L | A | N | B | A | S | E
Surveyors Limited

宏 基 測 量 師 行
9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南 9 號均輝大廈 9 樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: IS/TPN/2445A/L01

30 SEP 2021

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

By Hand

Dear Sir/Madam,

Planning Application for
Temporary Shop and Services
For a Period of 6 Years
Lots 66(Part). 67, 68, 69 and 72(Part) in D.D. 316 Lantau
and adjoining Government Land
Pui O, Lantau Island, New Territories

We act on behalf of Priscilla Investment Limited to submit a planning application under Section 16 of the Town Planning Ordinance for the captioned proposed use.

Five signed original copies of the application form S16-1, together with 70 copies of the Planning Statement Report and an authorization letter, are enclosed herewith for your consideration.

Should you have any queries, please do not hesitate to contact our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Rock K.M. Tsang
Director
Encl.
RK/AL

2021年 10月 2 2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。

This document is received on 2 2 OCT 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.

Form No. S16-1
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)第16條遞交的許可申請

2021年 10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日期。
22 OCT 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.

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 Houses";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SLC/170
	Date Received 收到日期	22 OCT 2021

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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)

PRISCILLA INVESTMENT LIMITED

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

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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）	LOTS 66(PART), 67, 68, 69 AND 72(PART) IN DD 316 LANTAU AND ADJOINING GOVERNMENT LAND, PUI O, LANTAU ISLAND, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 752.4 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 104.53 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	60 sq.m 平方米 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN (OZP) NO. S/SLC/21
(e)	Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f)	Current use(s) 現時用途	VACANT (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) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☐ Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 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) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☐ Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☑ Type (v) 第(v)類 Use / development other than (i) to (iii) above 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，請填妥附件的表格 al undertakings involving the use/storage of Dangerous Goods)"

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(iii) For Type (iii) application 供第(iii)類申請	
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ 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)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

Waiting Space for Car Lift

(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	TEMPORARY SHOP AND SERVICES USE FOR 6 YEARS (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	104.53 ..... sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	0.1389	☑About 約
Proposed site coverage 擬議上蓋面積	13.89 ..... %	☑About 約
Proposed no. of blocks 擬議座數	3	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 ..... 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) 2.6 TO 3 ..... m 米	☐About 約 ☐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	104.53 ..... sq. m 平方米	☑About 約
☐ Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
☐ 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]
1	1	SHOP AND SERVICES
2	1	STORAGE
3	1	SHOP AND SERVICES

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

OPEN AREA

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)

2023

.....

.....

.....

.....

.....

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☐ 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)) ..... ☐ 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）
	No 否	☑
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☐ (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) 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) _____ _____ _____ _____ _____
	No 否	☑
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？	Yes 是	☐ (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) 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) _____ _____ _____ _____ _____
	No 否	☑

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。

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?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☑
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。)	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____		
	_____		

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)

.....
.....
.....
.....
.....

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 PLANNING STATEMENT

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

ROCK K.M. TSANG 曾國鳴 — Name in Block Letters 姓名（請以正楷填寫）

DIRECTOR 董事 — 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 /
☐ RPP 註冊專業規劃師
Others 其他 .....

on behalf of 代表 LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期 30 SEP 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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

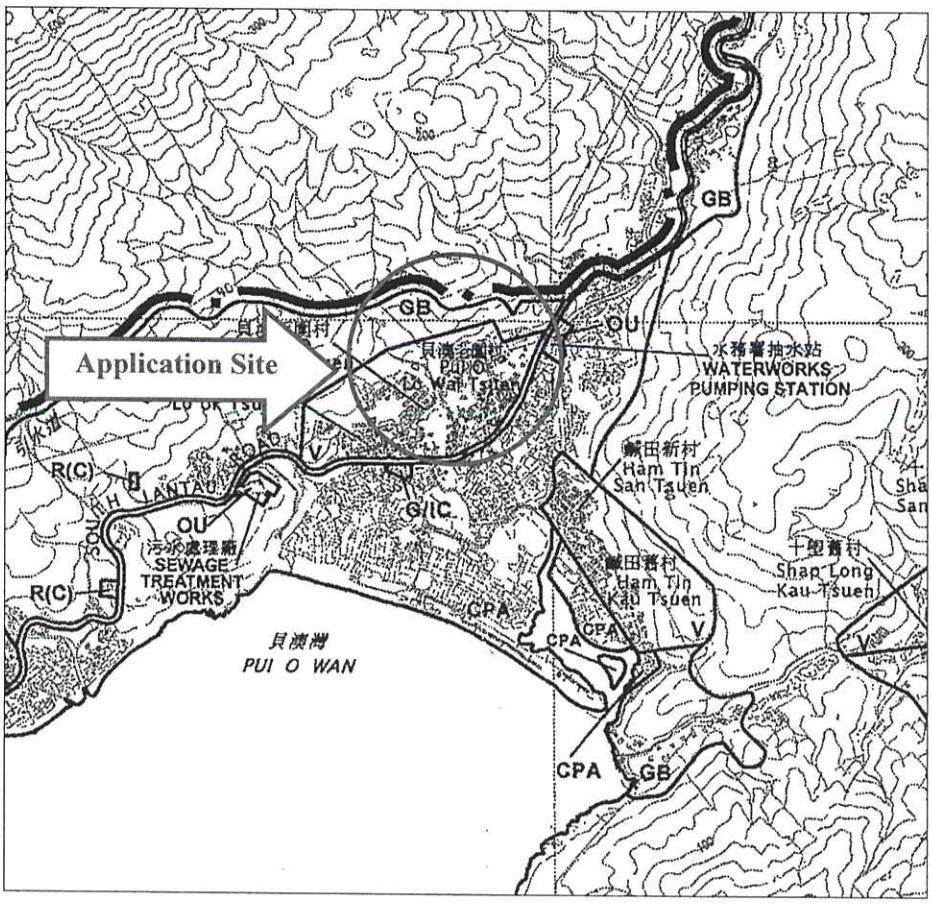
2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

L | A | N | B | A | S | E

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

Planning Application for Temporary Shop and Services For a Period of 6 Years Lots 66(Part). 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land Pui O, Lantau Island, New Territories



Prepared by

LANBASE Surveyors Limited

October 2021

EXECUTIVE SUMMARY

The Application Site ("the Site") comprises Lots 66(Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories. It is located at about 50m west of the residential settlement of Pui O Lo Wai Tsuen and about 30m northeast of the residential settlement of Pui O San Wai Tsuen. The Site is applied for "Temporary Shop and Services" use for a period of 6 years. The Site has an area of about 752.4m^2, including Government Land of about 45.2m^2.

In accordance with the Approved South Lantau Coast Outline Zoning Plan ("OZP") No. S/SLC/21 gazetted on 19.1.2018, the Site falls within an area zoned "Village Type Development" ("V"). The proposed "Shop and Services" use falls within Column 2 of the subject zone requiring planning permission from the Town Planning Board ("the Board").

The subject application for planning permission is justified on the following grounds: 1) No Contravention to the Planning Intention; 2) Similar to Ground Floor Shop of a New Territories Exempted House; 3) Upgrade of the Existing Site Condition; 4) Compatible with the Surrounding Land Uses; 5) Meeting the Local Demand; 6) No Adverse Visual Impact; 7) No Adverse Environmental Impact; and 8) No Adverse Traffic Impact.

申請摘要

申請場地乃新界大嶼山貝澳大嶼山丈量約份316約地段第66號(部份)、第67號、第68號、第69號及第72號(部份)，及毗鄰政府土地。申請場地位於貝澳老圍村住宅區西面約50米及貝澳新圍村住宅區東北面約30米。現申請用作六年「臨時商店及服務行業」用途。申請地段佔地約752.4平方米，包括政府土地約45.2平方米。

是項申請地段位於大嶼山南岸分區計劃大綱核准圖編號S/SLC/21於2018年1月19日發表)內之「鄉村式發展」地帶。「商店及服務行業」屬於該地帶的第二欄用途，需要先向城市規劃委員會作出規劃申請。

是項申請的理由如下：1)無違反規劃意向； 2) 與新界豁免管制屋宇地舖相似； 3) 改善現有場地狀況； 4)與附近的土地用途相融； 5)迎合本地需求； 6) 沒有對視覺造成不良影響； 7)沒有對環境造成不良影響；及8)沒有對交通造成不良影響。

CONTENTS Page

LIST OF APPENDICES

1. INTRODUCTION

1.1 The Application Site ("the Site") comprises Lots 66(Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories. It is located at about 50m west of the residential settlement of Pui O Lo Wai Tsuen and about 30m northeast of the residential settlement of Pui O San Wai Tsuen. In accordance with the Approved South Lantau Coast Outline Zoning Plan ("OZP") No. S/SLC/21 dated 19.1.2018, the Site falls within an area zoned "Village Type Development" ("V"). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

1.2 The current application is applied for the use of "Temporary Shop and Services" for a period of 6 years. According to the Notes of the OZP, "Shop and Services" is categorized as Column 2 use. Therefore, it is required to seek a planning permission from the Town Planning Board (the 'Board').

1.3 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of "Temporary Shop and Services" for a period of 6 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).

1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ("the Site") comprises Lots 66(Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories. The Site has an area of about 752.4m^2, including Government Land of about 45.2m^2. Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 316 Lantau and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Existing Condition

The Site is vacant with a dilapidated temporary structure and some vegetation.

2.4 Surrounding Land Uses

2.4.1 It is located at about 50m west of the residential settlement of Pui O Lo Wai Tsuen.

2.4.2 It is located at about 30m northeast of the residential settlement of Pui O San Wai Tsuen.

2.4.3 There are shop and services and /or eating places located in Pui O Lo Wai Tsuen and Pui O San Wai Tsuen.

2.5 Accessibility

2.5.1 The Site is accessible from a local access road connecting to Pui O Lo Wai Tseun and South Lantau Road.

2.5.2 Public transports such as franchised buses and taxis serve the area.

3. TOWN PLANNING

3.1 The Site falls within an area zoned "Village Type Development" ("V") on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 dated 19.1.2018. Extract of the OZP are attached at **Appendix 1**.

3.2 The planning intention of the "V" zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

3.3 As stipulated in the Notes of the OZP, "Shop and Services" is categorized as Column 2 use. A planning permission is required by the Board for the proposed "Temporary Shop and Services" use.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of "Temporary Shop and Services" on Site for a period of 6 years in order to provide some shop and services mainly for retail shop of agricultural products and the related commercial activities to serve local community.

4.2 Proposed Use and Site Layout

It is proposed to develop two single-storey temporary structures and maintain an existing structure to provide "Shop and Services" use on site, and provide a temporary wooden walking platform connecting the private lots for accessibility.

4.3 Site Area and GFA

The Site has an area of about 752.4m^2, including Government Land of about 45.2m^2. The proposed GFA is about 104.53m^2.

4.4 Operation Hours

The proposed "Temporary Shop and Services" would be operated from 8am to 11pm daily (from Monday to Sunday and Public Holidays).

4.5 Traffic

4.5.1 Due to small scale of the Site and no vehicular access, no heavy traffic flow would be generated.

4.5.2 There would be some traffic arrangement, as listed below:

(a) there would be only 1 to 2 times of good delivery by light goods vehicles per week;
(b) loading / unloading activities would only take place by the light goods vans at Pui O Lo Wai Village parking drop off area; and
(c) the goods would be transported by trolley from the Pui O Lo Wai Village parking drop off area to the Site via a local walking path.

4.5.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

4.6 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable.

4.7 Landscape

The existing trees on site would be well preserved.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

5. JUSTIFICATIONS

5.1 No Contravention to the Planning Intention

Although the subject "V" zone is primarily intended for development of Small Houses by indigenous villagers and to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services, selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House, and other commercial, community and recreational uses may be permitted on application to the Town Planning Board. In addition, approval of the proposed use on a temporary basis will not prejudice the future long term planning of the area. Therefore, the proposed "Temporary Shop and Services" use is considered not contravene to the subject planning intention.

5.2 Similar to Ground Floor Shop of a New Territories Exempted House

According to the Notes of the OZP, "Shop and Services" is an always-permitted use on the ground floor of a New Territories Exempted House ("NTEH"). Although the proposed "Shop and Services" is not situated on ground floor of a NTEH, there would be only three single-storey temporary structures with total GFA of about 104.53m^2 that is similar to the scale of a ground floor of a NTEH. Therefore, the proposed "Temporary Shop and Services" is similar to a ground floor shop of a NTEH and it should be allowed on the Site.

5.3 Upgrade of the Existing Site Condition

The Site is a vacant site with a dilapidated temporary structure and some vegetation. Approval of the proposed "Temporary Shop and Services" would definitely upgrade the site condition in terms of neatness and land use.

5.4 Compatible with the Surrounding Land Uses

There are some local shops and eating places in the nearby Pui O Lo Wai Tsuen and Pui O San Wai Tsuen. Therefore, the proposed "Temporary Shop and Services" use is compatible with the surrounding land uses.

5.5 Meeting the Local Demand

Although there are many people living in the area, there is inadequate local shop and services serving the local community. Under this situation, the proposed "Temporary Shop and Services" would provide local residents one more choice for supporting their daily necessities, and no activities associated with general merchandise operators would be allowed.

5.6 No Adverse Visual Impact

The proposed "Temporary Shop and Services" would only involve a development of three temporary single-storey structures with a maximum height of 3m, which is lower than the surrounding houses development. Therefore, the proposed use would unlikely have significant adverse visual impact to the vicinity.

5.7 No Adverse Environmental Impact

It is considered that the proposed "Temporary Shop and Services" use is a less environmental sensitive use, and there would be appropriate drainage facilities and landscaping provided within the Site. Therefore, no adverse environmental impact is anticipated.

5.8 No Adverse Traffic Impact

5.8.1 Due to small scale of the Site and no vehicular access, no heavy traffic flow would be generated.

5.8.2 There would be some traffic arrangement, as listed below:

(a) there would be only 1 to 2 times of good delivery by light goods vehicles per week;
(b) loading / unloading activities would only take place by the light goods vans at Pui O Lo Wai Village parking drop off area; and
(c) the goods would be transported by trolley from the Pui O Lo Wai Village parking drop off area to the Site via a local walking path.

5.8.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services" on the Site for a period of 6 years under S.16 of the Town Planning Ordinance.

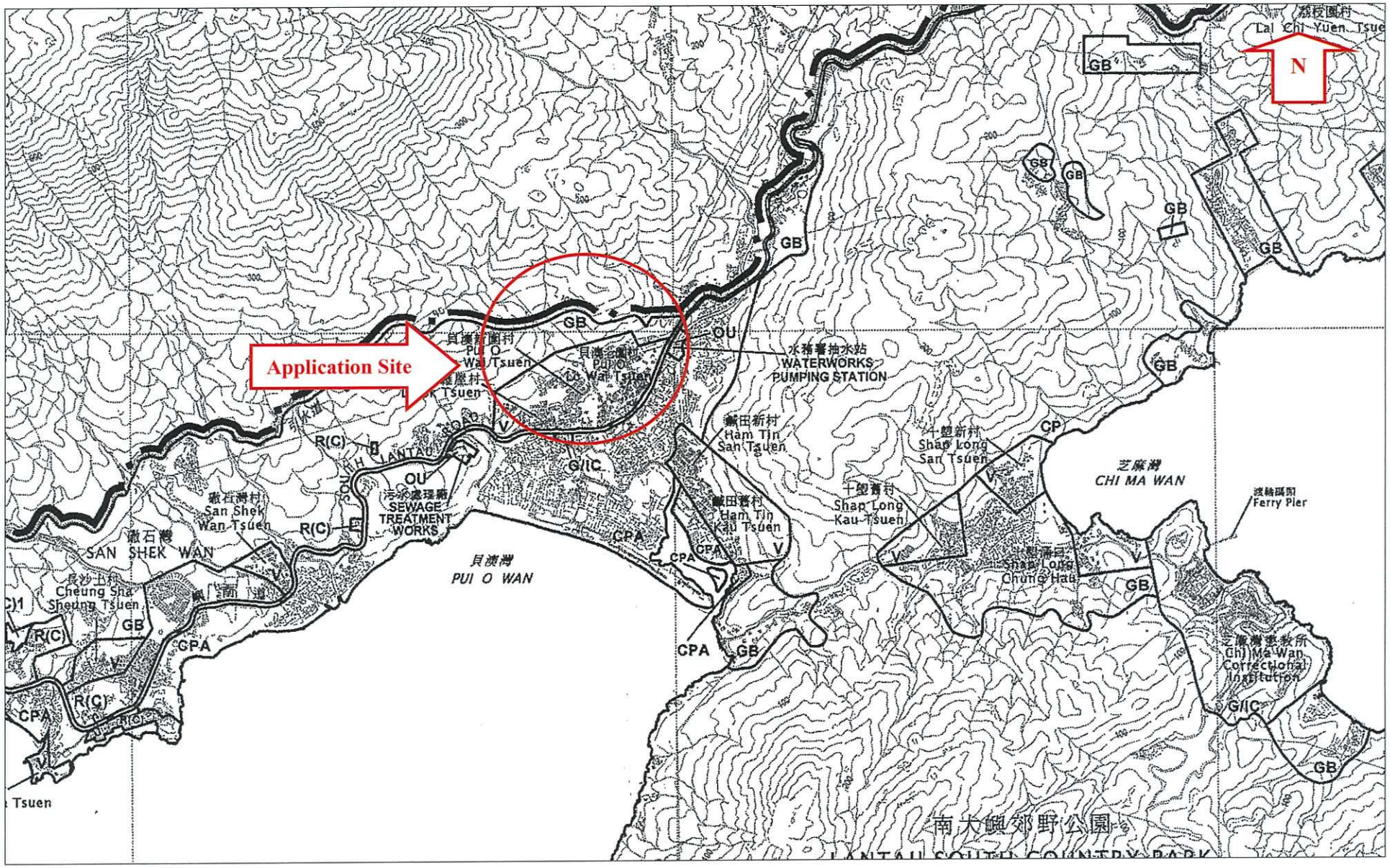
6.2 With regard to the followings:

- no contravention to the planning intention;
- similar to ground floor shop of a New Territories Exempted House;
- upgrade of the existing site condition;
- compatible with the surrounding land uses;
- meeting the local demand;
- no adverse visual impact;
- no adverse environmental impact; and
- no adverse traffic impact,

the Board is requested to approve the planning application for the use of "Temporary Shop and Services" on the Site for 6 years or a period considered appropriate.

APPENDIX 1

Extract of the Approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/21 dated 19.1.2018 and its Relevant Notes



For Identification Only

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Petrol Filling Station Pier Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (not elsewhere specified, excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

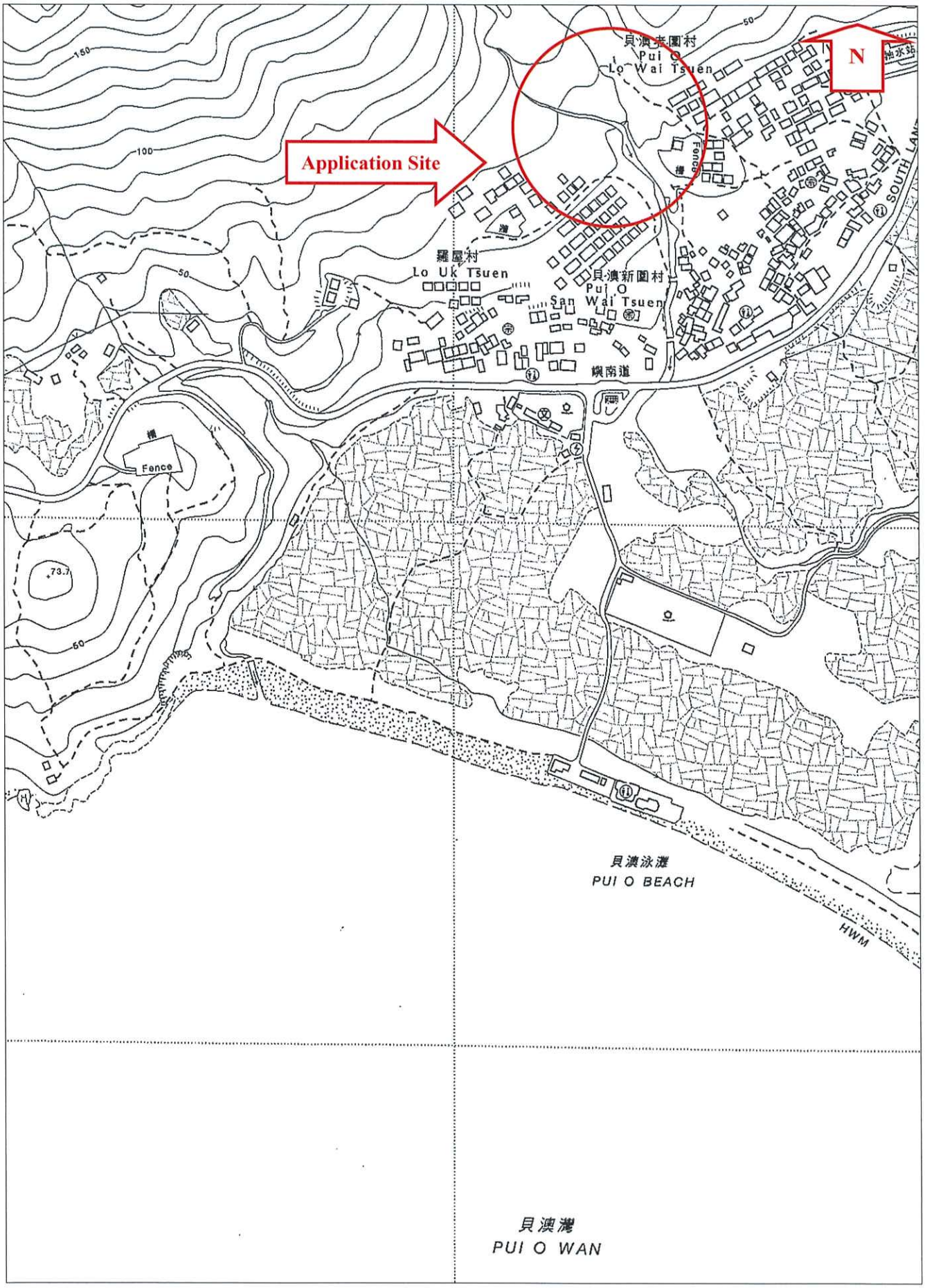
Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by Town Planning Board on application under section 16 of the Town Planning Ordinance.

APPENDIX 2

Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖
LOT INDEX PLAN

摘要說明： 本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明： 如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

地政總署測繪處
Survey and Mapping Office
Lands Department

比例尺 SCALE 1 : 1 000

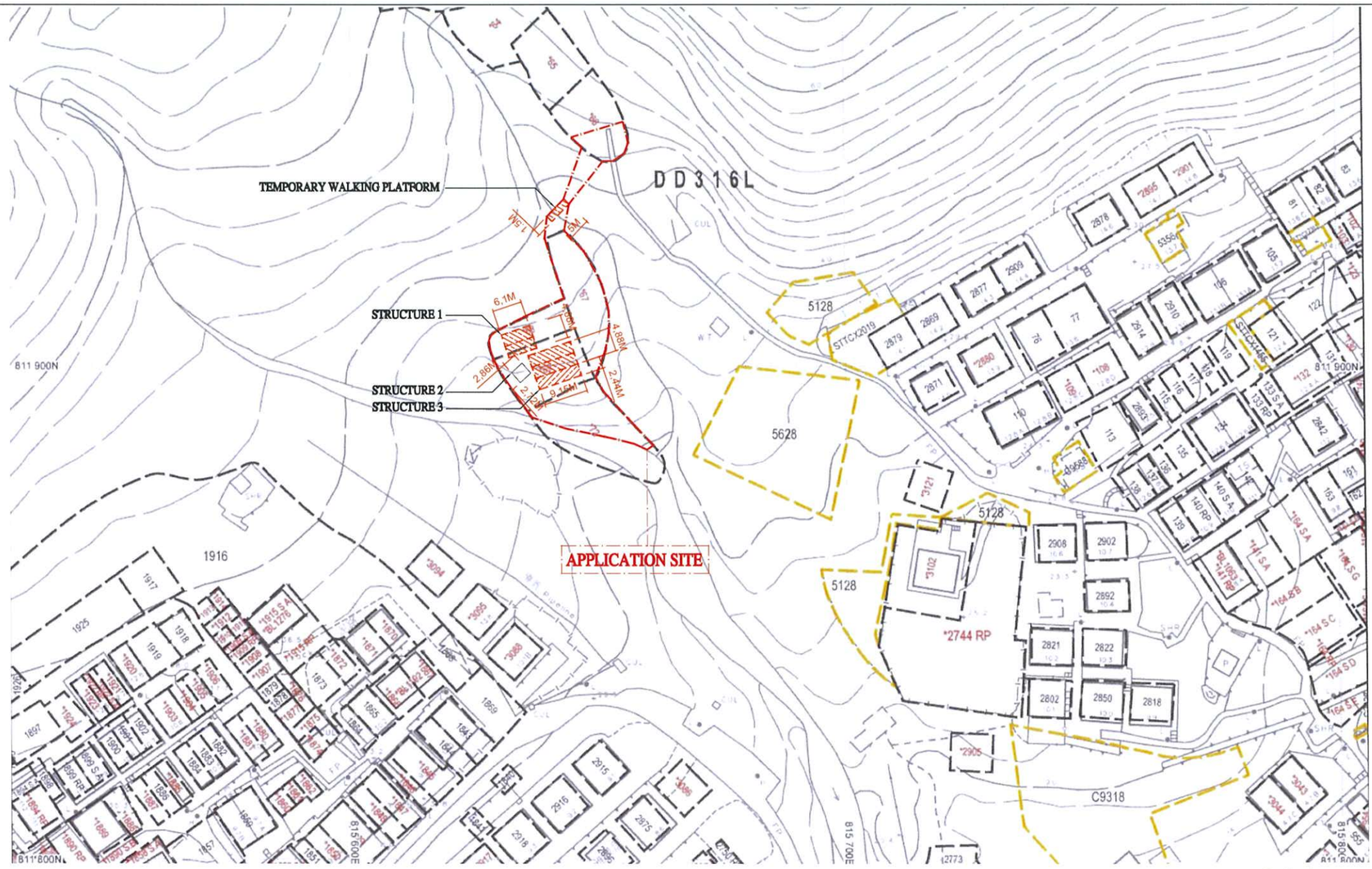
metres 10 0 10 20 30 40 50 metres

Locality :	
Lot Index Plan No. :	ags_S00000074713_0001
District Survey Office :	Lands Information Center
Date :	01-Jun-2021
Reference No. :	10-SW-21C,10-SW-21D,14-NW-1A,14-NW-1B

For Identification Only

APPENDIX 4

Proposed Layout Plan



比例尺 SCALE 1 : 1 000

0 10 20 30 40 50 metres

NO.	STRUCTURE USE	DIMENSIONS	NO. OF STOREY	G.F.A.	COVERED AREA
1	CONTAINER STRUCTURED RETAIL SHOP	6.1M(L) X 4.88M(W) X 2.6M(H)	1	29.77 SQ.M.	29.77 SQ.M.
2	STORAGE	2.86M(L) X 2.72M(W) X 2.6M(H)	1	7.78 SQ.M.	7.78 SQ.M.
3	OPEN SHED FOR OPEN MARKET AREA	9.15M(L) X 7.32M(W) X 3M(H)	1	66.98 SQ.M.	66.98 SQ.M.
			TOTAL:	104.53 SQ.M.	104.53 SQ.M.

Architect

ARCH-IF ARCHITECTS LIMITED

Project

NEW TEMPORARY SHOP (VEGETABLE MARKET) & NEW COVER AREA
TOPOGRAPHICAL SURVEY
LOT Nos. 62, 63, 64, 65, 66, 67, 68, 69 & 72 IN D.D. 316 LANTAU.

Designed By	Drawn By	Date Drawn	Checked By
CF	CL	31 AUG 2021	CF

Drawing Title: **LAYOUT PLAN**

Project No.	Scale	Drawing No.	Rev.
--	N.T.S.	PL-001	A

APPENDIX 5

Site Photos

Site Photos

Application Site

L A N B A S E
Surveyors Limited

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南 9 號均輝大廈 9 樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: IS/TPN/2445A/L02

21 October 2021

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

Planning Application for
Temporary Shop and Services
For a Period of 6 Years
Lots 66(Part). 67, 68, 69 and 72(Part) in D.D. 316 Lantau
and adjoining Government Land
Pui O, Lantau Island, New Territories

We refer to the captioned planning application submitted on 30 September 2021.

We would like to clarify that the site area is about 752.4m^2 including Government Land of about 60m^2. Attached please also find a set of revised Executive Summary for submission.

