



Drainage Services Department
Special Duty Division
42/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

Appendix I of RNTPC
Paper No. A/I-LI/33

特別職務部
香港灣仔告士打道5號
稅務大樓42樓

來函檔號 Your Ref:
本署檔號 Our Ref: (00M2RY) in DSD SD 8/CE0739/196 Pt.1
電話 Tel: (852) 2594 7353
傳真 Fax: (852) 3104 6426

29 January 2021

Secretary of Town Planning Board
15/F., North Point Government Office
333 Java Road, North Point
Hong Kong

Urgent By Hand

Dear Sirs / Madams,

PWP Item No. 4355DS
Outlying Islands Sewerage Stage 2 - Lamma Village Sewerage Phase 2 Package 2A

Planning Application under Section 16 of Town Planning Ordinance
for Tai Wan To Sewage Pumping Station

Drainage Services Department is implementing the subject project which, aims at alleviating the water pollution problem in Lamma Island. The works involves construction of the proposed Tai Wan To Sewage Pumping Station.

We submit herewith 1) 5 duly signed copies of the application form, 2) 70 copies of the Planning Statement including locations plans, site plans and relevant drawings for application under Section 16 of Town Planning Ordinance for the proposed works under the project.

We should be grateful if you would consider our application. If you have any enquiry, please feel free to contact the undersigned at telephone no. 2594 7353 or email (hyyuen@dsd.gov.hk).

Yours faithfully,

2021年 2月 22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。

22 FEB 2021

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

(YUEN Ho-yan Janet)

For Principal Project Coordinator / Special Duty
Drainage Services Department

Encl.

c.c.

Town Plnr/Islands 5, PlanD
AECOM

(Attn.: Mr. Alex LAU) – w/o encl.

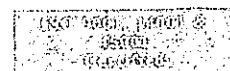
(Attn.: Mr. Glen SHUM) – w/o encl.

Fax No.: 2367 2976

Fax No.: 3922 9797

我們的抱負是提供世界級的污水和雨水處理排放服務，以促進香港的可持續發展。

Our VISION is to provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong.



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

2021年2月22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。

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"
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

This document is received on 22 FEB 2021
The Town Planning Board will formally acknowledge
(the) date of receipt of the application only upon receipt
of all the required information and documents.

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/I-21/33
	Date Received 收到日期	22 FEB 2021

- 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)

Drainage Services Department, the Government of the Hong Kong Special Administrative Region
香港特別行政區政府渠務署

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)

N.A. 不適用

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 Lands in D.D. 3 Lamma Island 南丫島丈量約份第3約政府土地 (About 20m east of the eastern entrance of Lamma Power Station 南丫島南丫發電廠東面開口向東方向距離約20米)
(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 190 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 102 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 190 sq.m 平方米 <input 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	Lamma Island Outline Zoning Plan No. S/I-LI/11 南丫島分區計劃大綱圖編號S/I-LI/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt 綠化地帶
(f) Current use(s) 現時用途	Vacant 空置 (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: 如發展涉及骨灰安置所用途, 請填妥於附件的表格。

⑥ For Type ⑥ application 供第⑥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 <p>(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))</p>
(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		
	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)
	Sewage Pumping Station 污水泵房	1	10.3m x 9.9m x 5.6m (top of parapet)
(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

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ 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)

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ 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)

June 2026

2026年6月

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

<p>Any vehicular access to the site/subject building? 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) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>a unnamed road 無名路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 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)? 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) 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>Any provision of loading/unloading space for the proposed use(s)? 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 type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</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，請另頁表示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 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>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 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 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</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 102 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 8.8 m 米 <input checked="" type="checkbox"/> About 約</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 checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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>13 Nos. 13棵</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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 checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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。

Please refer to the attached Planning Statement. (Paragraph 5).

有關詳情請參考隨附的規劃說明 (第五段)。

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 an application to the Board 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

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

Mr. LEUNG Ka Kay, Gary 梁家麒 先生

Senior Engineer 高級工程師

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ 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

Others 其他

on behalf of Drainage Services Department, the Government of the Hong Kong Special Administrative Region
代表 香港特別行政區政府渠務署

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

Date 日期

29/01/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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

- 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：
 - 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
 - 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Lands in D.D. 3 Lamma Island 南丫島丈量約份第3約政府土地 (About 20m east of the eastern entrance of Lamma Power Station 南丫島南丫發電廠東面開口向東方向距離約20米)		
Site area 地盤面積	190	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	190	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lamma Island Outline Zoning Plan No. S/I-L1/11 南丫島分區計劃大綱核准圖編號 S/I-L1/11		
Zoning 地帶	Green Belt 綠化地帶		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Sewage Pumping Station) 擬議公用事業設施裝置(污水泵房)		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	102 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.54 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			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	5.6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		+11.95	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		1 1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			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	54 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	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) _____	
	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) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
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 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"/>
<hr/>		
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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。

**Planning Statement
For Application for Planning Permission
For Development of Tai Wan To Sewage Pumping Station**

Submitted by

**Drainage Services Department
On Behalf of
The Government of the Hong Kong Special Administrative Region**

January 2021

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Executive Summary

This application is prepared by the Drainage Services Department to seek the planning permissions of the Town Planning Board (TPB) for construction of the proposed Tai Wan To Sewage Pumping Station (TWTSPS) on a piece of Government Land in Tai Wan.

The proposed TWTSPS is a Public Utility Installation (PUI) which falls under Column 2 of the Schedule of Uses of the approved Lamma Island Outline Zoning Plan No. S/I-LI/11 for the Green Belt Zoning. The use may be permitted with or without conditions on application to the TPB.

Justifications of this application include:

- (i) the Application Site is the most suitable site for the proposed sewage pumping station;
- (ii) the necessity of constructing a sewage pumping station for proper collection and conveyance of sewage generated by Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long, and part of the 3 village areas of Tai Yuen, Ko Long and Tai Wan To to Yung Shue Wan Sewerage Treatment Works for centralized treatment and disposal; and
- (iii) the proposed works have no adverse environmental, landscape, visual, traffic and drainage impacts.

At present, there is no public sewerage system supporting Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long and part of the 3 villages (Tai Yuen, Ko Long and Tai Wan To). Sewage generated from the area is generally treated by septic tanks and/or soakaway systems which are often ineffective in removing pollutants that has caused pollution to the nearby watercourses. In order to alleviate the water pollution problem and to improve the sanitary condition of the environment, the government has planned to provide a public sewerage system under part of PWP Item No. 4355DS for the area in the aforementioned areas for proper collection of sewage for subsequent conveyance to Yung Shue Wan Sewage Treatment Works for centralized treatment and disposal. As the aforementioned areas are located at relatively low-lying areas, it is necessary to construct a pumping station for conveyance of sewage to the Yung Shue Wan Sewage Treatment Works.

The Application Site, with a total site area of about 190 square metres comprises the structure of the proposed TWTSPS of gross floor area of about 102 square metres.

The proposed TWTSPS is located at the vacant area about 20m east of the eastern entrance of Lamma Power Station. The proposed TWTSPS is a small scale building with one storey above ground level and associated underground storage tanks. The height of the structure above ground level is approximately 5.6 m and depth of underground storage tank is approximately 8.7 m. As a structure of non-domestic purpose, its underground storage tank will house pumping facilities including valves, piping, pumps and other fitting equipment while the one-storey building will house switch room and control panel as well as to provide necessary space for maintenance of the pumping equipment.

The proposed works are planned to be commenced in the end of 2021 for completion and operation in 2026.

The proposed sewerage works under this application are essential facilities for proper collection and conveyance of sewage generated from the aforementioned areas to the Yung Shue Wan Sewerage Treatment Works for centralized treatment and disposal. The proposed works will alleviate the water pollution problem and bring about environmental improvement to the area. The Applicant therefore requests the Board to approve this application.

行政摘要

這項規劃申請乃渠務署向城市規劃委員會(「城規會」)呈交，請求批准使用一塊位於南丫島大灣的政府土地建設一所污水泵房(擬建大灣肚污水泵房)。

擬建大灣肚污水泵房屬公用事業設施裝置，其土地用途屬南丫島分區計劃大綱核准圖編號S/I-LI/11中的綠化地帶用途的土地用途表內第二欄。申請人需得到城規會允許才可在有條件或無條件下使用土地。

這項規劃申請的理由包括：

- 一、申請地點是最適合興建污水泵房的選址；
- 二、有需要興建一所污水泵房，從而把大灣新村、大灣舊村、橫壟和3條鄉村(大園、高壟和大灣肚)的部分地區產生的污水妥善地收集並輸送到榕樹灣污水處理廠作中央處理及排放；及
- 三、工程不會構成不良的環境、景觀、視覺、交通及排水系統等影響。

目前，大灣新村、大灣舊村、橫壟和3條鄉村大園、高壟和大灣肚的部分地區沒有公共污水處理系統。該地區所產生的污水一般是通過化糞池及/或滲水系統處理，但這些系統往往無法有效地去除污染物，以致造成附近河道的污染。為了舒緩水污染的問題及改善環境衛生，政府已計劃在部份工務工程計劃編號4355DS轄下，為該地區提供公共污水收集系統以妥善收集該地區的污水，並輸送到榕樹灣污水處理廠進行中央處理和排放。因該地區位於地勢較低的地區，所以需要建造一所污水泵房和附屬的地下污水渠，從而把污水輸送到榕樹灣污水處理廠。

申請地點的總地盤面積共約190平方米，其中約102平方米的總樓面面積用作擬建大灣肚污水泵房。

擬建大灣肚污水泵房位於南丫發電廠東面開口向東方向距離約20米的空置土地。擬建大灣肚污水泵房是一所規模小的建築物，包括一層高的樓房及地下儲水缸。建築物的高度距離地面約5.6米，而地下儲水缸的深度約8.7米。建築物為非住宅用途，地下儲水缸將設置泵水設施，包括閘門，管道，抽水泵和其他配件設備，而地面層的樓房將設置控制台，並提供維修泵水設備需要的空間。

擬建渠務工程預計將於2021年年終動工，並於2026年完成及運作。

擬建渠務工程乃重要設施，旨在把該地區產生的污水妥善收集並輸送到榕樹灣污水處理廠作中央處理和排放。擬議工程可舒緩水污染問題，並改善區內環境。因此，申請人希望城規會批准是項申請。

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1. Purpose

This application is prepared by Drainage Services Department (DSD) to seek for planning permission from Town Planning Board (TPB) under Section 16 of Town Planning Ordinance for the construction of the proposed Tai Wan To Sewage Pumping Station (TWTSPS) at the vacant area about 20m east of the eastern entrance of Lamma Power Station. The concerned area is currently zoned for "Green Belt (GB)" under the approved Lamma Island Outline Zoning Plan No. S/I-LI/11. The purpose of this planning application is therefore to furnish members of the TPB with details of the development proposal, justification in support of the Application and other necessary information to facilitate consideration of this Application.

2. Project Description

At present, domestic sewage from unsewered areas within Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long and part of the 3 village areas of Tai Yuen, Ko Long and Tai Wan To of Lamma Island Catchment is discharged into the nearby watercourses after treatment in private treatment facilities. Most of these private treatment facilities are septic tanks and soakaway systems in village houses. These facilities are often ineffective in removing pollutants due to their inadequate maintenance. Sewage discharged from these unsewered areas is a source of pollution to the existing watercourses and the receiving waters of Lamma Island.

The Environmental Protection Department (EPD) completed the Outlying Island Sewerage Master Plan Study in December 1994 and drew up a Sewerage Master Plan for Lantau Island, Cheung Chau, Lamma Island, Peng Chau and other smaller and less populated islands mainly to the west and south of Hong Kong.

The Outlying Islands Sewerage Master Plan Study comprised provision for upgrading and expanding the sewerage systems to cover unsewered areas and to cope with future developments in two stages. Those works accorded high priority and with limited land resumption were included in Stage 1 Works and the remaining sewerage works would be carried out in Stage 2 Works.

In June 2001, EPD completed the Outlying Islands Sewerage Master Plan Stage 2 Review Study (SMP Review). The study reviewed and updated the proposed sewerage infrastructure provisions before the initiation of Stage 2 Works in order to take into account latest information on the direction and trends of development.

The study recommended to extend the village sewerage to Yung Shue Wan and Hung Shing Ye in Lamma Island to cater for the sewage from the unsewered area developments therein.

In February 2002, EPD completed the Preliminary Project Feasibility Study (PPFS) for Outlying Islands Sewerage Stage 2. Within PPFS, a sub-package Package 6A comprises of the extension of the sewerage system to Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long, Tai Yuen, Ko Long, Tai Wan To and construction of sewage pumping station in Tai Wan To, Lamma Island.

This application covers the proposed TWTSPS which is located at the vacant area about 20m east of the eastern entrance of Lamma Power Station. It is necessary to construct this sewage pumping station in order to enable the sewage from the aforementioned areas to be connected to the Stage 1 sewerage network for onward transmission to Yung Shue Wan Sewage Treatment Works (YSWSTW) for centralized treatment and disposal.

The zoning of the proposed site for TWTSPS is stipulated under the approved Lamma Island Outline Zoning Plan No. S/I-LI/11 as shown in **Enclosure 1**. It lies within areas zoned as "Green Belt (GB)". A sewage pumping station is classified as a "Public Utility Installation" under the classification of land uses specified in the Town Planning Ordinance (TPO). According to the Covering Notes attached to the OZP Plan No. S/I-LI/11, planning permission from Town Planning Board (TPB) under Section 16 of TPO is required prior to the development of the proposed TWTSPS.

The Technical Feasibility Statement (TFS) of the project was approved in 2017 and the Schedule of Accommodation of the proposed TWTSPS was approved by Property Vetting Committee.

3. Need for Tai Wan To Sewage Pumping Station

The proposed sewerage system is the extension of Stage 1 Works that was completed for village sewerage system of Yung Shue Wan area. The proposed system is to cater for the existing and future village development in Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long, Tai Yuen, Ko Long and Tai Wan To.

Upon completion of the proposed sewage pumping station, the sewage from the

aforementioned village areas will be collected in the proposed sewage pumping station and conveyed to the existing gravity sewerage network. Due to topographical constraint, the TWTSPS is considered necessary. Without this sewage pumping station, the sewage cannot be conveyed to the existing sewerage network for onward transmission to Yung Shue Wan Sewage Treatment Works for centralized treatment and disposal.

4. The Site and Proposed Layout of Sewage Pumping Station

The location and the application boundary of the proposed sewage pumping station are indicated on **Fig 2.0** at **Enclosure 2**. The application site is located at the vacant area about 20 m east of the eastern entrance of Lamma Power Station. Ancillary facilities of Lamma Power Station located immediately west of the site and the nearest residential house being constructed is approximately 100 m away to the east separated by densely vegetation. The northeast of the site is surrounded with an unregistered rock slope. The south of the site is immediately surrounded by an unnamed vehicular access road solely connected to Lamma Power Station.

Fig 2.2 to **Fig 2.4** show the details of the proposed sewage pumping station. The pumping facilities including the valves, piping, pumps and other fitting equipment will also be located underground, occupying approximately 102 m² gross floor area with 5.6 m in height for the sewage pumping station. The structure will also be required to house the control panel and equipment as well as to provide space for maintenance of the pumping equipment. The sewage pumping station site will be enclosed by a permeable boundary wall, the total site area will be approximately 190 m². The schedule of accommodations has been circulated to Property Vetting Committee and was approved.

The application site is currently situated on an unleased government land. The proposed works was gazette on 19 June 2020. Application for Permanent Government Land Allocation is currently in progress.

5. Planning Justification

5.1 Criteria for Choosing the Site and Availability of Alternatives

The choice of suitable site for accommodating TWTSPS is heavily constrained by the alignment of proposed sewerage system, the availability of Government land,

topographic feature of the site, archaeological potential of the site, location of existing utilities and locals' view. Subsequently, three potential sites have been identified for the proposed TWTSPS. **Enclosure 3** shows the three potential locations identified during the course of this project between 2008 and 2019.

Site A

Site A is situated in government land that is within Village (V) Type Development under the approved Lamma Island Outline Zoning Plan No. S/I-LI/11. This was the original proposed location that was identified in the Investigation Phase of the project. However, during the public consultation of the sewerage scheme in July 2011, the village representatives (VRs) had objected this location and alleged that the proposed location would cause 'Feng Shui' (風水) issues to the Tai Wan San Tsuen. Despite mitigation measures had been proposed, the VRs had maintained their objection. Site A was considered impractical to proceed further.

Site B

Site B is situated in the government land that is within Agriculture (AGR) use under the approved Lamma Island Outline Zoning Plan No. S/I-LI/11. The site is located on the western end of the raised beach. Nevertheless, the site falls within the Tai Wan Site of Archaeological Interest. The Tai Wan Archaeological Baseline Review Report carried out under this project reviewed that there is archeological potential at Site B as some artifacts were found in the past. For the sake of protective measures to preserve the archaeological potential in these area, Site B is not further recommended for construction of TWTSPS.

Site C (The proposed site)

The site is located at the vacant area about 20 m east of the eastern entrance of Lamma Power Station. It is situated on the government land that is within the Green Belt (GB) use under the approved Lamma Island Outline Zoning Plan No. S/I-LI/11. The site is outside the Tai Wan Site of Archaeological Interest and the study reviewed that there is no archaeological potential for this site. The environmental review for this site also indicated that there is no adverse environmental impact for the proposed TWTSPS. Islands District Council, Lamma Island (North) Rural Committee, VRs were consulted in 2019 and they all supported Site C for TWTSPS. Therefore, Site C is recommended as the proposed site for TWTSTP.

5.2 Environmental Impact

The TWTSPS is located to the east of the entrance of Lamma Power Station. The design capacity (design average dry weather flow) of the proposed TWTSPS would be about 824 m³/day. The identified nearest sensitive receiver in the vicinity of the TWTSPS are summarized as follows.

Sensitive Receiver	Land Use	Nearest Distance to the boundary of TWTSPS (m)
House No. 80, Tai Wan Nam	Residential	100

The proposed TWTSPS is not classified as a designated project under F.3 and Q.1 of Part 1, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), as the sewage pumping station has an installed capacity (average dry weather flow) of not more than 2,000 m³ per day.

Environmental concerns to sensitive receiver, which are mainly noise, odour and water quality, have been reviewed in the Supplementary Preliminary Environmental Review Report (SPER) under the captioned project. Relevant part of the SPER is extracted in **Enclosure 4**. Effective mitigation measures will be implemented to minimize environmental impacts during construction and operation of the sewage pumping station. With the mitigation measures properly implemented, TWTSPS will not constitute unacceptable adverse impacts on the nearest sensitive receiver. The proposed mitigation measures will fully comply with the relevant environmental standards and guidelines promulgated by the Environmental Protection Department.

5.3 Landscape/Visual Impacts

As there are some vegetation or tree around the proposed site, a highly compact design for the proposed TWTSPS is adopted and the site boundary is confined to the absolute minimum footprint to minimize the number of affected tree. There are 13 trees [6 nos. *Hibiscus tiliaceus* (黃槿), 5 nos. *Acacia confuse* (臺灣相思), 1 no. *Ficus microcarpa* (細葉榕) and 1 no. *Sterculia lanceolata* (假蘋婆)] within the application boundary to be removed, the form and structure of all of them are poor. No endangered species or Registered Old and Valuable Trees is identified within the project site. Since the proposed TWTSPS is not located at areas of ecological value, no adverse ecological impact is expected.

