ping Shan is shown in the Figure 3. View from the proposed site for Town Gas Station towards village of Sik Kong Wai is shown in the Figure 4. The Figure 5 shows the position of photographs taken and view points of Figure 3 and Figure 4. The photographs for Figure 3 and Figure 4 are taken within the view corridor. It is shown that the view corridor from Tang Ancestral Hall in Ping Shan to village of Sik Kong Wai will not be affected by the proposed Town Gas Station.



Figure 3 - View from the proposed site for Town Gas Station towards Tang Ancestral Hall in Ping Shan



Figure 4 - View from the proposed site for Town Gas Station towards village of Sik Kong Wai



Figure 5 – Indication of View Points of Figure 3 and Figure 4

The western boundary of Proposed Town Gas Station fronted onto the river will be formed by a wall to mitigate the visual impact to nearby viewing points. Moreover, this wall will be designed to blend in with the environment, such as painted in fern green colour. Views to the proposed Town Gas Station would be substantially enhanced. The illustration of western boundary wall of Proposed Town Gas Station as viewed from the opposite side the river is shown in the Figure 6. The Figure 7 shows the position of photograph taken and view point of Figure 6.



Figure 6 – Illustration of western boundary wall of Proposed Town Gas Station for views from opposite side of the river



Figure 7 – Indication of View Point of Figure 6

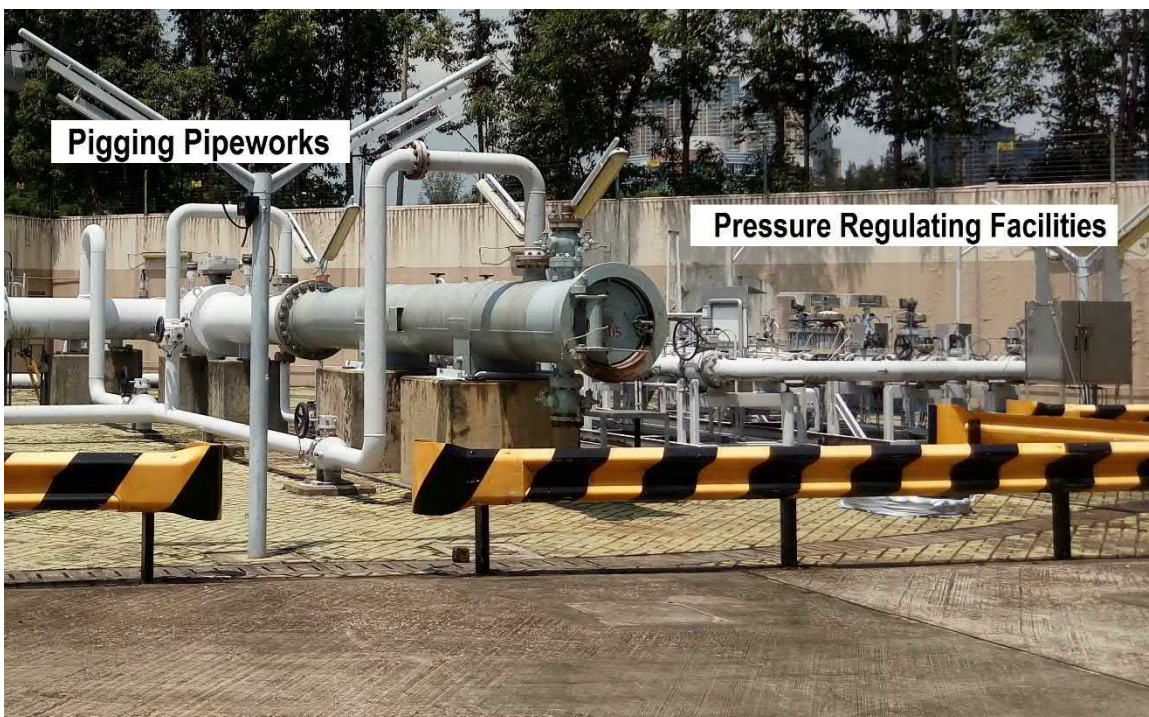
Comparing to the application submitted in Aug 2022, the application site area is further reduced to 560 m². The site area is barely enough for the placement of essential installations of a Town Gas Station, including gas pressure regulating pipeworks, pigging pipeworks and ancillary facilities, a building for instrumentation facilities, access road and loading and unloading space. The cramped site is not adequate for any tree or planting within proposed Town Gas Station while maintaining sufficient working spaces and clearance for operating gas facilities.

A Quantitative Risk Assessment (QRA) will be conducted to assess the potential risks of the Town Gas Station and its associated high pressure pipeline brought to the existing and planned developments in its vicinity.

Photographs of Typical Town Gas Station



(a) External view of Town Gas Station



(b) Aboveground Pressure Regulating Facilities and Pigging Pipework

Recommended Advisory Clauses

- (a) to note the comments of the Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the land application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land application will eventually be approved by LandsD. If the land application is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of land premium and administrative fee;
- (b) to note the comments of the Commissioner for Transport that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the access road connecting the Site with Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Ha Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The Applicant is reminded to approach relevant authority/government department(s) to obtain necessary approval on tree works, where appropriate;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department and Chief Engineer/Sewage Treatment 1, Drainage Services Department that the applicant should coordinate with other interfacing parties or departments with proposed works in the vicinity of the Site. Those works would hinder the boundary of the Site. 3m reserve zone for future public drainage system in the vicinity shall be taken into account;
- (f) to note the comments of the Director of Fire Services that the emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department. Should dangerous goods (DG) is necessary to be stored or manufactured at the subject location at any time in the future, fresh sitting comment from this Department is required with a formal DG licence application submitted for scrutinisation before granting of licence. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
- (g) to note the comments of the Director of Electrical and Mechanical Services that the applicant is required to observe the requirements of the Electrical and Mechanical Services Departments "Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong" for carrying out the Quantitative Risk Assessment. The guidance note can be downloaded via the following web-link:- https://www.emsd.gov.hk/en/gas_safety/publications/guidance_notes/index.html; and
- (h) to note the comments of the Project Manager (West), Civil Engineering and Development

Department that the site boundary encroaches onto the works area of the Second Phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). There will be a proposed 2.5m x 2.5m box culvert (under the Remaining Phase development of HSK/HT NDA project) next to the existing box culvert. 3m reserve zone is required by Drainage Services Department for future public drainage system. As such, apart from the 5m zone from external face of the existing culvert which is reserved for the new box culvert structure, an additional 3m from external face of the new box culvert should also be reserved for drainage reserve.

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A/HSK/440 Ha Tsuen Planning Area 56 Towngas

09/04/2023 03:25

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/HSK/440 Towngas

Hung Shui Kiu and Ha Tsuen Planning Area 56 (Part)

Site area: About 560sq.m Government Land

Zoning: "Other Specified Uses" annotated "Sewage Pumping Station"

Applied development : Offtake and Pigging Station / 1 Vehicle Parking

Dear TPB Members,

Towngas is a subsidiary of Henderson Land. Henderson has millions of sq.ft. land bank in NT.

Why is it not using its own land for this facility?

No indication that a land swap is involved. For sure there is some small corner of its 'kingdom' that could be incorporated into the many public projects to be developed at Ha Tsuen.

Mary Mulvihill