Should you have any queries, please do not hesitate to contact our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Rock K.M. Tsang
Director
Encl.
RK/AL

2021年 10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。

This document is received on 22 OCT 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.

C. K. Chan MHKIS RPS(GP) Rock K. M. Tsang MHKIS MRICS RPS(GP)

EXECUTIVE SUMMARY

The Application Site ("the Site") comprises Lots 66(Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories. It is located at about 50m west of the residential settlement of Pui O Lo Wai Tsuen and about 30m northeast of the residential settlement of Pui O San Wai Tsuen. The Site is applied for "Temporary Shop and Services" use for a period of 6 years. The Site has an area of about 752.4m^2, including Government Land of about 60m^2.

In accordance with the Approved South Lantau Coast Outline Zoning Plan ("OZP") No. S/SLC/21 gazetted on 19.1.2018, the Site falls within an area zoned "Village Type Development" ("V"). The proposed "Shop and Services" use falls within Column 2 of the subject zone requiring planning permission from the Town Planning Board ("the Board").

The subject application for planning permission is justified on the following grounds: 1) No Contravention to the Planning Intention; 2) Similar to Ground Floor Shop of a New Territories Exempted House; 3) Upgrade of the Existing Site Condition; 4) Compatible with the Surrounding Land Uses; 5) Meeting the Local Demand; 6) No Adverse Visual Impact; 7) No Adverse Environmental Impact; and 8) No Adverse Traffic Impact.

申請摘要

申請場地乃新界大嶼山貝澳大嶼山丈量約份316約地段第66號(部份)、第67號、第68號、第69號及第72號(部份)，及毗鄰政府土地。申請場地位於貝澳老圍村住宅區西面約50米及貝澳新圍村住宅區東北面約30米。現申請用作六年「臨時商店及服務行業」用途。申請地段佔地約752.4平方米，包括政府土地約60平方米。

是項申請地段位於大嶼山南岸分區計劃大綱核准圖編號S/SLC/21於2018年1月19日發表)內之「鄉村式發展」地帶。「商店及服務行業」屬於該地帶的第二欄用途，需要先向城市規劃委員會作出規劃申請。

是項申請的理由如下：1)無違反規劃意向； 2) 與新界豁免管制屋宇地舖相似； 3) 改善現有場地狀況； 4)與附近的土地用途相融； 5) 迎合本地需求； 6) 沒有對視覺造成不良影響； 7)沒有對環境造成不良影響；及8)沒有對交通造成不良影響。

L | A | N | B | A | S | E
Surveyors Limited

宏 基 測 量 師 行
9/F, Heng Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南 9 號均瑤大廈 9 樓
Estate Agent Licence (Company) No. C-006243 地產代理 (公司) 牌照號碼: C-006243

Our Ref.: IS/TPN/2445A/L04

17 January 2022

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

By Post

Dear Sir/Madam,

Planning Application for
Temporary Shop and Services
For a Period of 6 Years
Lots 66(Part). 67, 68, 69 and 72(Part) in D.D. 316 Lantau
and adjoining Government Land
Pui O, Lantau Island, New Territories
(Planning Application No. A/SLC/170)

We refer to the captioned planning application.

We would like to provide herewith 70 sets of "Response-to-Comments" for re-activating the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Rock K.M. Tsang
Director
Encl.
RK/AL

Response-to-Comments

	Departmental Comments	Responses
	District Planning Office, Sai Kung and Islands, Planning Department (DPO/SKIs) **(Contact: Kanic Kwok at 2158-6167)**	
(a)	It is noted that the application involves part of Lot 66 in DD316L. Grateful if you could advise the current and proposed use of the remaining portion of Lot 66;	The current and proposed use of the remaining portion of Lot 66 is farmland.
(b)	Please advise whether the proposed temporary shop and service on the application site will serve the current/proposed use at the remaining portion of Lot 66; and	The proposed temporary shop and service on the application site will serve but not limit the current/proposed use at the remaining portion of Lot 66.
(c)	Please advise if there is any site formation works for the proposed temporary shop and service at the application site.	Please note that, except localised and minor ground levelling for siting the temporary buildings, no site formation work is required for the proposed temporary shop and service at the application site.
	Urban Design and Landscape Unit, Planning Department (UD&L, PlanD) **(Contact: Charmaine Tsang at 2231-4905)**	
	The Applicant should note that approval of the section 16 application by the TPB does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority / government department(s) direct to obtain necessary approval on tree works.	Noted.
	Agriculture, Fisheries and Conservation Department (AFCD) **(Contact: Connie Ng at 2150-6944)**	

	The proposed site, comprising mostly private lots in the "V" zone, is a scrubby area scattered with groups of trees. Two natural watercourses are found traversing the site in its south side and the middle portion. While the applicant stated the intention of preserving the trees on-site, there lack details on how tree preservation would be implemented. Moreover, the applicant should elaborate any potential impact to the watercourses due to the construction and operation of the proposed use, such as the proposed drainage facilities and stream crossings (if any), and supplement measures to be undertaken to avoid impact to the watercourses.	Noted. Please see the Tree Preservation Proposal at **Appendix 1**. For potential impact on the watercourses due to the construction phase of the Proposed Development, mitigation measures as stipulated in government departments' guidelines below shall be provided, implemented and maintained: (1) Practice Note for Authorized Persons and Registered Structural Engineers (PNAP) ADV-4 Control of Environmental Nuisance from Construction Sites published by the Building Department (BD); (2) PNAP ADV-27 Protection of Natural Streams / Rivers from Adverse Impacts arising from Construction Works published by BD; (3) Practice Note for Registered Contractor (PNRC) 17 Control of Environmental Nuisance from Construction Sites published by BD; (4) PNRC 61 Protection of natural streams/rivers from adverse impacts arising from construction works published by BD; (5) Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) PN 1/94 Construction Site Drainage published by the Environmental Protection Department (EPD); and (6) Recommended Pollution Control Clauses for Construction Contracts published by EPD.

		For operation, sand trap will be provided to the stormwater drainage system which the drainage layout will be submitted to BD for approval. With the above-mentioned mitigation measures, adverse impact on the watercourses is not anticipated.
	<u>Drainage Services Department (DSD)</u> **(Contact: Amy Chu at 3101-2897)**	
(2)	The development would affect watercourse or drainage path, therefore a Drainage Impact Assessment (DIA) shall be provided with the application to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. The procedures on the application of the drainage impact assessment process shall be referred to the document – Drainage Services Department Advice Note No. 1 "Application of the Drainage Impact Assessment Process to Private Sector Projects" for private developments.	Noted. Please see the Drainage Impact Assessment (DIA) at **Appendix 2**.
(3)	The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction.	Noted.
(4)	All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. The applicant should be reminded to minimize the possible adverse environmental impacts on the existing	Noted.

	streamcourse during construction.	
	<u>Geotechnical Engineering Office of Civil Engineering and Development Department (GEO, CEDD)</u> **(Contact: Dereck Chiu at 2762-5403)**	
(i)	The subject site is overlooked by steep natural terrain and meet the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards; assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GWO Advice Note.	Noted. Please see the Geotechnical Planning Review Report (GPRR) at **Appendix 3**.
(ii)	Given the temporary nature and the proposed use as shop of the subject site, the requirement for NTHS might make the case not economically viable. As an alternative, part of the subject site may be designated as a 'no-build' zone, within which no critical facilities (i.e. facilities under Groups 1 to 3 in the attached table) should be located. The suggested extent of the 'no-build' zone is shown in the attached plan. With the inclusion of the 'no-build' zone, the requirement of NTHS may be waived.	Noted. Please note that the proposed temporary structure would not fall within the 'no-build' zone. Therefore, the requirement of NTHS can be waived.

Appendix 1

Tree Preservation Proposal

CONTENTS

APPENDICES

1.0 Introduction

1.1 The proposed temporary shop and services is located at Lots 66(Part), 67, 68 and 72(Part) in D.D.316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories (the Proposed Development). This report is prepared in support of the Proposed Development under this Planning Application.

1.2 This proposal outlines the approach and findings of the tree survey and describes the type, number and condition of all existing trees found within the Site. Effort was also made to advise the values of the existing vegetation and necessary protection approach. The tree survey was conducted on **07.01.2022**.

1.3 The following legislation, standards and guidelines are applicable to the tree survey, felling, and compensatory planting associated with the proposed building works for the project.

- DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees; and
- LAO Practice Note No. 2/2020 – Tree Preservation and Tree Removal Application for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease.

1.4 This landscape proposal presents:
- The existing tree vegetation; and
- Proposal for Tree Preservation.

2.0 The Site and Its Context

2.1 The Site is situated at Lots 66(Part), 67, 68 and 72(Part) in D.D.316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories. To the immediate east of the Site is Pui O Lo Wai Tsuen while Pui O San Wai Tsuen is located to its south. There is an existing substandard road connecting to the Site and South Lantau Road.

2.2 The Site is a gentle sloping land and is vacant currently. There is a dilapidated temporary structure found within the Site. Most of them are in poor tree form and fair health conditions. In accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees (OVT) and the Forests and Countryside Ordinance, no OVT or protected species has been identified within the Site.

2.3 The landscape character of the site and its surroundings are in rural character consisting mainly villages, e.g. Lo Wai Tsuen, Ham Tin San Tsuen, and natural hillsides, e.g. Lantau South Country Park.

3.0 The Proposed Development

3.1 It is proposed to develop two single-storey temporary structures and maintain an existing structure to provide "Shop and Services" use on site and provide a temporary wooden walking platform connecting the private lots for accessibility. Drawings of the Proposed Development could refer to Architect's drawings submitted under the same application.

3.2 The proposed temporary structure aims for a temporary use and they will be located at areas without disturbance to existing trees. The detailed tree assessment shall refer to the **Para 4.0** below. The development layout has overlaid on the Tree Survey Plan to illustrate the impact of the Proposed Development on existing vegetation. The tree survey plan and tree assessment schedule are included in **Appendix A** and **Appendix B** for reference.

4.0 Existing Vegetation

4.1 A tree survey was carried out on **07.01.2022** in accordance with LAO PN No. 2/2020. A total of **8** trees within the Site were recorded. The photographic records of these existing trees are in **Appendix C**. The surveyed existing tree species are outlined below:

Table 1.0 Existing Tree Species Summary (Surveyed Trees)

Scientific Name	Chinese Name	Quantity	Tree No.
Artocarpus heterophyllus	菠蘿蜜	1	T03
Clausena lansium	黃皮	1	T02
Dimocarpus longan	龍眼	1	T05
Litchi chinensis	荔枝	1	T01
Mallotus paniculatus	白楸	1	T04
Sterculia lanceolata	假蘋婆	1	T06
Syzygium jambos	蒲桃	2	T07, T08
	Total:	**8**	

4.2 There is no particular dominant species within the Site. Majority of them are common fruit trees, i.e. *Artocarpus heterophyllus* 菠蘿蜜, *Clausena lansium* 黃皮, *Dimocarpus longan* 龍眼, *Litchi chinensis* 荔枝, *Syzygium jambos* 蒲桃 which is probably planted by the local villagers.

4.3 The health condition of the bulk of these trees is generally in Fair condition (**100.0%**).

4.4 No OVT or protected species has been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees, and the Forests and Countryside Ordinance respectively.

5.0 Recommendation

5.1 In this Proposed development, the proposed structures for temporary use are strategically located at vacant areas in order to minimize disturbance to existing trees. Therefore, all the existing trees will be preserved in situ and maintained by the Applicant. The proposed building layout has been overlaid on **Tree Survey Plan** in **Appendix A** to illustrate the impact on the existing trees. **Table 2.0** provides a summary of the recommendation for the treatment of these surveyed existing trees.

Table 2.0 Summary of Tree Recommendation

Recommendation	Number of Trees	Percentage
Trees to be Retained	8	100%
Trees to be Transplanted	0	0
Trees to be Felled	0	0
Total Number of Trees	**8**	0

Retention of Trees

5.2 All 8 existing trees within Site will be unaffected by the Proposed development. They are growing to the north of the Site, close to the entrance area. The retained trees will be protected and maintained in accordance with the details in Section 25 – Landscape Work in the General Specification for Building (2017) and relevant guidelines promulgated by DEVB.

6.0 PROPOSAL FOR TREE PRESERVATION

6.1 In this project, **8** trees within Application Site Boundary will be retained on site. The following measures should be undertaken for the preservation and protection of existing trees in surrounding areas:

6.2 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with and LAO Practice Note No. 2/2020 "Tree Preservation and Tree Removal Application for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.

6.3 It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 – Landscape Work in the General Specification for Building (2017).

6.4 Appropriate protection to these trees, e.g. wrapping of the tree stems with protective cover will be adopted during the construction process. As a precautionary measure and only if necessary, pruning of branches of existing trees identified for retention will be on an absolute need basis and strictly adhere to the principle of crown thinning in maintaining their form and amenity value. The tree preservation works will be implemented by approved Landscape Contractors and inspected and approved on site by a qualified Landscape Architect. The site situation will be carefully monitored, including the key stages in the preparation of the trees, the implementation of protection measures and health monitoring throughout the construction period. A tree protection specification would be included within the contract document.

6.5 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to management office of the site.

APPENDIX A

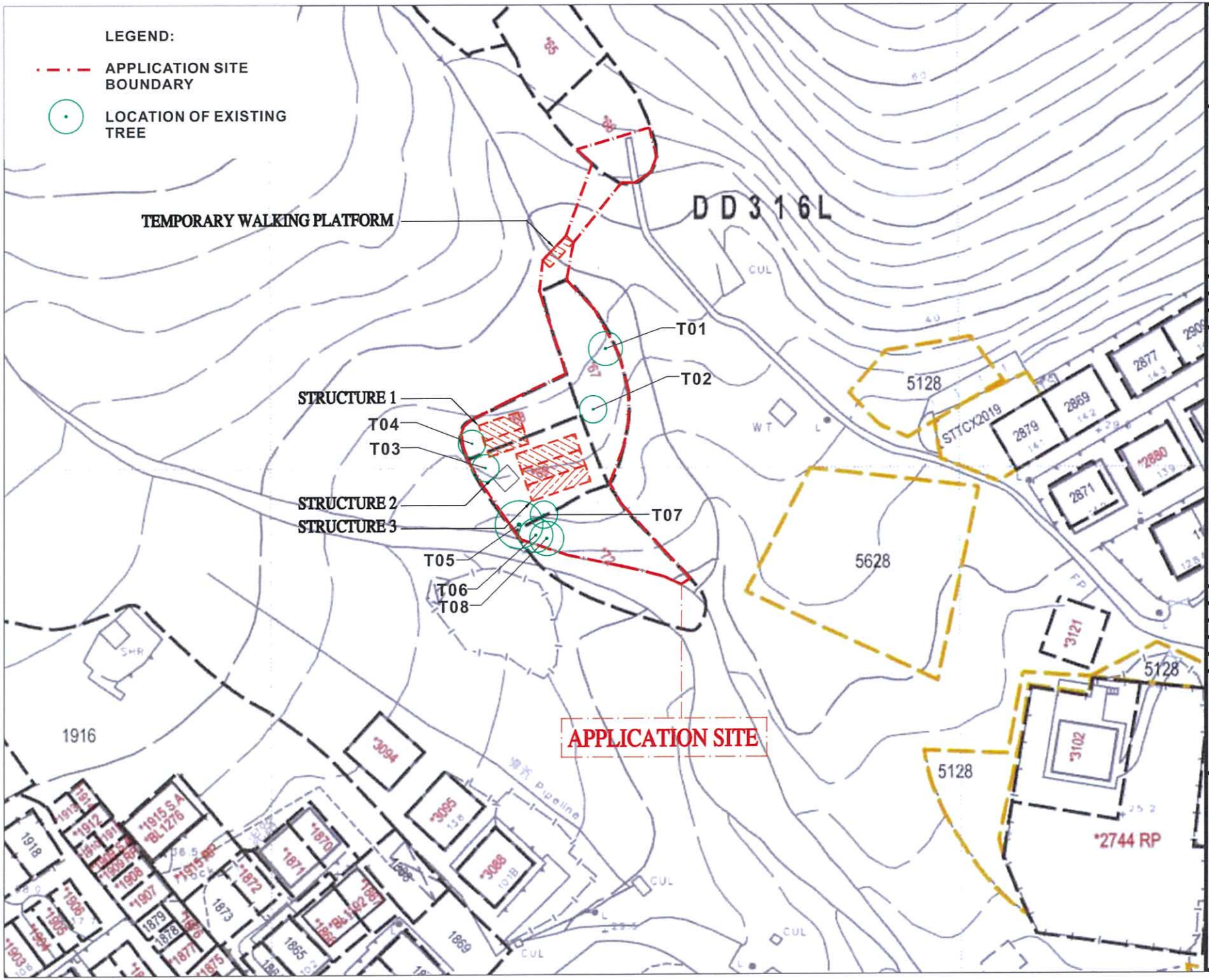
TREE SURVEY PLAN

APPENDIX B

TREE ASSESSMENT SCHEDULE

APPENDIX C

PHOTOGRAPHIC RECORD OF EXISTING TREES



PROJECT :

TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 6 YEARS AT VARIOUS LOTS IN D.D. 316 LANTAU AND ADJOINING GOVERNMENT LAND, PUI O, LANTAU ISLAND, N.T.

DRAWING TITLE :

TREE SURVEY PLAN

PROJECT No. C2144

DRAWING No. C2144-TS01

SCALE : 1:500

DATE OF ISSUE : JAN 2022

CAD FILENAME : C2144-TS01

REV	DESCRIPTION	DATE

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN PONT COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔譚臣道5-11號,
信邦商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

Tree Assessment Schedule at
Planning Application for Temporary Shop and Services for a Period of 6 Years at Lots 66(part), 67, 68, 69 and 72 (Part) in D.D. 316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories
Prepared by Ted Lam (R.L.A. No. R-873) on 07.01.2022
To be read in conjunction with Tree Survey Plan, dwg. no. C2144-TS01

Tree	Name		Original Location	Size			Form	Health	Amenity Value	Survival Rate after Transplantation	Proposed Treatment	Justification	Remark
No.	Botancial Name	Chinese Name	(Within/Outside Site Boundary)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T01	*Litchi chinensis*	荔枝	Within Site Boundary	254	4.0	5.0	Poor	Fair	Low	Med	Retain	-	Included bark, Multiple trunks, Old termite track on wound, Wound on trunk
T02	*Clausena lansium*	黃皮	Within Site Boundary	138	3.0	4.0	Poor	Fair	Low	Med	Retain	-	Decay on trunk, Included bark, Multiple trunks, Restricted root
T03	*Artocarpus heterophyllus*	菠蘿蜜	Within Site Boundary	296	7.0	4.0	Poor	Fair	Low	Low	Retain	-	Cross trunks, Dead branch, Exposed dead wood, Multiple trunks, Restricted root, Wire embedded in trunk
T04	*Mallotus paniculatus*	白楸	Within Site Boundary	192	6.0	4.0	Poor	Fair	Low	Low	Retain	-	Co-dominant trunks, Crooked branch, Included bark, Restricted root
T05	*Dimocarpus longan*	龍眼	Within Site Boundary	428	8.0	7.0	Poor	Fair	Low	Low	Retain	-	Cavity on branch, Cross branches, Dead twigs, Restricted root
T06	*Sterculia lanceolata*	假蘇鐵	Within Site Boundary	142	8.0	5.0	Poor	Fair	Low	Low	Retain	-	Girdling root by T8, Restricted root, Trunk bending
T07	*Syzygium jambos*	蒲桃	Within Site Boundary	202	5.0	4.0	Poor	Fair	Low	Low	Retain	-	Cavity on trunk_1, Cavity on trunk_2, Crack on trunk, Leaning, Old termite track in cavity
T08	*Syzygium jambos*	蒲桃	Within Site Boundary	134	7.0	5.0	Poor	Fair	Low	Low	Retain	-	Co-dominant trunks, Girdling root on T6, Restricted root, Trunk topped

*Justification for Tree felling:

1. Tree is in direct conflict with the proposed works.
2. Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. no rock, steep slope, shallow substratum, structures).
3. Weedy species without special ecological significance or species creating maintenance problem.
4. Tree with poor health and/or form for transplantation.
5. Lack of access for transplantation machinery or vehicle.
6. Species of low post-transplantation survival rate.
7. Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.

Proposed Treatment to Existing Trees

Total No. of Trees	8 nos.
Trees to be Retained	8 nos.
Trees to be Felled	0
Trees to be Transplanted	0

T01 (R)

T01 - Overall View (R)

T01 - Tree Trunk (R)

T01 - Included Bark (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T01- Old Termite Track on Wound (R)

T01- Wound on Trunk (R)

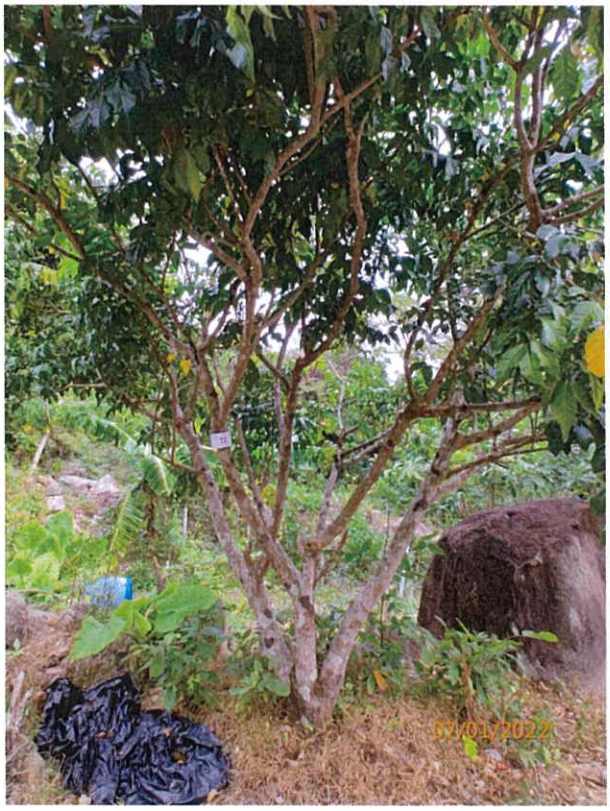
T01- Multiple Trunk (R)

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T02 (R)

T02 - Overall View (R)



T02 - Tree Trunk (R)

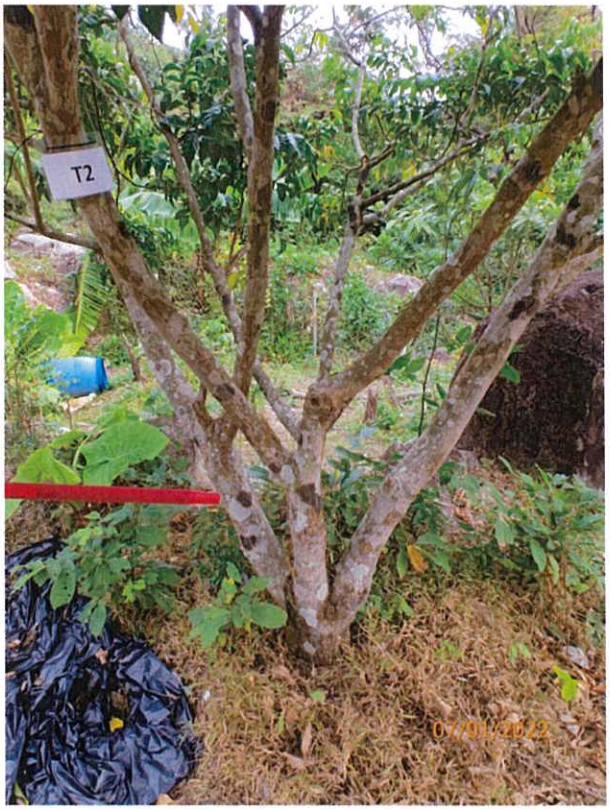
T02 - Root Collar (R)

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T02 - Decay on Trunk (R)

T02 - Included Bark (R)



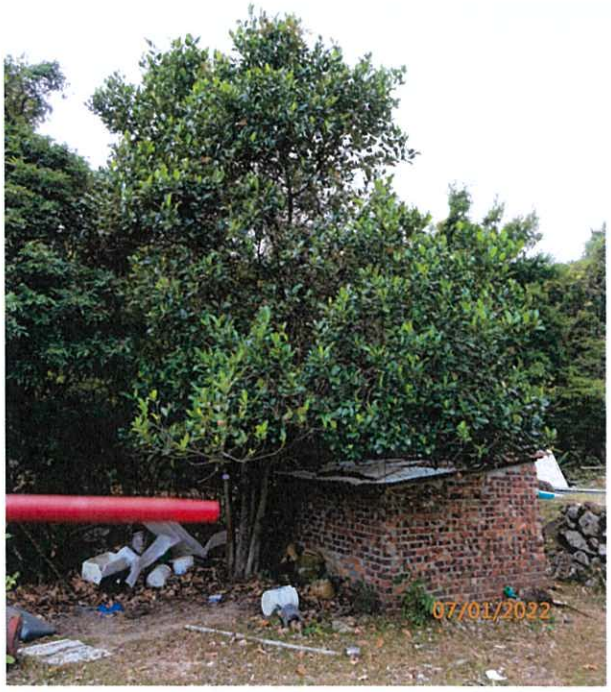
T02 - multiple trunk (R)

T02 - restricted root (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T03 (R)



T03 - Overall View (R)

T03 - Tree Trunk (R)

T03 - Root Collar (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T03 - cross trunk (T)

T03 - dead branches (T)

T03 - exposed dead wound (T)

T03 - wire embedded in trunk (T)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T04 (R)

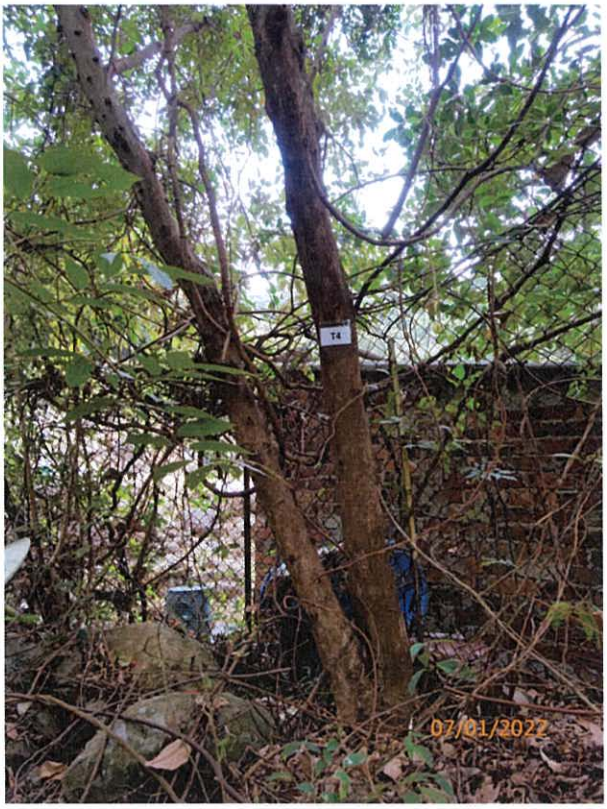
T04 - Overall View (R)

T04 - Tree Trunk (R)

T04 - Root Collar (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant



T04 - codominant trunk (R)

T04 - crooked branches (R)

T04 - Included bark (R)

T04 - restricted root (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T05 (R)

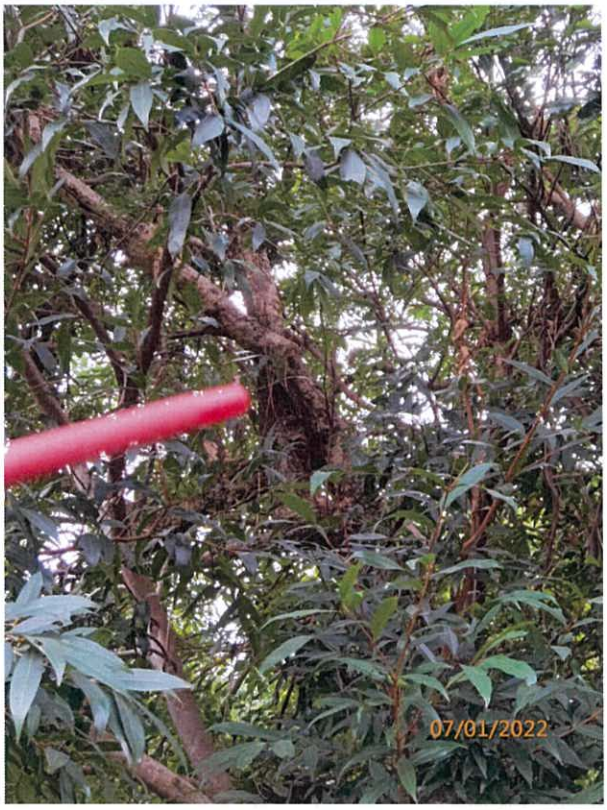
T05 - Overall View (R)