The proposed TWTSPS is bounded by the fencing of ancillary facilities of Lamma Power Station from the west. The northeast of the site is surrounded with an unregistered rock slope. The south of the site is immediately surrounded by an unnamed vehicular access road solely connected to Lamma Power Station. As such, the proposed TWTSPS is quite hidden from the public.

In a context where all surrounding features are natural elements, the design of pumping station should respond to these elements such as material, colour and pattern. Synthetic timber has been chosen to wrap the building for providing a more natural look in terms of colour and material. It is observed that there many of the existing trees adjacent to the site have broad leaves. By observing the patterns created by these overlapping leaves, the building envelop design has been adjusted to extend such interesting pattern. By doing so, the pumping station would existing more harmoniously with the environment. Besides, at different times of the day, sunlight will cast shadows on the screen with changing angles. These patches of screen will appear in different shades which can further break down the building mass and a more dynamic visual effect.

With appropriate and compatible architectural design of facade treatment, color scheme, construction materials and surface finishes of the proposed structure to adjacent landscape and visual setting purpose, the potential impacts on landscape and visual can be mitigated.

Site photos showing the existing conditions of application site is at **Enclosure 5**. The photomontage and the landscape master plan of the proposed TWTSPS are shown in **Enclosure 5** and **Figure 2.1 of Enclosure 2** respectively.

5.4 Traffic Impacts

The proposed TWTSPS site is not located on public footways. The unnamed vehicular access road at immediate south of the site is solely connected to Lamma Power Station. There is no traffic impact envisaged due to the proposed construction and operation of TWTSPS.

During construction period, village vehicles over the public access road will be adopted to transport construction and demolition materials as well as construction materials. Waste management will also be implemented to control the quantities and types of C&D materials generated, maximizing the reuse and minimizing the

disposal of construction materials. In view of the small size and limited driving speed of village vehicles, it is anticipated that the traffic impact during construction period will be kept at a minimal level.

5.5 Drainage Impacts

The proposed location for the TWTSPS is about 10 m away from the seashore across the existing vehicular access road. Consider the small footprint of the proposed site of TWTSPS with the vehicular access road to the Lamma Power Station, the rainwater runoff generated from the proposed site is insignificant. This existing vehicular access road is currently discharging the rainwater to the seashore by surface runoff, the insignificant amount of runoff from the proposed site to the seashore through the existing vehicular access will not induce any detectable change in runoff. Besides, no existing drain will be affected by the work and therefore no adverse drainage impact will be incurred.

5.6 Utilities Requirement

TWTSPS will require water, telemetry system and power supplies for operation needs. This can be sourced from the existing water/power supplies system around the proposed sewage pumping station.

5.7 Slope Constraints

The proposed site for TWTSPS is located in the ground without any registered slope works in its neighborhood. Thus, the construction and operation of SPS will not affect any registered slopes.

We have consulted Geotechnical Engineering Office in 2019 regarding the proposed construction of Tai Wan To Sewage Pumping Station in the vicinity of the toe of the unregistered rock slope. It was advised that natural terrain hazard assessment was considered unnecessary.

5.8 Public Consultation

Public Consultation to the target groups, which include Rural Committee, VRs, Local Communities and locals, have been conducted. It is found that the target groups generally support the implementation of the Project and understand that

the Project will improve their living environment, especially the hygienic conditions. Despite this, there are several concerns raised by different group of people in the course of consultation including land issue, traffic issue, performance of the sewerage system and environmental issue. Those concerns and key issues identified have been addressed and incorporated into the design.

Meeting has been held in July 2011 with District Council to seek their support regarding the sewerage works in Tai Wan area for this project. We further consulted DC on 27 May 2019 and they maintained their support to the proposed works. The meeting minute is attached in **Enclosure 6**.

6. Conclusions

We target to commence construction contract of TWTSPS in end 2021 for completion in mid 2026. Without TWTSPS, the sewage generated from the villages and future development could not be conveyed to the Stage 1 sewerage network and delivered to YSWSTW for centralized treatment and disposal. The provision of the proposed sewage pumping station and sewerage network will effectively upgrade and expand the sewerage system to cover unsewered areas and to cope with future developments in Lamma Island.

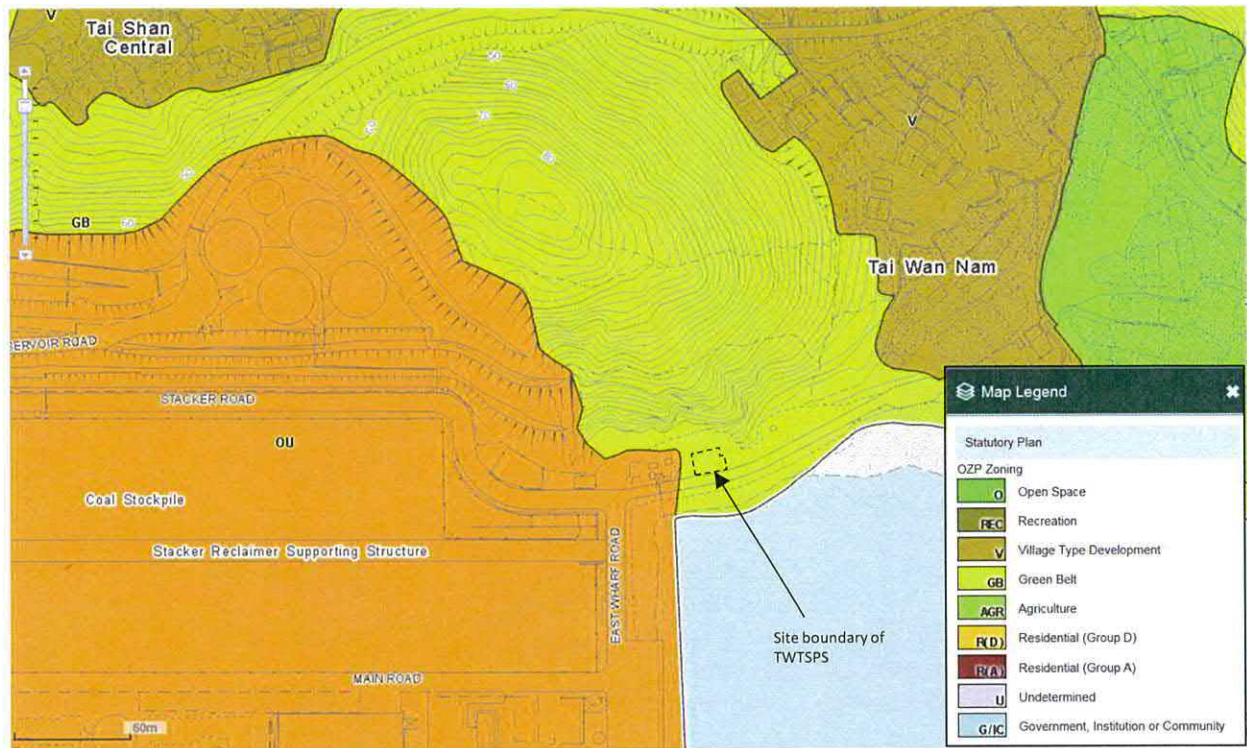
7. Enclosures

- Enclosure 1 - Fig 1.1 – Part-print of Lamma Island Outline Zoning Plan No. S/I-LI/11 marked up with Tai Wan To Sewage Pumping Station
- Enclosure 2 - Fig 2.0 – Tai Wan To Sewage Pumping Station – Site Layout Plan
Fig 2.1 – Tai Wan To Sewage Pumping Station – Landscape Master Plan
Fig 2.2 – Tai Wan To Sewage Pumping Station – General Arrangement (Ground Floor)
Fig 2.3 – Tai Wan To Sewage Pumping Station – General Arrangement (Roof)
Fig 2.4 – Tai Wan To Sewage Pumping Station – Elevation A
Fig 2.5 – Tai Wan To Sewage Pumping Station – Elevation B
Fig 2.6 – Tai Wan To Sewage Pumping Station – Elevation C
Fig 2.7 – Tai Wan To Sewage Pumping Station – Elevation D
- Enclosure 3 - Potential Sites for Tai Wan To Sewage Pumping Station
- Enclosure 4 - Extracts from Supplementary Preliminary Environmental Review
- Enclosure 5 - Site photos of the application site at existing condition and Photomontage of the proposed Tai Wan To Sewage Pumping Station
- Enclosure 6 - Meeting papers and minutes of Tourism, Agriculture, Fisheries and Environmental Hygiene Committee

Enclosure 1

Fig. 1.1 - Part-print of Lamma Island Outline Zoning Plan No. S/I-LI/11
marked up with Tai Wan To Sewage Pumping Station

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Part-print of the Approved Lamma Island Outline Zoning Plan No. S/I-LI/11

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Enclosure 2

Fig 2.0 – Tai Wan To Sewage Pumping Station – Site Layout Plan

Fig 2.1 – Tai Wan To Sewage Pumping Station – Landscape Master Plan

Fig 2.2 – Tai Wan To Sewage Pumping Station – General Arrangement (Ground Floor)

Fig 2.3 – Tai Wan To Sewage Pumping Station – General Arrangement (Roof)

Fig 2.4 – Tai Wan To Sewage Pumping Station – Elevation A

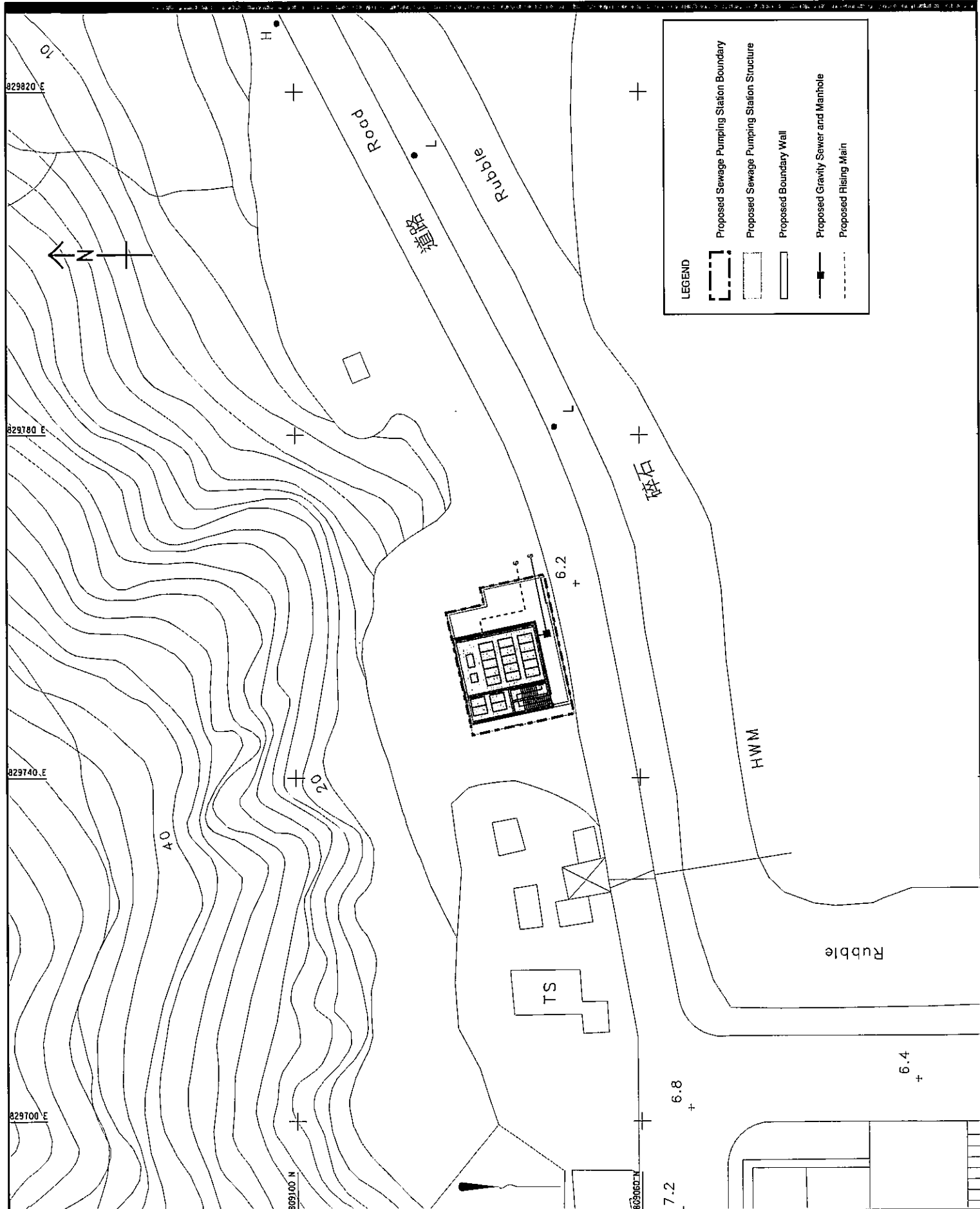
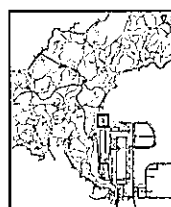
Fig 2.5 – Tai Wan To Sewage Pumping Station – Elevation B

Fig 2.6 – Tai Wan To Sewage Pumping Station – Elevation C

Fig 2.7 – Tai Wan To Sewage Pumping Station – Elevation D

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NO.	DATE	DESCRIPTION	CHK.
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3	2007/04/10	REVISED	W
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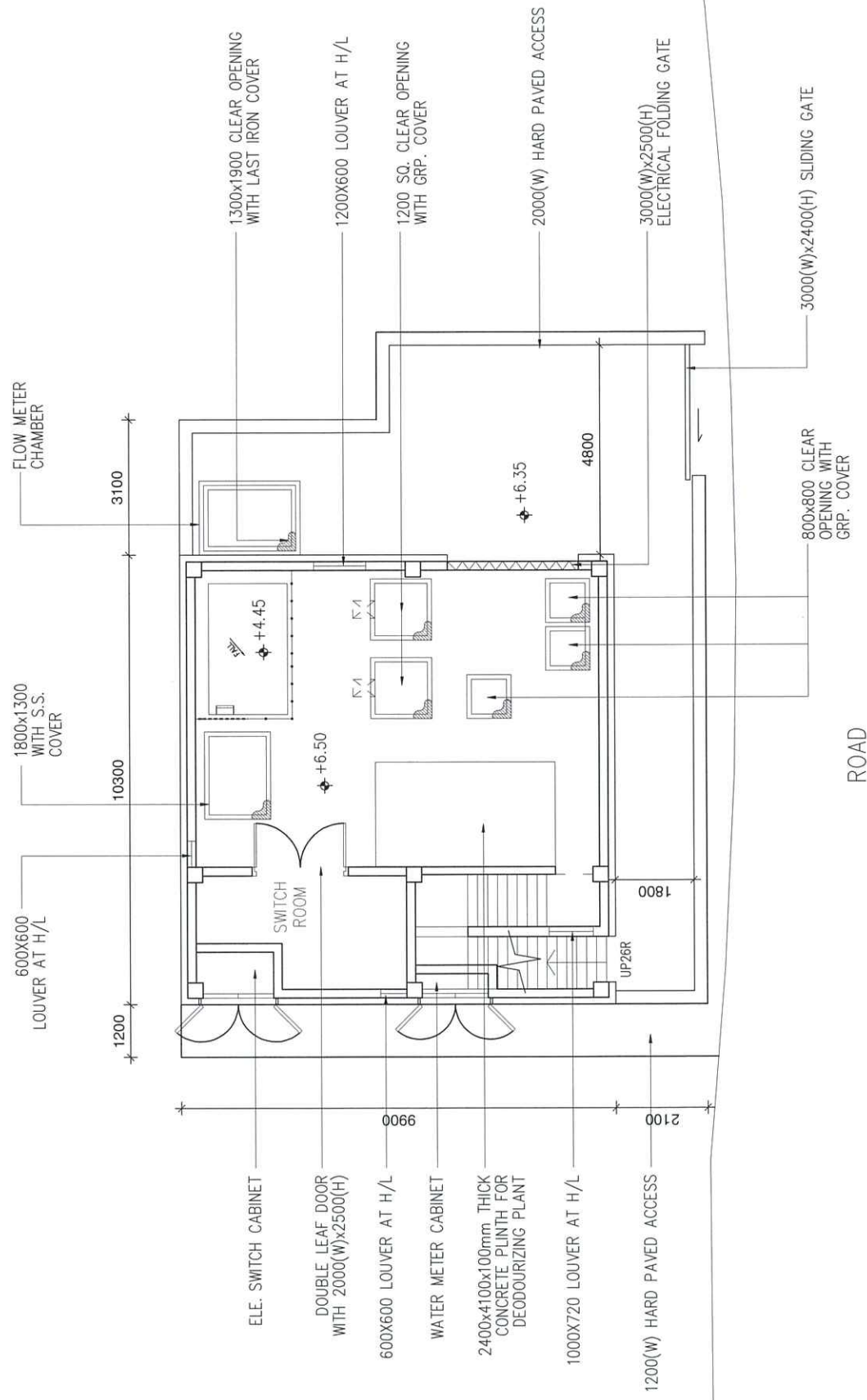
Tai Wan To Sewage Pumping Station

Landscape Master Plan



Tai Wan To Sewage Pumping Station

General Arrangement (Ground Floor)

