

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/HSK/440

<u>Applicant</u>	: The Hong Kong and China Gas Company Limited (HKCG)
<u>Site</u>	: Hung Shiu Kiu and Ha Tsuen Planning Area 56 (Part), Yuen Long, New Territories
<u>Site Area</u>	: About 560m ²
<u>Land Status</u>	: Government Land (GL)
<u>Plan</u>	: Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
<u>Zoning</u>	: “Other Specified Uses” annotated “Sewage Pumping Station” (“OU(SPS)”) [Restricted to a maximum building height of 25mPD]
<u>Application</u>	: Proposed Public Utility Installation (Offtake and Pigging Station)

1. The Proposal

- 1.1 The applicant seeks planning permission for the proposed offtake and pigging station, which is regarded as a ‘Public Utility Installation’, at the application site (the Site) which falls within the “OU(SPS)” zone on the OZP. According to the Notes of the approved OZP, ‘Public Utility Installation’ use in “OU(SPS)” zone requires planning permission from the Town Planning Board (the Board). The Site is currently vacant and vegetated.
- 1.2 The Site is accessible via Ping Ha Road and the ingress/egress point is at its eastern part (**Plans A-2 and A-3**). According to the applicant, the proposed offtake and pigging station, which aims to provide gas supply to the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), includes a single-storey building (not more than 14mPD) with a total floor area of about 42m² for instrumentation facilities, and areas for gas pressure regulating facilities, pigging pipeworks and ancillary facilities at the major portion of the Site (**Drawing A-1**). One loading/unloading space for light goods vehicle will be provided. The major development parameters of the proposed scheme submitted by the applicant are summarised as follows:

Site Area	About 560m ²
Maximum Building Height (BH)	Not more than 14mPD/ about 4m
Total Plot Ratio	About 0.1
Gross Floor Area	About 42m ²
No. of Structure	1
No. of Storey	Not more than 1 storey

- 1.3 According to the applicant, sensitive design of building form and color will be adopted to allow the proposed development to blend in with the surroundings. The proposed single-storey building structure of not more than 4m (or 14mPD) will not block the planned major view corridors/fung shui lane extending from the village of Sik Kong Wai to the Tang Ancestral Hall in Ping Shan.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 13.3.2023 **(Appendix I)**
(including Supplementary Planning Justifications and Tree Survey Report)
 - (b) Supplementary Information (SI) received on 16.3.2023 **(Appendix Ia)**
 - (c) SI received on 17.3.2023 **(Appendix Ib)**
 - (d) Further Information (FI) received on 21.4.2023 **(Appendix Ic)**
[exempted from publication and recounting requirements]

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form with annex, SI and FI at **Appendices I to Ic**. They can be summarised as follows:

Necessity of Offtake and Pigging Station

- (a) To cope with the higher demand for gas supply in the Northern Metropolis, installation of a town gas station in HSK/HT NDA is required. The need for the new offtake and pigging station was first identified in the mid-1990s to cope with the long-term planning and gas supply in the New Territories. The Site was identified after coordination effort between HKCG and relevant government departments.

Site Selection

- (b) The offtake and pigging station is required to be located close to the existing gas network. The proposed development only involves construction of connecting pipelines of about 300m from the Site to the existing gas network. The Site is considered as an ideal location for the proposed development due to its close proximity to the vehicular network. While the Site is located adjacent to the Ha Tsuen Sewage Pumping Station, the Drainage Service Department (DSD) has no in-principle objection to the proposed development.

- (c) The site area is limited by a number of physical constraints, including the alignment with existing/proposed box culverts for HSK/HT NDA and their adjacent 3m reserve zone and the road improvement works.

No Adverse Impacts

- (d) The proposed development includes a one-storey building of about 14mPD which is much lower than the building height restriction (BHR) of 25mPD under the “OU(SPS)” zone as well as the existing Tin Ying Road flyover and the elevated Tin Shui Wai MTR Station. The proposed development will not block the view corridor extending from the village of Sik Kong Wai to the Tang Ancestral Hall in Ping Shan. Sensitive building design and color will be adopted to mitigate the potential visual impacts. To maintain sufficient work spaces and clearance from gas facilities, there is no adequate space for tree planting within the Site. While some 32 trees of common species will be affected by the proposed development, no Old and Valuable Trees (OVTs) are found within the Site. Also, a Quantitative Risk Assessment (QRA) will be conducted to assess the potential risks of the offtake and pigging station and its associated high pressure pipeline brought to the existing and planned developments in its vicinity.