T05 - Tree Trunk (R)

T05 - Root Collar (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant



T05 - cavity on trunk (R)

T05 - crossed branches (R)

T05 - Dead Twigs (R)

T05 - restricted root (R)

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T06 (R)

T06 - Overall View (R)

T06 - Tree Trunk (R)

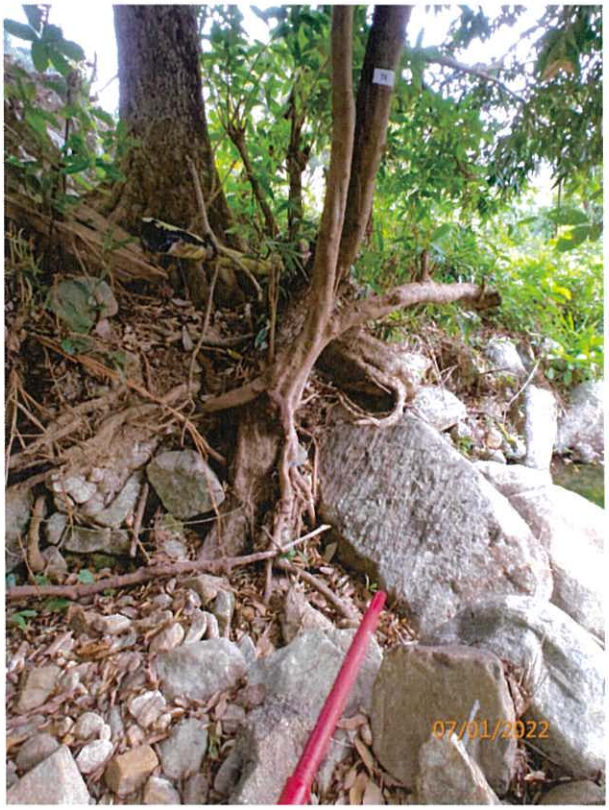
T06 - Root Collar (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T06 - girdling root (R)

T06 - bent at basal (R)



T06 - restricted root (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T07 (R)

T07 - Overall View (R)

T07 - Tree Trunk (R)

T07 - Root Collar (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T07 - Cavity at basal (R)

T07 - Cavity on Trunk (R)

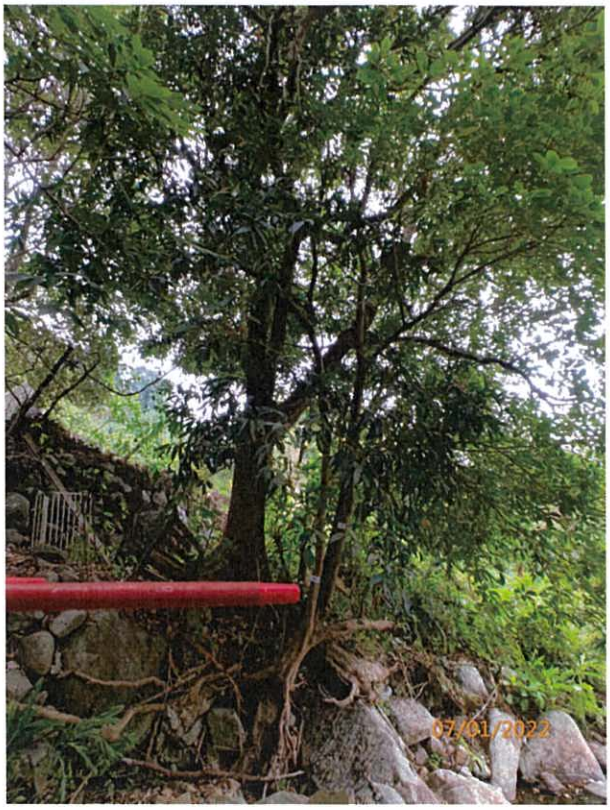
T07 - Crack on Trunk (R)

T07 Old Termite Track in Cavity (R)

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T08 (R)



T08 - Overall View (R)

T08 - Tree Trunk (R)

T08 - Root Collar (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T08 - Codominant Trunk (R)

T08 - Girdling Root (R)

T08 - Restricted Root (R)

T08 - Topped Trunk (R)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

Appendix 2

Drainage Impact Assessment (DIA)

SMEC

Member of the Surbana Jurong Group

local people
global experience

D01 – Drainage Impact Assessment Report

Proposed Development at Lot Nos 67 to 72 in DD 316L, Pui O, Lantau Island

Prepared for Priscilla Investment Ltd
11 January 2022

SMEC INTERNAL REF. 7076866

Document Control

Document:	D01 – Drainage Impact Assessment Report
File Location:	Z:\Jobs\7076866 - Priscilla - DIA in DD316L Pui O\08 Submission
Project Name:	Proposed Development at Lot Nos 67 to 72 in DD 316L, Pui O, Lantau Island
Project Number:	7076866
Revision Number:	1.0

Revision History

REVISION NO.	DATE	PREPARED BY	REVIEWED BY	APPROVED FOR ISSUE BY
1.0	11 January 2022	Tommy KONG	Kitty LEE	Antony WONG

Issue Register

DISTRIBUTION LIST	DATE ISSUED	NUMBER OF COPIES
Priscilla Investment Ltd	11 January 2022	1 electronic soft copy

SMEC Company Details

Approved by:	Alexi BHANJA		
Address:	27/F Ford Glory Plaza, 37-39 Wing Hong St, Cheung Sha Wan, Kowloon, Hong Kong		
Tel:	+852 3995 8100	Fax:	+852 3995 8101
Email:	alexi.bhanja@smec.com	Website:	www.smec.com

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1 PROJECT BACKGROUND

1.1 Introduction

1.1.1 A piece of land located at Lots 66 (Part), 67, 68, 69 and 72 (Part) in D.D. 316 and adjoining Government Land in Pui O, Lantau Island, New Territories is planned to be developed into a Temporary Shop and Services for a period of six years ("the Site" or "the Proposed Development").

1.1.2 The Site is currently zoned "Village Type Development" ("V") under the Approved South Lantau Coast Outline Zoning Plan ("OZP") No. S/SLC/21 which "Shop and Services" use is under Column 2 of the V zone requiring planning permission from the Town Planning Board ("TPB"). A planning application under Section 16 of the *Town Planning Ordinance* ("TPO") was submitted to seek permission from the TPB for the Proposed Development.

1.1.3 Since then, comments on drainage issues were received for the planning application. In order to address the aforementioned comments from DSD, SMEC Asia Ltd ("SMEC") has been commissioned to prepare this Drainage Impact Assessment ("DIA") Report to address the aforementioned comments.

1.2 Site Description

1.2.1 The Site area is approximately 752.4m^2 and it is located to the west of the residential settlement of Pui O Lo Wai Tsuen and the northeast of the residential settlement of Pui O San Wai Tsuen as shown in ***Figure 1.1.*** The Site is currently a vacant land which is mainly vegetated. There is a watercourse across the temporary walking platform from the northwest to the south east direction. Moreover, the Site adjoins to a watercourse at south direction.

1.2.2 The Site location and its environs are shown on ***Figure 1.1*** which the uses surrounding the Site include:

- To the northeast: Residential Settlement of Pui O San Wai Tsuen
- To the west and east: Residential Settlement of Pui O Lo Wai Tsuen

1.3 Objectives of this Report

1.3.1 The objectives of this DIA Report are to:

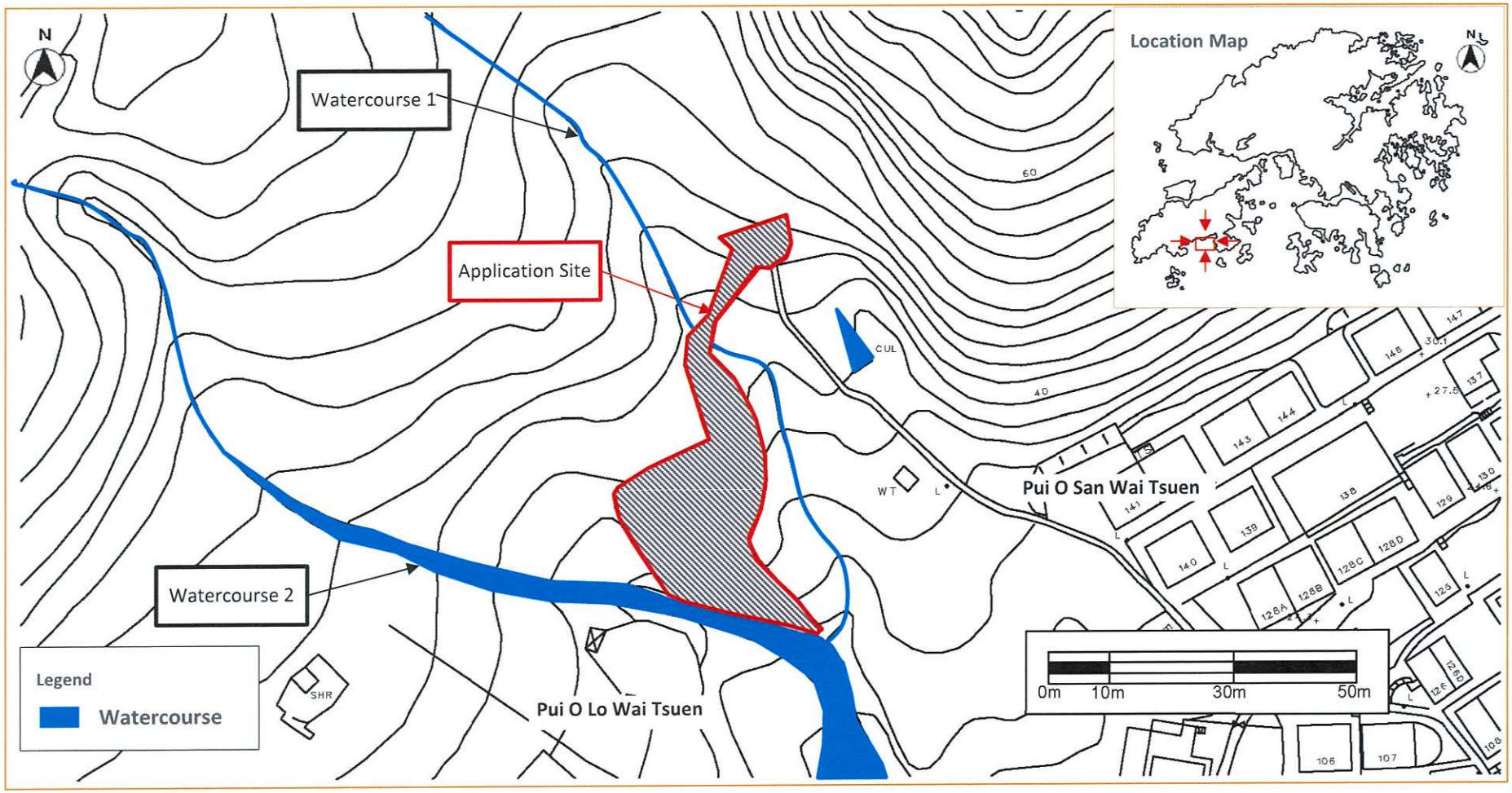
- Assess the potential drainage impacts arising from the Site.
- Recommend the necessary mitigation measures to alleviate any impacts.

1.4 Reference Materials

1.4.1 In evaluating the drainage impact arising from the Proposed Development, the following materials have been referred to:

- Drainage Services Department ("DSD") publication *Stormwater Drainage Manual (with Eurocodes incorporated) – Planning, Design and Management* (2018 Edition).
- DSD Advice Note No. 1 – *Application of the Drainage Impact Assessment Process to Private Sector Projects*.
- GeoInfo Map (www.map.gov.hk) reviewed on 29 December 2021.

Figure 1.1: Site Location and its Environs



2 DESCRIPTION OF EXISTING ENVIRONMENT AND DRAINAGE CONDITIONS

2.1 Site Location and Topography

2.1.1 As mentioned in ***para. 1.2.1,***, the Site area is about 752.4m^2 and the Site is located in Pui O with existing elevations ranging between + 28.66mPD and + 42.69mPD. The Site is an unpaved land which is mainly vegetated.

2.1.2 Based on the desktop study, there are two watercourses in the vicinity of the Site. One is running across from the northwest to the south east direction and the other one adjoins to the watercourse at the south direction. Both two watercourses will eventually discharge into Pui O Wan.

2.2 Existing Baseline Conditions

2.2.1 Based on the desktop study, the Site is currently a vacant land surrounded by trees and mountains. As shown in ***Figure 1.1*** , there are two major watercourses in vicinity of the Site, one run across the Site. The watercourse running across from the northwest to the southeast direction is denoted as "Watercourse 1"and the other one adjoins the southern part of the Sites passing through Lot 72 is denoted as "Watercourse 2".

3 DRAINAGE IMPACT ASSESSMENT

3.1 Assumptions and Methodology

3.1.1 Peak instantaneous runoff before and after the Proposed Development was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient ("C") and storm constants for different return periods, are as per the *Stormwater Drainage Manual*.

3.1.2 The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$Q_p = 0.278\, C\, i\, A \qquad \text{--- Equation 1}$$

Wh3ere
- Q_p = peak runoff in m^3/s
- C = runoff coefficient
- i = rainfall intensity in mm/hr
- A = catchment area in km^2

3.1.3 Rainfall intensity is calculated using the following expression:

$$i = \frac{a}{(t_d + b)^c} \qquad \text{--- Equation 2}$$

where
- i = rainfall intensity in mm/hr
- t_d = duration in minutes ($t_d \leq 240$)
- a, b, c = storm constants given in Table 3 of SDM

3.1.4 For a single catchment, duration (t_d) can be assumed equal to the time of concentration (t_c) which is calculated as follows:

$$t_c = t_0 + t_f \qquad \text{--- Equation 3}$$

where
- t_c = time of concentration
- t_0 = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
- t_f = flow time

3.1.5 Generally, t_0 is much larger than t_f. As shown in Equation 2, t_d is the divisor. Therefore, larger t_d will result in smaller rainfall intensity (i) as well as smaller Q_p. For the worst-case scenario, t_f is assumed to be negligible and so:

$$t_d = t_c = t_0$$

$$t_0 = \frac{0.14465\, L}{H^{0.2} A^{0.1}} \qquad \text{--- Equation 4}$$

where
- A = catchment area (m^2)
- H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
- L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.2 Assessment

Identification of Catchment

3.2.1 The Site is located in Catchment A. Catchment A is divided into four sub-catchments A1, A2, A3 and A4 as shown in ***Figure 3.1***.

3.2.2 The Site is mainly vegetated which can be assumed to be flat grassland with heavy soil and the average gradient of Catchment A is approximately 1:500. With reference to the layout plan attached to the Planning Statement, approximately 15% of the Site area will be paved while 85% will remain unpaved.

3.2.3 The gradient of the Site exclude Catchment A4 after development will not be much changed, i.e., 1:500. The gradient of Catchment A4 will become approximately 1:500 after development. With reference to the *Stormwater Drainage Manual*, the runoff coefficients of catchments are summarised in ***Table 3.1***.

Table 3.1: Surface Characteristics and Runoff Coefficients of the Site

SCENARIO OF PROJECT	CATCHMENTS	AREA	SURFACE CHARACTERISTICS	RUNOFF COEFFICIENT
Before Development	A	752.4 m^2	100% flat grassland (heavy soil)	0.25
After Development	A1	108.1 m^2	100% flat grassland (heavy soil)	0.25
	A2	194 m^2	100% flat grassland (heavy soil)	0.25
	A3	345.3 m^2	100% flat grassland (heavy soil)	0.25
	A4	105 m^2	100% Paved	0.95

Surrounding Catchments

3.2.4 Upstream of the site are mountainous with slope ranging from approximately 50mPD to 500mPD. Runoff from the surrounding catchment of approximately over 60 hectares will flow to Watercourse 2, with some passing through Watercourse 1 and eventually collected into Watercourse 2, and discharge to Pui O Wan that is further downstream of the Site. The aforementioned flows are indicated in ***Appendix A***.

3.3 Estimated Existing and Future Runoff

Peak Runoff from the Site

3.3.1 Based on the assumption described in ***Section 3.2***, the runoff from the Site before and after development was estimated based on the return periods of 2, 10 and 50 years.

3.3.2 As shown in ***Table 3.2***, the estimated peak runoff generated from the Site after development is 0.020m^3/s under 50 years return period. There will be around 39.3% of change in the estimated peak runoff after the Proposed Development under all assessed return periods. The runoff generated from the surrounding catchments will remain unchanged and will discharge to the river in the same manner as the existing condition. Therefore, only estimated peak runoff from Catchment A are presented below. Detailed calculations are provided in ***Appendix B.***

Table 3.2: Estimated Peak Runoff of the Site (Catchment A)

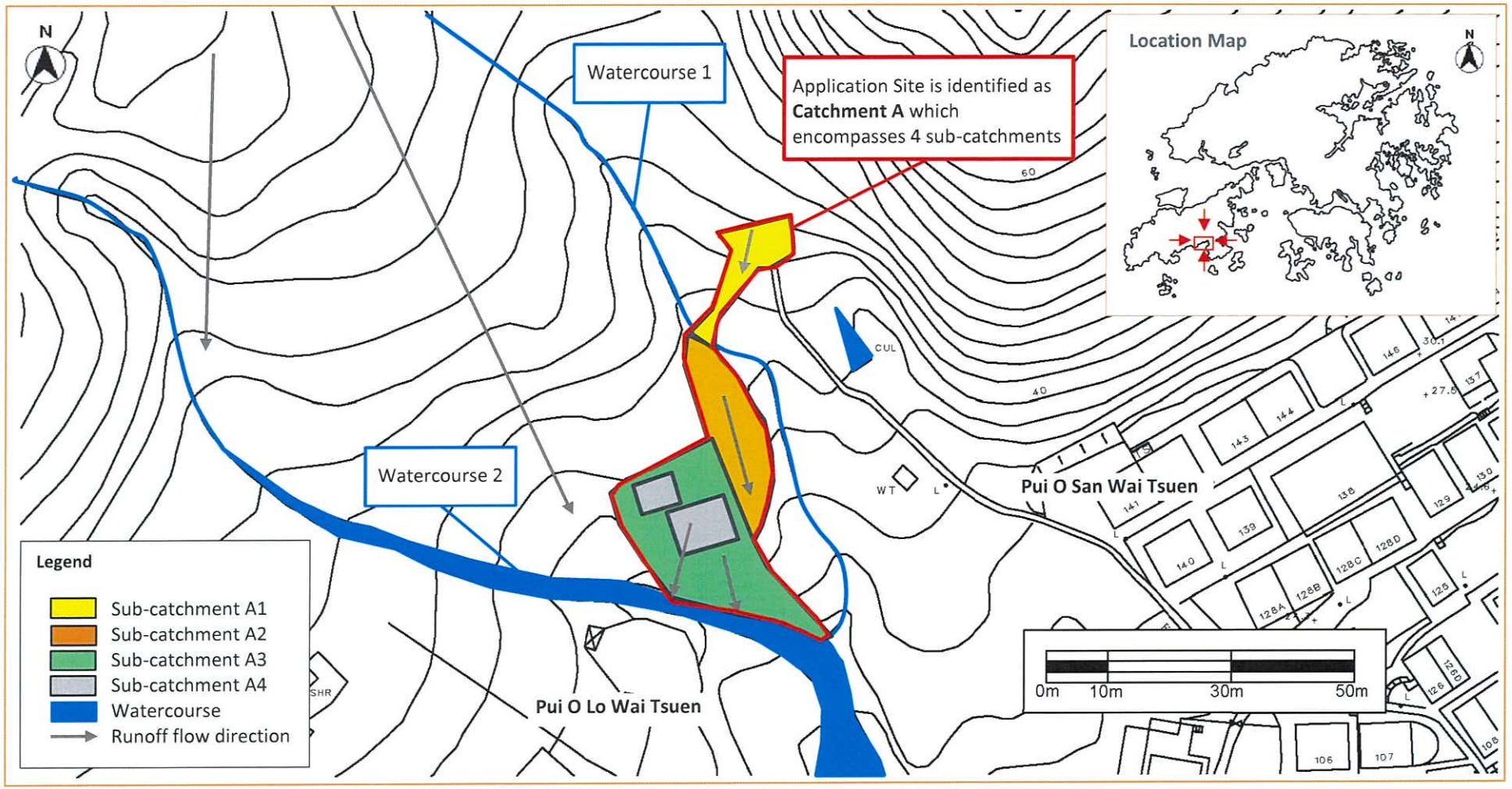
RETURN PERIOD	ESTIMATED PEAK RUNOFF (m^3/s)		
	BEFORE DEVELOPMENT	AFTER DEVELOPMENT	% CHANGE
2 Years	0.01	0.014	39.5
10 Years	0.013	0.018	39.2

RETURN PERIOD	ESTIMATED PEAK RUNOFF (m^3/s)		
	BEFORE DEVELOPMENT	AFTER DEVELOPMENT	% CHANGE
50 Years	0.014	0.020	39.2

3.4 Summary of Findings and Recommendation

3.4.1 Based on the assessment, the estimated peak runoff from Catchment A would be increased by 39.2% due to the Proposed Development under 50 years return period. However, it should be noted that the Proposed development occupies a total area of 752.4m^2, which is only approximately 0.12% of the surrounding catchment area associated with Watercourse 2 (approx. 60 hectares). The increase in runoff due to the Proposed Development comparing to the runoff collected into Watercourse 2 is considered to be minimal. No adverse impact is anticipated due to the Proposed Development.

Figure 3.1: Identification of Catchment Areas



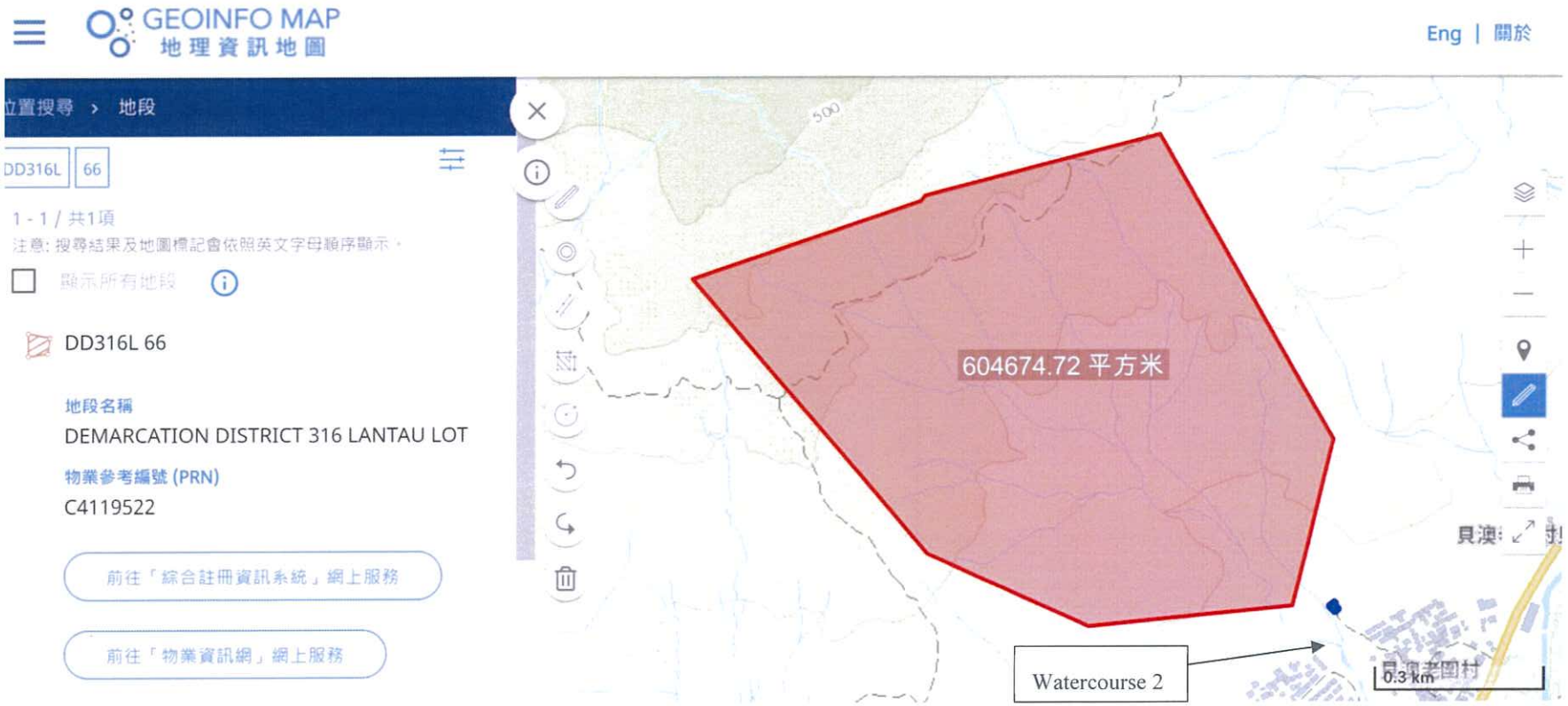
4 CONCLUSION

4.1.1 A development proposed for a Site of approximately 752.4 m^2 located to the west of the residential settlement of Pui O Lo Wai Tsuen and the northeast of the residential settlement of Pui O San Wai Tsuen is to be developed into a Temporary Shop and Services for a period of six years. The Site is currently a vegetated vacant land. There are two watercourses in vicinity of the Site. The watercourse running across from the northwest to the southeast direction is denoted as "Watercourse 1"and the other one adjoins the southern part of the Sites denoted as "Watercourse 2".

4.1.2 Potential drainage impacts that may arise from the Site (i.e. Catchment A) after construction of the Proposed Development have been assessed. The peak runoff before and after the development of the Site were estimated to be 0.014m^3/s and 0.020m^3/s respectively under 50 years return period, assuming 15% paved area and 85% unpaved area with existing conditions. The total peak runoff from the Site has increased by 39.2% due to the Proposed Development.

4.1.3 It is noted that the Proposed Development occupies a total area of 752.4m^2, which is only approximately 0.12% of the surrounding catchment area (approx. 60 hectares) associated with Watercourse 2. Therefore, the increase of runoff from the Proposed Development comparing to the runoff collected into Watercourse 2 is considered to be minimal. No adverse impact is anticipated due to the Proposed Development.

Appendix A INDICATIVE MAP OF SURROUNDING CATCHMENT AREA ASSOCIATED WITH WATERCOURSE 2


GEOINFO MAP
地理資訊地圖
Eng | 關於
位置搜尋 > 地段
DD316L
66
1 - 1 / 共1項
注意: 搜尋結果及地圖標記會依照英文字母順序顯示。
顯示所有地段
DD316L 66
地段名稱
DEMARCATION DISTRICT 316 LANTAU LOT
物業參考編號 (PRN)
C4119522
前往「綜合註冊資訊系統」網上服務
前往「物業資訊網」網上服務
500
604674.72 平方米
Watercourse 2
0.3 km

Appendix B **RUNOFF CALCULATIONS**

Calculation of Runoff for Return Period of 2 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	499.8	4.26	0.494	215.31	0.25	0.00003	0.00162
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	499.8	4.26	0.494	190.70	0.25	0.00005	0.00257
Catchment A3	0.0003	20.71	39.6	1.74	0.44	2.18	499.8	4.26	0.494	199.14	0.25	0.00009	0.00478
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	499.8	4.26	0.494	190.02	0.25	0.00003	0.00139
												Total	**0.01035**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	499.8	4.26	0.494	215.31	0.25	0.00003	0.00162
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	499.8	4.26	0.494	190.70	0.25	0.00005	0.00257
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	499.8	4.26	0.494	199.84	0.25	0.00009	0.00480
Catchment A4 (developed)	0.0001	20.00	42.3	2.11	0.24	2.35	499.8	4.26	0.494	196.68	0.95	0.00010	0.00545
												Total	**0.01444**

Calculation of Runoff for Return Period of 10 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	471.9	3.02	0.397	265.45	0.25	0.00003	0.00199
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	471.9	3.02	0.397	234.97	0.25	0.00005	0.00317
Catchment A3	0.0003	20.71	39.6	1.70	0.44	2.14	471.9	3.02	0.397	246.07	0.25	0.00009	0.00591
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	471.9	3.02	0.397	234.15	0.25	0.00003	0.00171
												Total	**0.01278**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	471.9	3.02	0.397	265.45	0.25	0.00003	0.00199
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	471.9	3.02	0.397	234.97	0.25	0.00005	0.00317
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	471.9	3.02	0.397	246.07	0.25	0.00009	0.00591
Catchment A4 (developed)	0.0001	20.00	42.30	2.11	0.24	2.35	471.9	3.02	0.397	242.22	0.95	0.00010	0.00672
												Total	**0.01778**

Calculation of Runoff for Return Period of 50 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	451.3	2.46	0.337	290.39	0.25	0.00003	0.00218
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	451.3	2.46	0.337	258.40	0.25	0.00005	0.00348
Catchment A3	0.0003	20.71	39.6	1.70	0.44	2.14	451.3	2.46	0.337	269.92	0.25	0.00009	0.00648
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	451.3	2.46	0.337	257.55	0.25	0.00003	0.00188
												Total	**0.01402**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	451.3	2.46	0.337	290.39	0.25	0.00003	0.00218
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	451.3	2.46	0.337	258.40	0.25	0.00005	0.00348
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	451.3	2.46	0.337	269.92	0.25	0.00009	0.00648
Catchment A4 (developed)	0.0001	20.00	42.30	2.11	0.24	2.35	451.3	2.46	0.337	265.91	0.95	0.00010	0.00737
												Total	**0.01952**

Notes

[1] Time of concentraction td= to+tf; where tf time of flow in urban drainag esystem = length of drain/ velocity. Velocity assumed 1.5m/s for natural flow and 3m/s assumed for flow in urban area

[1] The gradient of Catchment A4 after development is assumed to be 1:500.