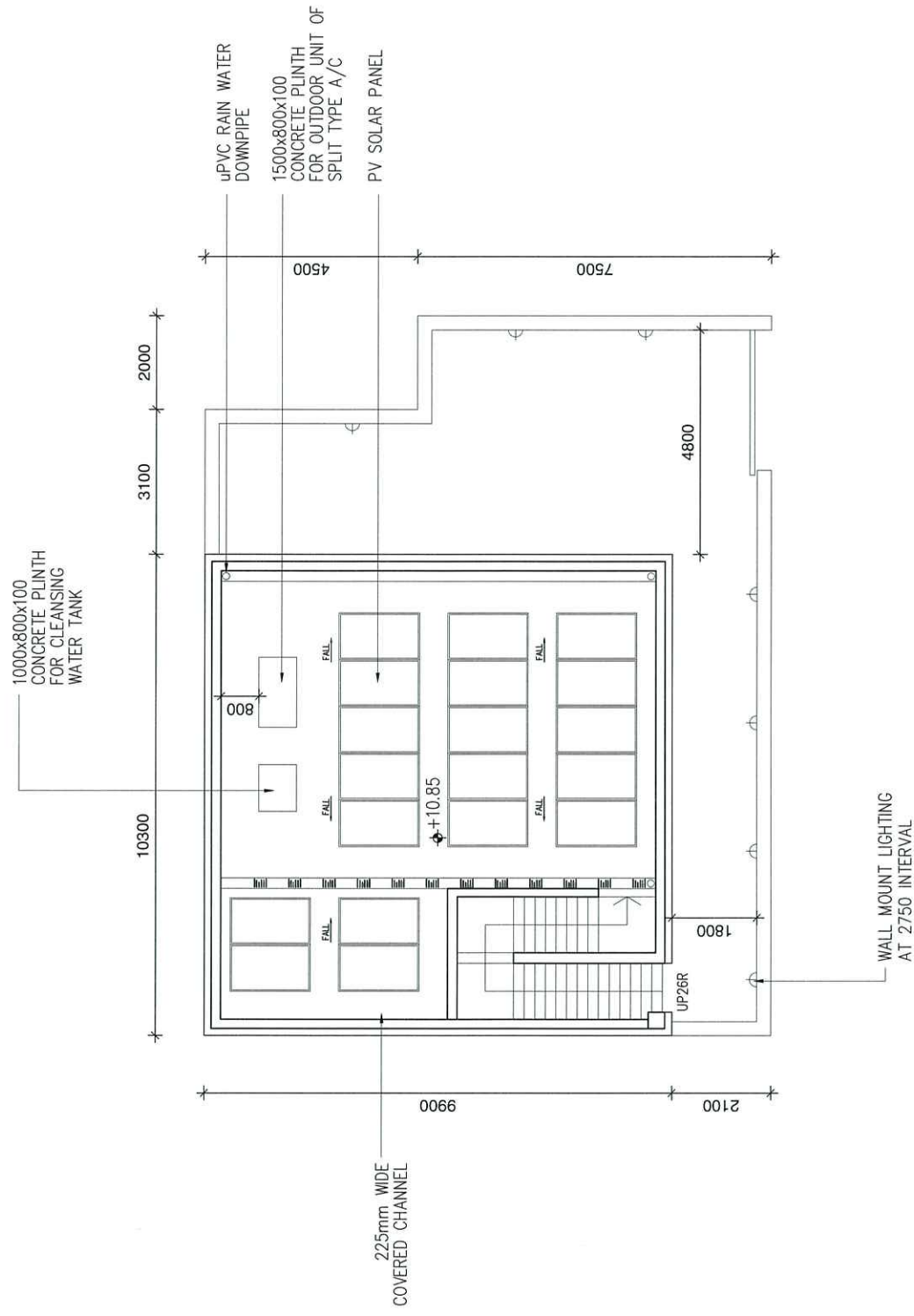


0 1 2 3 5 10M



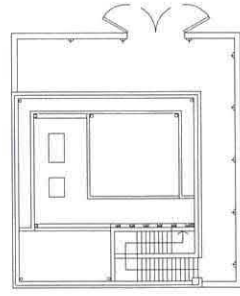
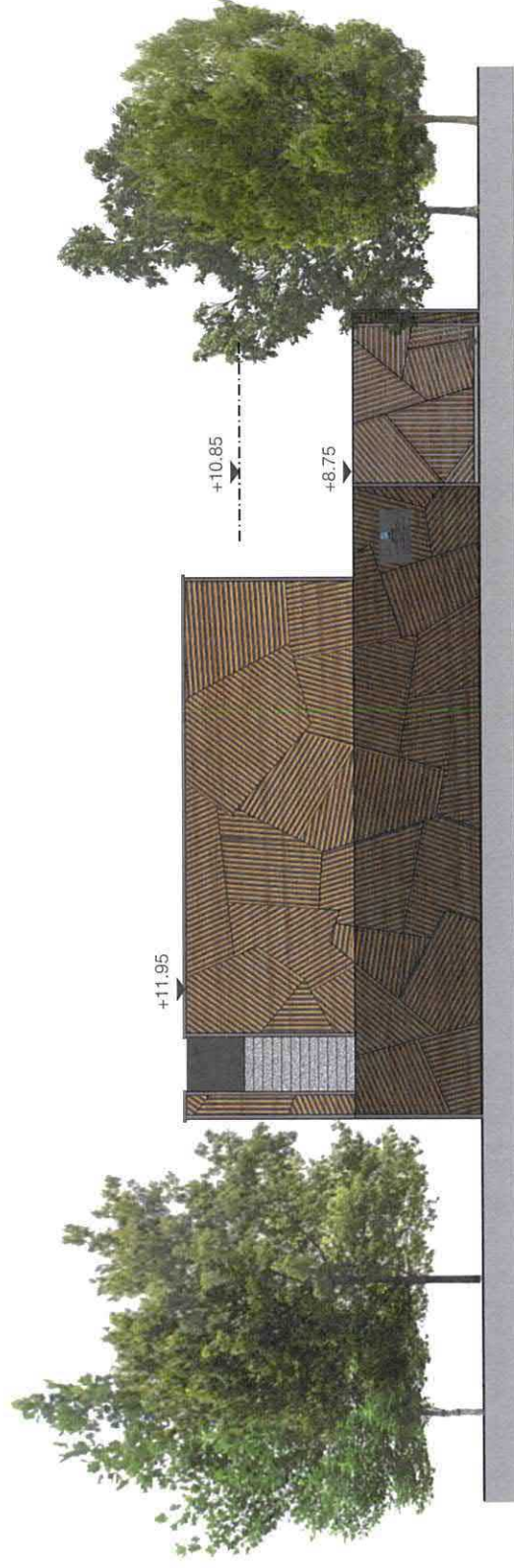
Tai Wan To Sewage Pumping Station

General Arrangement (Roof)



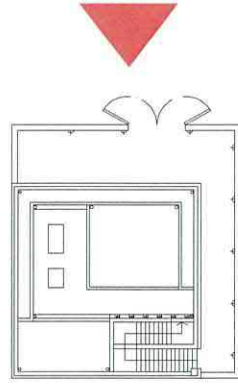
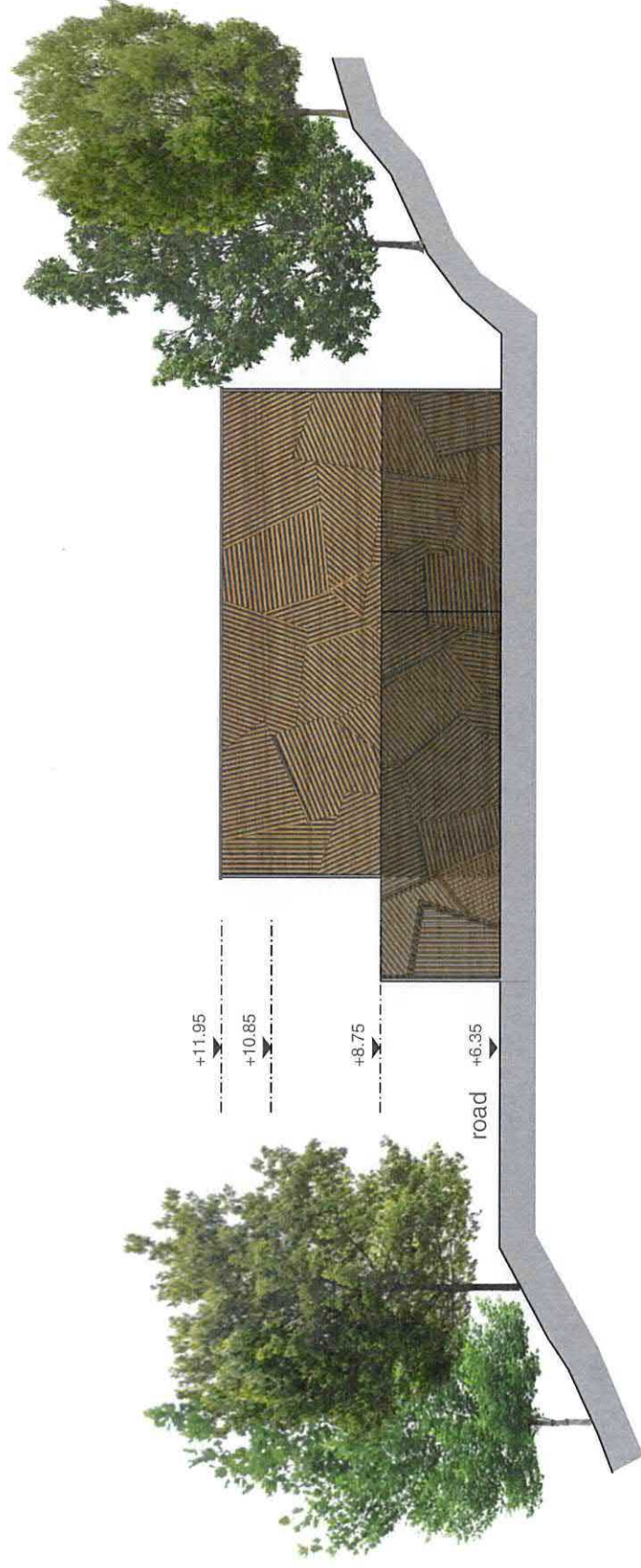
Tai Wan To Sewage Pumping Station

Elevation A



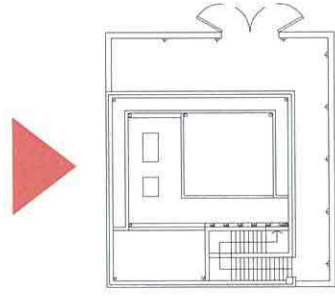
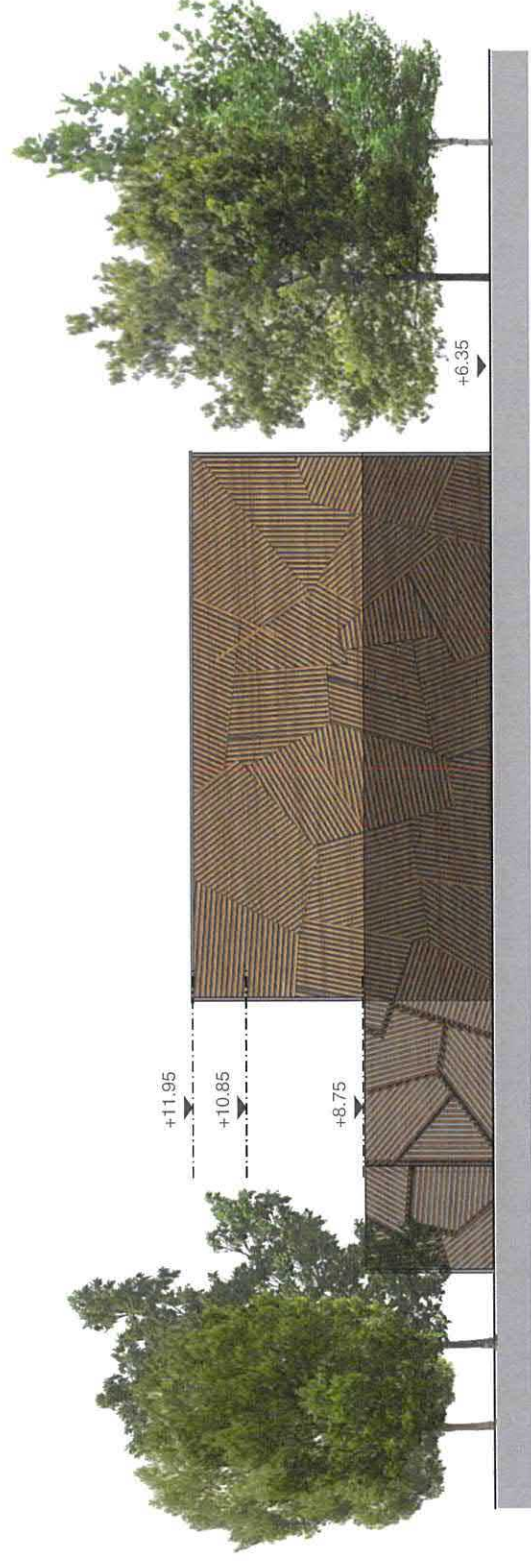
Tai Wan To Sewage Pumping Station

Elevation B



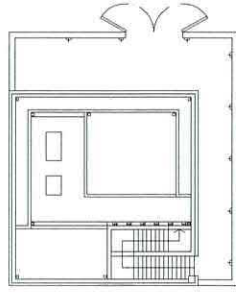
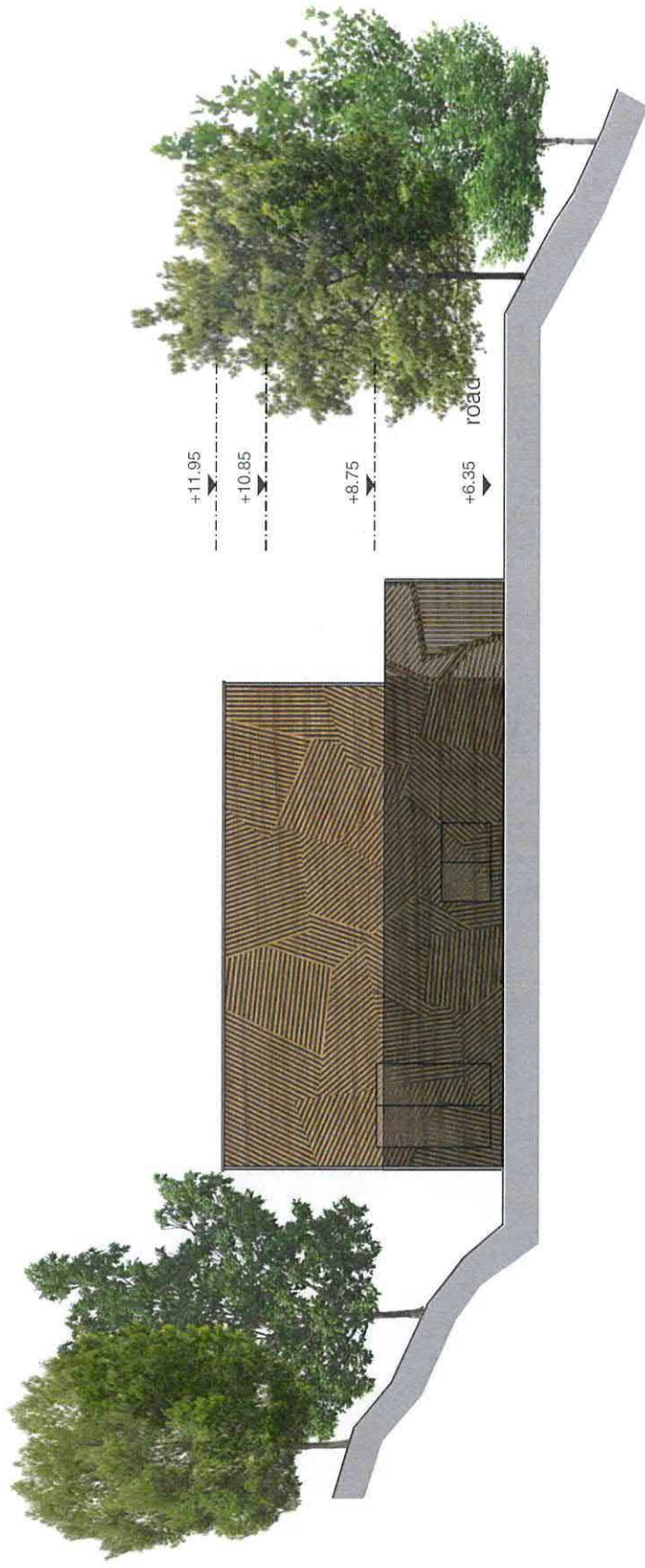
Tai Wan To Sewage Pumping Station

Elevation C



Tai Wan To Sewage Pumping Station

Elevation D

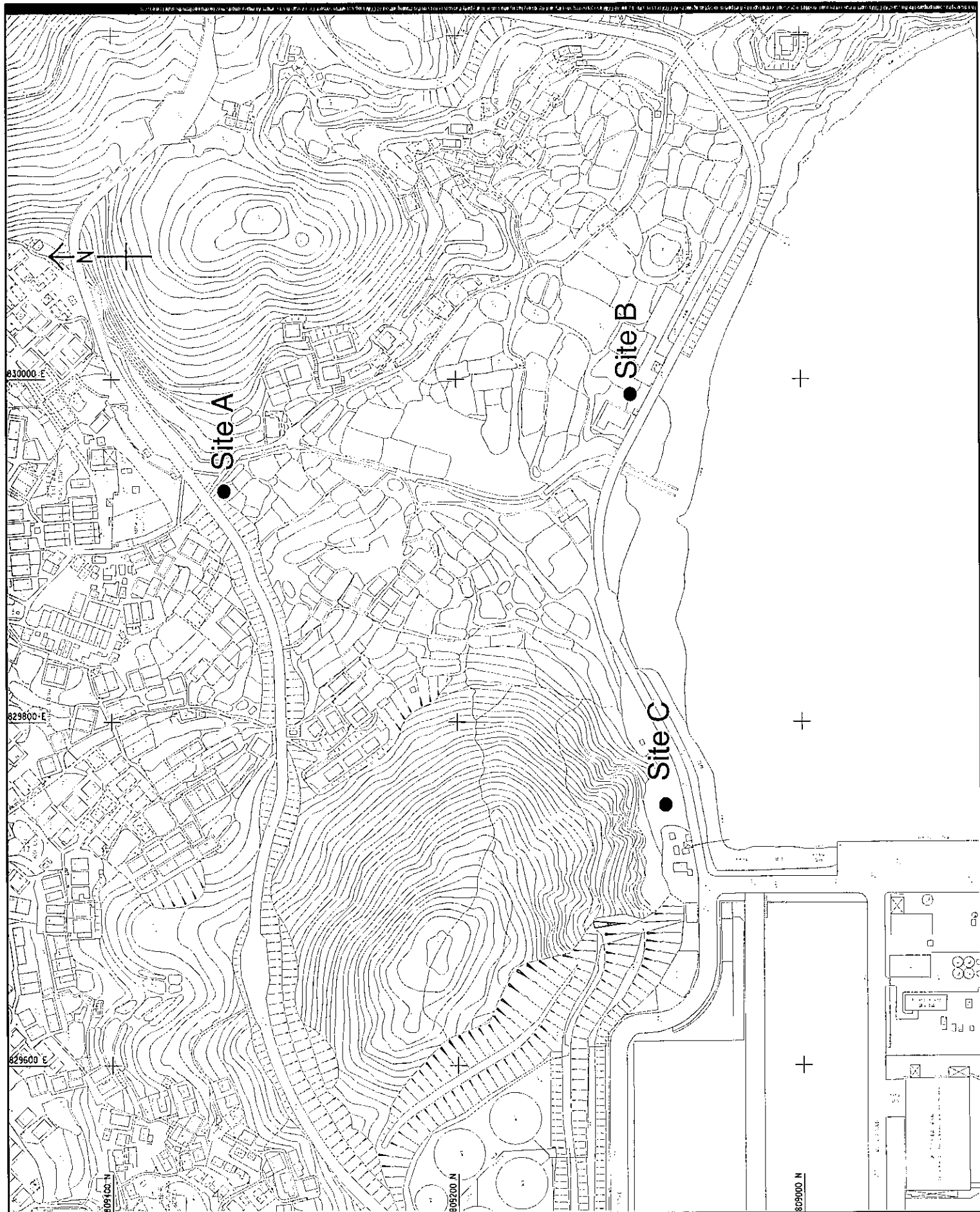


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Enclosure 3

Potential Sites for Tai Wan To Sewage Pumping Station

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Enclosure 4

Extracts from Supplementary Preliminary Environmental Review

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12. CONCLUSION

12.1 Introduction

- 12.1.1 The potential environmental impacts associated with the construction and operation of the proposed TWTSPS at revised location and its associated sewers have been assessed. The major conclusions and recommended mitigation measures are summarized in the following sections.

12.2 Air Quality Impact

- 12.2.1 Construction of the proposed TWTSTW and its associated sewer alignment was not anticipated to give rise to significant dust emission from the construction works. Since the work site for SPS would be relatively small in size and the sewers would be constructed in sections, adverse construction dust impacts of the Project were not expected at the nearby sensitive receivers provided appropriate dust suppression measures were adopted. The implementation of dust suppression measures as stipulated in the Air Pollution Control (Construction Dust) Regulation were recommended to reduce the potential dust nuisance. The assessment concluded that construction dust impacts would be mitigated to acceptable levels and no adverse impacts would be expected after implementation of proposed dust suppression measures.
- 12.2.2 The fully covered design of the odour sources of the proposed TWTSPS and the installation of deodorization units at the exhaust of ventilation system will provide adequate control of potential odour impact. Adverse odour impact arising from the Project is not anticipated.