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

As the Site involves GL only, the requirements as set out in the Town Planning Board Guidelines on satisfying the “Owner’s Consent/Notification” requirements under Sections 12A and 16 of the Town Planning Ordinance (the Ordinance) (TPB PG-No. 31A) are not applicable to the application.

4. Background

- 4.1 The potential site for the gas offtake and pigging station was first identified at a nearby location to the north of the Ha Tsuen Sewage Pumping Station in Planning Area 56 under Application No. A/TSW/11 approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 19.6.1998 (**Plan A-1**). The planning permission subsequently lapsed on 19.6.2003.
- 4.2 The Site was previously reserved for expansion of the Ha Tsuen Sewage Pumping Station. However, with the proposed development of a new effluent polishing plant and four new sewage pumping stations at various localities of the NDA to serve future development, DSD advised that there is no plan to expand the existing Ha Tsuen Sewage Pumping Station.

5. Previous Application

There is no previous application concerning the Site.

6. Similar Application

There is no similar application within the same “OU(SPS)” zone on the OZP. However, there is an application (No. A/HSK/441) for proposed district cooling system with minor relaxation of BHR at a site mainly zoned “Other Specified Uses” annotated “District

Cooling System” (“OU(DCS)”) and partly zoned “OU(SPS)” (**Plan A-1**) to the northeast of the Site which is also scheduled of the Committee’s consideration at this meeting.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) accessible via Ping Ha Road; and
- (b) currently vacant and vegetated.

7.2 The surrounding areas have the following characteristics:

- (a) to its northeast and east is the Ha Tsuen Sewage Pumping Station (about 17.5mPD in height);
- (b) to its south across Ping Ha Road is a warehouse which is a suspected unauthorized development and an open storage yard; and
- (c) to its west across a nullah is a site for parking of heavy vehicles and an open storage yard under valid planning permission.

8. Planning Intention

- 8.1 The planning intention of the “OU(SPS)” zone is primarily for the provision of sewage pumping station.
- 8.2 According to the Explanatory Statement of the OZP, there is a view corridor (‘fung shui lane’) aligns from the village of Sik Kong Wai and extended to Tang Ancestral Hall in Ping Shan (outside the area of the OZP) in northwest-southeast direction (**Plan A-2**). Future development along and/or fall within the view corridor should maintain and incorporate the corridor in their design.

9. Comments from Relevant Government Departments

- 9.1 The following government bureau/department have been consulted and their views on the application are summarised as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
 - (a) the Site falls within a permanent government land allocation No. GLA-TSW 7 allocated to DSD for the purpose of sewage pumping station and a temporary government land allocation No. STLA-TYL 73 allocated to the Civil Engineering and Development Department (CEDD) for the purpose of works site with a term up to 31.12.2028; and
 - (b) should the application be approved, the applicant should note his

detailed comments at **Appendix II**.

Traffic

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

No adverse comment on the application from traffic engineering point of view. The applicant should note his detailed comments at **Appendix II**.

9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application. The applicant should note his detailed comments at **Appendix II**.

Urban Design Visual and Landscape

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

Urban Design Aspect

- (a) the Site occupies the southwestern corner of the existing Ha Tsuen Sewage Pumping Station in the “OU(SPS)” zone, which together with the adjacent “OU(DCS)” zone to the east are subject to the BHR of 25mPD. Across the drainage channel to the west are two “Government, Institution or Community” zones with BHRs ranging from three to eight storeys. It is situated near the District Commercial Node around the existing Tin Shui Wai MTR Station in the HSK/HT NDA comprising existing/planned residential developments ranging from 94mPD to 160mPD. The proposed development with BH of not more than 14mPD (4m) does not exceed the BHR of 25mPD and is considered not incompatible with the existing and planned context of the surrounding areas;
- (b) according to the revised Planning Statement, design measures to avoid blocking views along the planned major view corridors (‘fung shui lane’) and to paint the wall in green towards the planned riverside promenade have been adopted to mitigate any potential visual impact;

Landscape Aspect

- (c) according to the Tree Survey Report submitted by the applicant, all 32 existing trees of common species within the Site are proposed to be felled for the proposed facility. However, no information of proposed landscape treatments and no proposed landscape mitigation are provided to alleviate the impact. The Site is currently fenced-off and planted with trees, significant landscape resources are not observed. The proposed use is considered not incompatible with the surrounding environment; and
- (d) should the application be approved, the applicant should note his detailed comments at **Appendix II**.