[2] Runoff is calculated in accordance with DSD's "*Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Managemen* t" (SDM), fifth edition, January 2018.

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Appendix 3

Geotechnical Planning Review Report (GPRR)

Planning Application for Temporary Shop and Services for a Period of 6 Years
Lots 66 (Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories

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Geotechnical Planning Review Report (1st Submission)

T355/001/Issue 1

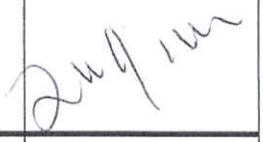
PYPUN GROUP

Pypun Engineering Consultants Ltd.,
24th & 25th Floor, ADP Pentagon Centre,
98 Texaco Road,
Tsuen Wan, Hong Kong

December 2021

Project: Planning Application for Temporary Shop and Services for a Period of 6 Years
Lots 66 (Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories

Document Title: **Geotechnical Planning Review Report (1st Submission)**

Revision	**Date**	**Description**	Prepared by	Checked by	Approved by
1	December 2021	First Issue	Jerry Chan	Sidney WONG RPE (G)	Ron YUENG
					
Revision	**Date**	**Description**	Prepared by	Checked by	Approved by
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Revision	**Date**	**Description**	Prepared by	Checked by	Approved by
Revision	**Date**	**Description**	Prepared by	Checked by	Approved by

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FIGURES

APPENDICES

1. INTRODUCTION

1.1. Background

This project involved an planning application for Temporary Shop and Services for a Period of 6 Years at Lots 66 (Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land, Pui O, Lantau Island, New Territories. Pypun Engineering Consultants Ltd. (PYPUN) is the geotechnical engineering consultant for the project. Arch-If Architects Limited (AAL) and Lanbase Surveyors Limited (LANBASE) is the Architect and the Land Surveyor for this project.

1.2. Proposed Planning Application

The Application Site (the Site) falls within an area zoned Village Type Development in accordance with the Approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/21 gazetted on 19 January 2018. Temporary shop and services are proposed, which falls within Column 2 of the subject zone requiring planning permission from the Town Planning Board.

1.3. Scope of the Report

LANBASE submitted the application to Town Planning Board (the Board) in October 2021. Comments of the Head of Geotechnical Engineering Office (GEO) from the Board were received that a Geotechnical Planning Review Report (GPRR) is required for the application, the comments are attached in **Appendix A** for reference.

The purpose of this report is to demonstrate the geotechnical feasibility of the proposed development and present the results of geotechnical studies and preliminary assessment in terms of geotechnical aspects. The report contains a summary of all available information followed by a review and interpretation of all available geotechnical data. The following items are addressed in detail:

- Desk study conducted;
- Assessment of alert criteria for a natural terrain hazard study (NTHS);
- Assessment of geotechnical feasibility of the proposed development; and
- Geotechnical schemes for construction works.

2. SITE CONDITION AND REGIONAL GEOLOGY

2.1. Site Location

The Site is located at about 50m west of residential settlement of Pui O Lo Wai Tsuen and about 30m northeast of the residential settlement of Pui O San Wai Tsuen. Lots 59 – 66 in D.D. 316 are found at the north of the Site.

The Site has a site area of about 752.4m^2, including Government Land of about 45.2m^2 bounded by two stream lines at south and east.

Site Location Plan and sections are presented in Figures 1 to 2. A 1:5000-scale topographical map in enclosed in **Appendix B**.

2.2. Geotechnical Features

There is no registered geotechnical feature found within and near the Site.

2.3. Natural Terrain

The Site is bounded by Undeveloped Green Belt (UGB) at the northside. Natural terrain at the north and northwest is sloping gently. A relative steep nature terrain is located at northeast of the Site, separated by a footpath with low traffic density. The natural terrain is about 100m in height (i.e. from +44mPD to +142mPD) with avg. 26.5 degree.

3. DESK STUDY

3.1. Previous Study/Works

Data search was carried out in the following government departments, where relevant information was obtained and examined:

- Civil Engineering and Development Department (CEDD)
  - Geotechnical Information Infrastructure (GINFO)
  - Slope Information System (SIS)
  - Geotechnical Information Unit (GIU)
- Buildings Department (BD)
  - Buildings Department's BRAVO system
- Lands Department (LandsD)
  - Hong Kong Service Map 2.0

3.2. Site Description and Topography

The following description of the topography of the Study Area is based on 1:5000 scale digital topographic data for map sheet nos. 9-SE-D, 10-SW-C, 13-NE-B and 14-NW-A provided by the Survey and Mapping Office of the Lands Department.

The Site comprises four flat platforms generally. The overall ground profile is varying from approx. +42mPD to +32mPD. The avg. gradient of about 13 degree, which is sloping down from northwest to southeast.

3.3. Geology

According to the 1:100,000 scale Hong Kong Geological Survey – Geological Map of Hong Kong (1996), published by Geotechnical Engineering Office (GEO), the site is on Colluvium. A major fault is located about 100m away from the site.

The Geological Maps with site location indicatively is shown in Figures 3 and 4.

3.4. Historical Landslides

The study area of historical landslides is covered about 100m radius of the Site.

Total 3 nos. of ENTLI relict features at the northeast of the Site and no ENTLI recent features are shown with the study area. Two of them (i.e. ENTLI Nos. 14NWA0081E & 14NWA0082E) are classified as B1 - Scarp predominantly rounded (50% certain). Another (i.e. ENTLI No. 14NWA0083E) is classified as C2 - Broad depression (10% certain).

One historical landslide catchment (Catchment No. 14NW-A/OH 3) and one incident (GEO Incident No. MW93/11/122) are found at the north of Pui O Lo Wan Tsuen.

The location of historical landslides and information are enclosed in **Appendix C**.

4. GROUND INVESTIGATION (GI)

No historical ground investigation information is found.

5. AERIAL PHOTOGRAPH INTERPRETATION (API)

5.1. Formation/Modification History of Site

The aerial photograph interpretation for the Site has involved an examination of available photographs between 1973 and 2021.

Generally, the Site has been covered by dense vegetation before 2016. A north-south trending natural stream line was evident to the north of the feature area since 1973. Residential settlements (i.e. Pui O Lo Wan Tsuen and Pui O San Wan Tsuen) have been developed. No significant changes were observed for the Site.

5.2. Aerial Photographs Examined

Year	Photographic Reference No.	Altitude (feet)	Observations	Plate No.
24.1.1963	4234	6000	The Site was undeveloped. Natural terrain landslide is observed at the northeast of the Site. Debris slide was observed at north of the Site. Significant boulders do not appear.	1
4.4.1973	3804	6000	The Site was undeveloped. Channelised debris flow was formed at the lower part of the landslide.	2
12.11.1980	32901	5500	The Site was covered by dense vegetation. Two residential villages (i.e. Pui O Lo Wan Tsuen and Pui O San Wan Tsuen) have been developed.	3
28.5.1992	A31526	2000	There is no significant change on the Site. Pui O San Wan Tsuen had been further developed towards the Site.	4
4.11.2002	CW46035	8000	There is no significant change on the Site. Pui O Lo Wan Tsuen had been further developed towards the Site.	5
15.12.2005	CW70020	8000	There is no significant change on the Site.	6
4.11.2016	E007354C	2000	There is no significant change on the Site.	7
29.7.2020	E102800C	2000	There is no significant change on the Site. Modification Works for Lots 59 – 66 in D.D. 316 is observed at the north of the Site.	8
9.1.2021	E121209C	6000	There is no significant change on the Site.	9

The aerial photographs are attached in **Appendix D.**

5.3. Past Instability

Based on an examination of the aerial photographs (i.e. Photographic Reference Nos. 4234 & 3804) in 1963 and 1973, instability was identified at the north and northeast of the Site.

6. GEOTECHNICAL AREA STUDIES PROGRAMME (GASP)

According to Geotechnical Area Studies Programme for South Lantau (GASP Report XI), Pui O is one of 19 area be selected within the study area which have potential for development from geotechnical point of view. The statement is quoted as below:-

Area 3 — Pui O and Ham Tin (50 ha approx.) Large colluvial fan deposits form footslopes adjacent to a wide alluvial floodplain. Superficial deposits are very thick and are prone to high, fluctuating groundwater conditions. Filling is necessary on the floodplain to minimize the flood risk. Moderate to large settlements can be expected on the alluvial deposits which are more than 15m thick in places

Storm discharges in the rivers may contain large quantities of boulders and other landslip debris, particularly in the main channel at Lok Uk Tsuen.

The Site is indicated on GEOTECS Plots. The results are summarized in the following table.

GEOTECS Plots	Results
Slope Gradient	Slope angle 5 – 15°
Geology	Fill / Colluvium
Vegetation	Broadleaf Woodland / No Vegetation on Disturbed Terrain
Erosion and Instability	No Appreciable Erosion
Land Use	Undisturbed Natural Terrain / Two storey Housing
Geotechnical Land Use Map	GLUM Class II / III
Geology, Erosion and Instability	No Appreciable Erosion
Potential Quarry Sites	Slope $\leq 40°$ - No Present Usage / Existing Usage

Based on results of GEOTEC Plots and GASP, the Site do not have significant geotechnical limitations and it is moderate suitability for development.

The GEOTEC Plots are attached in **Appendix E**.

7. PROPOSED DEVELOPMENT WORKS

7.1. Temporary Walking Platform

A temporary walking platform (size: approx. 1.5m (W) x 5.0m (L)) is proposed in the government area spanning over a small river to facilitate the access for the development. According to Annex GC28 A3 of GEO Circular No.28 – Facility Grouping, the walking platform is identified as Group No. 4 – road with low pedestrian traffic density.

7.2. Structure No. 1 – Container Structured Retail Shop

A container structured retail shop (size: approx. 6.1m (L) x 4.88m (L) x 2.6m (H)) is proposed at Lot 68. According to Annex GC28 A3 of GEO Circular No.28 – Facility Grouping, the structure is identified as Group No. 2(a) – lightly used building.

7.3. Structure No. 2 – Storage

An Existing storage (size: approx. 2.86m (L) x 2.72m (L) x 2.6m (H)) is located at Lot 69, which may be modified. According to Annex GC28 A3 of GEO Circular No.28 – Facility Grouping, the structure is identified as Group No. 4 – non-dangerous goods storage site.

7.4. Structure No. 3 – Open Shed for Open Market Area

A open shed for open market area (size: approx. 9.15m (L) x 7.32m (L) x 3m (H)) is proposed at Lot 69. According to Annex GC28 A3 of GEO Circular No.28 – Facility Grouping, the structure is identified as Group No. 2(a) – lightly used building.

7.5. No-build Zone

To prevent falling in "Alert Criteria" of natural terrain hazard study (NTHS), no-build zone, excluding Group Nos.4 and 5 of facilities, is designated at the site. The no-build zone includes Lots 66 (Part) and 67 in D.D. 316 and adjoining Government Land.

To prevent any potential slope instability along the nature stream, no-build zone is also designated at Lot 72. The extent of no-build zone from the nature stream line is about 3m.

A layout plan of proposed development works is presented in **Appendix F**.

8. NATURAL TERRAIN HAZARD STUDY (NTHS) CRITERIA

As mentioned in Section 2.3, natural terrain is identified at the north side of the Site. In order to assess the natural terrain hazard study criteria, three cases are carried out to demonstrate the situations. Based on Annex GC28 A2 of GEO Circular No. 28, the results are summarized in the following table.

Case No.	Site Area	Angular elevation of natural terrain $\geq 20°$	Within 50m of ground sloping at $\geq 15°$	Alert Criteria met?
1	Lots 68, 69 & 72	No	NA	No
2	Lots 68 & 69	No	NA	No
3	Lots 66 (Part) & 67	Yes	Yes	Yes
	Lots 68 & 69	Yes	No	No

All cases are demonstrated that the Site is not located within an angle of reach 35° from any natural terrain at an elevation of 50m of more above the proposed site formation level. Therefore "In-principle Objection Criteria" is not applicable.

For case nos. 1 & 2, they are not located within an angle of reach 20° from any natural terrain at an elevation of 50m of more above the proposed site formation level. Therefore they do not fall in "Alert Criteria for NTHS".

For case no. 3, it is observed that the Site is located within an angle of reach 20° from northeast natural terrain at an elevation of 50m of more above the proposed site formation level. To minimize the impact to the planning application, the client has confirmed that Lots 66 (Part) & 67 to be no-build zone, as well as the adjoining Government Land. It is also found that Lots 68 & 69 is out of 50m of ground sloping at 15°, such that Natural Terrain Hazard Study is considered as not required.

Assessment of NTHS Criteria with Plan and Sections are presented in **Appendix G**.

9. ENGINEERING STUDIES AND DISCUSSIONS

9.1. Site Formation Works

To provide an access to the Site, footpath and staircase would be proposed between Lot 66 and Lot 68. A temporary walking platform would be proposed to span over the existing natural stream.

To facilitate the proposed development, two existing platforms at +36.7mPD and +35.4mPD would be slightly modified to suit the layout of development. Gravity retaining wall would be adopted to retain the existing platforms.

Surface drainage (i.e. U-channels) and surface cover (i.e. On-grade R.C. slab) would be also provided to discharge the stormwater and minizine the infiltration.

A schematic site formation plan and section is attached in **Appendix H.**

9.2. Foundation System

9.2.1. Temporary Walking Platform

Since the temporary walking platform is light-weight temporary structure for pedestrian access. It is sufficient that R.C. shallow footing to be proposed for the foundation system.

9.2.2. Structure No. 1 – Container Structured Retail Shop

Since on-grade R.C. slab would be proposed on the existing platforms, the Container Structured Retail Shop is one-storey light weight temporary steel structure which could sit on the on-grade R.C. slab directly. Such that, foundation system is considered as not necessary.

9.2.3. Structure No. 3 – Open Shed for Open Market Area

The proposed open market area would be covered by a steel roofing structure. Since the vertical loading of the steel roof (self-weight and up/down wind load) would be expected insignificantly. Therefore the steel roof would be supported by steel columns fixing on on-grade R.C. slab.

10. PRELIMINARY GEOTECHNICAL ASSESSMENT

Based on API, significant boulders do not appear. Existing boulders found on Site would be removed or stabilized if necessary. Detailed study shall be carried out in the future. In addition, modification works for Lots 59 – 66 in D.D. 316 is observed at the north of the Site. It is presumed that there is no significant site formation works would affect or be affected by our Site.

Since the Site is located in a undeveloped area, there is no sensitive receiver identified. No adverse geotechnical impact to the surroundings due to the development is expected. In addition, No-build zone is delineated at some concerned area, such that the impact from natural terrain and natural stream would be minimal.

11. RECOMMENDATION AND CONCLUSION

This report presents the results of geotechnical review for the development planning. It contains a summary of geological information, aerial photograph interpretation, assessment of NTHS criteria. It also provides schemes for foundation and site formation works. Detailed design for foundation and site formation works shall be carried out in the further. After the geotechnical studies and some preliminary assessment, it is concluded the proposed planning application is considered geotechnically feasible.

12. REFERENCE

Code of Practice for Foundations 2017, Building Department

Geotechnical Engineering Office (1990) Review of Design Methods for Excavations, GCO Publication No. 1/90. Civil Engineering Department, Hong Kong Government.

Geotechnical Engineering Office (1988) Geotechnical Area Studies Programme – South Lantau (GASP Report XI), Civil Engineering Department, Hong Kong Government.

Geotechnical Engineering Office (1994) Geoguide 1 – Guide to Retaining Wall Design, Civil Engineering and Development Department, Hong Kong Government.

Geotechnical Engineering Office (1996) Geoguide 2 – Guide to Site Investigation, Civil Engineering and Development Department, Hong Kong Government.

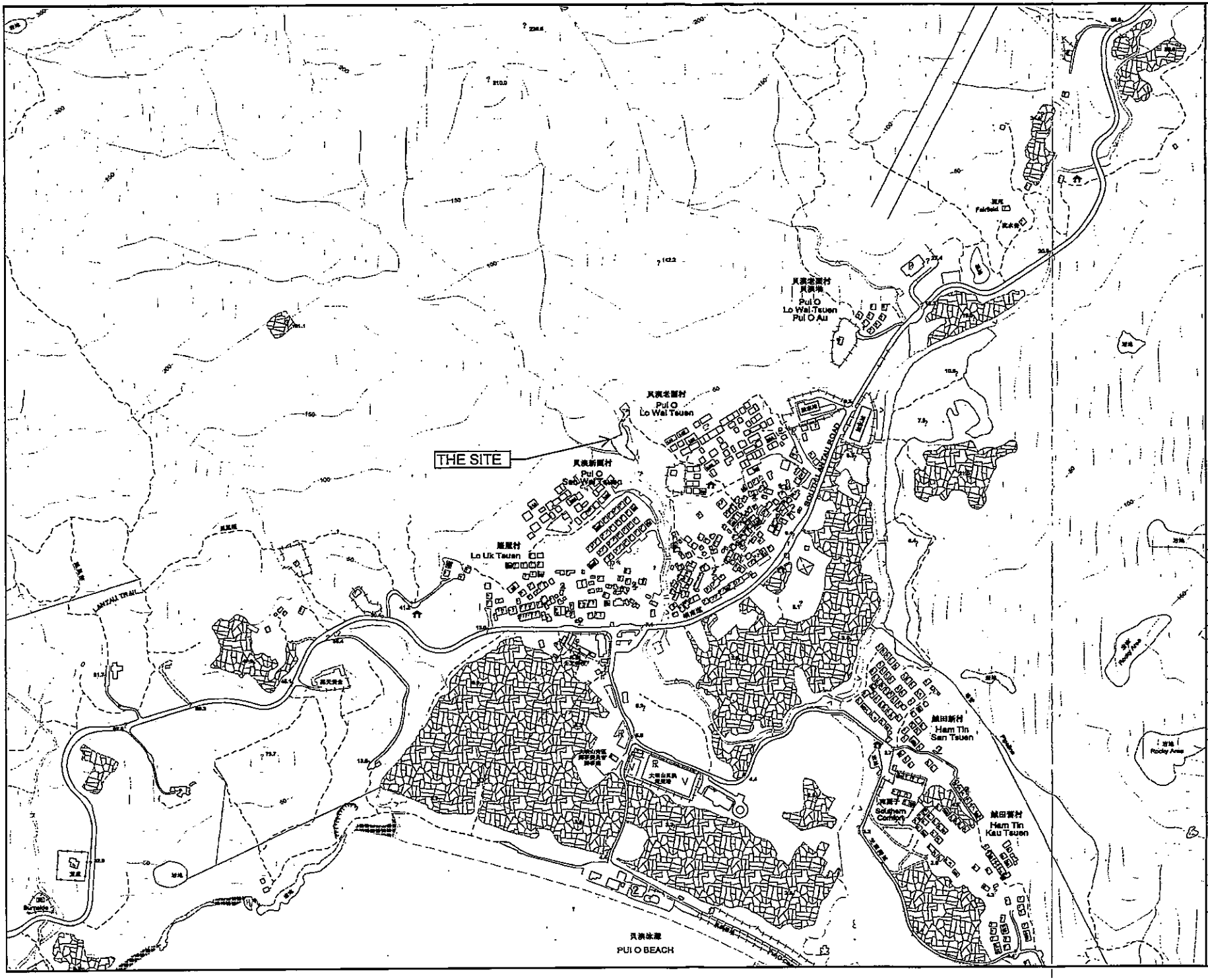
Geotechnical Engineering Office (1994) Geoguide 3 – Guide to Rock and Soil Descriptions, Civil Engineering and Development Department, Hong Kong Government.

Geotechnical Engineering Office (2006) GEO Publication No. 1/2006 Foundation Design and Construction, Civil Engineering and Development Department, Hong Kong Government.

Geotechnical Engineering Office (2016) GEO Report No. 138 (Second Edition) Guidelines for Natural Terrain Hazard Studies, Civil Engineering and Development Department, Hong Kong Government.

Geotechnical Engineering Office (2013) GEO Circular No. 28 Study and Mitigation of Natural Terrain Hazards, Civil Engineering and Development Department, Hong Kong Government.

- END -



A	FIRST SUBMISSION	JAN/2022
NO.	DESCRIPTION	DATE

	NAME	DATE
APPROVAL BY	RY	
DRAWN BY	JC	
DESIGNED BY	JC	
CHECKED BY	SW	

AGREEMENT NUMBER

PROJECT TITLE

PLANNING APPLICATION FOR TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 6 YEARS LOTS 66 (PART), 67, 68, 69 AND 72 (PART) IN D.D. 316 LANTAU AND ADJOINING GOVERNMENT LAND, PUI O, LANTAU ISLAND, NEW TERRITORIES

DRAWING TITLE

1:5000 – SCALE TOPOGRAPHICAL MAP

DRAWING NUMBER	SCALE
T355/GPRR/001 REV.A	1:5000 (A3)