12.3 Noise Impact

- 12.3.1 During the construction phase, the unmitigated noise levels at most of the NSRs would experience noise level exceeding the noise criteria. To alleviate the noise impact, noise mitigation measures including the adoption of good site practices, quieter equipment, and temporary/movable noise barrier were recommended. With the implementation of recommended mitigation measures, no exceedance of the noise criteria was predicted at all NSRs, while 1 to 3 dB(A) noise exceedance predicted at one of the NSRs (i.e. SR-9) during sewer construction due to its close proximity to the worksite. However, in view of the nature of the sewerage works, it is expected that the construction of sewer would be of short duration in any one location with individual village units being affected by residual noise levels for a period of no more than 2-3 days. Considering the construction of sewer alignment is an integral element of the project and the short duration of the works, the residual impacts during sewer construction would be considered acceptable within the overall benefits of the scheme.
- 12.3.2 During operation phase, no adverse noise impact would be expected from the operation of the proposed SPS.

12.4 Water Quality Impact

- 12.4.1 The key issue in terms of water quality would be the potential of construction run-off during construction phase and emergency sewage overflow from the proposed SPS during the operation phase. With incorporation of the precautionary design of the SPS, proper implementation of the proposed mitigation measures and good site practices, adverse water quality impact would not be expected during the construction and operational phases.

12.5 Waste Management Implications

- 12.5.1 Waste generated by the construction works would likely include workforce wastes, excavated materials, and C&D materials. With the full implementation of the recommended good site practices, waste reduction measures and mitigation measures, adverse environmental impacts arising from the storage, handling and transportation of wastes generated during construction phase would not be anticipated.

- 12.5.2 Screenings, silt and debris would arise from the operation of the pumping station. Approximately 0.23 m³ per month of screenings would be generated from the SPS. The screenings would be disposed of at the designated landfills. The impact of its disposal would be minimal. The quantity of chemical wastes to be generated is expected to be very small and no adverse environmental impact would be envisaged.

12.6 Land Contamination

- 12.6.1 A site appraisal, in the form of desktop review and site walkover, had been carried out to identify the past and current potentially contaminating land uses within the Project Area for construction of the proposed TWTSPS and its associated sewerage. Based on findings of the site appraisal, no adverse land contamination impacts are anticipated for the proposed sewerage works under the Project.

12.7 Ecological Impact

- 12.7.1 Four habitat types, namely developed area, abandoned agricultural land, shrubland and modified watercourse, were identified within the Project area. All recorded habitats are of limited ecological values due to existing constant human distances from the nearby village house developments at Tai Wan Nam, roads and Lamma Power Station. Species of conservation importance recorded from previous surveys include one avifauna, one amphibian and five reptile species.
- 12.7.2 Potential ecological impacts from temporary / permanent loss of terrestrial habitats and watercourses during construction phase are expected to be minor given the limited ecological values of the affected habitats and the small and localised scale of works. Direct and indirect impacts to species of conservation importance (e.g. direct injury, construction disturbance and deterioration of water quality in watercourses), particularly Romer's Tree Frog, could be avoided and minimised by scheduling works near Romer's Tree Frog potential habitats outside of amphibian's active season (i.e. March to October) and conducting trenchless sewer construction across modified watercourse W1 and removal / diversion of modified watercourse W2 during dry season, as well as through implementation of the recommended mitigation measures and good site practices to minimise noise and air quality disturbances and safeguard water quality.
- 12.7.3 No adverse impact on ecology is expected during normal operation of the proposed TWTSPS. Potential indirect ecological impact due to emergency sewage discharge from the SPS would be minimised with the incorporation of the recommended precautionary measures into the design of the TWTSPS that adverse indirect impact on ecology is therefore not anticipated.

12.8 Cultural Heritage Impact

- 12.8.1 An Archaeological Baseline Review (ABR) was conducted separately to assess the archaeological potential of the Project Area focusing on the revised TWTSPS site and its associated sewer alignment and to propose mitigation measures if necessary. The ABRR has been submitted to Antiquities and Monuments Office (AMO) in December 2020.
- 12.8.2 According to the ABRR, three kiln remains (K1, K2, K3) of Tang dynasty that was found in 2017 archaeological survey at a hillside terrace between +6.7mPD and +7.1mPD to the immediate north of Area B has been considered to have certain archaeological potential. Since kiln structure K1 is in close proximity to the proposed works in Area B, potential adverse effect from the proposed construction activities on the kiln K1 could be settlement or movement caused by temporary excavations for sewer laying. It is recommended that a Pre-construction Archaeological Survey within an area of 40m to the east of the known K1 kiln should be conducted prior to construction to ascertain if there is any associated kiln furniture and associated archaeological materials. The survey should be carried out by qualified archaeologist and agreed with AMO prior to the commencement of the survey. Should any significant archaeological remains are found, the Contractor and the qualified archaeologist should inform AMO immediately and propose mitigation measures for AMO's agreement.

12.9 Landscape and Visual Impact

12.9.1 After mitigation, insubstantial residual landscape impacts would be expected at all LRs and LCAs during construction phase.

12.9.2 Upon completion of the proposed works and after mitigation, there will be only Insubstantial residual landscape and visual impacts.

12.9.3 With reference to criteria defined in Annex 10 of the EIAO TM, landscape and visual impacts in the construction and operation phases will be acceptable after applying mitigation measures.

12.10 Overall Conclusion

12.10.1 The SPER has provided a review of the potential environmental impacts arising from the proposed change in location of TWTSPS and its associated sewer alignment during construction and operation phases. The potential environmental impacts include:

- Air quality impact
- Noise impact
- Water quality impact
- Waste management implications
- Land contamination
- Ecological impact
- Cultural heritage impact
- Landscape and visual impact

12.10.2 The results of the SPER indicated that environmental impacts identified are generally within acceptable environmental standards. Where environmental exceedances were observed, appropriate mitigation measures have been recommended to meet the acceptable environmental standards and unacceptable impacts would not be anticipated.

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Enclosure 5

Site Photos of the application site at existing condition and
Photomontage of the proposed Tai Wan To Sewage Pumping Station

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Tai Wan To Sewage Pumping Station

Perspectives – View 1



Tai Wan To Sewage Pumping Station

Perspectives – View 2



Tai Wan To Sewage Pumping Station

Perspectives – View 3



Tai Wan To Sewage Pumping Station

Perspectives – View 4





Photo 1 – the Application Site

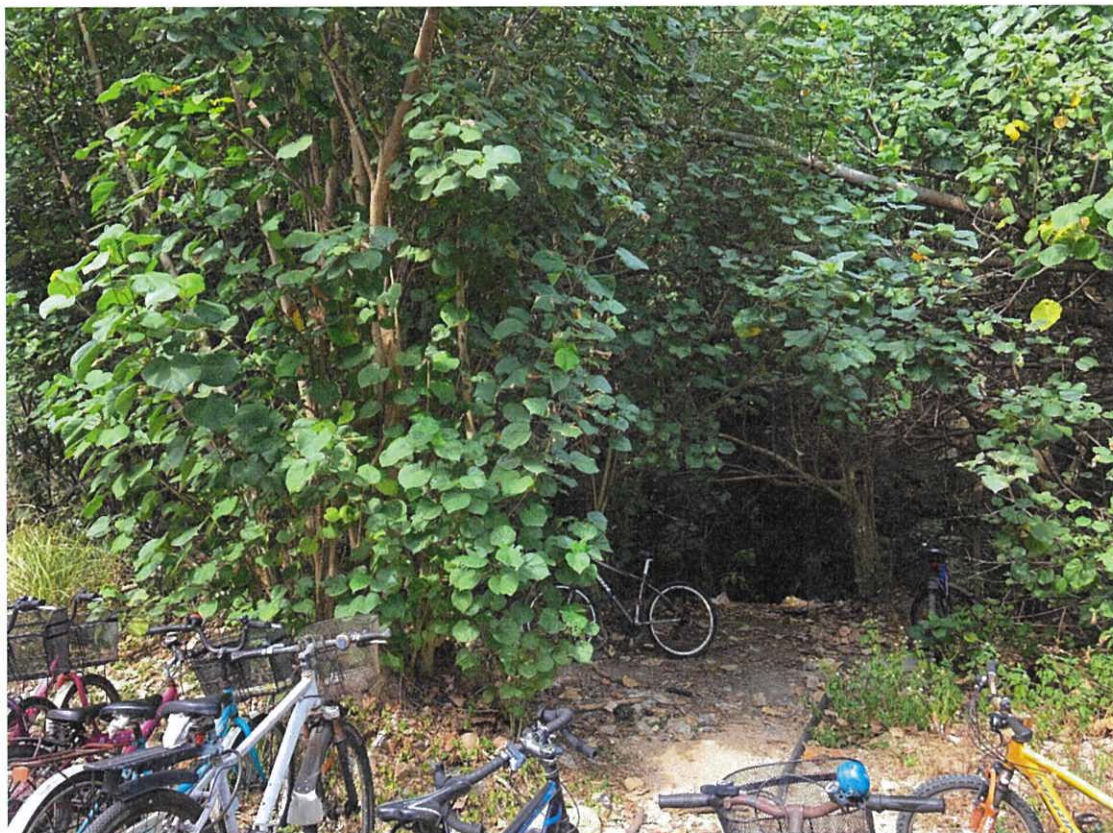


Photo 2 – the Application Site

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Enclosure 6

Meeting papers and minutes of Tourism, Agriculture, Fisheries
and Environmental Hygiene Committee

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Enclosure 6

Meeting papers and minutes of Tourism, Agriculture, Fisheries
and Environmental Hygiene Committee

2011 年 7 月 18 日
討論文件

離島區議會
旅遊漁農及環境衛生委員會
文件 TAFEHC 26/2011 號

工務計劃項目第 4355DS 號
離島污水收集系統第 2 階段 – 南丫鄉村污水收集系統第 2 期

1 目的

- 1.1 本文件旨在向離島區議會旅遊漁農及環境衛生委員會介紹工務計劃項目第 **4355DS 號** – 「離島污水收集系統第 2 階段-南丫鄉村污水收集系統第 2 期」的工程，藉此收集委員對這項工程計劃的意見，並希望得到委員會的支持，使工程項目可依時間表開展。

2 背景

- 2.1 為配合南丫島的預期人口增長和長遠發展、改善島上衛生環境及榕樹灣附近水域的水質，政府建議在榕樹灣及索罟灣興建一套完善的污水收集、處理及排放系統。我們已於 2008 年 1 月正式開展「南丫鄉村污水收集系統第 1 期工程」，工程範圍主要包括於榕樹灣及索罟灣中心區域興建公共污水收集系統，有關工程的主體部份亦於今年 3 月底大致上完成。
- 2.2 是次向各委員簡介的第 2 期工程計劃，主要是將第 1 期工程計劃的公共污水收集系統伸延至另外 18 個未敷設污水渠的鄉村及地區（包括：澳仔、大坪、寶華園(部份)、榕樹壟新村、榕樹壟舊村、大山東、大山中、大山西、大園村、沙埔舊村(部份)、沙埔新村(部份)、榕樹灣後街(部份)、橫壟、大灣舊村、大灣新村、高壟(部份)、大灣肚和洪聖爺），以進一步改善南丫島的環境狀況，和提升居民的生活質素。

3 工程描述及時間表

- 3.1 「南丫鄉村污水收集系統第 2 期工程」將會為上述 18 個鄉村及地方提供公共污水收集系統，並於澳仔、大灣和洪聖爺三處地方建造污水泵房，將收集的污水輸送到第 1 期工程計劃的榕樹灣污水處理廠處理後排放。

- 3.2 此項工程預計將於 2012 年年底至 2013 年年初開始施工。根據第 1 期工程所得的經驗，以第 2 期工程範圍涉及 18 個鄉村及地方，整體工程的施工期約須 5 年，如得到村民的支持和合作，我們希望能分階段於 2017 年完成這項公共污水收集系統工程。

4 影響及紓緩措施

- 4.1 污水渠建造 — 鄉村污水渠的走線將集中在村內的行人通道，以減低對私人地權的影響。我們將會採用分段式開坑挖掘方法進行敷設污水渠，減少土坑長度，另外亦盡量避免在村內使用重型機械，減少對公眾的不便。
- 4.2 交通安排 — 我們已就此項工程進行綜合交通影響評估。在施工期間，我們將會實施相關的人流及交通紓緩措施。由於大部份工程會在鄉村內的通道進行，紓緩措施包括提供臨時行人通道，於繁忙時段（例如週末及假日、午膳時間等）及每日完工後為該通道上之土坑鋪上蓋板，以便居民及遊客出入，務求把工程所帶來的交通影響減至最低。
- 4.3 環境考慮 — 我們已完成初步環境檢討報告，在施工期間，我們將會切實執行檢討報告內的建議紓緩措施來控制噪音、塵埃、廢料及工地所產生的廢水，以把工程施工對環境帶來的暫時影響減低至可接受水平。其中紓緩措施包括：
- 使用產生較少噪音的設備及隔音屏障；
 - 定期於地盤灑水，避免塵土飛揚；
 - 妥善覆蓋工程所產生的建築廢料(如泥土及石塊等)；及
 - 嚴格處理工地所產生的污水。
- 4.4 污水泵房建造 — 此項工程中擬建的三所污水泵房（位於澳仔、大灣和洪聖爺）將實施多項針對空氣質素、噪音以及泵房外觀的紓緩措施，包括採用活性碳除臭裝置、使用產生較少噪音的設備及隔音設施、以及泵房外觀綠化等。環境檢討報告顯示，以上紓緩措施能有效把泵房日常操作對環境所帶來的影響減低至可接受水平。

- 4.5 土地徵收 — 由於公共污水收集系統設施必須建於政府土地內，以方便渠務署日後進行保養及維修工作，基於地理環境的限制及工程上的須要，我們將徵收部份私人土地。然而，我們將會盡量減少徵收私人土地的範圍及分割私人土地，以避免影響私人土地的發展。
- 4.6 村屋戶主接駁污水渠 — 渠務署會鋪設公共污水渠至各村屋私人土地邊界的接近位置，方便戶主其後把該屋的私人污水渠接駁至公共污水渠。當公共污水渠的鋪設完成後，環境保護署將會按《水污染管制條例》，通知戶主於指定日期內，把該屋的污水接駁至公共污水渠。這接駁工程、包括位於私人地界內的連接渠及終端沙井（即俗稱尾井）的建造及維修，須由村屋戶主負責。在接駁工程完成後，用戶便與全港所有享用公共排污服務的用戶一樣，須要繳交排污費。

5 諮詢及刊憲

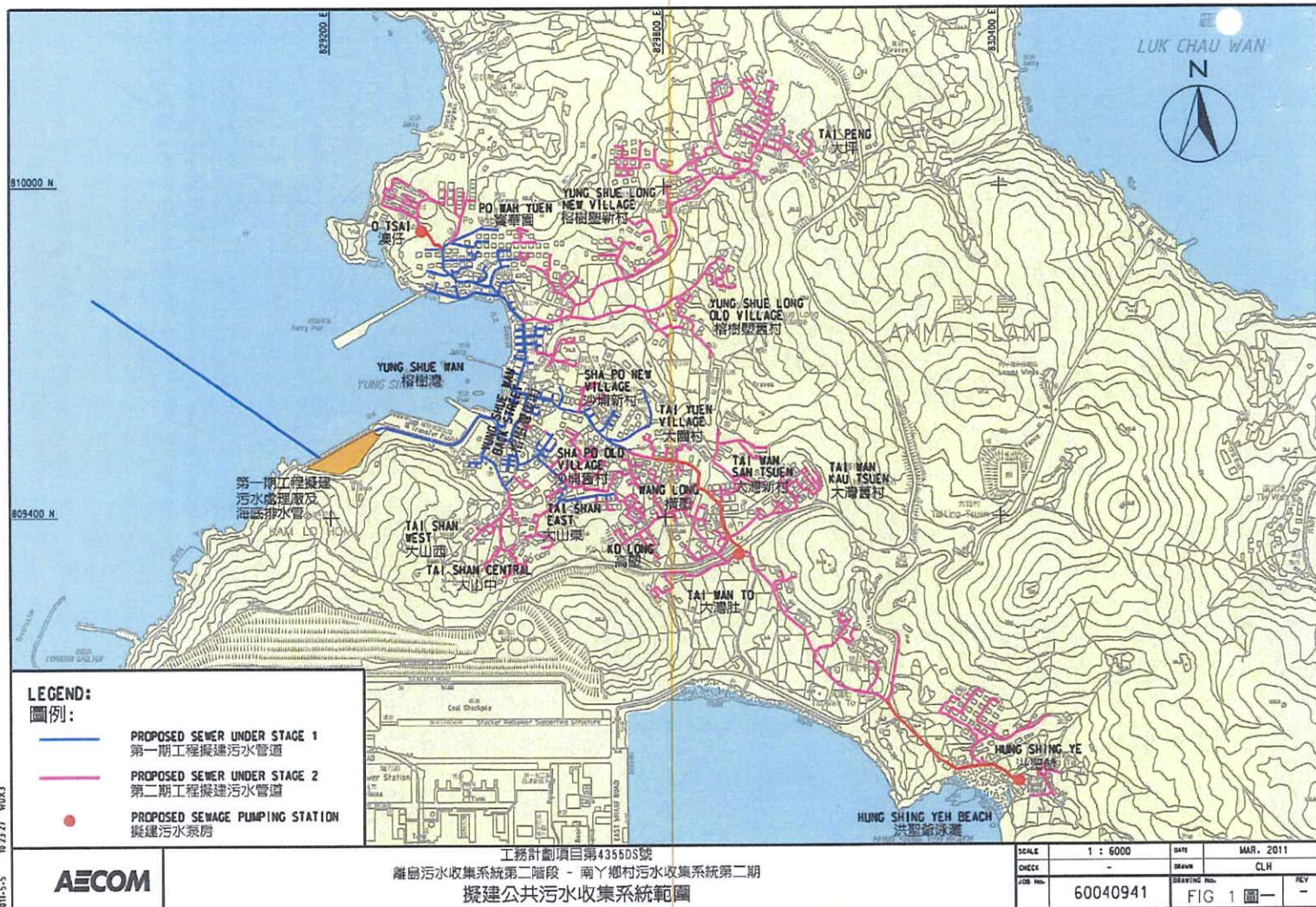
- 5.1 我們曾於 2008 年 10 月就此項工程計劃向南丫島北段鄉事委員會作出前期諮詢，其後亦分別與各村村代表進行實地會議及諮詢他們對污水渠走線的意見，他們均表示原則上支持此項工程計劃。
- 5.2 現時此項工程計劃已進入詳細設計階段。我們已就有關的工程範圍及細節於今年 5 月 29 日再次諮詢南丫島北段鄉事委員會，及於 6 月 11 日在南丫島舉行公眾諮詢會議，他們普遍支持和歡迎此項工程計劃。待收集貴委員會的意見及得到支持後，我們將會盡快進行刊憲程序，使第 2 期工程項目可以如期展開。
- 5.3 歡迎各委員就上述工程計劃提出意見，並希望得到貴委員會的支持。