Drainage

9.1.5 Comments of the Chief Engineer/Mainland North, DSD (CE/MN, DSD) and Chief Engineer/Sewage Treatment 1, DSD (CE/ST1, DSD):

- (a) no in-principle objection to the application from a drainage point of view; and
- (b) should the application be approved, a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction. The applicant should note his detailed comments at **Appendix II**.

Fire Safety

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

- (a) no objection to the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction; and
- (b) should the application be approved, the applicant should note his detailed comments at **Appendix II**.

Geotechnical

9.1.7 Comments of Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD):

He has no adverse comment on the application and the applicant should note his detailed comments at **Appendix II**.

Gas Safety Aspect

9.1.8 Comments of Director of Electrical and Mechanical Services (DEMS):

- (a) a QRA conducted by the applicant is required to assess the potential risks of the town gas offtake and pigging station and its associated high pressure pipeline brought to the existing and planned developments in its vicinity. The applicant should incorporate mitigation measures, if necessary, for compliance with the risk guidelines of the Hong Kong Planning Standards and Guidelines; and
- (b) the applicant should note his detailed comments at **Appendix II**.

Long-term Development

9.1.9 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

He has no adverse comment on the application and the applicant should note his detailed comments at **Appendix II**.

District Officer's Comments

9.1.10 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- (a) no comment from departmental point of view; and
- (b) his office has not received any comment from the locals on the application.

9.2 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Building Surveyor/New Territories West, Buildings Department;
and
- (c) Director of Environmental Protection.

10. Public Comment Received During the Statutory Publication Period

On 21.3.2023, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received (**Appendix III**) expressing concern that whether there are sufficient justifications in allowing the proposed development at the Site.

11. Planning Considerations and Assessments

Planning Intention and Land Use Considerations

- 11.1 The application is for the proposed offtake and pigging station at the Site zoned “OU(SPS)” on the OZP. The planning intention of the “OU(SPS)” zone is intended primarily to provide land for the use of sewage pumping station. Whilst the proposed use is not entirely in line with the planning intention of the “OU(SPS)” zone, CE/MN, DSD advised that there is no plan to use the concerned area for expansion of the existing Ha Tsuen Sewage Pumping Station. In this regard, he has no in-principle objection to the application.
- 11.2 The proposed offtake and pigging station is an important infrastructural project to support the development of the HSK/HT NDA by providing stable gas supply. The selection of site for the proposed offtake and pigging station is subject to a number of locational requirements, including safety separation distance, distance to the existing gas pipe network and proximity to vehicular network. As the Site is abutting Ping Ha Road, it is considered suitable for the proposed use and could meet various technical requirements.

Visual and Landscape

- 11.3 The proposed development which is small in scale and low-rise will not block the visual corridor/fung shui lane aligning from the village of Sik Kong Wai and extended to the Tang Ancestral Hall in Ping Shan (**Plan A-2**). Considering that the proposed development with a BH of not more than 4m (or 14mPD) does not exceed the BHR of 25mPD, CTP/UD&L, PlanD considers that it is not incompatible with the existing and planned context of the surrounding areas. The applicant indicates that besides the area required for the one-storey building for instrumentation facilities and EVA, the remaining area of about 369m² is required for pigging and gas pressure pipeworks and ancillary facilities (**Drawing A-1**). In order to

maintain sufficient work spaces and clearance from gas facilities, there would be inadequate space for tree planting. While some 32 trees of common species will be affected by the proposed development, no OVTs are found within the Site. In this regard, CTP/UD&L, PlanD has no adverse comment on the proposed development.

Other Technical Aspects

- 11.4 There is no adverse comment from the concerned government departments, including EPD, TD, FSD and DSD on the application. The proposed use would unlikely create significant adverse environmental, traffic, fire safety and drainage impacts on the surrounding areas. DEMS also has no adverse comment on the application from a town gas safety point of view. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. A QRA will be conducted at a later stage to assess the potential risks of the proposed development brought to the existing and planned developments in its vicinity.

Public Comment

- 11.5 A public comment expressing concerns on the application was received during the statutory publication period as summarised in paragraph 10 above. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 5.5.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) the submission and implementation of water supplies for firefighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (c) the submission of quantitative risk assessment to the satisfaction of the Director of Electrical and Mechanical Services or of the Town Planning Board.

Advisory clauses

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

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with Attachments received on 13.3.2023
Appendix Ia	SI received on 16.3.2023
Appendix Ib	SI received on 17.3.2023
Appendix Ic	FI received on 21.4.2023
Appendix II	Recommended Advisory Clauses
Appendix III	Public Comment
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MAY 2023**