PYPUN ENGINEERING CONSULTANTS LTD.
培新奇顧問工程師事務所

FIGURES

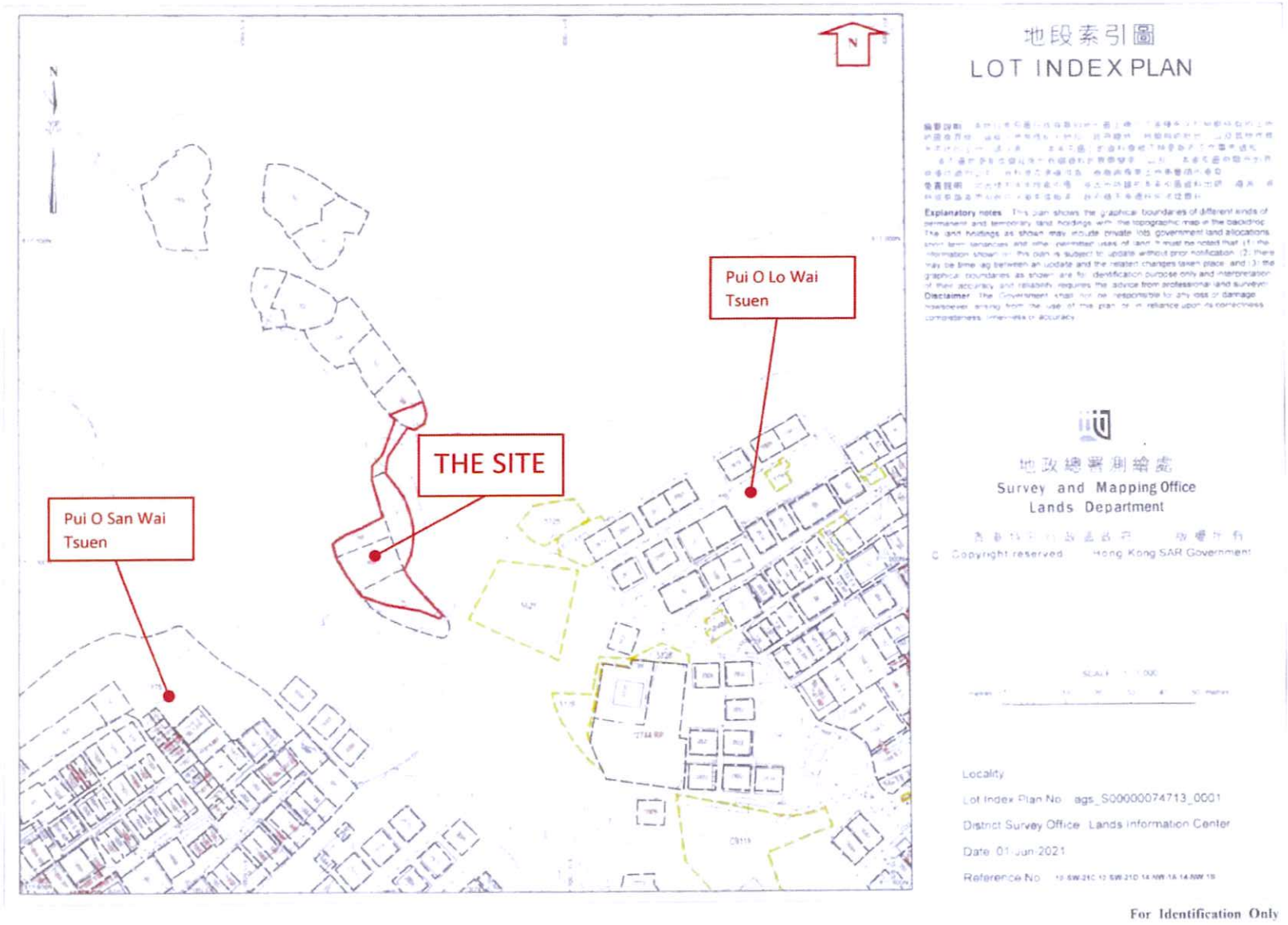


FIGURE 1: Site Location Plan

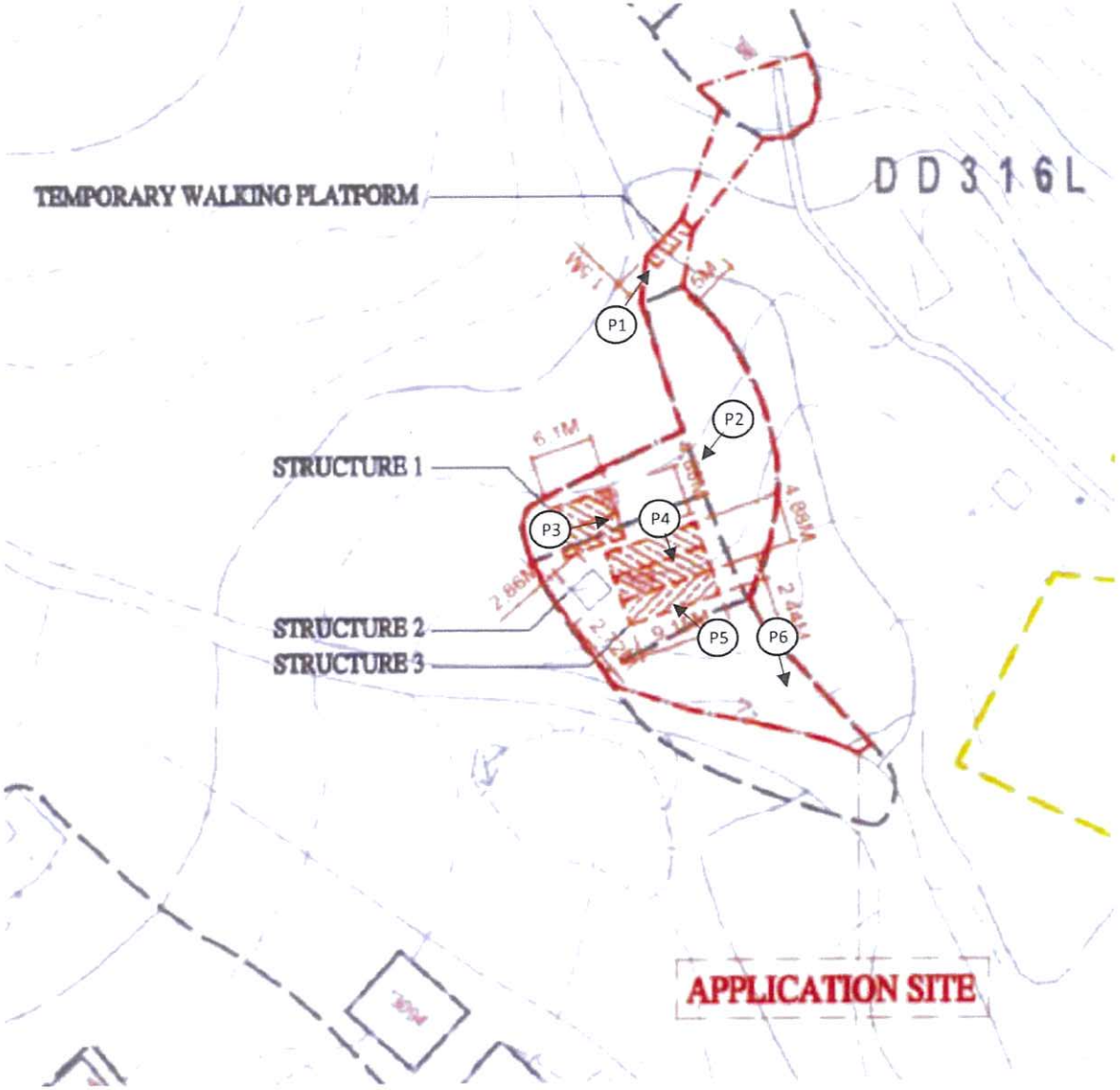


FIGURE 2a: Photo Location Plan

Photo P1: General View

Photo P2: General View

FIGURE 2b: Site Photos

Photo P3: General View

Photo P4: General View

FIGURE 2c: Site Photos

Photo P5: General View

Photo P6: General View

FIGURE 2d: Site Photos

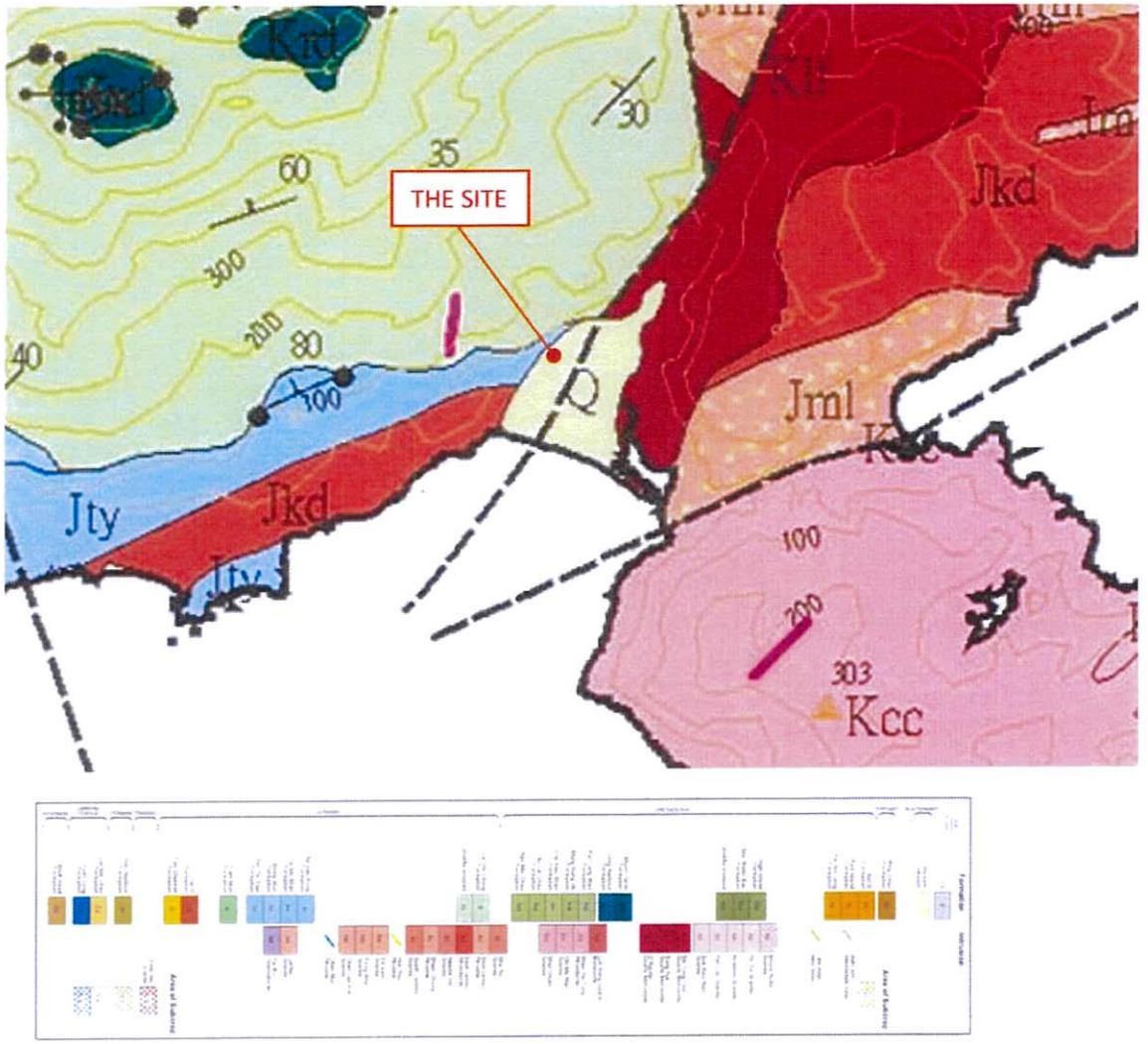


FIGURE 3: Solid Geological Map

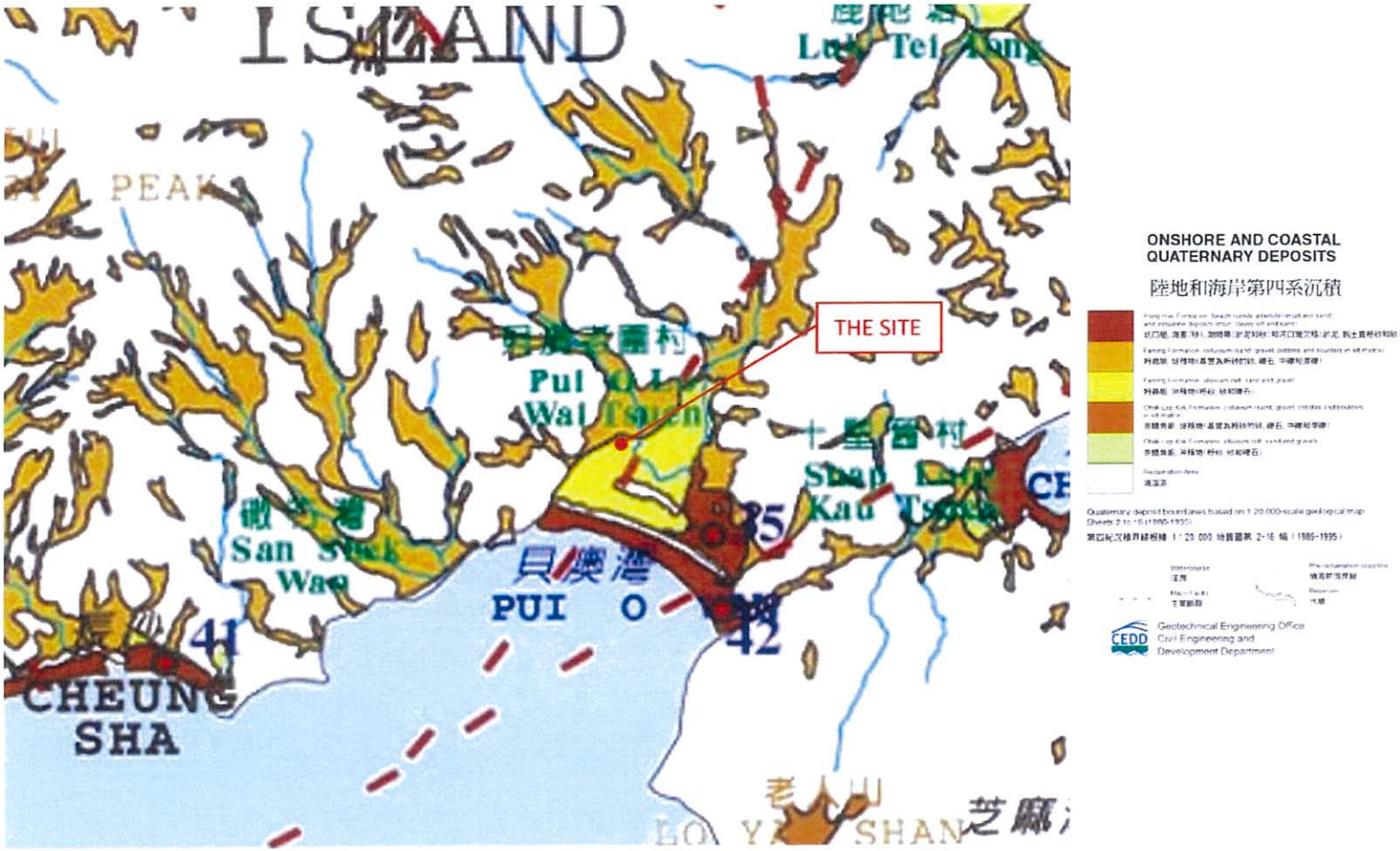


FIGURE 4: Superficial Map

APPENDIX A

GEO Comments on Planning Application No. A/SLC/170

Departmental Comments on Planning Application No. A/SLC/170

Comments from Chief Town Planner/Urban Design and Landscape, Planning Department:
Contact Person: Ms. Charmaine TSANG Tel.: 2231 4905

Advisory Comments to the Applicant
The Applicant should note that approval of the section 16 application by the TPB does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.

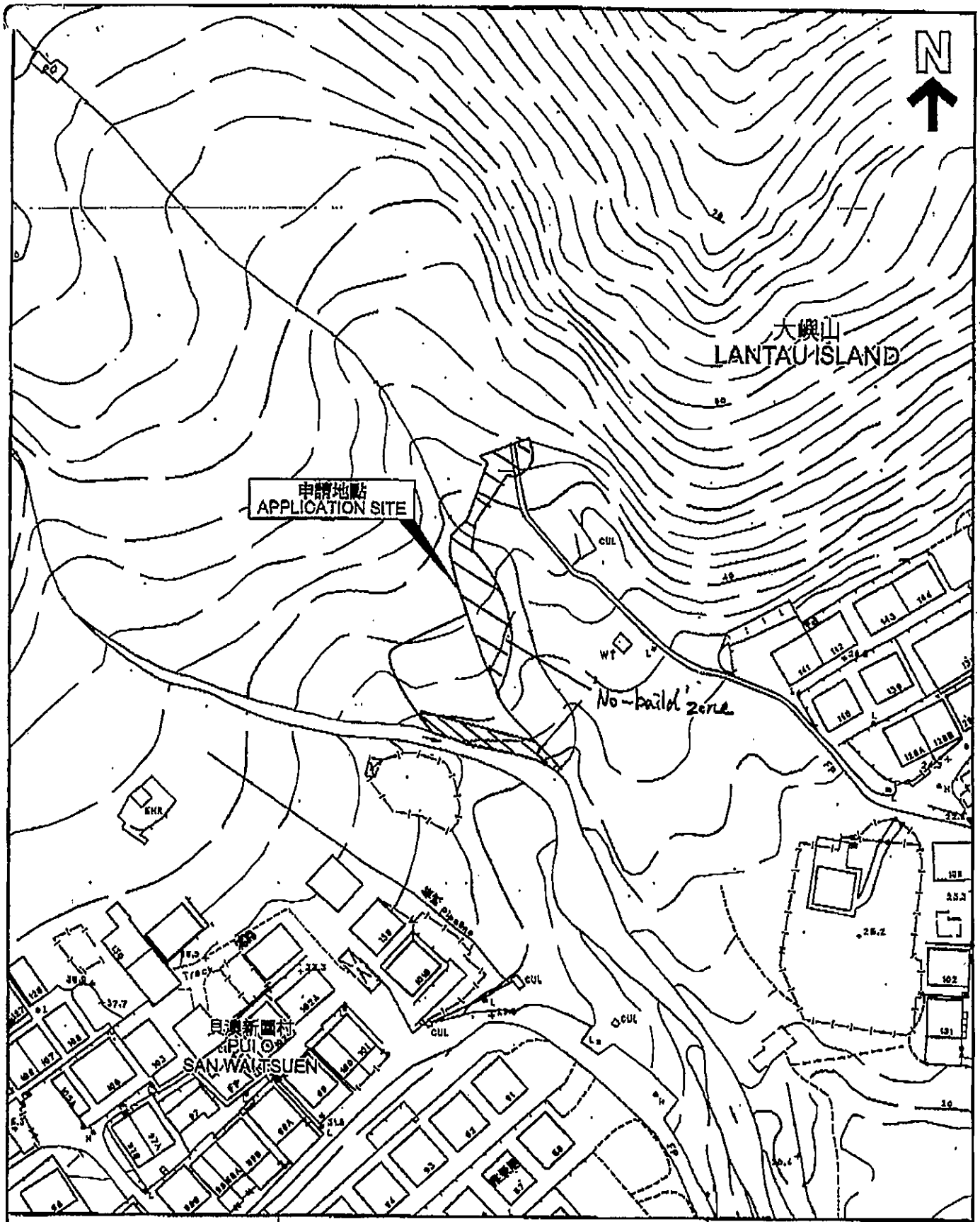
Comments from Director of Agriculture, Fisheries and Conservation:
Contact Person: Miss Connie NG Tel.: 2150 6944

The proposed site, comprising mostly private lots in the "V" zone, is a scrubby area scattered with groups of trees. Two natural watercourses are found traversing the site in its south side and the middle portion. While the applicant stated the intention of preserving the trees on-site, there lack details on how tree preservation would be implemented. Moreover, the applicant should elaborate any potential impact to the watercourses due to the construction and operation of the proposed use, such as the proposed drainage facilities and stream crossings (if any), and supplement measures to be undertaken to avoid impact to the watercourses.

Comments from Head of Geotechnical Engineering Office of Civil Engineering and Development Department:
Contact Person: Mr. Derek CHIU Tel.: 2762 5403

(i) The subject site is overlooked by steep natural terrain and meet the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards; assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO Advice Note.

(ii) Given the temporary nature and the proposed use as shop of the subject site, the requirement for NTHS might make the case not economically viable. As an alternative, part of the subject site may be designated as a 'no-build' zone, within which no critical facilities (i.e. facilities under Groups 1 to 3 in the attached table) should be located. The suggested extent of the 'no-build' zone is shown in the attached plan. With the inclusion of the 'no-build' zone, the requirement of NTHS may be waived.



本摘要圖於2021年10月27日擬備，所根據的資料為測量圖編號14-NW-1A

EXTRACT PLAN PREPARED ON 27.10.2021 BASED ON SURVEY SHEET No. 14-NW-1A

平面圖 SITE PLAN

擬議臨時商店及服務行業（為期 6 年）
大嶼山貝澳丈量約份第315約
地段第66號(部分)、第67號、第68號、第69號和第72號(部分)及毗鄰的政府土地
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 6 YEARS
LOTS 66 (PART), 67, 68, 69 AND 72 (PART) IN D.D. 315
AND ADJOINING GOVERNMENT LAND, PUI O, LANTAU ISLAND

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
A/SLC/170

圖 PLAN
2

GEO ADVICE NOTE FOR PLANNING APPLICATIONS UNDER TOWN PLANNING ORDINANCE (CAP. 131)

Requirements for a Geotechnical Planning Review Report in support of planning applications

1. For developments that may affect, or be affected by, natural terrain or man-made slopes or retaining walls, applicants should submit a Geotechnical Planning Review Report with their planning application. In general, a Geotechnical Planning Review Report will be required if any of the following criteria apply :-

   (i) where the maximum gradient across a site from boundary to boundary, or for a large site across any 50m long strip, is greater than 15°,

   (ii) where a slope steeper than 30°, or retaining wall, or combination of the two with a height greater than 6m exists on the site or within 6m of the site, or

   (iii) where there is ground outside the site but in the same catchment that is at an angular elevation of more than 20° from the site and there is ground sloping at more than 15° within 50m upslope of the site.

2. The essential contents of a Geotechnical Planning Review Report are :-

   (i) The appropriate portion of the published 1:5000-scale topographical map or maps marked up to show the site boundary, the location of the features referred to in paragraph 1 above, and details of the proposed development including any site formation and the layout of any structures,

   (ii) a review of how the retaining walls and/or slopes, including natural terrain, shown on the plan may affect, or be affected by, the proposed development and in relation to this, an assessment of the geotechnical feasibility of the proposed development including an outline of any further studies that may be required, and

   (iii) a list of data sources used in compiling the Report. Common data sources normally include the GEO's Slope Information System, the Natural Terrain Landslide Inventory maps, the published 1:20,000-scale geological maps and the relevant Geotechnical Area Studies Programme (GASP) Report, all of which are available in the Civil Engineering Library which is situated within the Civil Engineering and Development Building.

3. Applications will not normally be accepted if there is very steeply sloping ground next to the site. For guidance, this should be taken as ground outside the site which is at an angular elevation of greater than 35° from the site and which is also more than 50m higher than the site. Sites subject to major past instability will also not generally be accepted for development.

4. Further information can be obtained from the Geotechnical Engineering Office, Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon, fax 2714 0247.

根據城市規劃條例(第 131 章)
提出規劃申請的土力工程處指引
提交岩土規劃檢討報告的要求

1. 凡可能對天然斜坡，人造斜坡或擋土牆構成影響或受其影響的發展項目，申請人在根據城市規劃條例作出申請時，須一併提交一份岩土規劃檢討報告。一般而言，凡屬以下情況，均須提供岩土規劃報告：-

(a) 如地盤界綫範圍內，或大型地盤內每 50 米長的地帶，其最大坡度超逾 15 度；

(b) 如在地盤內或距地盤 6 米範圍內，有斜坡超逾 30 度，或有擋土牆，或有擋土牆與斜坡的共同高度超逾 6 米；

(c) 如在地盤外的毗連土地與該地盤處於同一集水區，構成超逾 20 度仰角，及距地盤 50 米範圍內的向上地面斜度超逾 15 度。

2. 岩土規劃檢討報告的主要內容必須包括：-

(a) 已出版比例為 1:5000 的地形圖或地圖的相關部分，上面標明有關地盤的界綫、本文第 1 段所述斜坡或擋土牆的位置，以及擬議發展的詳情，包括地盤平整工程及任何建築物的分佈圖；

(b) 檢討圖則上所示擋土牆及/或斜坡，包括天然斜坡，可能會影響該擬議發展項目或受到該發展的影響；因應以上事項，評估該擬議發展項目在岩土工程上的可行性，包括任何可能需進一步研究的提綱；及

(c) 用以編製該報告的資料來源清單。一般資料來源通常包括土力工程處的斜坡資訊系統、天然斜坡山泥傾瀉目錄圖、已出版比例為 1:20 000 的地質圖及相關的地區岩土研究計劃報告。這些資料均可在土木工程拓展署大樓的土木工程圖書館內找到。

3. 如地盤毗鄰為非常陡峭的斜坡，則申請一般不會獲得接納。原則上，非常陡峭的斜坡是指位於地盤範圍外，與地盤構成超逾 35 度仰角，及高度超逾地盤 50 米以上者。此外，曾有重大不穩定紀錄的地盤，發展項目的申請通常亦不會獲接納。

4. 如欲獲得進一步資料，可向九龍何文田公主道 101 號土木工程拓展署大樓土力工程處索取(傳真號碼：2714 0247)。

2007 年 4 月

Table 2.2 Grouping of Facilities (adapted from Wong, 1998)

Group No.	Facilities
1	(a) Buildings - any residential building, commercial office, store and shop, hotel, factory, school, power station, ambulance depot, market, hospital/polyclinic/ clinic, welfare centre
	(b) Others - bus shelter, railway platform and other sheltered public waiting area - cottage, licensed and squatter area - dangerous goods storage site (e.g. petrol station) - road with very heavy vehicular or pedestrian traffic density
2	(a) Buildings - built-up area (e.g. indoor car park, building within barracks, abattoir, incinerator, indoor games' sport hall, sewage treatment plant, refuse transfer station, church, temple, monastery, civic centre, manned substation)
	(b) Others - road with heavy vehicular or pedestrian traffic density - major infrastructure facility (e.g. railway, tramway, flyover, subway, tunnel portal, service reservoir)
3	- densely-used open space and public waiting area (e.g. densely-used playground, open car park, densely-used sitting out area, horticultural garden) - quarry - road with moderate vehicular or pedestrian traffic density
4	- lightly-used open-air recreation area (e.g. district open space, lightly-used playground, cemetery, columbarium) - non-dangerous goods storage site - road with low vehicular or pedestrian traffic density
5	- remote area (e.g. country park, undeveloped green belt, abandoned quarry) - road with very low vehicular or pedestrian traffic density

Note:

(1) For roads, the Facility Group should be based on Figure 4.1 of Highway Slope Manual (GEO, 2000) taking into account the actual Annual Average Daily Traffic and the number of road lanes[5].

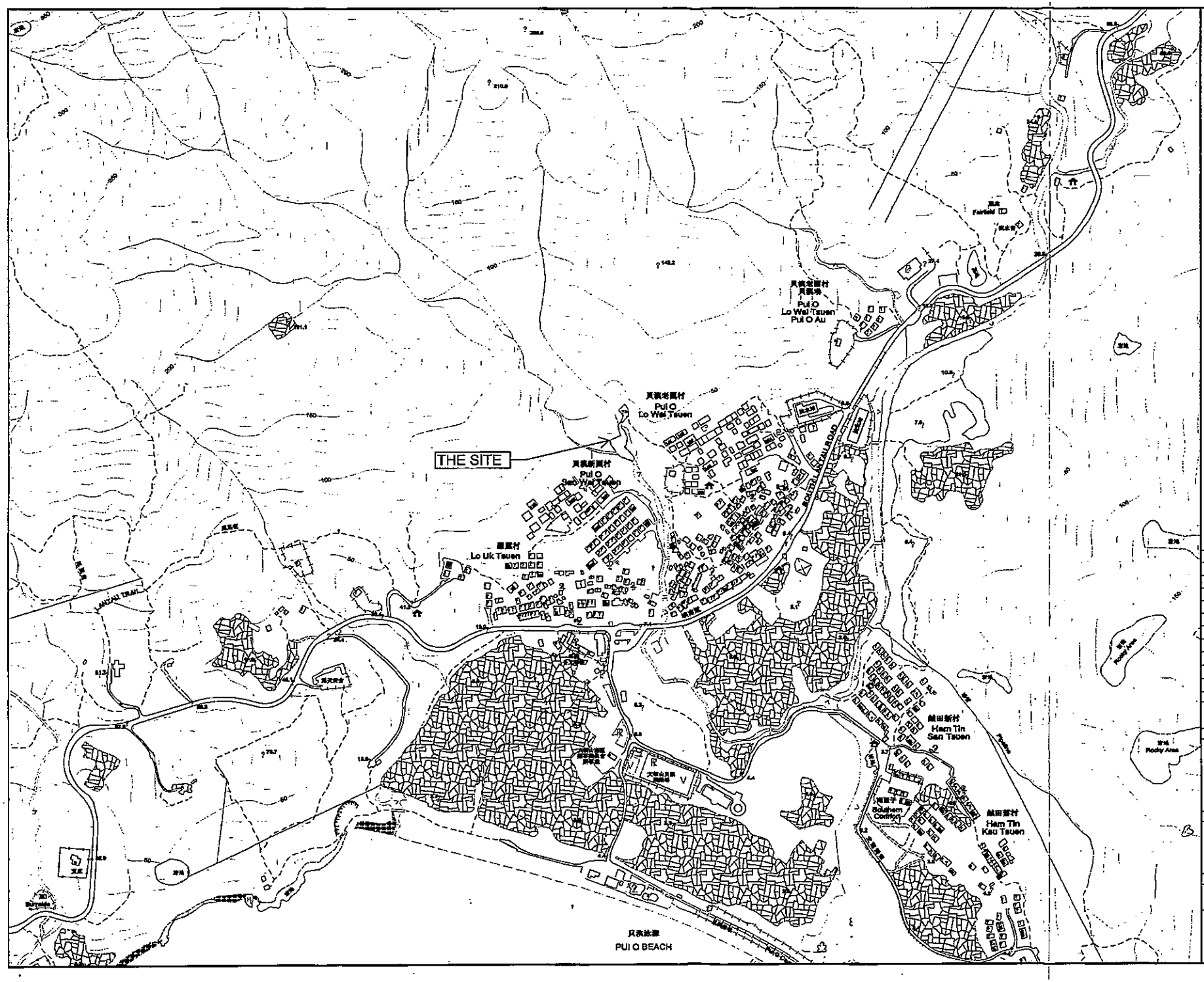
(2) For footpaths alongside roads, it may be assumed that footpaths are within the same group as the adjoining roads, except for Expressways (EX), Urban Trunk Roads (UT) and Rural Trunk Roads (RT). Footpaths alongside EX, UT and RT roads may be taken, by default, as a Group 5 facility, unless dictated otherwise by site-specific conditions.

[5] When studying natural terrain hazards for existing roads under the LPMitP, sensitive routes (e.g. red routes, pink routes, routes to vulnerable areas, bus routes, bus depot routes) with traffic density lower than Group 3 may be considered as a Group 3 facility.