6 附件

圖一 - 擬建公共污水收集系統範圍

圖二 - 污水泵房外觀的初步設計合成圖

渠務署
2011 年 7 月





擬建大灣污水泵房



擬建洪聖爺污水泵房



擬建澳仔污水泵房

工務計劃項目第 4355DS 號
離島污水收集系統第 2 階段 -
南丫鄉村污水收集系統第 2 期

圖二
污水泵房外觀的初步設計合成圖

(註：附圖所示為污水泵房外觀的初步設計合成圖，日後有可能按實際情況作出修改。)

定 稿

離島區議會旅遊漁農及環境衛生委員會會議記錄

日期: 2011 年 7 月 18 日(星期一)

時間: 下午 2 時正

地點: 香港中環統一碼頭道 38 號海港政府大樓 14 字樓
離島區議會會議室

出席者

李桂珍女士(主席)

老廣成先生(副主席)

周玉堂先生, BBS

周轉香女士, BBS, JP

翁志明先生

李志峰先生, BBS

張國光先生

張 富先生

王少強先生

黃漢權先生

鄭國威先生

余麗芬女士

容詠嫦女士

黃福根先生

馬鎮添先生

林有嫻女士

鄧家彪先生

梁兆棠先生

黃開榆先生

李國強先生

黃敬全先生

何威業先生

羅維洪先生

黃頌行先生

張志榮先生

應邀出席者

鄧日輝先生	淨化海港計劃部高級工程師/4	渠務署
區志廣先生	淨化海港計劃部工程師/3	渠務署
陳烈偉先生	淨化海港計劃部工程師/7	渠務署
林秀生先生	高級工程師/顧問工程管理 3	渠務署
黎建雄先生	工程師/顧問工程管理 3	渠務署
劉榮輝先生	排污基建組高級環境保護主任/3	環境保護署
陳興球先生	排污基建組環境保護主任/33	環境保護署
陳英健先生	項目經理	艾奕康有限公司
周志深先生	總工程師	博威工程顧問有限公司
高淑貞女士	高級項目經理	博威工程顧問有限公司
鄧國強先生	高級工程師/顧問工程管理(6)	水務署
鄭詩雅小姐	工程師/顧問工程管理(11)	水務署
卓文婉小姐	高級交通規劃師	艾奕康有限公司
周文聰先生	駐地盤工程師	艾奕康有限公司
鄧國斌先生	工程師	艾奕康有限公司
梁玉珍女士	離島區副康樂事務經理 2	康樂及文化事務署

列席者

莫華勳先生	新大嶼山巴士(一九七三)有限公司	
周淑敏女士	新渡輪有限公司	
鄭永輝先生	離島區環境衛生總監	食物環境衛生署
廖耀偉先生	高級環境保護主任(區域南)5	環境保護署
郭樹志先生	水警海港警區警民關係主任	香港警務處
黎桃珠女士	大嶼山警區社區聯絡主任	香港警務處
藍子川先生	工程師	土木工程拓展署
黃志德先生	高級運輸主任/離島	運輸署
楊柳菁博士	郊野公園主任(大嶼山)	漁農自然護理署
譚雨川先生	民政事務助理專員	離島民政事務處
姚祖望先生	高級工程督察	離島民政事務處
謝翎翔先生(秘書)	行政主任(區議會)2	離島民政事務處

因事缺席者

陳連偉先生		
釋智慧大和尚, BBS		
王舜義先生		
余漢坤先生, JP		
賴子文先生		
黃威文先生	行政助理/地政(離島地政處)	地政總署
洪忠興先生	香港旅遊發展局	

II. 離島污水收集系統第 2 階段—南丫鄉村污水收集系統第 2 期
(文件 TAFEHC 26/2011 號)

5. 主席歡迎介紹文件的嘉賓：

渠務署：高級工程師
鄧日輝先生；

工程師
區志廣先生；

工程師
陳烈偉先生；

環境保護署：高級環境保護主任(排污基建)
劉榮輝先生；

環境保護主任(排污基建)
陳興球先生；以及

艾奕康有限公司：項目經理
陳英健先生。

6. 鄧日輝先生利用投影片介紹文件的內容。

7. 周玉堂議員支持該文件，並認為污水收集系統長遠有助改善區內的環境衛生。

8. 余麗芬議員讚揚渠務署就該工程所進行的前期工作，包括諮詢鄉事委員會、村代表、當地居民及外籍人士等。另一方面，她認為工程於 2017 年才竣工，時間較長，希望渠務署加快工程進度。她亦希望渠務署重新考慮興建大灣污水泵房的地點，以減少日後泵房操作時對居民的影響。此外，有居民擔心工程在開坑挖掘時會影響附近村屋的地基及發出噪音，以及關注污水渠的走線，雖然渠務署已提供路線圖，但居民未必能完全明白工程的內容，因此她希望渠務署稍後可安排職員向居民進行講解。

(會後註：渠務署已應余麗芬議員的要求，於2011年8月16日向南丫島北段鄉事委員會主席、副主席、特別代表及有關村代表講解部份污水渠的走線及進行實地視察。如有需要，渠務署亦樂意就其他污水渠的走線向鄉事委員會、村代表及居民再作講解。同時，渠務署亦在同日與有關村代表就大灣污水泵房的選址交換意見，並正研究其他選址的可行性。)

9. 委員沒有其他意見，並備悉及通過上述文件。

(周淑敏女士於議題討論期間進入會場。)

(鄧日輝先生、區志廣先生、陳烈偉先生、陳興球先生及陳英健先生於是項議題討論完畢後離開會場。)

X X X X

2019 年 5 月 27 日
討論文件

離島區議會
旅遊漁農及環境衛生委員會
文件 TAFEHC 22/2019 號

工程計劃第 4355DS 號
離島污水收集系統第 2 階段 - 南丫鄉村污水收集系統
第 2 期第 2 部分

1 目的

- 1.1 本文件旨在向離島區議會旅遊漁農及環境衛生委員會匯報工程計劃第 4355DS 號 - 「離島污水收集系統第 2 階段 - 南丫鄉村污水收集系統第 2 期第 2 部分」的最新進度，藉此收集各委員對此工程計劃的意見，使工程計劃可依時順利進行。

2 背景

- 2.1 為配合南丫島的預期人口增長和長遠發展、改善島上衛生環境及榕樹灣附近水域的水質，政府建議在榕樹灣及索罟灣興建一套完善的污水收集、處理及排放系統。
- 2.2 於 2011 年 7 月環境保護署聯同渠務署就工程計劃「南丫鄉村污水收集系統第 2 期」諮詢離島區議會旅遊漁農及環境衛生委員會。有關計劃旨在將公共污水收集系統逐步延伸至南丫島內未有公共污水收集系統的 20 個地區。計劃在會議上亦獲得委員的支持。
- 2.3 我們分階段推展「南丫鄉村污水收集系統第 2 期」計劃。第 1 部分工程(工程合約編號 DC/2013/04)為 13 個鄉村及地區，包括沙埔新村、沙埔舊村、榕樹灣後街、大山西、大山東、大山中、高壆、大園村（部分）、澳仔、寶華園、榕樹壆新村、榕樹壆舊村、大坪興建公共污水收集系統。有關工程合約已於 2018 年下旬大致完成。
- 2.4 我們現正為第 2 部分工程進行詳細設計，計劃將公共污水收集系統延伸至橫壆、大灣舊村、大灣新村、大灣肚、高壆(部分)、大園村(部分)和洪聖爺 7 個未有污水收集系統的地區，以改善上述地區的環境衛生。

3 工程計劃

- 3.1 本工程計劃包括將公共污水收集系統延伸至橫壟、大灣舊村、大灣新村、大灣肚、高壟(部分)、大園村(部分)和洪聖爺，並於大灣肚和洪聖爺建造污水泵房，收集污水至榕樹灣污水處理廠作處理及排放。工程計劃見附圖一。
- 3.2 在施工期間，我們將會實施相關的人流及交通紓緩措施，以方便居民及遊客出入，務求把工程所帶來的交通影響減至最低。
- 3.3 我們亦將會在施工期間切實執行初步環境檢討報告內的建議紓緩措施，例如使用隔音屏障、定期於地盤灑水等，來控制噪音、塵埃、廢料及工地所產生的廢水，以把工程施工對環境帶來的暫時影響減低至可接受水平。
- 3.4 我們盡量將污水渠走線設計在政府土地，以期減少徵收私人土地的範圍及對附近居民的影響。在施工期間我們亦會與公眾保持緊密溝通，以回應公眾的關注。
- 3.5 如獲得立法會財務委員會批准撥款，我們預計於 2020 年第三季展開工程，在 2025 第二季完成。

4 諮詢及刊憲

- 4.1 我們已分別於 2008 年 10 月及 2011 年 5 月 29 日就此項工程計劃諮詢南丫島北段鄉事委員會，及於 2011 年 7 月 18 日諮詢離島區議會轄下的旅遊漁農及環境衛生委員會。其後亦分別與各村村代表進行實地會議及諮詢他們對污水渠走線的意見，他們均表示原則上支持此項工程計劃。
- 4.2 我們將就此項計劃於 2019 年 5 月 19 日再次諮詢南丫島北段鄉事委員會。待收集離島區議會及鄉事委員會的意見後，我們將會盡快進行刊憲程序，使第 2 期第 2 部分工程計劃可以如期展開。

5 附件

圖一 南丫鄉村污水收集系統第 2 期第 2 部分-擬議工程平面圖

渠務署

2019 年 5 月

定 稿

離島區議會旅遊漁農及環境衛生委員會會議記錄

日期：2019 年 5 月 27 日(星期一)

時間：下午 2 時正

地點：香港中環統一碼頭道 38 號海港政府大樓 14 字樓
離島區議會會議室

出席者

李桂珍女士 (主席)

傅曉琳女士 (副主席)

周玉堂先生, SBS

余漢坤先生, JP

翁志明先生, BBS

陳連偉議員

黃漢權先生

黃文漢先生

何進輝議員

何紹基議員

黃秋萍議員

余麗芬女士

容詠嫦女士

鄭官穩先生

周浩鼎先生

郭 平先生

曾秀好女士

鄭國鑑先生, BH, JP

吳文傑先生

安民生先生

應邀出席者

蔡嘉敏女士
朱浩民先生
林卓峰先生
袁德成先生
岑楚良先生
譚子慧博士
楊柳菁博士

渠務署 署理高級工程師/顧問工程管理 3
渠務署 工程師/顧問工程管理 15
環境保護署 高級環境保護主任(排污基建)1
環境保護署 環境保護主任(排污基建)12
艾奕康有限公司 高級工程師
漁農自然護理署 郊野公園護理主任(港島)
漁農自然護理署 郊野公園主任(大嶼山)

列席者

楊善雯女士
黎明有先生
黎穎秀女士
郭志恒先生
李玉燕女士
何肇棠先生
冼佳慧女士
李劍民先生
黃志彪先生
葉家樂先生
鄧榮佳先生
陳天龍先生
陳婉兒女士

離島民政事務處 離島民政事務助理專員(2)
離島民政事務處 高級工程督察
食物環境衛生署 離島區環境衛生總監
地政總署 行政助理/地政(離島地政處)
香港警務處 助理警民關係主任(水警海港區)
香港警務處 警民關係組社區聯絡主任(大嶼山警區)
運輸署 高級運輸主任/離島 2
環境保護署 高級環境保護主任(區域南)5
水務署 工程師/香港及離島區(分配 6)
土木工程拓展署 保育事務主任/1 (大嶼山)
漁農自然護理署 漁業主任(執行)1
新大嶼山巴士(一九七三)有限公司
新世界第一渡輪服務有限公司

秘書

鄧琬珊女士

離島民政事務處 行政主任(區議會)2

因事缺席者

黃敬全先生
歐尚旻先生
許玉婷女士
周于楓女士

離島民政事務處 離島民政事務助理專員(1)
漁農自然護理署 農業主任(農業推廣)
香港旅遊發展局

.....

歡迎辭

主席歡迎各政府部門代表、機構代表及委員出席會議，並介紹以下列席會議的部門代表：

- (a) 漁農自然護理署漁業主任(執行)1 鄧榮佳先生，他接替倫翠婉女士；
- (b) 香港警務處大嶼山警區警民關係組警長何肇棠先生，他暫代丘兆勝先生；
- (c) 香港警務處水警海港區警民關係主任李玉燕女士；以及
- (d) 土木工程拓展署保育事務主任/1 (大嶼山)葉家樂先生，他暫代唐懿芬女士。

2. 主席歡迎何紹基議員、何進輝議員、黃秋萍議員、鄭國鑑委員、安民生委員及吳文傑委員加入本委員會。委員備悉黃敬全委員、歐尚旻先生、許玉婷女士，以及香港旅遊發展局代表周于楓女士因事未能出席會議。

I. 通過 2019 年 3 月 25 日的會議記錄

3. 委員一致通過上述會議記錄。

II. 工程計劃第 4355DS 號－離島污水收集系統第 2 階段－南丫鄉村污水收集系統第 2 期第 2 部分 (文件 TAFEHC 22/2019 號)

4. 主席歡迎出席介紹文件的嘉賓：渠務署署理高級工程師/顧問工程管理 3 蔡嘉敏女士及工程師/顧問工程管理 15 朱浩民先生；環境保護署(環保署)高級環境保護主任(排污基建)1 林卓峰先生及環境保護主任(排污基建)12 袁德成先生；以及艾奕康有限公司高級工程師岑楚良先生。

5. 蔡嘉敏女士利用電腦投影片介紹文件內容。

6. 陳連偉議員感謝渠務署、環保署及顧問公司於本月中與各相關村代表及委員開會商討工程事宜。他希望相關部門及公司考慮當日會上提出

的意見，並向村代表匯報工程的最新情況及進度。他希望是項工程計劃能盡快通過及開展。

7. 余麗芬議員表示，現時大部分化糞池運作未如理想，村內經常發現有污水流出。她認為化糞池未能應付居民日常需要，希望渠務署盡快開展工程，並促請署方密切監察工程進度。

8. 周玉堂議員擔心第一期工程的污水處理廠未能應付第二期工程，詢問署方有否就此作出評估。

9. 蔡嘉敏女士綜合回應如下：

(a) 署方會密切跟進村代表及委員就第 2 期第 1 部分工程提供的意見及建議並作出改善。署方亦會在工程期間與村代表緊密溝通，以便他們了解工程內容。

(b) 署方的駐地盤工程人員會密切監察承建商的工程，以確保工程質素及審視進度。工程計劃現正在詳細設計階段，由於工程涉及刊憲、徵用私人土地、向城市規劃委員會申請改變土地用途，以及向立法會申請撥款等法定程序，署方會盡快處理，以期盡快開展工程。

(c) 有關第一期污水處理廠的設計處理量，已包括第 2 期範圍內預計人口增長所產生的污水量。

10. 主席請渠務署備悉委員意見，並促請署方盡快開展工程。

11. 委員支持上述工程計劃。

III. 食物環境衛生署改善香港環境衛生的策略和工作 (文件 TAFEHC 23/2019 號)

12. 主席歡迎出席介紹文件的嘉賓：食物環境衛生署(食環署)離島區環衛衛生總監黎穎秀女士。

13. 黎穎秀女士利用電腦投影片介紹文件內容。

14. 周浩鼎議員提出意見如下：

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Planning Application under Section 16 of Town Planning Ordinance for Tai Wan
To Sewage Pumping Station (TPB's serial no. 2100269)

01/03/2021 13:22

A/I-LI/33

From: Ho Yan YUEN/SDD/DSD/HKSARG@DSD
To: tpbpd@pland.gov.hk
Cc: Alex WH LAU/PLAND/HKSARG@PLAND, "Shum, Chor Leung Glen"
<glen.shum@aecom.com>, KK LEUNG/DSD/HKSARG@DSD
FileRef:

2-4

Dear Sirs / Madams,

I refer to my letter dated 29 January 2021 regarding the above subject (TPB's serial no. 2100269). I would like to provide the following supplementary information for the application.

1) The proposed development is a single storey building above ground with a underground basement which excavation of land would be involved. To supplement the details of excavation extent stated in Part 9 of the submitted application form, I attached a cross section of the proposed development at **Annex A** for information.



annex A - Cross section of the proposed development.pdf

2) As shown on Fig. 2.1 in the submitted Planning Statement, about 19 pieces of PV solar panel would be installed on the roof of the proposed development. The PV solar panels are to provide renewable energy solely for the operational use of the proposed development.

3) To supplement on 8th paragraph of Chapter 2 in the submitted Planning Statement regarding Schedule of Accommodation of the proposed Tai Wan To Sewage Pumping Station, please be informed that the PDS of the project was approved in July 2017, and the Schedule of Accommodation was approved by Property Vetting Committee on 18 January 2021.

4) The site is a piece of unoccupied government land. Application for permanent government land allocation has been submitted to Lands Department and liaison work is in progress.

5) The proposed development would not cause adverse visual impact on the surrounding environment. Reasons are as follows, as a

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- 1 MAR 2021

Town Planning
Board

supplementary information to Chapter 5.3 Landscape/Visual Impacts in the submitted Planning Statement.

5a) Minimising clearance of existing vegetation by limiting the footprint of the proposed development to the minimal

Currently, the proposed site is a small piece of land with some poor form vegetations and trees covers. It is physically bounded by existing uphill rock slope to the northeast, vehicular access road to the south, fencing of ancillary facilities of Lamma Power Plant to the west. It is unavoidable to fall some existing trees to make space for the proposed development. In order to minimise the number of trees to be affected, we adopted a highly compact design with minimal footprint. Based on the preliminary topographical survey results, there would be 13 trees affected. There is no Old and Valuable Tree in the site and all trees affected are of common species and no important tree identified. A summary of tree survey records in **Annex B** is attached for information. For any tree removed due to construction works, compensatory tree planting shall be followed according to the Tree Preservation and Removal Proposal approved by Tree Works Vetting Panel (TWVP) in accordance with the procedures set out for government projects under DEVB's Technical Circular TC(W) No. 4/2020 - Tree Preservation.



Annex B1 - TWTSPS - Affected Trees.pdf Annex B2 - Tree Photos.pdf

5b) Landscape treatment by architectural elements compatible with the surroundings

As mentioned in the 3rd para. of Chapter 5.3 of the submitted Planning Statement, we proposed an aesthetic architectural design of the façade which considers and blends in the surrounding environment with proper selections of façade material, colour and pattern. The proposed structure would be in harmony and compatible with the surroundings.

Should you have any enquiry, please feel free to contact the undersigned. Thank you very much.