APPENDIX B

1 : 5000 – Scale

Topographical Map



NO.	DESCRIPTION	DATE
A	FIRST SUBMISSION	JAN/2022

	NAME	DATE
APPROVAL BY	RY	
DRAWN BY	JC	
DESIGNED BY	JC	
CHECKED BY	SW	

AGREEMENT NUMBER

PROJECT TITLE

PLANNING APPLICATION FOR TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 6 YEARS LOTS 66 (PART), 67, 68, 69 AND 72 (PART) IN D.D. 316 LANTAU AND ADJOINING GOVERNMENT LAND, PUI O, LANTAU ISLAND, NEW TERRITORIES

DRAWING TITLE

1:5000 – SCALE TOPOGRAPHICAL MAP

DRAWING NUMBER	SCALE
T355/GPRR/001 REV.A	1:5000 (A3)

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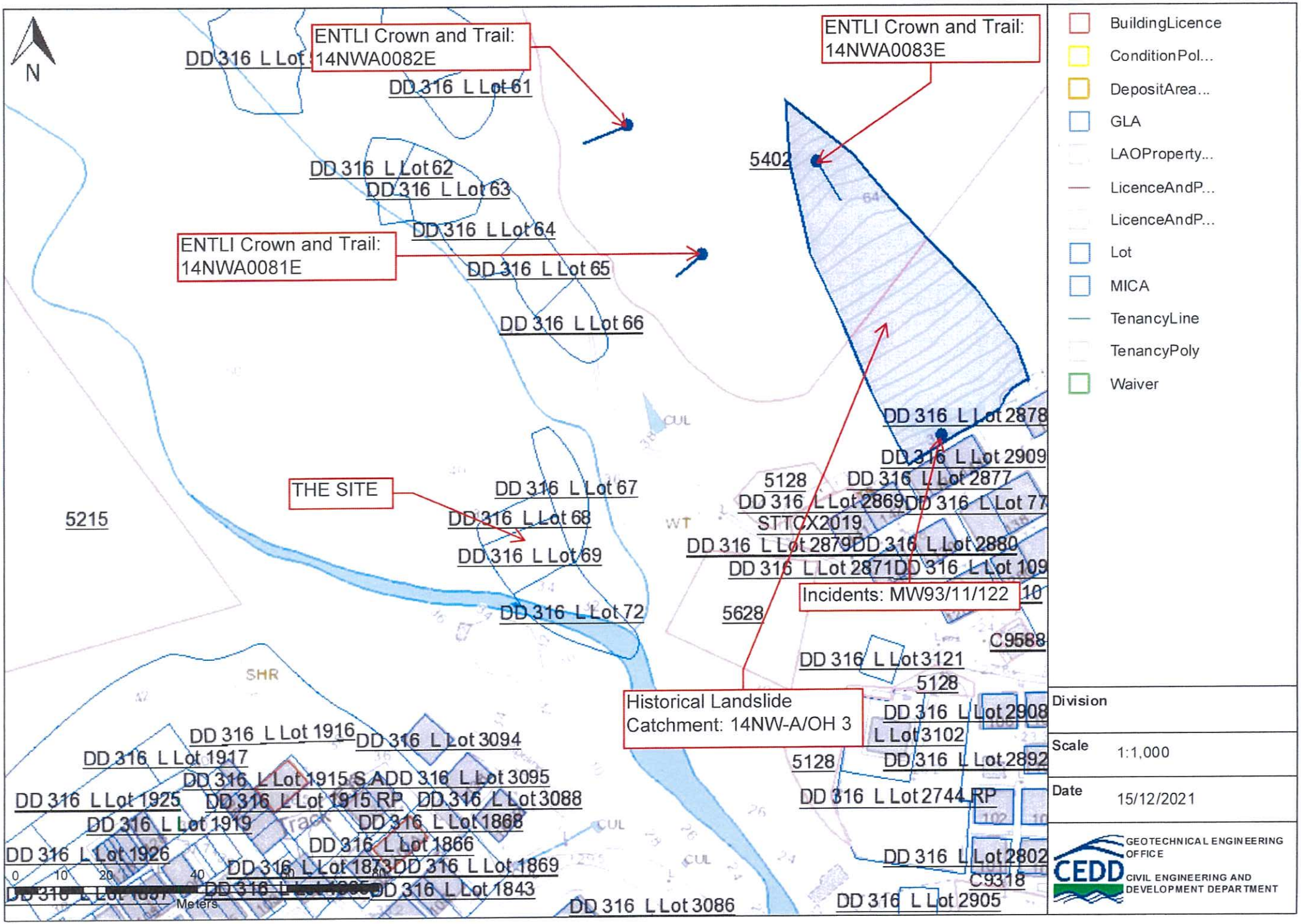
沛邦奇朝岡工程師事務所

APPENDIX C

Historical Landslides


N
ENTLI Crown and Trail: 14NWA0082E
ENTLI Crown and Trail: 14NWA0083E
ENTLI Crown and Trail: 14NWA0081E
THE SITE
Incidents: MW93/11/122
Historical Landslide Catchment: 14NW-A/OH 3
DD 316 L Lot 61
DD 316 L Lot 62
DD 316 L Lot 63
DD 316 L Lot 64
DD 316 L Lot 65
DD 316 L Lot 66
DD 316 L Lot 67
DD 316 L Lot 68
DD 316 L Lot 69
DD 316 L Lot 72
DD 316 L Lot 1916
DD 316 L Lot 1917
DD 316 L Lot 1915 SA
DD 316 L Lot 1915 RP
DD 316 L Lot 1925
DD 316 L Lot 1919
DD 316 L Lot 1926
DD 316 L Lot 3094
DD 316 L Lot 3095
DD 316 L Lot 3088
DD 316 L Lot 1868
DD 316 L Lot 1866
DD 316 L Lot 1873
DD 316 L Lot 1869
DD 316 L Lot 1843
DD 316 L Lot 3086
DD 316 L Lot 2878
DD 316 L Lot 2909
DD 316 L Lot 2877
DD 316 L Lot 2869
DD 316 L Lot 77
STTCX2019
DD 316 L Lot 2879
DD 316 L Lot 2880
DD 316 L Lot 2871
DD 316 L Lot 109
DD 316 L Lot 3121
DD 316 L Lot 2908
L Lot 3102
DD 316 L Lot 2892
DD 316 L Lot 2744 RP
DD 316 L Lot 2802
DD 316 L Lot 2905
5402
5215
5128
5628
C9588
C9318
SHR
WT
CUL
Track
0 10 20 40 Meters
BuildingLicence
ConditionPol...
DepositArea...
GLA
LAOProperty...
LicenceAndP...
LicenceAndP...
Lot
MICA
TenancyLine
TenancyPoly
Waiver
Division
Scale 1:1,000
Date 15/12/2021
GEOTECHNICAL ENGINEERING OFFICE
CEDD
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

Historical Landslide Catchment

Name	Value
Catchment No.	14NW-A/OH 3
Plan area of the catchment (Sq. m)	1850.336026
Maximum elevation difference (m)	49
The plan area of the catchment with gradient less than 15 degree (Sq. m)	0
Site visit for the catchment	Y
Total number of relict ENTLI records within the catchment	1
Total number of recent ENTLI records within the catchment	0
The length of the longest relict ENTLI record within the catchment (m)	10
The length of the longest recent ENTLI record within the catchment (m)	0
The length of the longest ENTLI record within the catchment (m)	10
The total length of the all ENTLI record within the catchment (m)	10

ENTLI Crown / Trail

Name	Value
ENTLI No.	14NWA0081E
Slide ID	14NWAX0017
Type of slides	Relict
Action	A
Width of main scarp	11
Length of landslide source	7.5
Slope	32.5
Vegetation cover	Shrubs and trees
Year landslide first observed	1963
Elevation of landslide crown	60
Elevation of landslide toe	53
Elevation difference of landslide trail	7
Gully	N
Relict class	Scarp predominantly rounded (50% certain)
Easting	815677.066507
Northing	811965.162032

ENTLI Crown / Trail

Name	Value
ENTLI No.	14NWA0082E
Slide ID	14NWAX0018
Type of slides	Relict
Action	A
Width of main scarp	11
Length of landslide source	10.5
Slope	31
Vegetation cover	Completely in grass
Year landslide first observed	1963
Elevation of landslide crown	63
Elevation of landslide toe	54
Elevation difference of landslide trail	9
Gully	N
Relict class	Scarp predominantly rounded (50% certain)
Easting	815660.741147
Northing	811993.734723

ENTLI Crown / Trail

Name	Value
ENTLI No.	14NWA0083E
Slide ID	14NWAX0019
Type of slides	Relict
Action	A
Width of main scarp	16
Length of landslide source	10
Slope	41
Vegetation cover	Shrubs and trees
Year landslide first observed	1963
Elevation of landslide crown	70
Elevation of landslide toe	64
Elevation difference of landslide trail	6
Gully	N
Relict class	Broad depression (10% certain)
Easting	815702.466558
Northing	811985.402697

APPENDIX D

Aerial Photographs

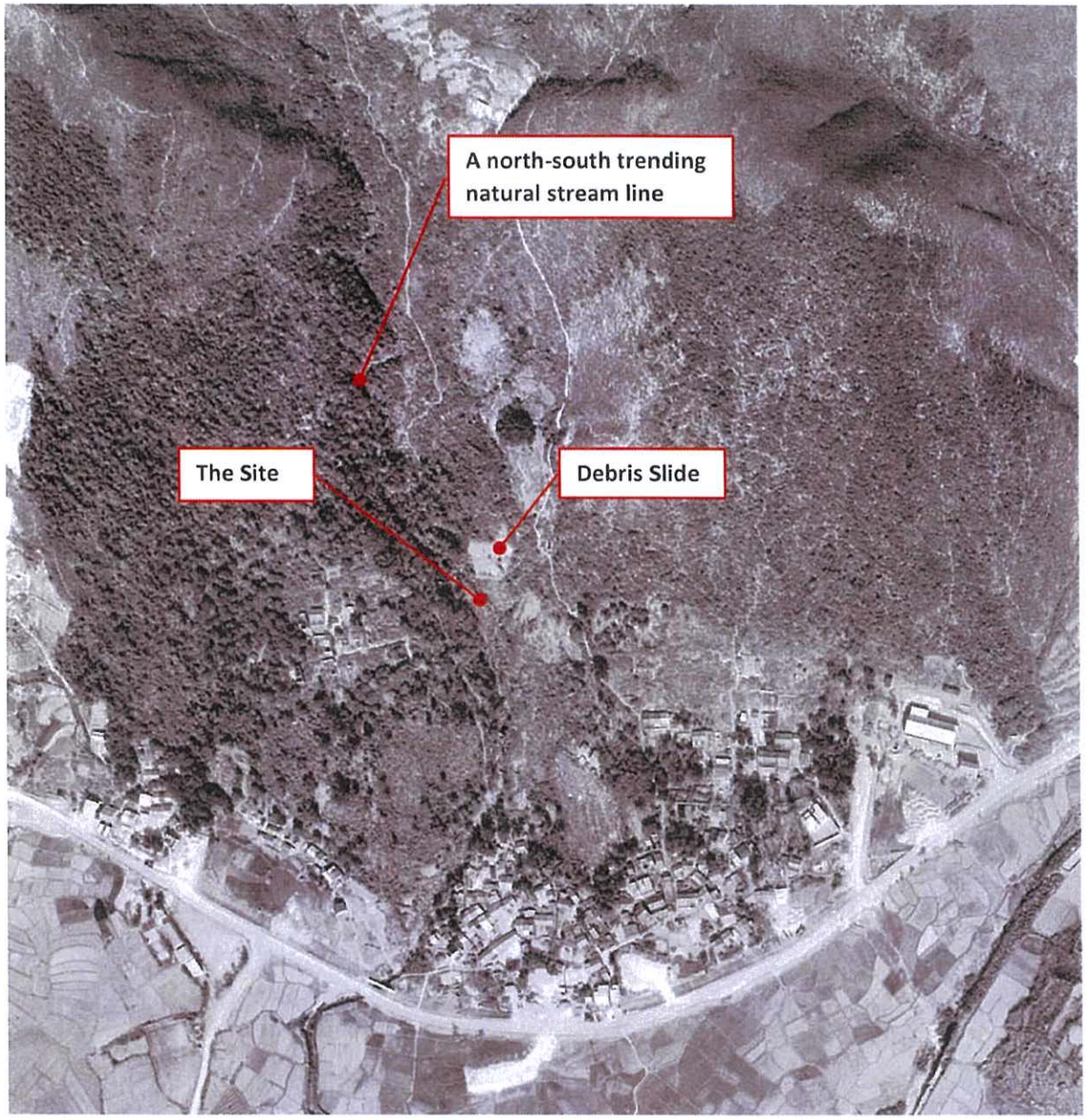


Plate 1: Pui O of South Lantau - 1963 Aerial Photograph (4234)

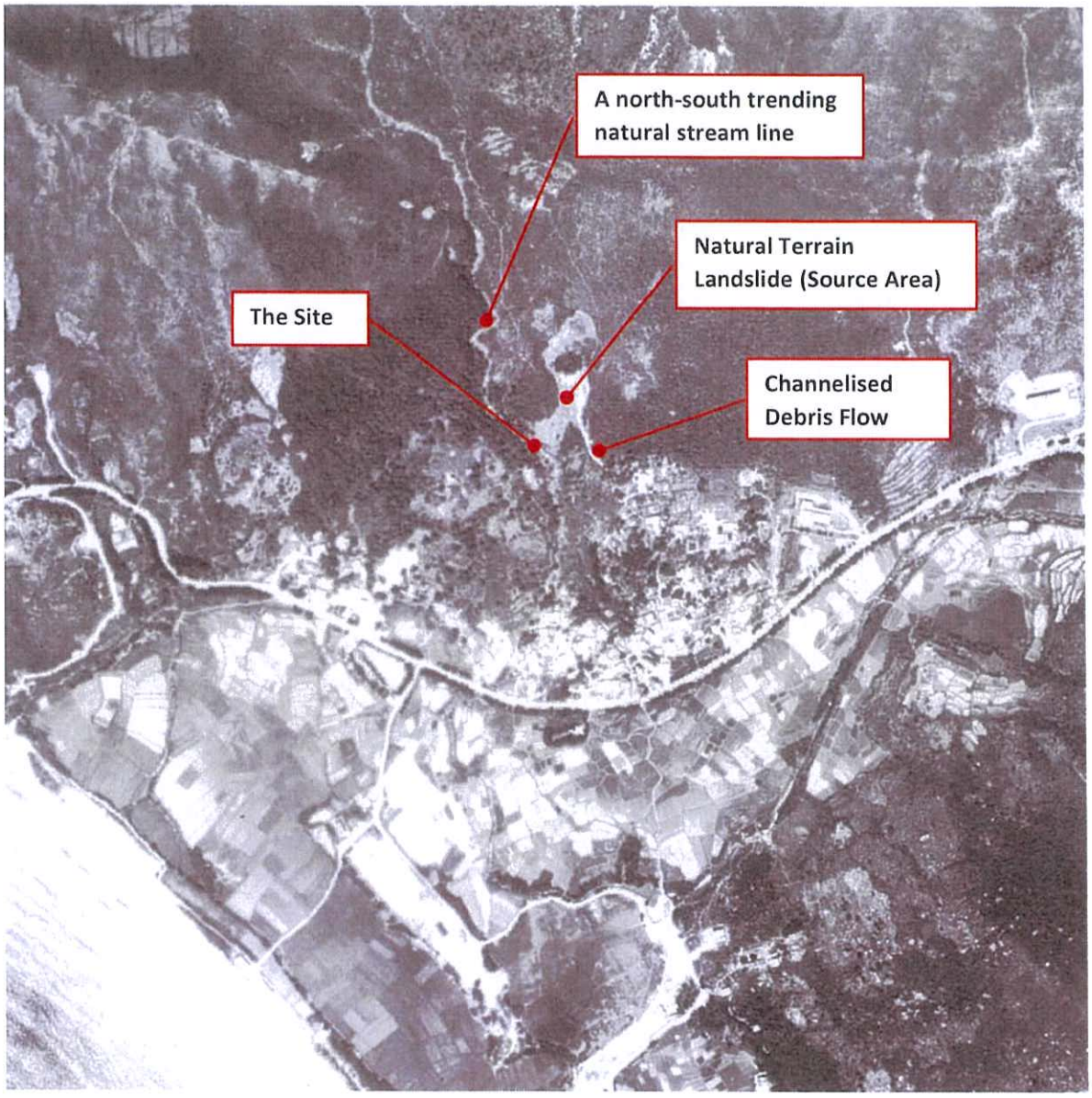


Plate 2: Pui O of South Lantau - 1973 Aerial Photograph (3804)

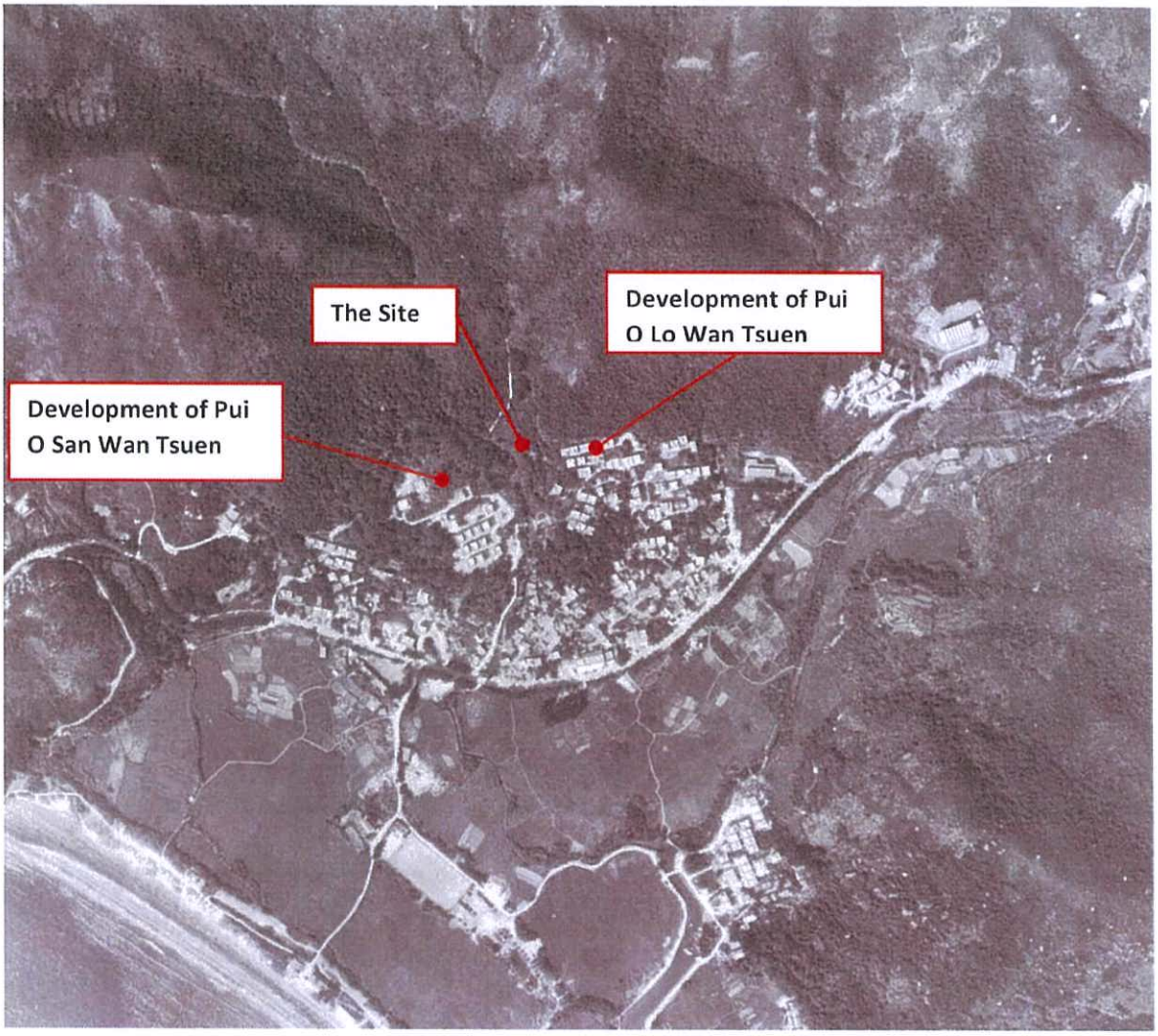


Plate 3: Pui O of South Lantau - 1980 Aerial Photograph (32901)

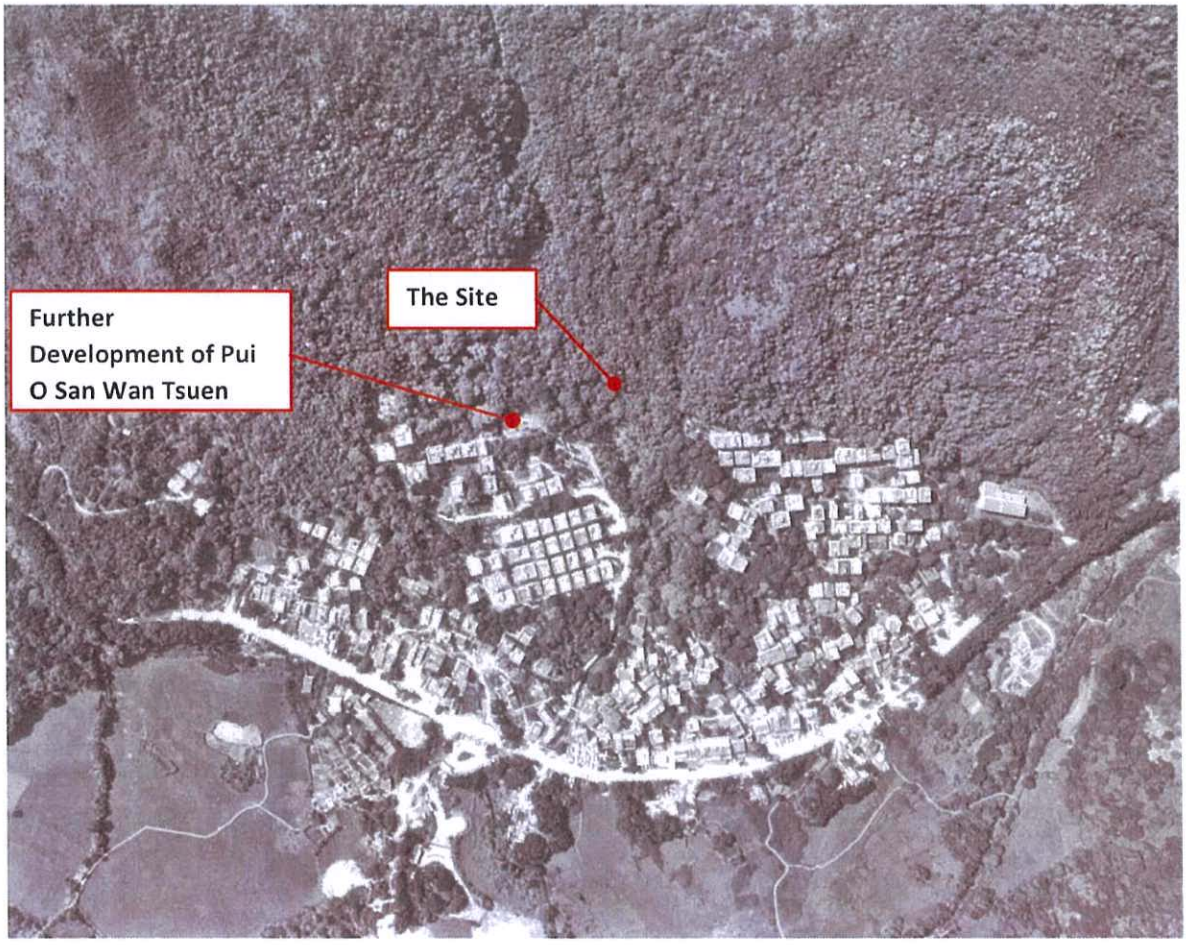


Plate 4: Pui O of South Lantau - 1992 Aerial Photograph (A31526)

Plate 5: Pui O of South Lantau - 2002 Aerial Photograph (CW46035)

Plate 6: Pui O of South Lantau - 2005 Aerial Photograph (CW70020)

Plate 7: Pui O of South Lantau - 2016 Aerial Photograph (E007354C)

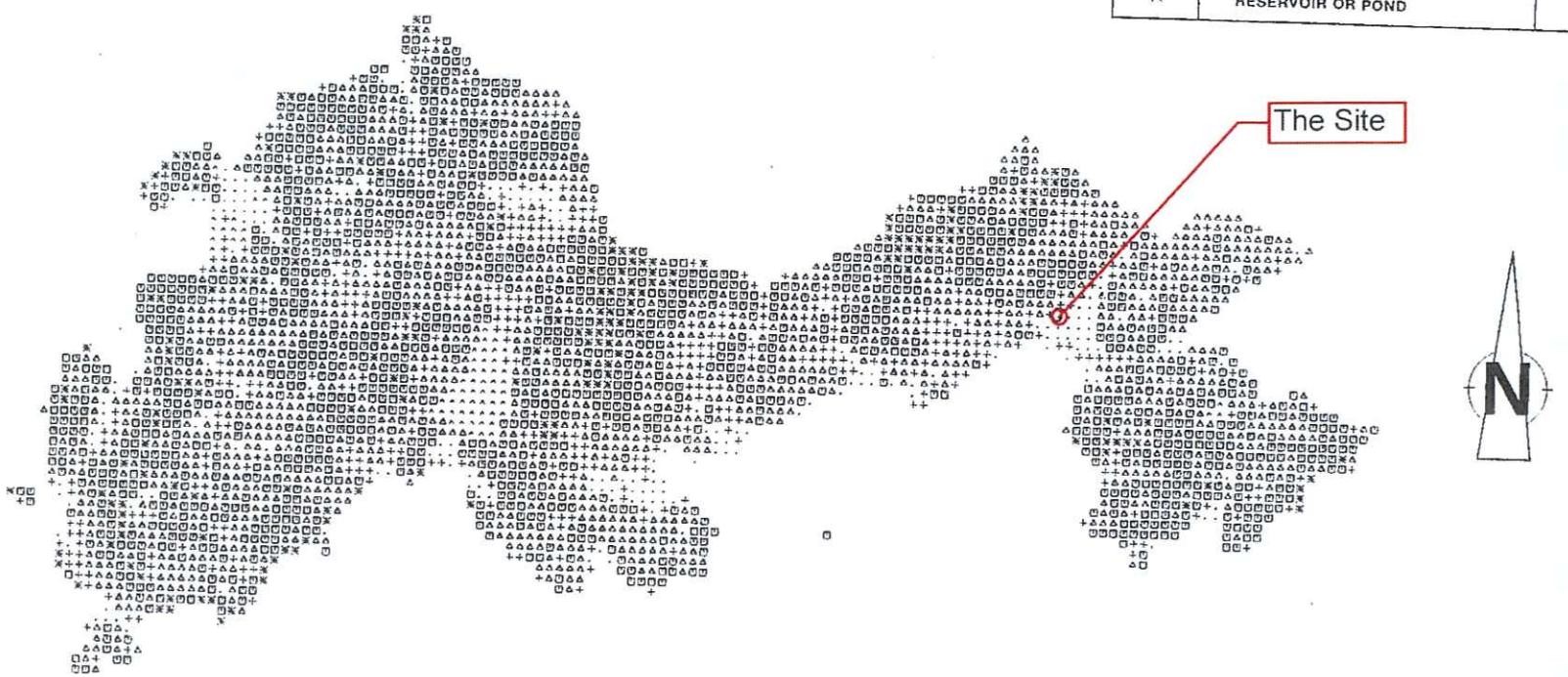
Plate 8: Pui O of South Lantau - 2020 Aerial Photograph (E102800C)

Plate 9: Pui O of South Lantau - 2021 Aerial Photograph (E121209C)

APPENDIX E

GEOTEC Plots

SYMBOL	MEANING	%TOTAL
·	SLOPE ANGLE < 5°	5.4
+	SLOPE ANGLE 5-15°	12.3
△	SLOPE ANGLE 15-30°	36.1
□	SLOPE ANGLE 30-40°	39.7
✳	SLOPE ANGLE >40°	4.8
^	RESERVOIR OR POND	1.7

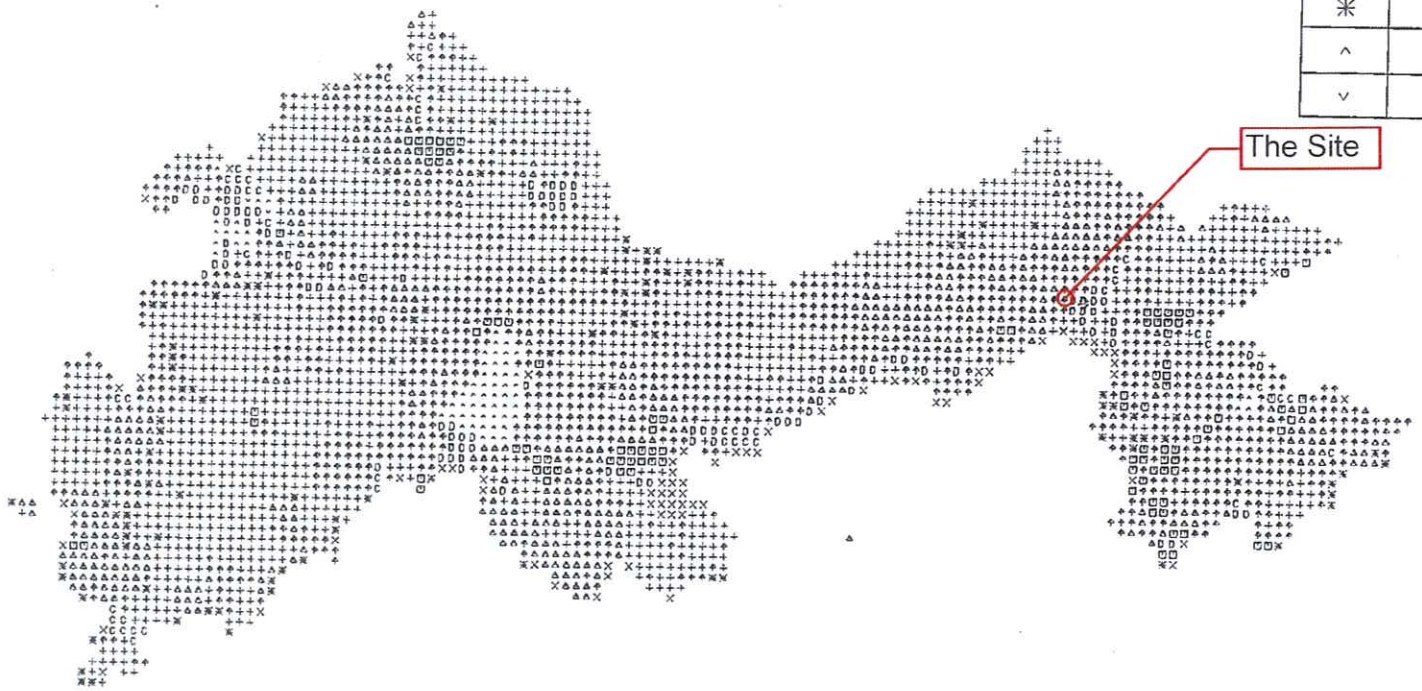


Scale		
1:100 000	GEOTECS Plot - Slope Gradient	Fig. 5

SYMBOL	MEANING	%TOTAL
F	FILL	0.9
R	RECLAMATION	0.5
A	ALLUVIUM	2.4
△	COLLUVIUM	10.4
L	LITTORAL DEPOSITS	2.0
v	VOLCANIC ROCKS	62.2
≠	SEDIMENTARY AND METASEDIMENTARY ROCKS	1.1
+	INTRUSIVE IGNEOUS ROCKS	18.8
~	RESERVOIR OR POND	1.7

Scale
1:100000

SYMBOL	MEANING	%TOTAL
+	GRASSLAND	39.5
C	CULTIVATION	1.2
△	SHRUBLAND < 50% CANOPY COVER	13.8
⊟	SHRUBLAND > 50% CANOPY COVER	2.7
♧	BROADLEAF WOODLAND	33.3
×	NO VEGETATION ON NATURAL TERRAIN	2.1
D	NO VEGETATION ON DISTURBED TERRAIN	2.6
✳	NO VEGETATION DUE TO ROCK OUTCROPS	3.0
^	RESERVOIR OR POND	1.7
v	STREAM OR CHANNEL	< 0.1



Scale		
1:100 000	GEOTECS Plot - Vegetation	Fig. 7

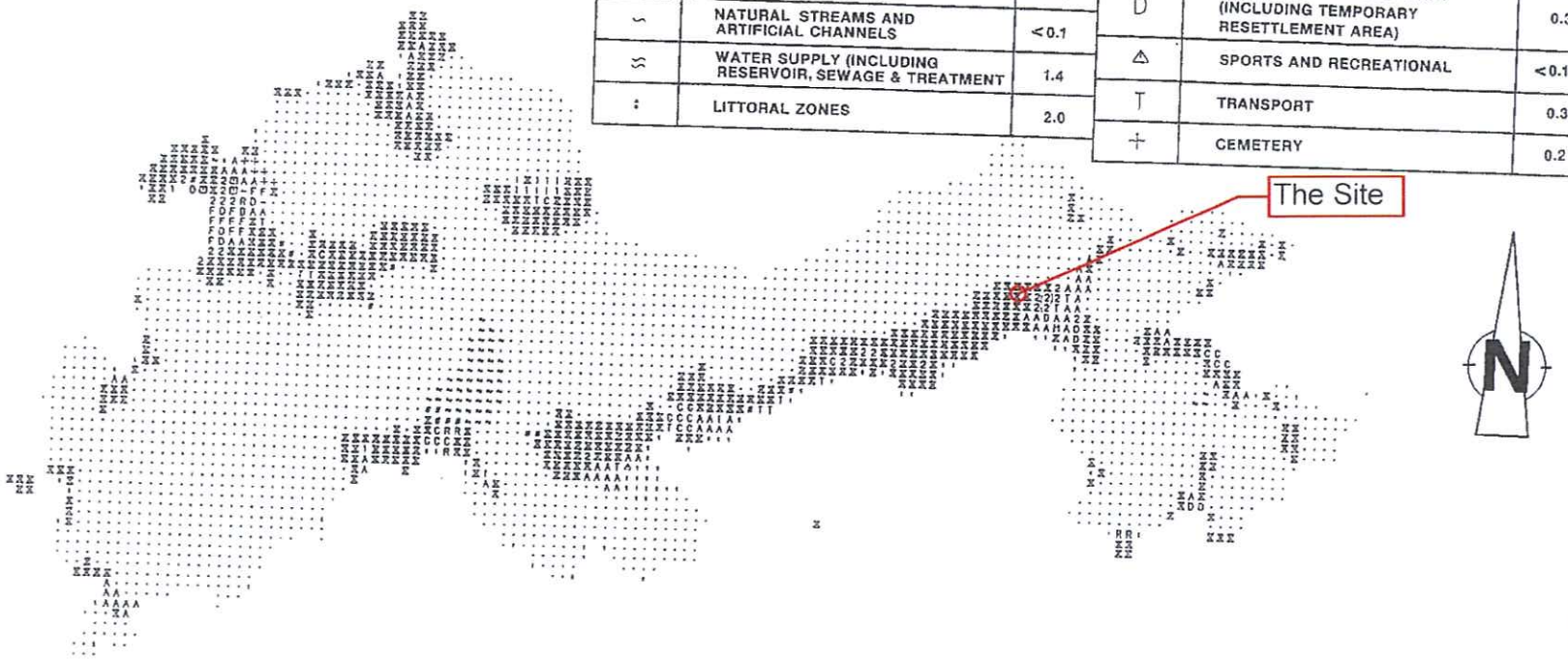
SYMBOL	MEANING	%TOTAL
·	NO APPRECIABLE EROSION	44.0
S	SHEET EROSION	14.7
R	RILL EROSION	0.4
G	GULLY EROSION	0.3
+	COASTAL INSTABILITY	2.7
✳	GENERAL INSTABILITY	36.2
^	RESERVOIR OR POND	1.7

Scale

GEOTECS Plot - Erosion and Instability

Fig. 8

M	MILITARY (UNSPECIFIED)	<0.1	R	RESIDENTIAL (AND MIXED COMMERCIAL/RESIDENTIAL)	0.2
⧖	UNDISTURBED NATURAL TERRAIN	16.3	2	TWO STOREY HOUSING	0.6
·	COUNTRY PARK	75.2	1	SINGLE STOREY HOUSING	0.3
#	LARGE ARTIFICIAL SLOPES	0.4	◫	SQUATTERS	0.1
A	AGRICULTURE (UNDEFINED)	1.9	C	COMMUNITY AND INSTITUTIONAL	0.5
F	FISH OR DUCK PONDS	0.3	D	INCOMPLETE DEVELOPMENT (INCLUDING TEMPORARY RESETTLEMENT AREA)	0.3
∽	NATURAL STREAMS AND ARTIFICIAL CHANNELS	<0.1	△	SPORTS AND RECREATIONAL	<0.1
≈	WATER SUPPLY (INCLUDING RESERVOIR, SEWAGE & TREATMENT	1.4	T	TRANSPORT	0.3
:	LITTORAL ZONES	2.0	+	CEMETERY	0.2

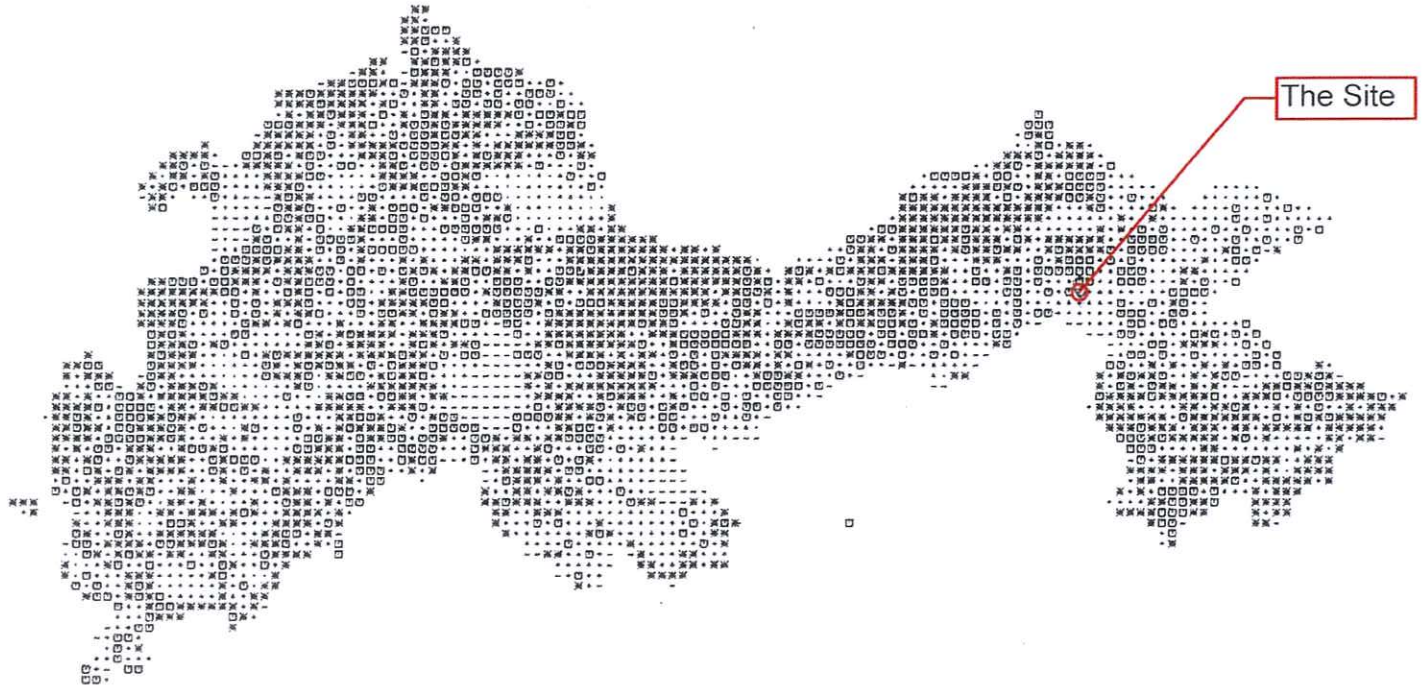


Scale
1:100 000

GEOTECS Plot - Land Use

Fig. 9

SYMBOL	MEANING	%TOTAL
·	GLUM CLASS I	2.7
+	GLUM CLASS II	32.6
△	GLUM CLASS IIs	1.9
□	GLUM CLASS III	23.9
✳	GLUM CLASS IV	35.1
~	UNCLASSIFIED GLUM CLASS	3.8



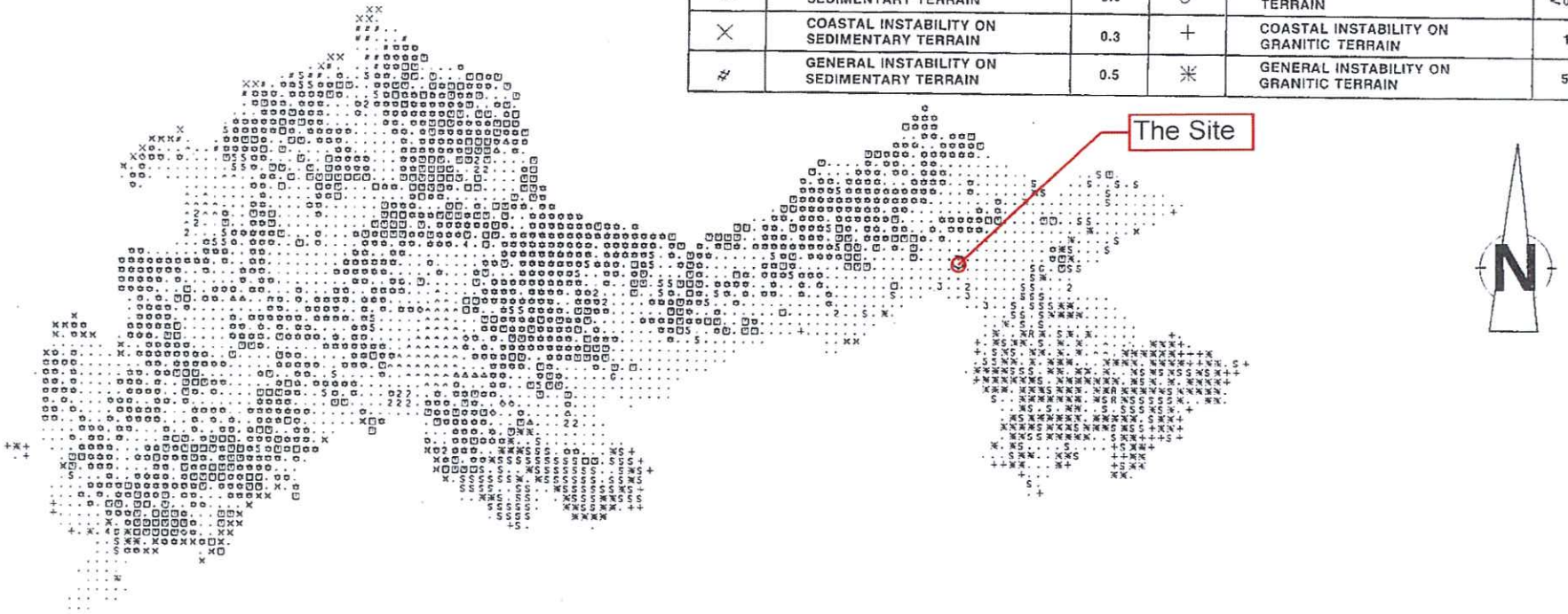
Scale
1:100 000

GEOTECS Plot - Geotechnical [illegible]

SYMBOL	MEANING							
^	RESERVOIR OR POND	1.7	2	SHEET EROSION ON SUPERFICIAL TERRAIN	0.5	□	SHEET EROSION ON [illegible] TERRAIN	
·	NO APPRECIABLE EROSION	44.0	3	RILL EROSION ON SUPERFICIAL TERRAIN	< 0.1	△	RILL EROSION ON VOLCANIC TERRAIN	0.3
			4	GULLY EROSION ON SUPERFICIAL TERRAIN	< 0.1	◇	GULLY EROSION ON VOLCANIC TERRAIN	0.2

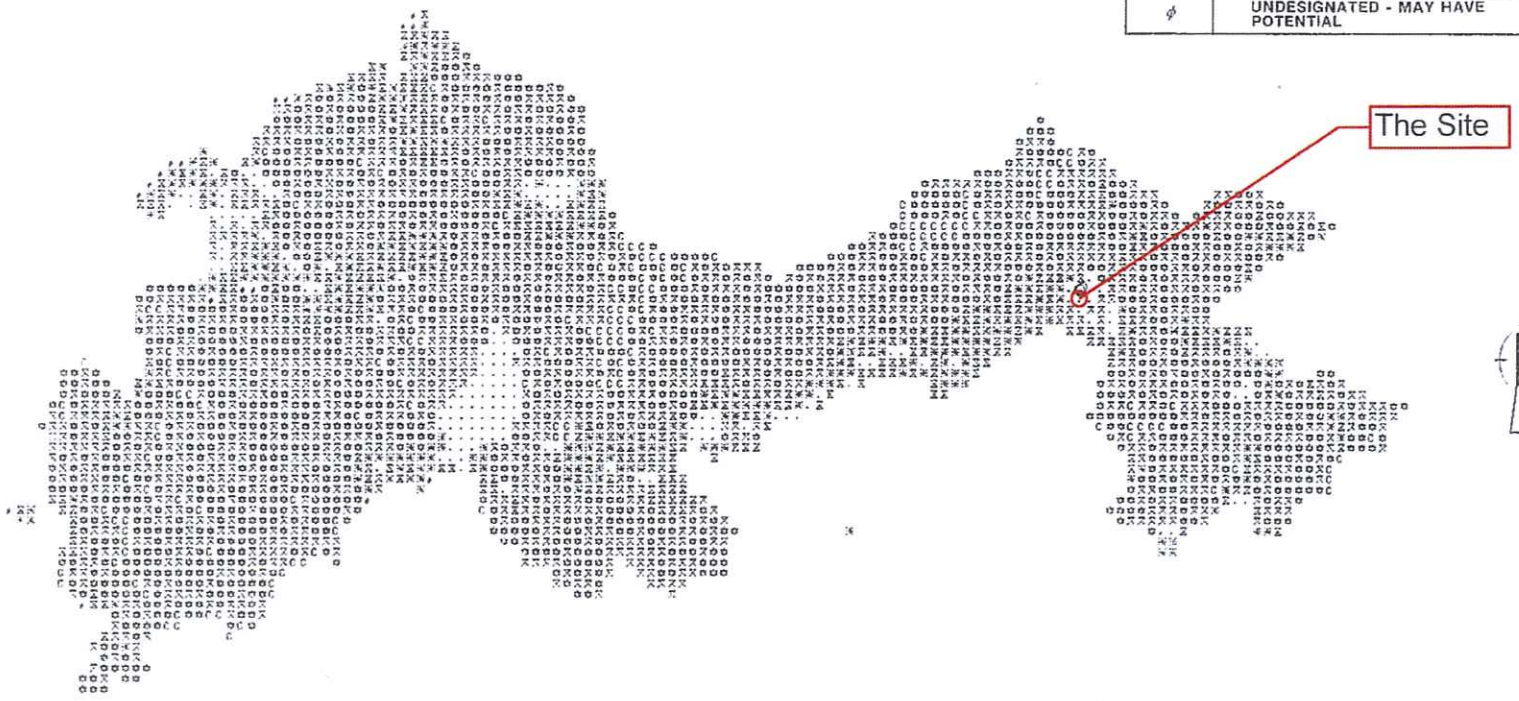
	NO APPRECIABLE EROSION	44.0

		%TOTAL	SYMBOL	MEANING	%TOTAL
2	SHEET EROSION ON SUPERFICIAL TERRAIN	0.5	□	SHEET EROSION ON VOLCANIC TERRAIN	9.9
3	RILL EROSION ON SUPERFICIAL TERRAIN	< 0.1	△	RILL EROSION ON VOLCANIC TERRAIN	0.3
4	GULLY EROSION ON SUPERFICIAL TERRAIN	< 0.1	◇	GULLY EROSION ON VOLCANIC TERRAIN	0.2
5	COASTAL INSTABILITY ON SUPERFICIAL TERRAIN	0.0	⌑	COASTAL INSTABILITY ON VOLCANIC TERRAIN	1.1
6	GENERAL INSTABILITY ON SUPERFICIAL TERRAIN	1.1	✡	GENERAL INSTABILITY ON VOLCANIC TERRAIN	28.8
$	SHEET EROSION ON SEDIMENTARY TERRAIN	0.0	S	SHEET EROSION ON GRANITIC TERRAIN	4.3
⧖	RILL EROSION ON SEDIMENTARY TERRAIN	0.0	R	RILL EROSION ON GRANITIC TERRAIN	<0.1
⧗	GULLY EROSION ON SEDIMENTARY TERRAIN	0.0	G	GULLY EROSION ON GRANITIC TERRAIN	<0.1
✕	COASTAL INSTABILITY ON SEDIMENTARY TERRAIN	0.3	+	COASTAL INSTABILITY ON GRANITIC TERRAIN	1.3
#	GENERAL INSTABILITY ON SEDIMENTARY TERRAIN	0.5	✳	GENERAL INSTABILITY ON GRANITIC TERRAIN	5.8



Scale 1:100 000	GEOTECS Plot - Geology, Erosion and Instability	Fig. 11

SYMBOL	MEANING	%TOTAL
✳	SUITABLE LANDFORMS - NO PRESENT USAGE	8.2
✡	SUITABLE LANDFORMS - COUNTRY PARK OR CULTIVATION	37.2
⧖	SLOPE < 40° - NO PRESENT USAGE	9.3
⧗	SLOPE < 40° - COUNTRY PARK OR CULTIVATION	36.4
·	EXISTING USAGE	4.2
C	OTHER TERRAIN - COUNTRY PARK	4.2
∅	UNDESIGNATED - MAY HAVE POTENTIAL	0.5



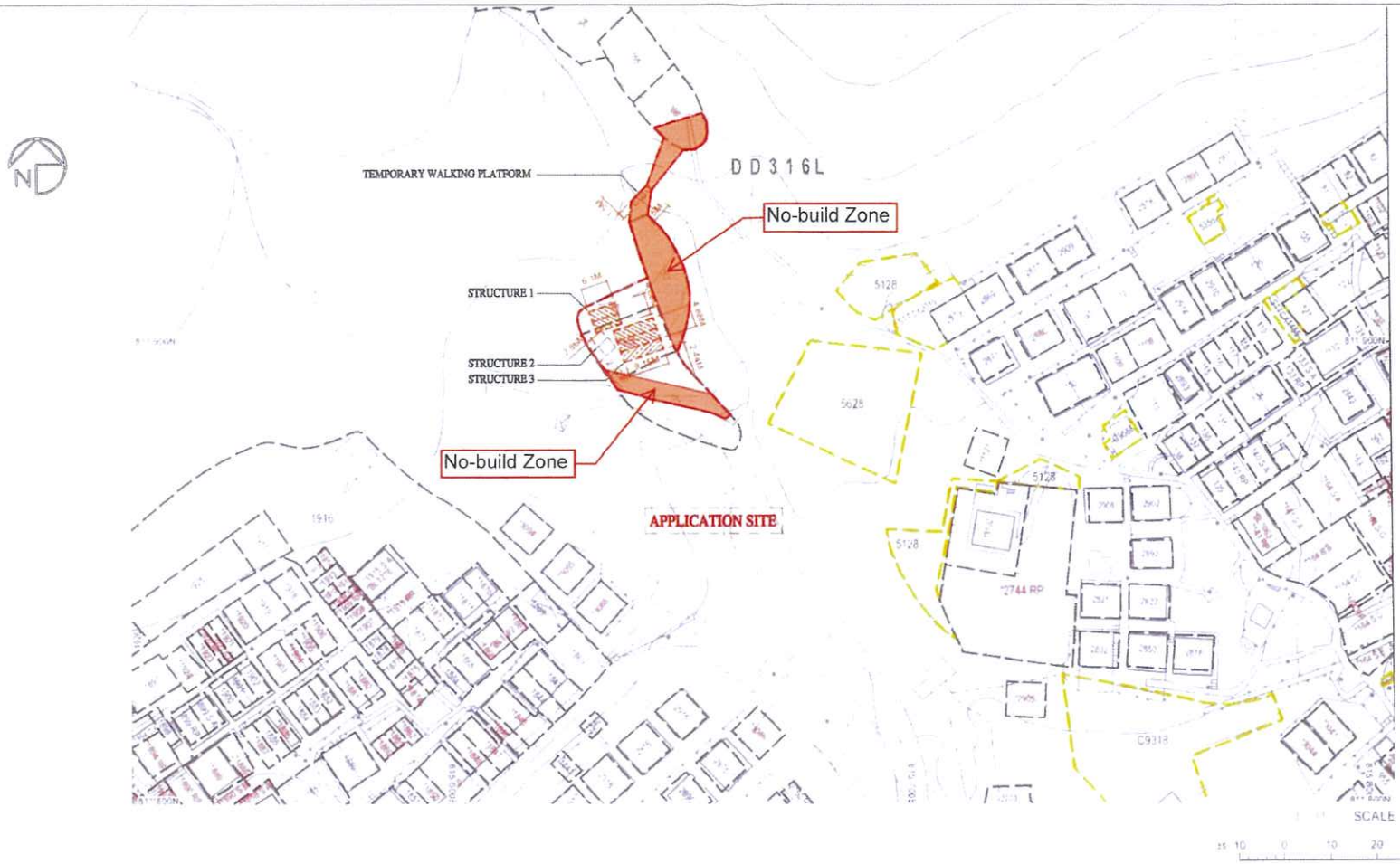
Scale
1:100 000

GEOTECS Plot - Potential Quarry Sites

APPENDIX F

Layout Plan of

Proposed Development Works



NO.	STRUCTURE USE	DIMENSIONS	NO. OF STOREY	G.F.A.	COVERED AREA
1	CONTAINER STRUCTURED RETAIL SHOP	6.1M(L) X 4.88M(W) X 2.6M(H)	1	29.77 SQ.M.	29.77 SQ.M.
2	STORAGE	2.86M(L) X 2.72M(W) X 2.6M(H)	1	7.78 SQ.M.	7.78 SQ.M.
3	OPEN SHED FOR OPEN MARKET AREA	9.15M(L) X 7.32M(W) X 3M(H)	1	66.98 SQ.M.	66.98 SQ.M.
			TOTAL:	104.53 SQ.M.	104.53 SQ.M.

Architect

ARCH-IF ARCHITECTS LIMITED

Project

NEW TEMPORARY SHOP (VEGETABLE MARKET) & NEW COVER AREA
TOPOGRAPHICAL SURVEY
LOT Nos. 62, 63, 64, 65, 66, 67, 68, 69 & 72 IN D.D. 316 LANTAU.

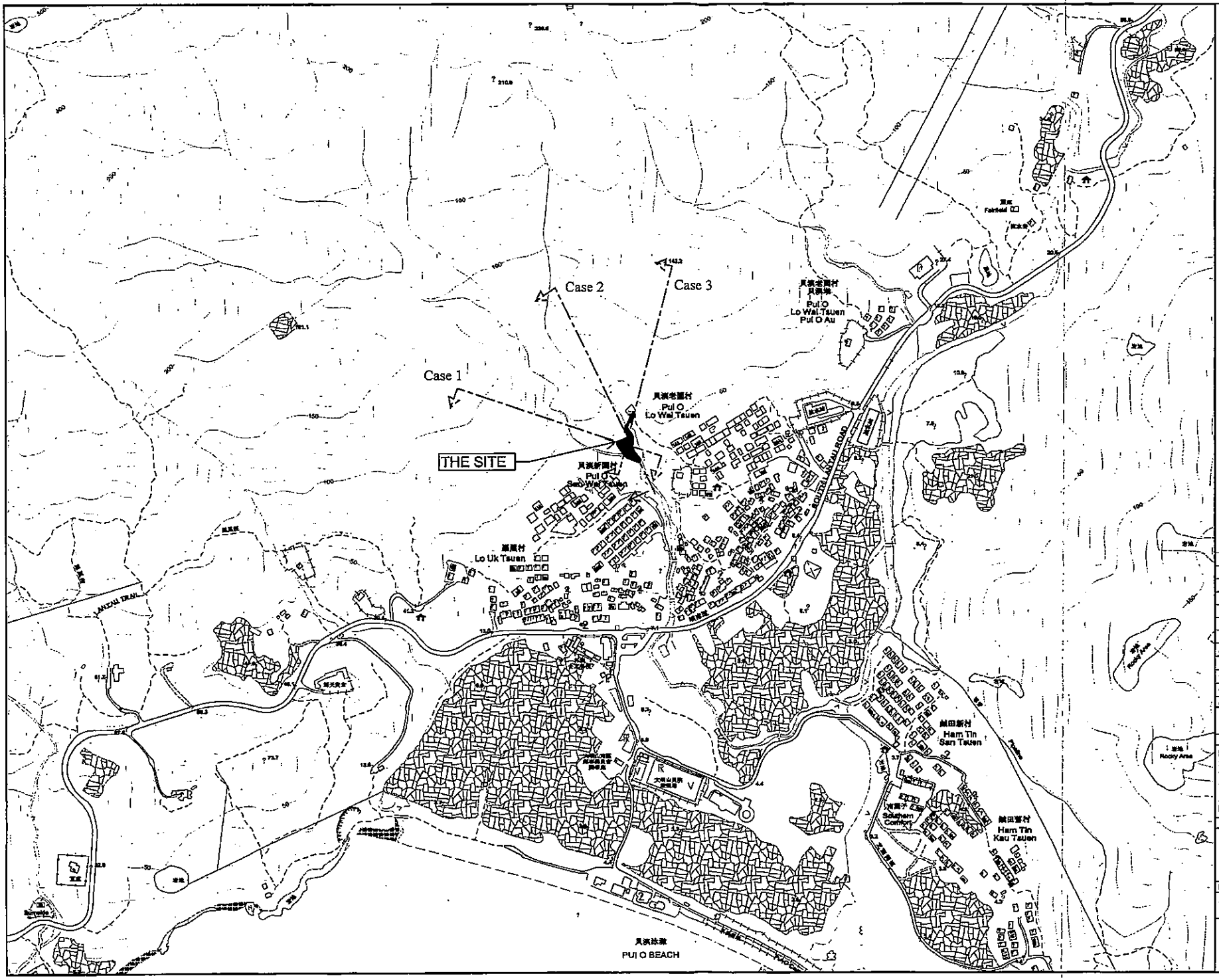
Designed By	Drawn By	Date Drawn	Checked By
CF	CL	31 AUG 2021	CF