Best regards,

YUEN Ho-yan, Janet

tel. 2594 7353

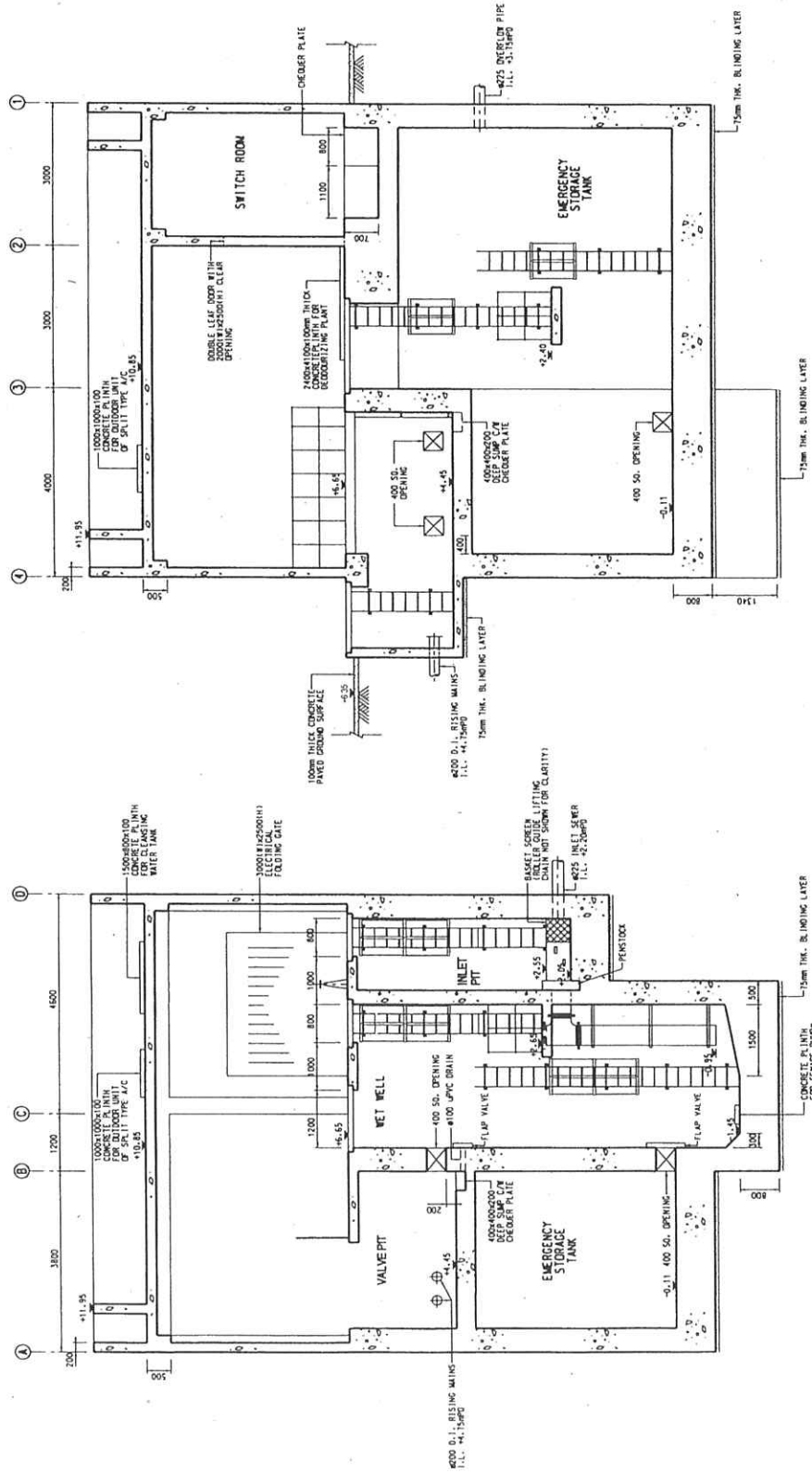
fax. 3104 6426

----- Forwarded by Ho Yan YUEN/SDD/DSD/HKSARG on 26/02/2021 11:21 -----

From: Ho Yan YUEN/SDD/DSD/HKSARG
To: MK NGAN/PLAND/HKSARG@PLAND

NOTE:

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH
DRAWING NOS. 60040941/03210 & 03211.



SECTION A - A
SCALE 1:50

SECTION B - B
SCALE 1:50

D DRAINAGE SERVICES DEPARTMENT,
THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION

CONTRACT NO. S-10/2001
SHEWAN TOMES & CO. (HONG KONG) LIMITED
SHEWAN TOMES & CO. (HONG KONG) LIMITED

TAI WAN TO SEWAGE PUMPING STATION -
GENERAL ARRANGEMENT

SHEET 2 OF 2

AECOM

PROJECT NO. 60040941/C1/03212

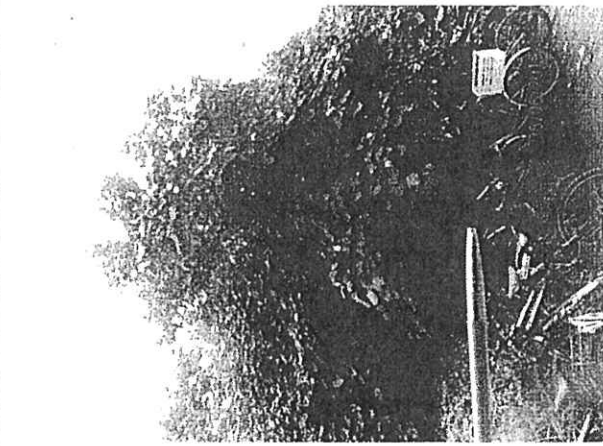
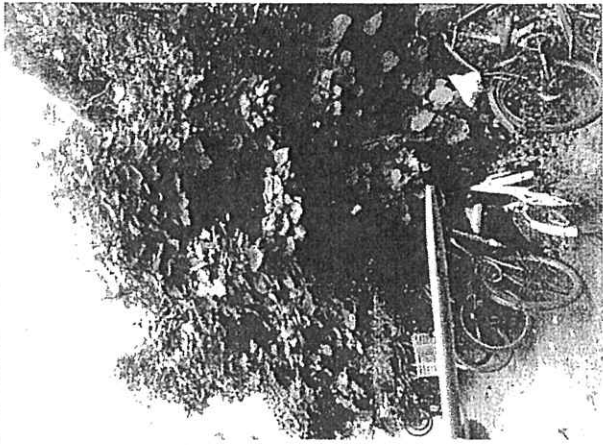
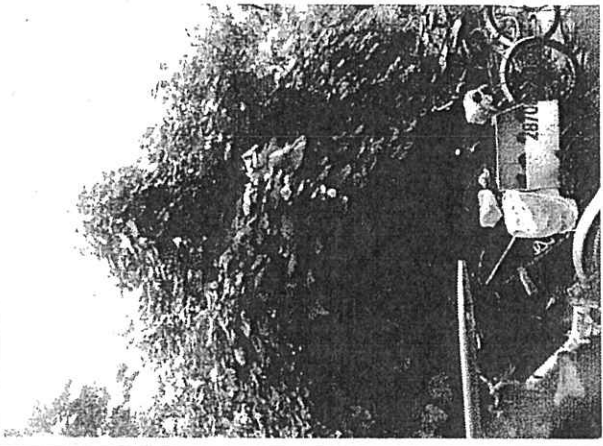





DATE: 11/11/03

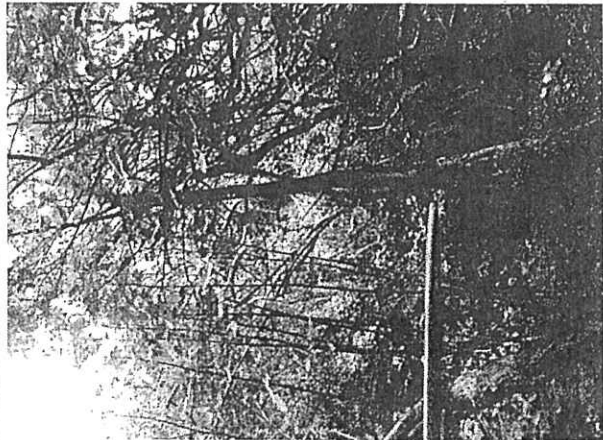


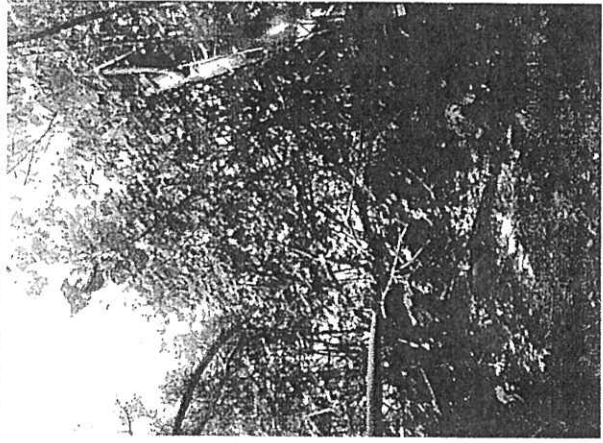
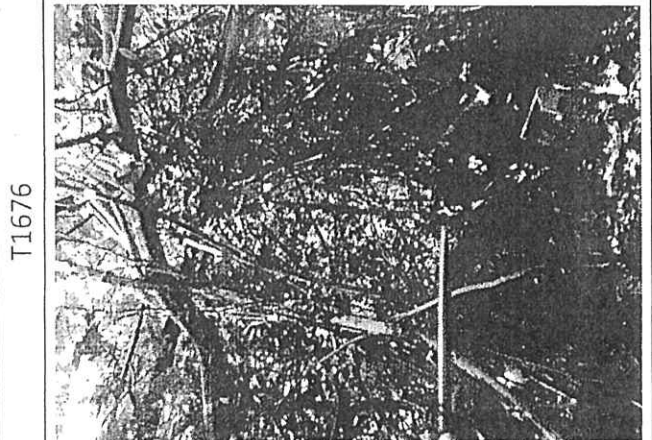
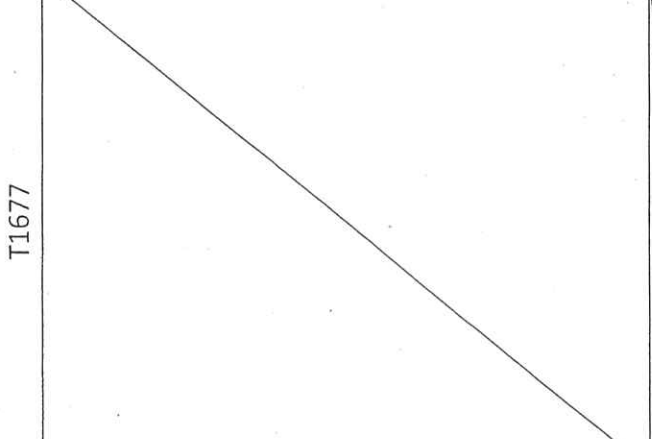
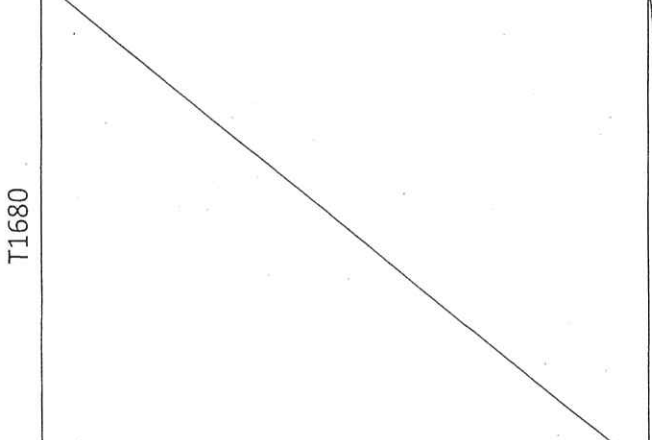
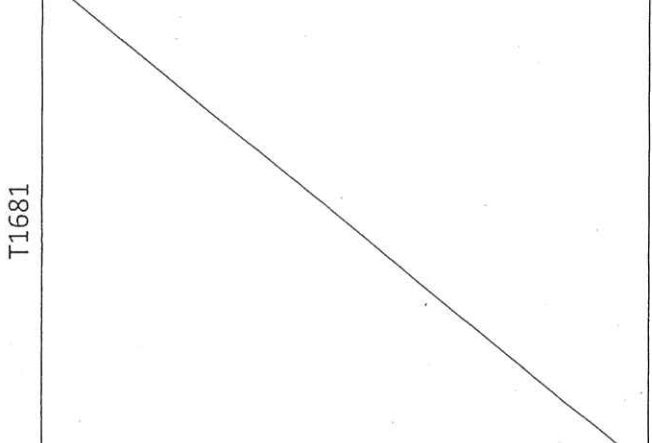
SCALE: 1:50

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SHEWAN TOMES & CO. (HONG KONG) LIMITED

Tree Survey Schedule

Tree ID#	Coordinates		Photo No.	Species		Tree Measurements			Form (G/F/P)	Health condition (G/F/P/D)	Structural condition (G/F/P)	Amenity value (H/M/L)	Transplantability		Tree on Slope? (Y/N)	Conservation status	Recommendation* (retain/transplant/fell)	OVT? (Y/N)	Remarks
	Northing (m)	Easting (m)		Botanical name	Chinese name	height (m)	DBH (mm)	crown spread (m)					On-Site (H/M/L)	Off-Site (H/M/L)					
T1653	829750.807	809089.517	T1653	<i>Hibiscus tiliaceus</i>	黃槿	3	260	3	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1654	829752.420	809089.758	T1654	<i>Hibiscus tiliaceus</i>	黃槿	3	320	3	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1655	829759.268	809071.161	T1655	<i>Hibiscus tiliaceus</i>	黃槿	3	330	3.3	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1670	829759.329	809080.670	T1670	<i>Acacia confusa</i>	臺灣相思	4	180	4	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1671	829758.599	809080.750	T1671	<i>Acacia confusa</i>	臺灣相思	5	200	6	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1673	829756.601	809081.245	T1673	<i>Acacia confusa</i>	臺灣相思	5	200	4	P	P	P	L	L	L	N	Nil	Fell	N	Dying, fungal fruiting bodies
T1674	829755.921	809081.430	T1674	<i>Acacia confusa</i>	臺灣相思	6	200	5	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1675	829755.616	809078.448	T1675	<i>Acacia confusa</i>	臺灣相思	5	180	7	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1676	829752.055	809079.332	T1676	<i>Ficus microcarpa</i>	榕樹(細葉榕)	6	500	7	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1677	829749.755	809079.152	T1677	<i>Hibiscus tiliaceus</i>	黃槿	5	270	10	P	P	P	L	L	L	N	Nil	Fell	N	Exposed dead wood, large wounds
T1680	829746.729	809077.688	T1680	<i>Hibiscus tiliaceus</i>	黃槿	6	210	7	P	F	P	L	L	L	N	Nil	Fell	N	Nil
T1681	829748.819	809073.361	T1681	<i>Hibiscus tiliaceus</i>	黃槿	5	180	10	P	P	P	L	L	L	N	Nil	Fell	N	Collapsed
T1686	829742.866	809077.019	T1686	<i>Sterculia lanceolata</i>	假蒺藜	5	100	4	P	F	P	L	L	L	N	Nil	Fell	N	Nil

			
T1653	T1654	T1655	T1670
			
T1671	T1673	T1674	T1675

			
			
<p>T1686</p>			

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Planning Application under Section 16 of Town Planning Ordinance for Tai Wan To Sewage Pumping Station (Application No.: A/I-LI/33)(TPB's serial no. 2100269)

03/03/2021 10:19

2-4B110

From: Ho Yan YUEN/SDD/DSD/HKSARG@DSD
To: tpbpd@pland.gov.hk
Cc: Alex WH LAU/PLAND/HKSARG@PLAND, "Shum. Chor Leung Glen" <glen.shum@aeacom.com>, KK LEUNG/DSD/HKSARG@DSD
FileRef:

Dear Sirs / Madams,

I refer to my email dated 01/03/2021 13:22 (below) providing supplementary information for the subject application (Application No.: A/I-LI/33). I would like to provide technical clarifications as follows.

1) Referring to item 3) in the above-mentioned email, please be clarified that the Project Definition Statement (PDS) was approved by Director of Environmental Protection on 14 February 2017 while the Technical Feasibility Statement (TFS) was approved by Secretary of Development on 26 July 2017. Schedule of Accommodation (SoA) was approved by Property Vetting Committee on 18 January 2021.

2) To supplement item 5a) in the above-mentioned email, a layout plan (Sheet Number: 60040941/AT001) showing the surveyed trees including the trees affected by the proposed development in the Application Site is enclosed. The tree survey revealed that a total of 13 nos. of trees would be affected by the proposed development and they are required to be fell. Among the 13 trees affected, 12 nos. of them fall within the Application Site, whilst 1 no. of them (i.e. Tree no. 1686) is outside the Application Site but would also be affected by the construction works and therefore is required to be fell.



AT001 Affected Trees.pdf

3) Referring to the 3rd paragraph under Chapter 5.3 of the submitted Planning Statement, the line "...By doing so, the pumping station would existing more harmoniously with the environment." should be read as " ...By doing so, the pumping station would exist more harmoniously with the environment."

Should you have any enquiry, please feel free to contact the



undersigned. Thank you very much.

Best regards,

YUEN Ho-yan, Janet

tel. 2594 7353

fax. 3104 6426

----- Forwarded by Ho Yan YUEN/SDD/DSD/HKSARG on 02/03/2021 14:47 -----

From: Ho Yan YUEN/SDD/DSD/HKSARG
To: tpbpd@pland.gov.hk
Cc: Alex WH LAU/PLAND/HKSARG@PLAND, "Shum, Chor Leung Glen" <glen.shum@aecom.com>, KK LEUNG/DSD/HKSARG@DSD
Date: 01/03/2021 13:22
Subject: Planning Application under Section 16 of Town Planning Ordinance for Tai Wan To Sewage Pumping Station (TPB's serial no. 2100269)
Serial No.:

Dear Sirs / Madams,

I refer to my letter dated 29 January 2021 regarding the above subject (TPB's serial no. 2100269). I would like to provide the following supplementary information for the application.

1) The proposed development is a single storey building above ground with a underground basement which excavation of land would be involved. To supplement the details of excavation extent stated in Part 9 of the submitted application form, I attached a cross section of the proposed development at **Annex A** for information.

[attachment "annex A - Cross section of the proposed development.pdf" deleted by Ho Yan YUEN/SDD/DSD/HKSARG]

2) As shown on Fig. 2.1 in the submitted Planning Statement, about 19 pieces of PV solar panel would be installed on the roof of the proposed development. The PV solar panels are to provide renewable energy solely for the operational use of the proposed development.

3) To supplement on 8th paragraph of Chapter 2 in the submitted Planning Statement regarding Schedule of Accommodation of the proposed Tai Wan To Sewage Pumping Station, please be informed that the PDS of the project was approved in July 2017, and the Schedule of Accommodation was approved by Property Vetting Committee on 18 January 2021.

4) The site is a piece of unoccupied government land. Application for permanent government land allocation has been submitted to Lands

Department and liaison work is in progress.

5) The proposed development would not cause adverse visual impact on the surrounding environment. Reasons are as follows, as a supplementary information to Chapter 5.3 Landscape/Visual Impacts in the submitted Planning Statement.

5a) Minimising clearance of existing vegetation by limiting the footprint of the proposed development to the minimal

Currently, the proposed site is a small piece of land with some poor form vegetations and trees covers. It is physically bounded by existing uphill rock slope to the northeast, vehicular access road to the south, fencing of ancillary facilities of Lamma Power Plant to the west. It is unavoidable to fall some existing trees to make space for the proposed development. In order to minimise the number of trees to be affected, we adopted a highly compact design with minimal footprint. Based on the preliminary topographical survey results, there would be 13 trees affected. There is no Old and Valuable Tree in the site and all trees affected are of common species and no important tree identified. A summary of tree survey records in **Annex B** is attached for information. For any tree removed due to construction works, compensatory tree planting shall be followed according to the Tree Preservation and Removal Proposal approved by Tree Works Vetting Panel (TWVP) in accordance with the procedures set out for government projects under DEVB's Technical Circular TC(W) No. 4/2020 - Tree Preservation.

[attachment "Annex B1 - TWTSPS - Affected Trees.pdf" deleted by Ho Yan YUEN/SDD/DSD/HKSARG] [attachment "Annex B2 - Tree Photos.pdf" deleted by Ho Yan YUEN/SDD/DSD/HKSARG]

5b) Landscape treatment by architectural elements compatible with the surroundings

As mentioned in the 3rd para. of Chapter 5.3 of the submitted Planning Statement, we proposed an aesthetic architectural design of the façade which considers and blends in the surrounding environment with proper selections of façade material, colour and pattern. The proposed structure would be in harmony and compatible with the surroundings.

Should you have any enquiry, please feel free to contact the undersigned. Thank you very much.

Best regards,

YUEN Ho-yan, Janet

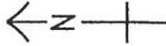
NO.	DATE	DESCRIPTION	CHK.

829820 E

829780 E

829740 E

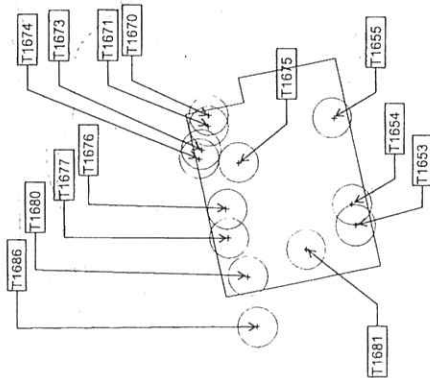
829700 E



809100 N



809060 N



Legend

Affected tree with tree number

Application site boundary



Drainage Services Department
Special Duty Division
42/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

渠務署
特別職務組
香港灣仔告士打道5號
稅務大樓42樓

來函編號 Your Ref: TPB/A/I-LI/33
本署檔號 Our Ref: (00MWES) in DSD SD S/CE0739/196 Pt.1
電話 Tel: (852) 2594 7253
傳真 Fax: (852) 3104 6426

16 March 2021

Secretary of Town Planning Board
15/F., North Point Government Office
333 Java Road, North Point
Hong Kong

By fax only
(2877 0245)

Dear Sirs / Madams,

Government Land in D.D. 3 LM, Lamma Island (East of Lamma Power Station)
Section 16 Planning Application No. A/I-LI/33

Technical Clarifications

I refer to our above planning application.

2. Further to your letter dated 4 March 2021 regarding the subject matter (your ref.: TPB/A/I-LI/33), I would like to provide technical clarifications as follows.

Clarification on Site Layout

3. As shown on our site layout plan (Figure 2.0) at Enclosure 2 of the submitted Planning Statement, ground floor of the proposed development comprises ground floor of sewage pumping station structure (the hatched area) and a remaining area. The remaining area is designed as a vacant area where necessary maintenance of large and bulky equipment would take place. This arrangement is similar to that of other sewage pumping stations.

4. The Gross Floor Area of 102 square meter solely reflects the ground floor of the proposed building. Ground floor of the proposed building, which is designed to house switch room and control panel as well as to provide necessary space for maintenance of pumping equipment is GFA accountable. Basement of the proposed structure, which is designed as an underground water tank with associated pumping facilities including valves, pumps and other fitting equipment is non-GFA accountable.

Clarification on Departmental Comments

5. Please see the enclosed Annex A.



/2

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2

6. Please note that this letter supersedes my previous letters ref. (00MLMY) and (00MVTR) in DSD SD 8/CE0739/196 P11 dated 11 and 15 March 2021 respectively regarding the subject matter.

7. If you have any enquiry, please feel free to contact the undersigned.

Yours faithfully,

(Janet H Y YUEN)
for Drainage Services Department

Encl.

c.c.

Town Plnr/Islands S, PlanD
AECOM

(Attn.: Mr. Alex LAU)
(Attn.: Mr. Glen SHUM)

Fax No.: 2367 2976
Fax No.: 3922 9797

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Annex A

Response to Comment

	Comment	The Applicant's response
Comments from Chief Town Planner/Urban Design and Landscape (dated 8.3.2021) Case Officer: Ms Charmaine TSANG (LAA/UD&L) (Tel. no. 2231 4905)	Having reviewed the planning application and supporting information, it is noted from Para. 5.3 of the planning statement that 13 trees are proposed to be removed while no new tree planting is observed under enclosure 2 – Figure 2.1. Grateful if you can contact DSD to seek their clarification if any tree compensation/new tree planting in connection to the development, within or outside the site, will be proposed to fulfill DEVB's TC(W) No. 4/2020.	Compensation planting of 13 trees will be proposed outside the Application Site. They will be located within the sites under Contract No. DC/2021/08 – Outlying Islands sewerage stage 2 – Lama village sewerage phase 2, package 2. Tree Preservation and Removal Proposal fulfilling DEVB's TC(W) No. 4/2020 will be submitted to Tree Works Vetting Panel for considerations.



Drainage Services Department
Special Duty Division
42/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

渠務署
特別職務部
香港灣仔告士打道5號
稅務大樓42樓

來信編號 Your Ref: TPB/A/I-LI/33
本署編號 Our Ref: (00N4VB) in DSD SD 8/CE0739/196 Pt.1
電話 Tel: (852) 2594 7253
傳真 Fax: (852) 3104 6426

29 March 2021

Secretary of Town Planning Board
15/F, North Point Government Office
333 Java Road, North Point
Hong Kong

Dear Sirs / Madams,

Government Land in D.D. 3 LM, Lamma Island (East of Lamma Power Station)
Section 16 Planning Application No. A/I-LI/33

Further Information & Technical Clarification

I refer to our above planning application.

2. Further to your letter dated 4 March 2021 regarding the subject matter (your ref: TPB/A/I-LI/33), I would like to provide further information and technical clarification as follows.

Response to Public Comments

3. Please see the enclosed Annex A.

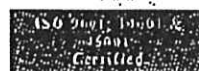
Clarification on the Glazing Concern of Solar Panels

4. Further to item 2) in my email dated 1 March 2021 providing supplementary information on the PV solar panels at the roof, we considered that, the effect of glare brought by the solar panels would be minimal because of the following reasons:

4a) The surrounding of the Application Site is of rural nature. 3 sides of the Application Site were surrounded by woodland while the remaining side at the south is facing to an open sea. Besides, the northern side of the Site is close to the toe of an existing rock slope. Under such setting, it is anticipated that glares brought by the solar panels would be shielded/covered by the surroundings;



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4b) As shown in View 3 at Enclosure 5 of the submitted planning statement, the solar panels are to be installed at the roof of the proposed development which will be surrounded by the solid parapet. Therefore, pedestrians from the ground level cannot see the solar panels as well as the glare since the parapet would block their sight; and

4c) The Application Site is at about 100m away from the nearest existing small houses. They are separated from each another by a piece of woodland. Therefore, the glare brought by the solar panels would not be seen by the residents nearby.

Clarification on Contract No. DC/2021/08

5. Contract No. DC/2021/08 – Outlying Islands sewerage stage 2 – Lamma village sewerage phase 2, package 2 is a public works contract managed by Drainage Services Department. Its objective is to provide public sewerage system for 7 unsewered village areas in Lamma, namely Wang Long, Tai Wan Kau Tsuen, Tai Wan San Tsuen, Tai Wan To (part), Ko Long (part), Tai Yuen (part) and Hung Shing Ye; and Hung Shing Yeh Beach. The scope of works under the contract comprises (a) the construction of two sewage pumping stations at Tai Wan To and Hung Shing Ye respectively; (b) the construction of about 1 km of twin rising mains and 5 km of gravity sewer; and (c) ancillary works. The proposed Tai Wan To Sewage Pumping Station under the Application is one of the works. The Contract will be divided into a number of work packages and works sites in the above-mentioned village areas.

6. If you have any enquiry, please feel free to contact the undersigned.

Yours faithfully,

(Janet H Y YUEN)
for Drainage Services Department

Encl.

c.c.

Town Plan/Islands 5, Plan D
AECOM

(Attn: Mr. Alex LAU)
(Attn: Mr. Glen SHUM)

Fax No.: 2367 2976

Fax No.: 3922 9797

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is to provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong.



Response to Comment

	Comment	The Applicant's response
<p>Comments from Ms. CM Kan (Acting General Manager (Projects)) for and on behalf of the Hongkong Electric Co., Ltd. (dated 16.3.2021)</p>	<p>Regarding the above re-zoning application, we would like to express our concern on the proposed Sewage Pumping Station as below:</p> <p>1. Noise abatement and odor control measures should be considered as the proposed Station will be in close proximity to the East Gate of Lamma Power Station.</p>	<p>In response to HKP's concerns, we provide herewith our responses to the corresponding items as follows:</p> <p>1. Noted. During construction phase, we will require the contractors to implement recommended mitigation measures to control noise to within the established (e.g. by EPD) standards and guidelines. During operation phase, it is anticipated that there is no adverse noise impact since the sewage pumps would be located underground and exhaust fans of the deodoriser would be installed with silencers.</p> <p>The fully covered design of the odour sources of the proposed sewage pumping station and the installation of deodorization units and ventilation system will provide adequate control of potential odour impact.</p>

	<p>2. A significant number of facilities, including but not limited to High Voltage Cables (275kV and 11kV cables), fresh water pipe, telecommunication cables and fire hydrant system, etc., are located at the vicinity. Any damage to the above facilities would affect our operation and reliability to customers.</p>	<p>2. Noted. Due care would be exercised to avoid any damage to the existing utilities. Prior to construction, we will proactively approach utility undertakers to obtain the latest sets of utilities layout plans. Sufficient clearance would be allowed to avoid conflicting with the existing utilities. During construction stage, close monitoring works of the utility movement due to the works would be carried out. In case diversion of existing utilities is required, liaison with utilities undertakers would be carried out beforehand.</p>
	<p>3. A respirable suspended particulate analyzer is located near the security post at the East Gate. The data are transmitted to Environmental Protection Department in real time. The proposed construction works might affect the reliability of such data.</p>	<p>3. The installation of respirable suspended particulate analyzer at East Gate is noted. DSD will liaise with HKE to address their concern on air quality.</p> <p>With strict implementation of dust suppression measures and monitoring works on air quality to within the established standards and guidelines, we anticipated that the impact to air quality induced by the construction works will be minimal. During operation stage, as all sewers and rising mains are installed underground, no</p>

Annex A

	<p>4. The ROAD indicated on Site Plan, is the major route for the fire engines and ambulances to access the Power Station in case of emergency. This route must be kept clear at all times.</p>	<p>adverse impact to air quality is anticipated.</p> <p>4. Noted. We would ensure that the ROAD would be maintained with clear access to fire engines and ambulances at all times. During construction stage, Village Vehicles would be deployed to pass through the ROAD to transport construction materials. Traffic management arrangement such as confining loading and unloading within the Application Site would be carried out. During operation stage, we anticipated that only very minimal traffic would be generated since the pumping station is unmanned.</p>
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Annex A

Comments from	Comment	The Applicant's response
<p>南丫島北段鄉事委員會主席 - 陳連偉先生 (dated 12.3.2021)</p>	<p>1. 如日後工程開展時，部門必須事前與南丫島北段鄉事委員會及大灣村村代表開會；</p> <p>2. 新泵房設在行人路旁，由於行人路兩旁都是樹木，銜燈光線不足，入夜非常黑暗，因此建議新的泵房外圍設計上添加照明設備；</p> <p>3. 新建泵房位置接近民居，部門必須考慮噪音、臭味等環境衛生等民生問題，以免影響附近居民。</p>	<p>1. Noted. We would proactively approach Lamma (North) Rural Committee to have pre-construction meetings.</p> <p>2. We would install lightings on the boundary wall of the proposed pumping station to address their concerns on dark road at night.</p> <p>3. During construction stage, we would require the contractors to implement recommended mitigation measures to control noise to within the established standards and guidelines (e.g. those required by EPD). During operation stage, we will install silencer at the exhaust fans of the deodouriser. In addition, the sewage pump would be located underground. Therefore, it is anticipated that noise nuisance will be kept at minimal.</p> <p>During operation stage, odour control measures such as deodouriser would be installed at the sewage pumping station before discharging into the atmosphere. In addition, all the potential odour emission sources would be located inside and enclosed by the concrete superstructure. It is anticipated that odour nuisances to neighbourhood would be kept minimal.</p>



Drainage Services Department
Special Duty Division
42/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

渠務署
特別職務部
香港灣仔告士打道5號
稅務大樓42樓

來函編號 Your Ref: TPB/A/I-LI/33
本署檢號 Our Ref: (00N8GT) in DSD SD 8/CE0739/196 P&T
電話 Tel: (852) 2594 7253
傳真 Fax: (852) 3104 6426

08 April 2021

Secretary of Town Planning Board
15/F., North Point Government Office
333 Java Road, North Point
Hong Kong

By FAX
(2877-0245)

Dear Sirs / Madams,

Government Land in D.D. 3 LM, Lamma Island (East of Lamma Power Station)
Section 16 Planning Application No. A/I-LI/33

Technical Clarification

I refer to our above planning application.

2. Further to your letter dated 4 March 2021 regarding the subject matter (your ref. TPB/A/I-LI/33), I would like to provide technical clarification as follows.

Dimensions of Basement

3. Bottom of the basement is about 8.7m from the existing ground. I attach the basement layout plan at Annex A.

Section Marks for Sections A-A and B-B

4. I refer to the cross sections (Sections A-A and B-B) submitted as supplementary information in my email dated 1 March 2021. Section marks are indicated at Annex B.

Graphic Error in Elevations A to D

5. A graphic error was spotted in Elevations A to D in the enclosure 2 of the submitted planning statement. I attach the revised elevations at Annex C.

6. If you have any enquiry, please feel free to contact the undersigned.

RECEIVED

- 8 APR 2021

Town Planning
Board

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ISO 9001:2008 &
45001
Certified

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Yours faithfully,

(Janet H. Y. YUEN)

for Drainage Services Department

Encl.

c.c.

Town Plan/Islands 5, Plan D
AECOM

(Attn: Mr. Alex LAU)

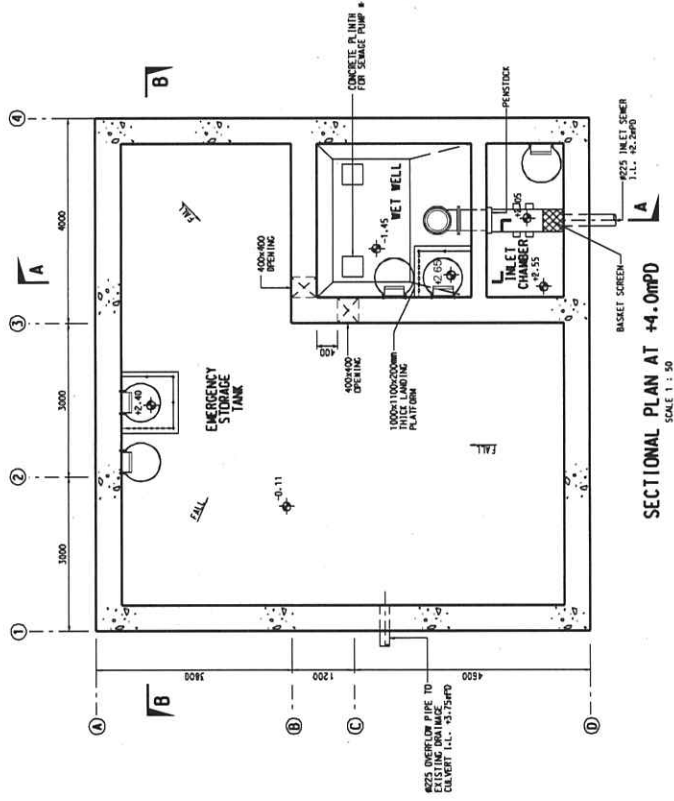
Fax No.: 2367 2976

(Attn: Mr. Glen SHUM)

Fax No.: 3922 9797

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SECTIONAL PLAN AT +4.0mPD
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DRAINAGE SERVICES DEPARTMENT
THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION

APPROVED BY: S. S. CHOW
DATE: 15/05/2011
PROJECT NO.: 60040941/C1/03211
SHEET NO.: 1 OF 2

TAI WAN TO SEWAGE PUMPING STATION -
GENERAL ARRANGEMENT

SHEET 1 OF 2

AECOM

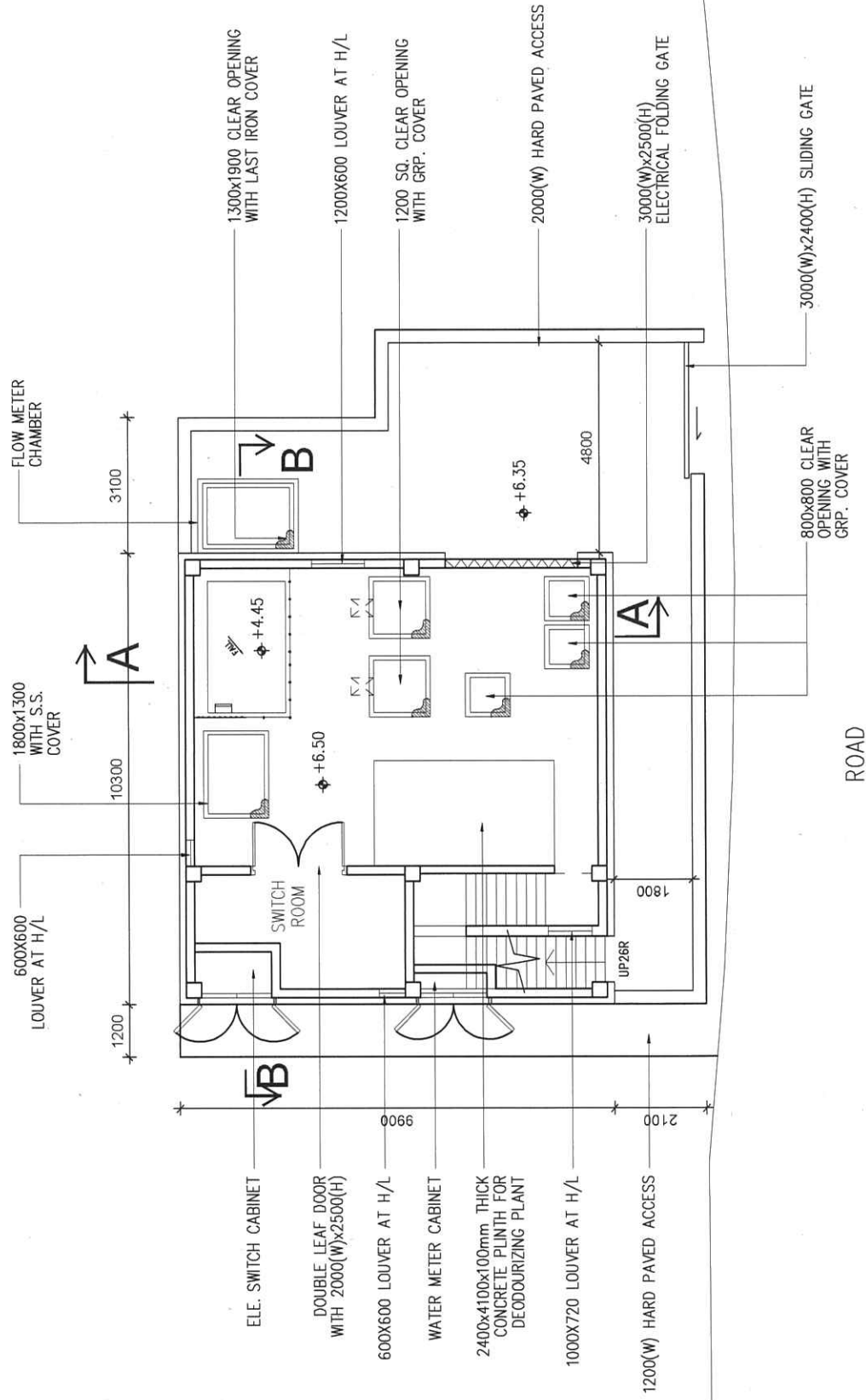
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PROJECT NAME	TAI WAN TO SEWAGE PUMPING STATION - GENERAL ARRANGEMENT
DATE	15/05/2011
BY	S. S. CHOW
CHECKED	
SCALE	AS SHOWN
UNIT	MM
DATE	15/05/2011
BY	S. S. CHOW
CHECKED	
SCALE	AS SHOWN
UNIT	MM
DATE	15/05/2011
BY	S. S. CHOW
CHECKED	
SCALE	AS SHOWN
UNIT	MM

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Tai Wan To Sewage Pumping Station

General Arrangement (Ground Floor)

Annex B



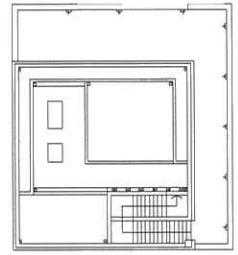
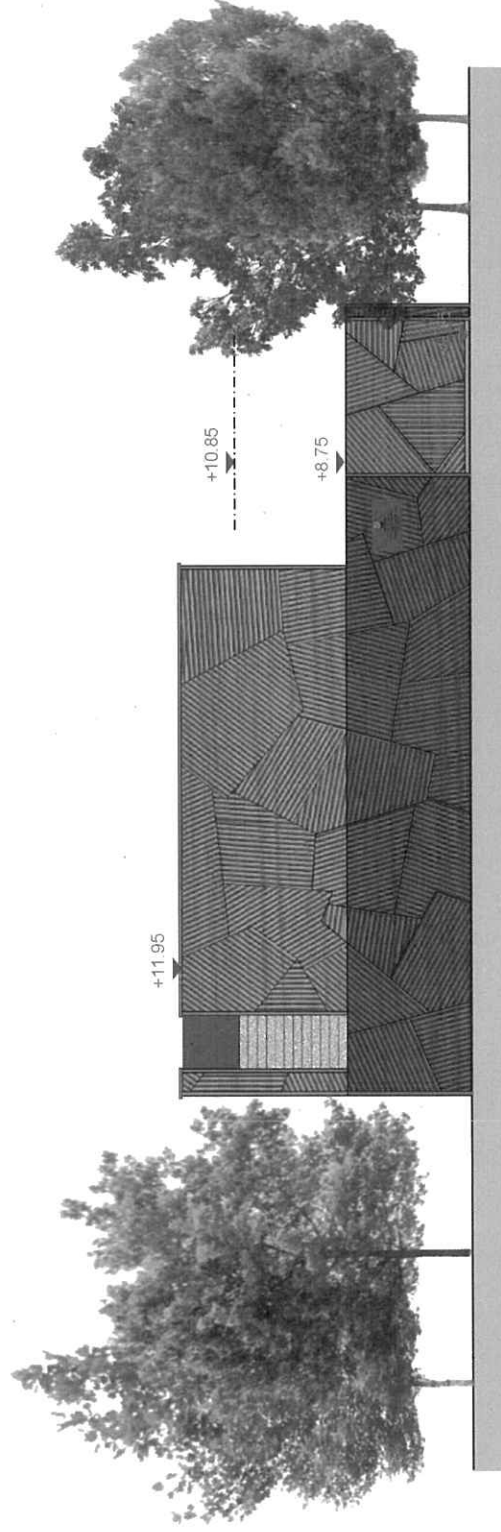
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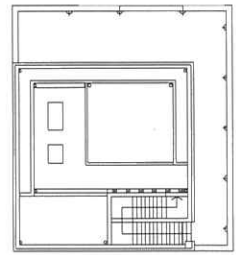
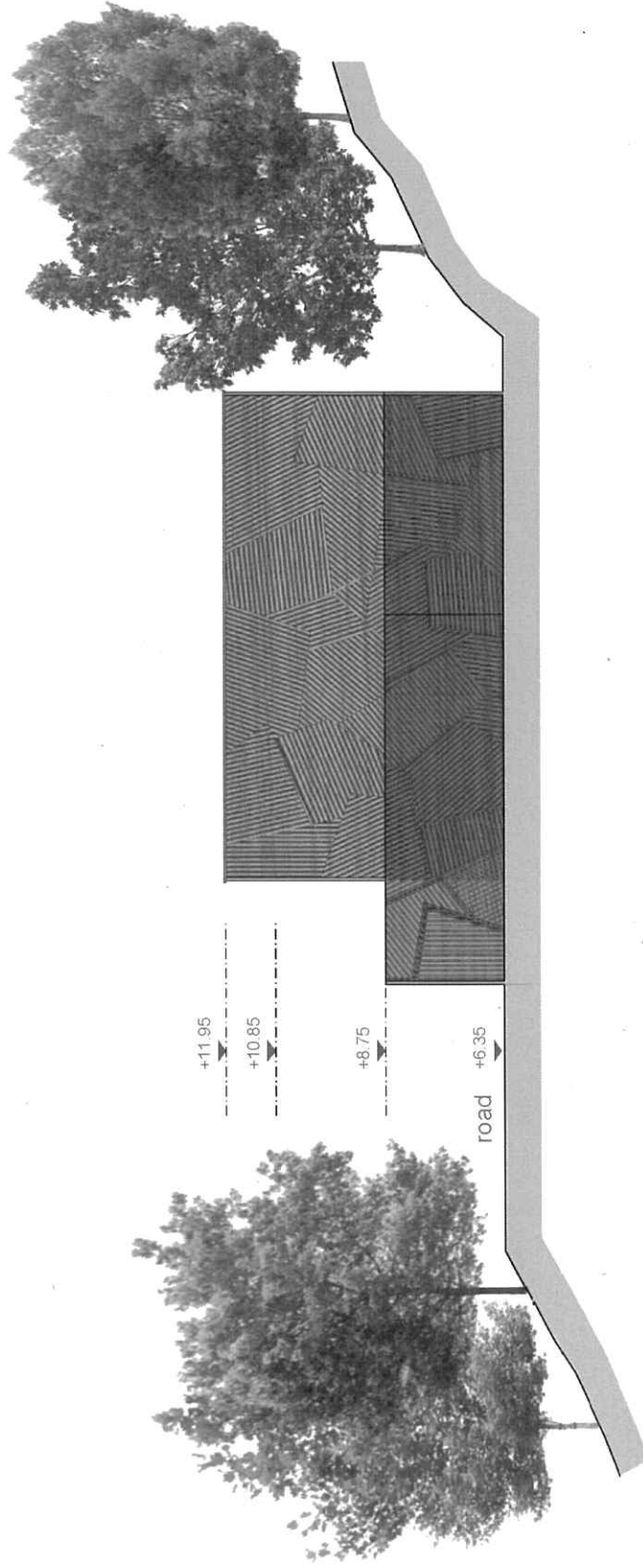


2.4 Tai Wan To Sewage Pumping Station

Elevation A

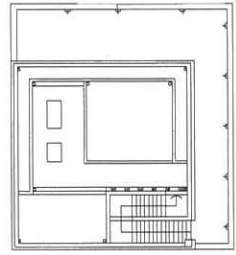
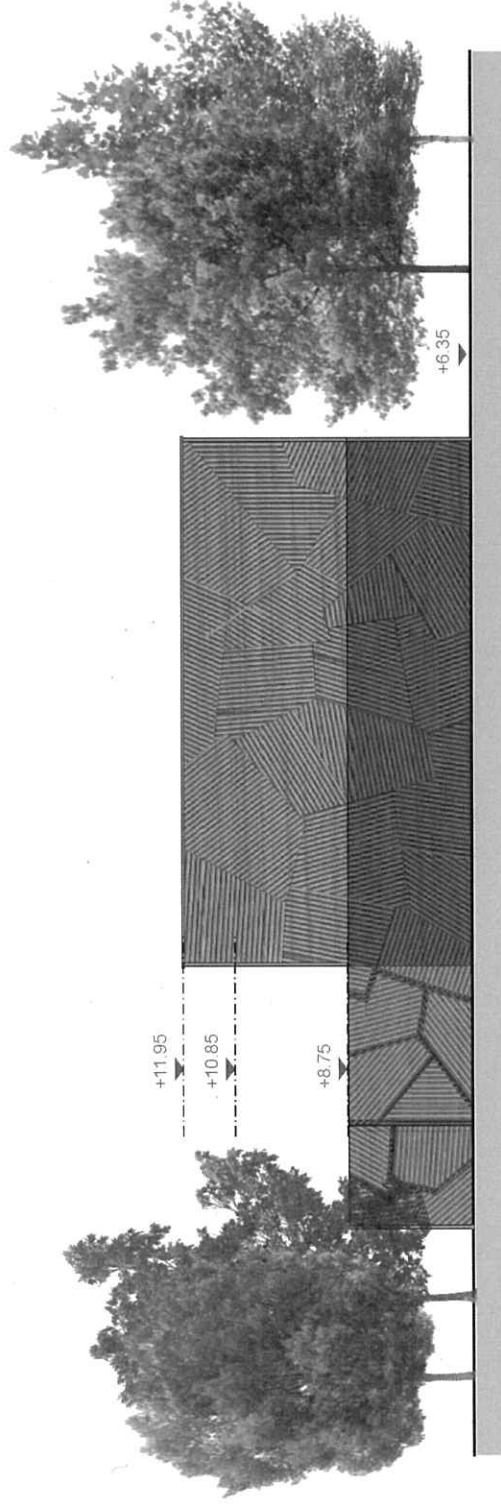
Annex C





Tai Wan To Sewage Pumping Station

Elevation C

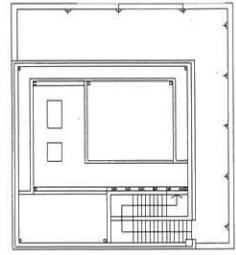
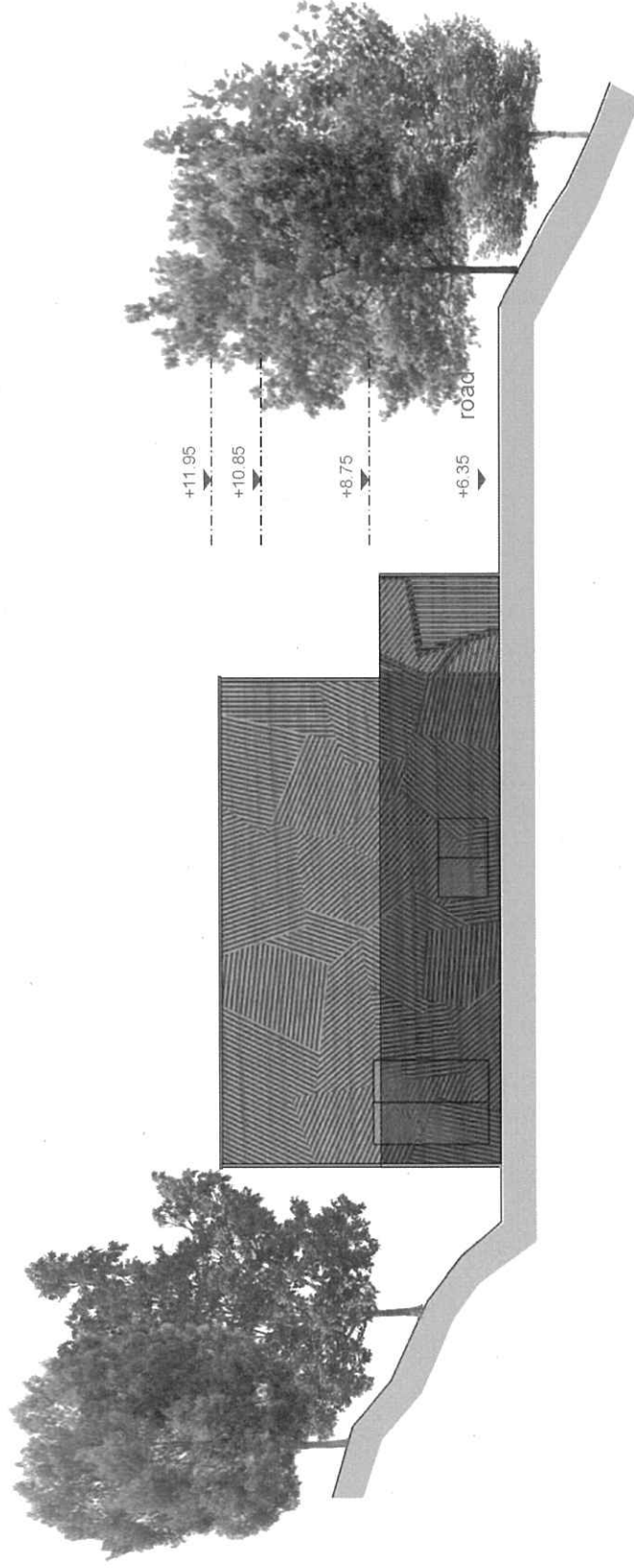


Tai Wan To Sewage Pumping Station

Elevation D

Annex C

2.7



TPB PG-NO. 10

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR
DEVELOPMENT WITHIN GREEN BELT ZONE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Introduction

- 1.1 The planning intention of the "Green Belt" ("GB") zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.
- 1.2 The "GB" zone covers mainly slopes and hillsides, most of which is naturally vegetated. Some "GB" areas are also designated as Country Parks. Most of the land within the "GB" zone is Government land, although there are also small pockets of private land, generally near built-up areas.
- 1.3 The main purposes of the "GB" zone include the following :
 - a. to conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance;
 - b. to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and
 - c. to provide additional outlets for passive recreational uses.
- 1.4 To preserve the character and nature of the "GB" zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will

be considered by the Board according to the criteria set out below.

2. Main Planning Criteria

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect

drainage or aggravate flooding in the area.

- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

TOWN PLANNING BOARD
JULY 1991

**Similar Application within an area zoned as “Green Belt”
on the Lamma Island Outline Zoning Plan**

Approved Application

Application No.	Proposed Development	Date of Consideration	Approval Condition(s)
A/LI/19	Proposed Public Utility Installation (Sewage Pumping Station)	3.5.2013	A1 – A2

Approval Conditions

- A1. The submission and implementation of tree preservation and compensatory planting proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- A2. The submission and implementation of fire service installations proposed and the provision of water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-1

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-LI/33

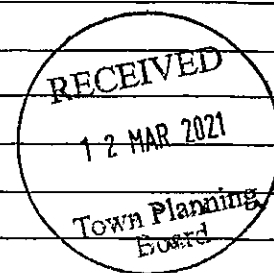
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

1. 如日後工程開展時，部門必須事前與南丫島北段鄉事委員會及大灣村村代表開會；
2. 新泵房設在行人路旁，由於行人路兩旁都是樹木，街燈光線不足，入夜非常黑暗，因此建議新的泵房外圍設計上添加照明設備；
3. 新建泵房位置接近民居，部門必須考慮噪音、臭味等環境衛生等民生問題，以免影響附近居民。

「提意見人」姓名/名稱 Name of person/company making this comment

南丫島北段鄉事委員會主席 - 陳連偉先生



「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date 12/03/2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-2

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk Hongkong Electric Centre, 44 Kennedy Road, Hong Kong

有關的規劃申請編號 The application no. to which the comment relates A/I-LI/33

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Regarding the above re-zoning application, we would like to express our concern on the proposed Sewage Pumping Station as below:

1. Noise abatement and odor control measures should be considered as the proposed Station will be in close proximity to the East Gate of Lamma Power Station.

2. A significant number of facilities, including but not be limited to High Voltage Cables (275kV and 11 kV cables), fresh water pipe, telecommunication cables and fire hydrant system, etc. are located at the vicinity. Any damage to the above facilities would affect our operation and reliability to customers.

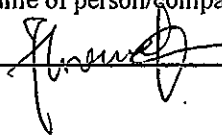
3. A respirable suspended particulate analyzer is located near the security post at the East Gate. The data are transmitted to Environmental Protection Department in real time. The proposed construction works might affect the reliability of such data.

4. The ROAD indicated on Site Plan, is the major route for the fire engines and ambulances to access the Power Station in case of emergency. This route must be kept clear at all times.

C.M. Kan (Ms.) Acting General Manager (Projects)
for and on behalf of The Hongkong Electric Co.,
Ltd.

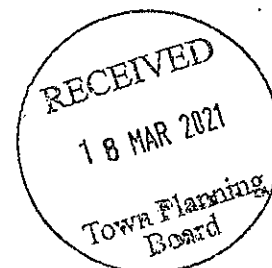
「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

16 March 2021



Advisory Clauses

- (a) to note the comments of District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that the application for Permanent Government Land Allocation (PGLA) for construction of the subject proposed sewage pumping station is being considered by LandsD acting in the capacity as a landlord at its sole discretion. There is no guarantee that the application for PGLA will be approved. If the application for PGLA is approved, it would be subject to such terms and conditions as may be imposed by LandsD;
- (b) to note the comments of Chief Town Planner/Urban Design and Landscape that the applicant is advised to explore opportunities for providing soft landscape treatments to soften the building structure and to enhance the overall landscape quality of the proposed development especially along the access road;
- (c) to note the comments of Head of the Geotechnical Engineering Office (GEO), Civil Engineering and Development Department that any effect of the proposed work on the stability of slope, or vice versa, and any necessary support measures should be addressed in detailed design stage. The geotechnical design of all new slopes and retaining walls, together with the findings of geotechnical investigations and studies on existing man-made slopes and retaining walls which may affect or be affected by the proposed project should be submitted to GEO for checking in accordance with Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002;
- (d) to note the comments of Director of Fire Services that Emergency Vehicular Access arrangement shall comply with Section 6, Part D of the 'Code of Practice for Fire Safety in Buildings 2011' which is administered by the Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of Executive Secretary (Antiquities & Monuments), Antiquities & Monuments Office (AMO) that the measures as proposed in the Archaeological Baseline Review Report prepared by the applicant should be implemented for the construction of the proposed sewage pumping station and the associated works; and relevant section of the Supplementary Preliminary Environmental Review should be updated in response to AMO's comments;
- (f) to note the comments of Director of Leisure and Cultural Services that the applicant is advised to arrange all possible measures to prevent leakage of sewage in order that there would be no environmental impact to the water quality of sea water at the nearby beach; and
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) there are some existing fresh water mains within the Site and are affected by the proposed SPS. In case the applicant considers that diversion of these water mains is not required, the applicant shall follow 'Conditions of Working in the Vicinity of Waterworks Installations' which is available from WSD; and

- (ii) in case the applicant considers that diversion of these water mains is required, they should study the feasibility of diverting these water mains. If diversion is considered feasible, the applicant should submit their proposal for WSD's consideration and approval. The water mains diversion work shall be carried out by the applicant at their own cost to the satisfaction of WSD. WSD will only carry out the connection works to the existing network and the associated connection cost should be borne by the applicant.