Drawing Title: **LAYOUT PLAN**

Project No.	Scale	Drawing No.	Rev.
--	N.T.S.	PL-001	A

APPENDIX G

Assessment of NTHS Criteria with Plan and Sections



A	FIRST SUBMISSION	JAN/2022
NO.	DESCRIPTION	DATE

	NAME	DATE
APPROVAL BY	RY	
DRAWN BY	JC	
DESIGNED BY	JC	
CHECKED BY	SW	

AGREEMENT NUMBER

PROJECT TITLE

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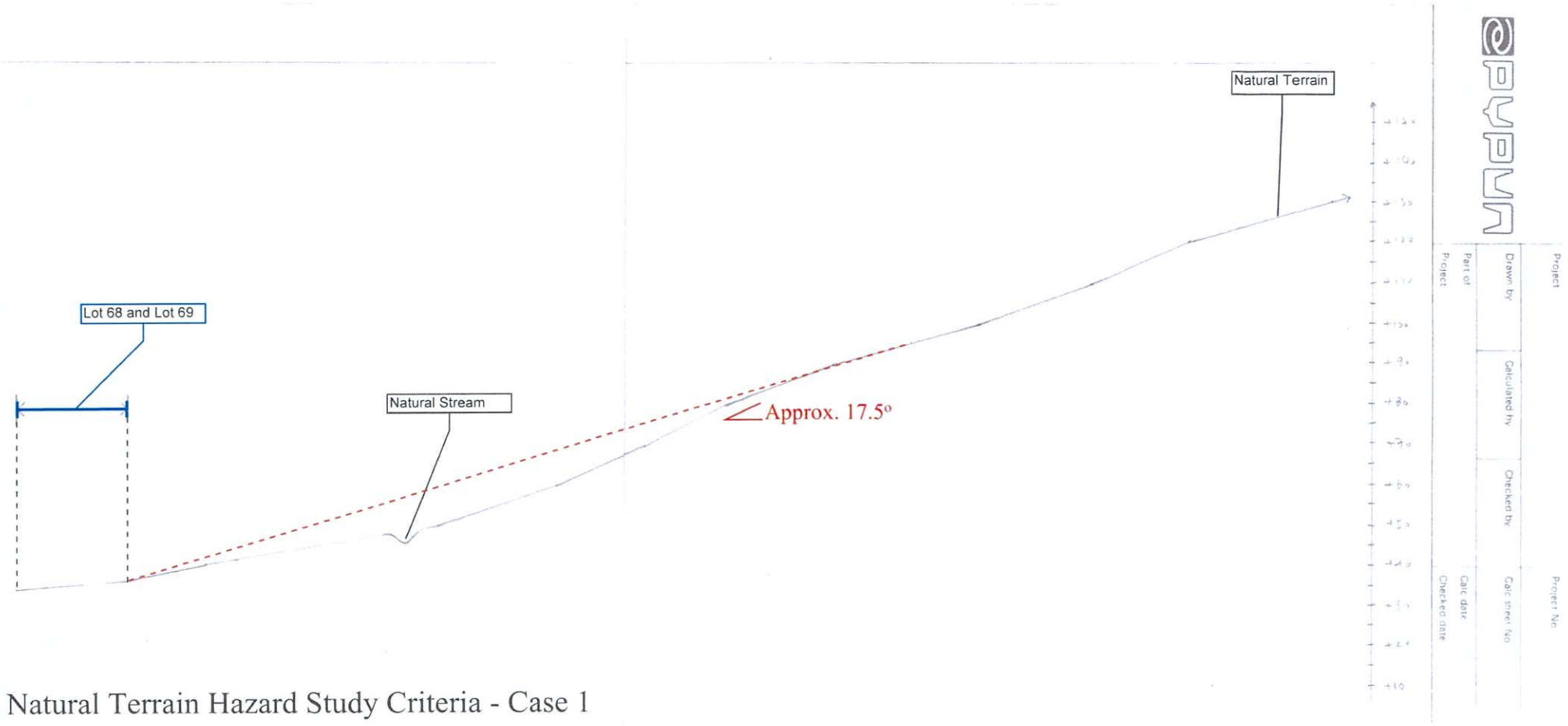
DRAWING TITLE

1:5000 – SCALE TOPOGRAPHICAL MAP

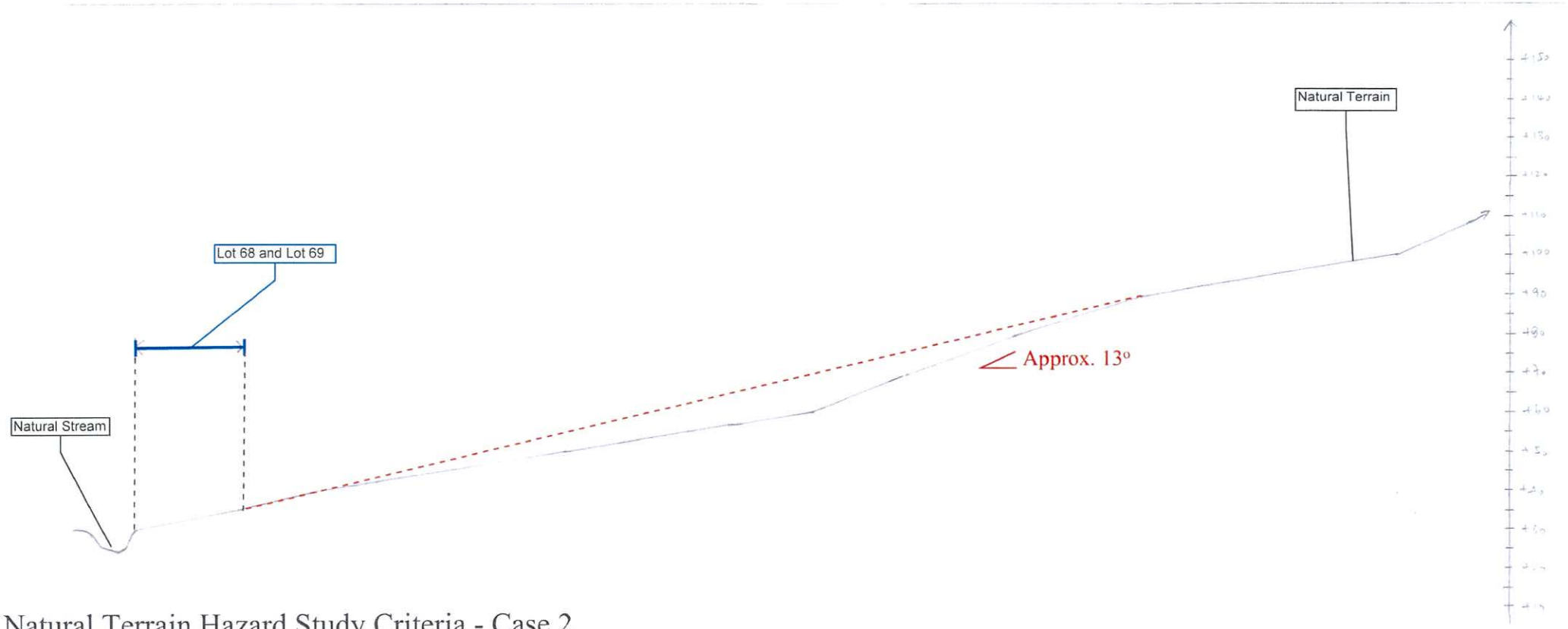
DRAWING NUMBER	SCALE
T355/GPRR/001 REV.A	1:5000 (A3)

PYPUN ENGINEERING CONSULTANTS LTD.



Natural Terrain Hazard Study Criteria - Case 1

Remarks: Lot 66, adjoining Goverment Land and Lot 67 are delineated as "No-build Zone"



Natural Terrain Hazard Study Criteria - Case 2

Remarks: Lot 66, adjoining Goverment Land and Lot 67 are delineated as "No-build Zone"

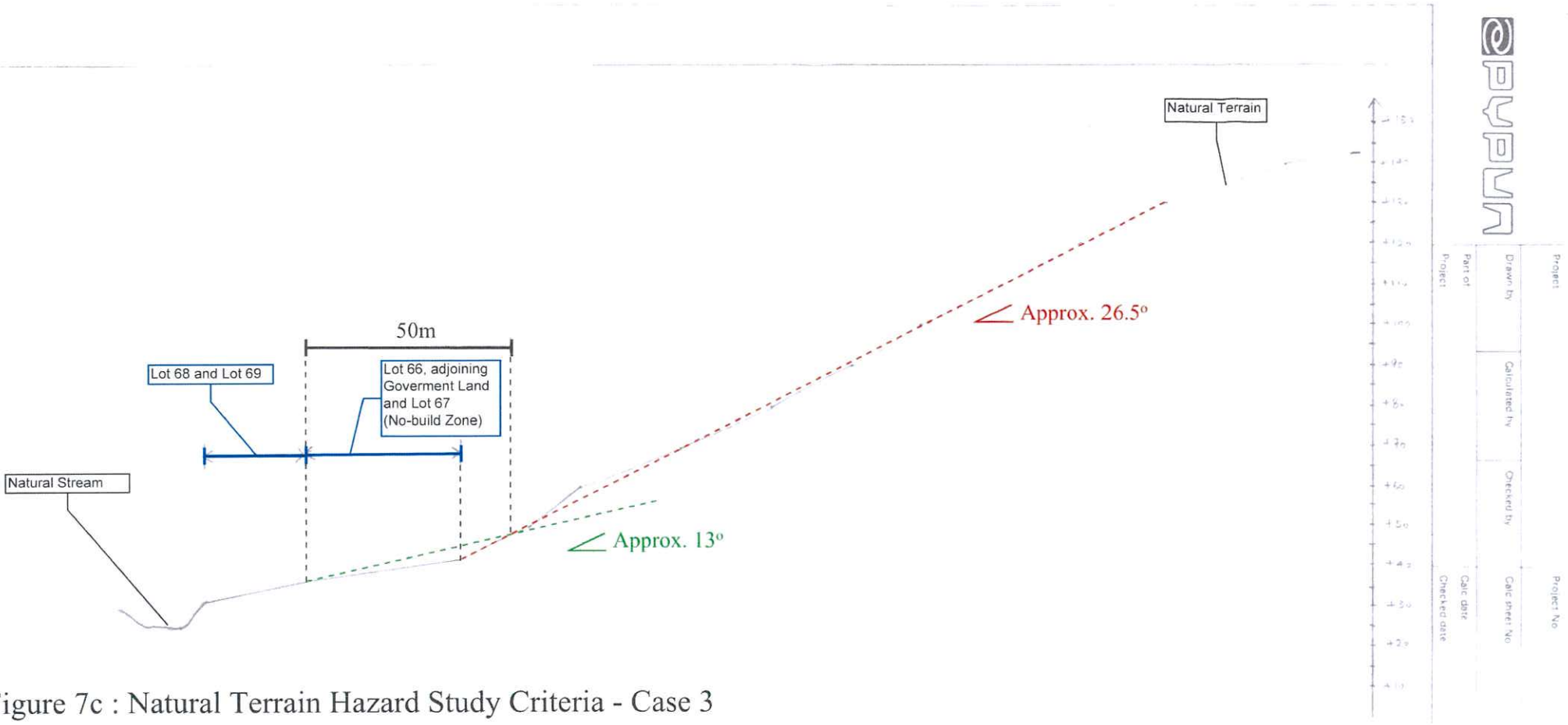
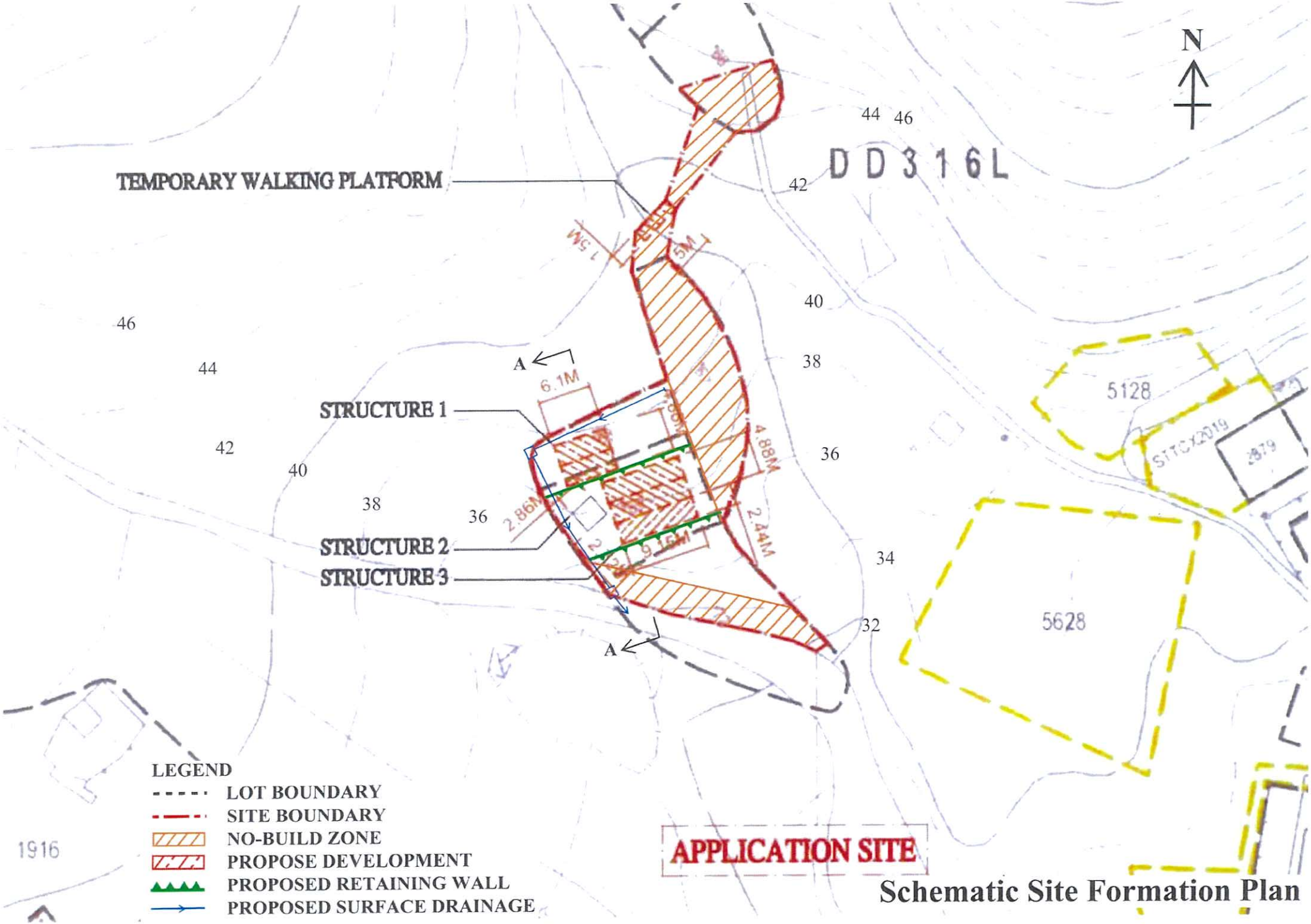


Figure 7c : Natural Terrain Hazard Study Criteria - Case 3

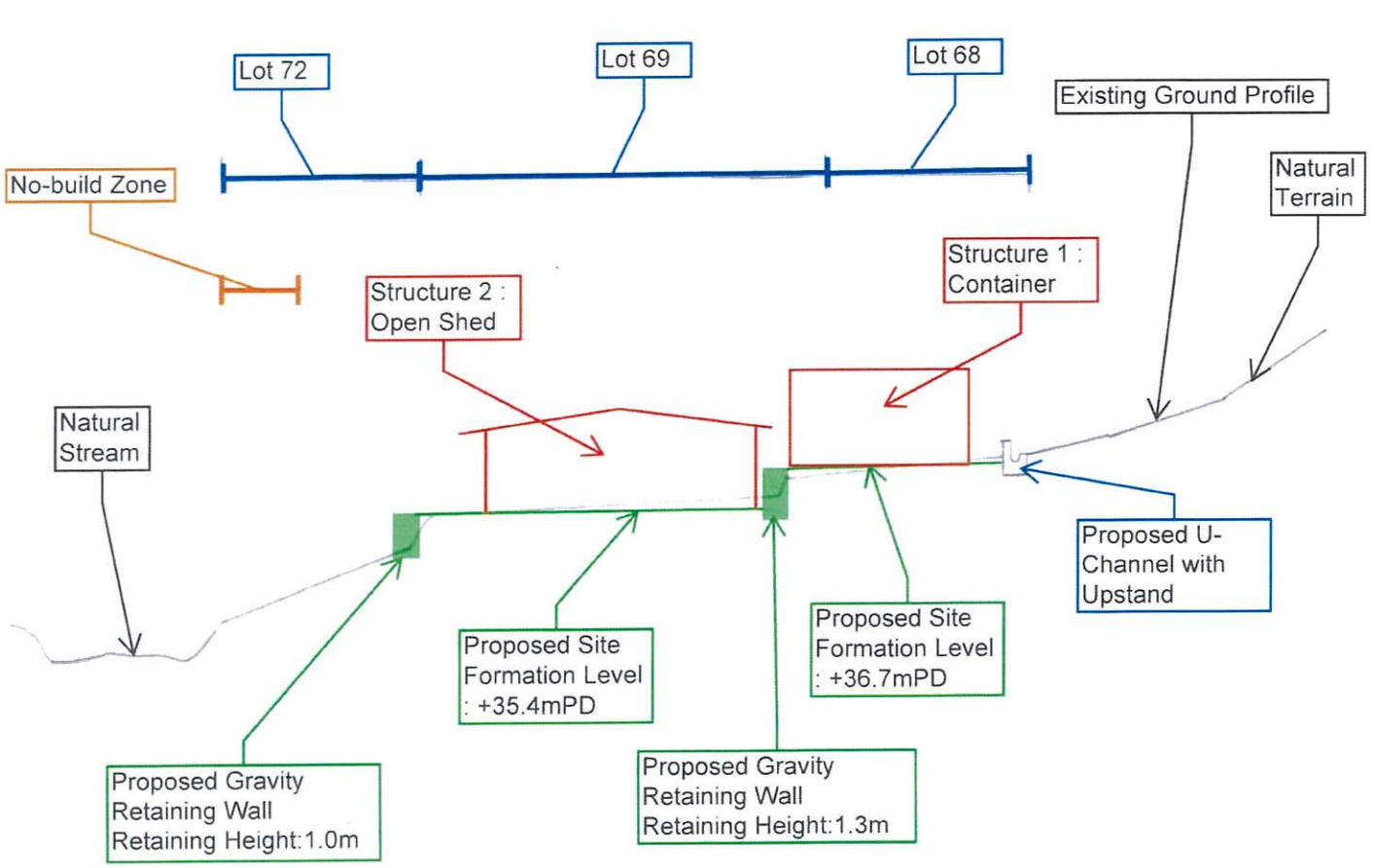
Remarks: Lot 66, adjoining Goverment Land and Lot 67 are delineated as "No-build Zone"

APPENDIX H

Schematic Site Formation Plan and Section



Schematic Site Formation Plan



Section A-A: Schematic Site Formation Works

Remarks: Lot 66, adjoining Goverment Land and Lot 67 are delineated as "No-build Zone"

L A N B A S E
Surveyors Limited

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南 9 號均輝大廈 9 樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: IS/TPN/2445A/L05

1 March 2022

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

By Post

Dear Sir/Madam,

Planning Application for
Temporary Shop and Services
For a Period of 6 Years
Lots 66(Part). 67, 68, 69 and 72(Part) in D.D. 316 Lantau
and adjoining Government Land
Pui O, Lantau Island, New Territories
(Planning Application No. A/SLC/170)

We refer to the captioned planning application.

We would like to provide herewith a set of "Response-to-Comments" for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Rock K.M. Tsang
Director
Encl.
RK/AL

c.c.
DPO/Islands (Attn.: Mr. Keith Wu Email)
Client

Response-to-Comments

	Departmental Comments	Responses
	Agriculture, Fisheries and Conservation Department (AFCD) **(Contact: Connie Ng at 2150-6944)**	
	It is noted from the tree preservation proposal at Appendix 1 that all existing trees would be retained with protective measures. However, despite a list of guidelines in stream protection from construction works indicated in the Further Information, the applicant did not fully respond to our comments regarding works near/within the two watercourses. The applicant should clarify and elaborate any construction works to be taken place near/within the watercourses, identify any potential impact to the watercourses due to the construction and operation of the proposed use, such as the proposed drainage facilities and stream crossings (if any), with the implementation of necessary mitigation measures.	For the construction works to be taken near the two watercourses, mitigation measures will be implemented around the two watercourses as mentioned in Section 3.4 of the revised Drainage Impact Assessment (DIA) Report. No adverse impacts are therefore anticipated
	Drainage Services Department (DSD) **(Contact: Amy Chu at 3101-2897)**	
(1)	Please provide recent and dated photographs to show a panoramic view of the site.	Recent photographs is provided in the Figure 1.1 of the revised DIA Report.
(2)	Please provide the drainage details as specified in the Section 3 of the DSD Advice Note No. 1 – Application of the Drainage Impact Assessment Process to Private Section Projects.	Drainage details specified in Section 3 of the DSD Advice Note No. 1 i.e. site boundary, existing ground levels, existing drainage and existing land uses have been shown in Drawing no. 7076866-01 in the Appendix A of the revised DIA Report.
(3)	Please provide a detailed layout plan, at an appropriate scale, of the project site with the site boundary, proposed ground levels, proposed drainage works and	A detailed layout plan is attached in Drawing No. 1. No new drainage works will be carried for the proposed "Temporary Shop and Services" use at

	the proposed land uses.	the Site.
(4)	Please provide details of permanent and temporary works in or over the existing watercourses. The applicant shall be required to ensure capacity of watercourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction.	No permanent works is expected in or over the existing watercourses. A temporary footbridge is expected over the watercourse 1. Please refer to the conceptual cross section of the footbridge in Appendix C of the revised DIA Report for reference. Detailed design of the footbridge will be submitted to the Building Authority for approval during the detailed design stage. The capacity of watercourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. Please refer to Para. 3.5.1. The southern site boundary will be fenced off and the proposed works will be placed 3m away from the top of the bank of Watercourse 2. Please refer to Appendix C.2 With the mitigation measures proposed in Section 3.4, no adverse drainage impacts on the watercourses is anticipated due to the Proposed Development during construction and operation.
(5)	Please provide the potential drainage impacts arising from the project on the two watercourses and their associated mitigation measures to be provided.	With the mitigation measures proposed in Section 3.4, no adverse drainage impacts arising from the project on the two watercourses.
(6)	Please provide a general statement on the flooding situation upon completion of the project.	No adverse impact is anticipated due to Proposed Development. Please refer to Para. 3.5.1.

SMEC

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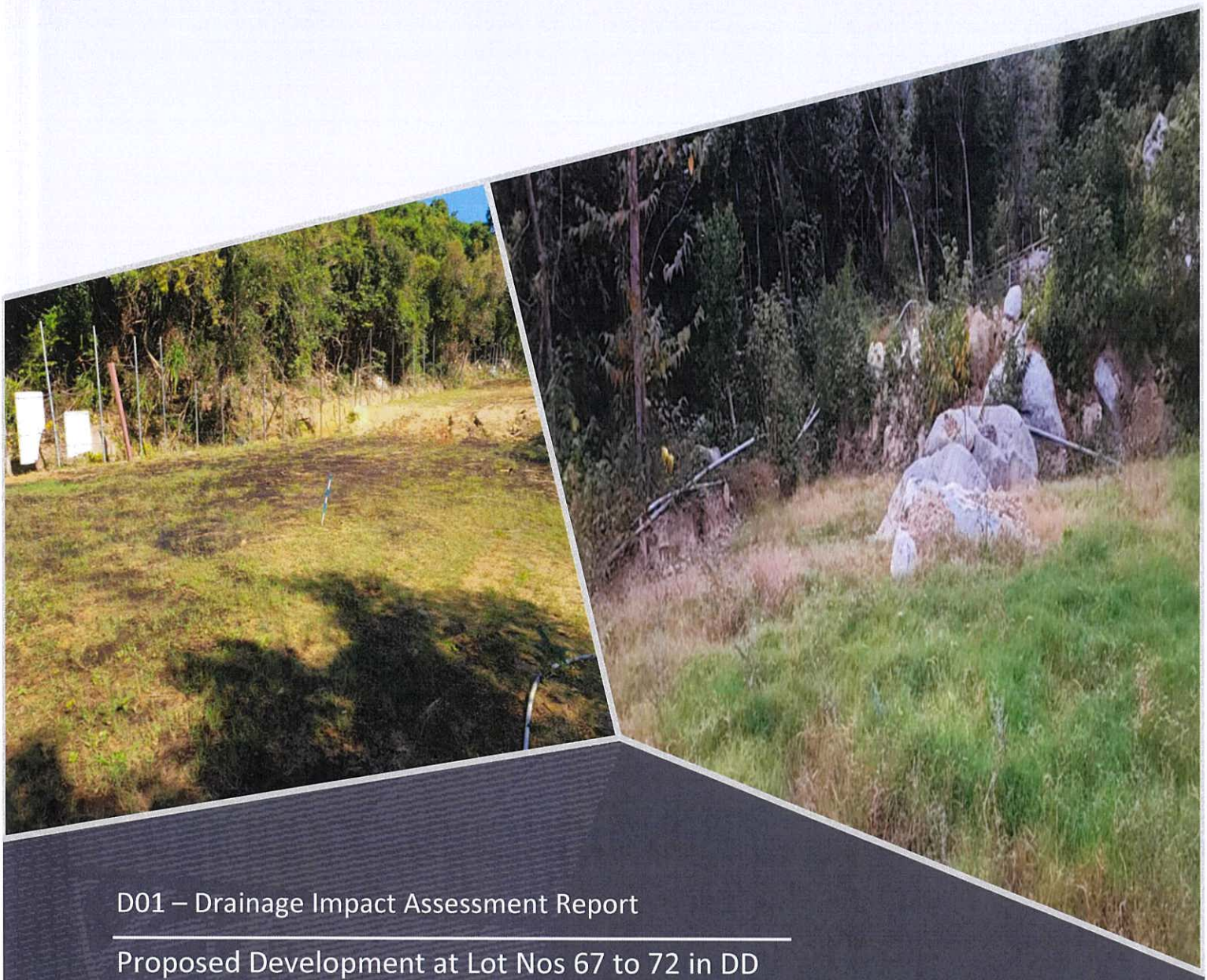
global experience



D01 – Drainage Impact Assessment Report

Proposed Development at Lot Nos 67 to 72 in DD 316L, Pui O, Lantau Island

Prepared for Priscilla Investment Ltd
1 March 2022

SMEC INTERNAL REF. 7076866

Document Control

Document:	D01 – Drainage Impact Assessment Report
File Location:	Z:\Jobs\7076866 - Priscilla - DIA in DD316L Pui O\08 Submission
Project Name:	Proposed Development at Lot Nos 67 to 72 in DD 316L, Pui O, Lantau Island
Project Number:	7076866
Revision Number:	2.0

Revision History

REVISION NO.	DATE	PREPARED BY	REVIEWED BY	APPROVED FOR ISSUE BY
1.0	11 January 2022	Tommy KONG	Kitty LEE	Antony WONG
2.0	1 March 2022	Tommy KONG	Kitty LEE	Antony WONG

Issue Register

DISTRIBUTION LIST	DATE ISSUED	NUMBER OF COPIES
Priscilla Investment Ltd	1 March 2022	1 electronic soft copy

SMEC Company Details

APPROVED BY:	ALEXI BHANJA		
Address:	27/F Ford Glory Plaza, 37-39 Wing Hong St, Cheung Sha Wan, Kowloon, Hong Kong		
Tel:	+852 3995 8100	Fax:	+852 3995 8101
Email:	alexi.bhanja@smec.com	Website:	www.smec.com

Important Notice

This report is confidential and is provided solely for the purposes of supporting Proposed Development at Lot Nos 67 to 72 in DD 316L, Pui O, Lantau Island. This report is provided pursuant to a Consultancy Agreement between SMEC Asia Limited ("SMEC") and Priscilla Investment Ltd, under which SMEC undertook to perform specific and limited tasks for Priscilla Investment Ltd. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

This report must be read as a whole. Any subsequent report must be read in conjunction with this report.

The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters that might have a material effect on its contents or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

Unless expressly agreed otherwise in writing, SMEC does not accept a duty of care or any other legal responsibility whatsoever in relation to this report, or any related enquiries, advice or other work, nor does SMEC make any representation in connection with this report, to any person other than Priscilla Investment Ltd. Any other person who receives a draft or a copy of this report (or any part of it) or discusses it (or any part of it) or any related matter with SMEC, does so on the basis that he or she acknowledges and accepts that he or she may not rely on this report nor on any related information or advice given by SMEC for any purpose whatsoever.

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1 PROJECT BACKGROUND

1.1 Introduction

1.1.1 A piece of land located at Lots 66 (Part), 67, 68, 69 and 72 (Part) in D.D. 316 and adjoining Government Land in Pui O, Lantau Island, New Territories is planned to be developed into a Temporary Shop and Services for a period of six years ("the Site" or "the Proposed Development").

1.1.2 The Site is currently zoned "Village Type Development" ("V") under the Approved South Lantau Coast Outline Zoning Plan ("OZP") No. S/SLC/21 which "Shop and Services" use is under Column 2 of the V zone requiring planning permission from the Town Planning Board ("TPB"). A planning application under Section 16 of the *Town Planning Ordinance* ("TPO") was submitted to seek permission from the TPB for the Proposed Development.

1.1.3 Since then, comments on drainage issues were received for the planning application. In order to address the aforementioned comments from DSD, SMEC Asia Ltd ("SMEC") has been commissioned to prepare this Drainage Impact Assessment ("DIA") Report to address the aforementioned comments.

1.2 Site Description

1.2.1 The Site area is approximately 752.4m^2 and it is located to the west of the residential settlement of Pui O Lo Wai Tsuen and the northeast of the residential settlement of Pui O San Wai Tsuen as shown in ***Figure 1-1,*** indicative site layout plan is shown in ***Appendix A.*** The Site is currently a vacant land which is mainly vegetated. There is a watercourse across the temporary walking platform from the northwest to the south east direction. Moreover, the Site adjoins to a watercourse at south direction.

1.2.2 The Site location and its environs are shown on ***Figure 1-1*** which the uses surrounding the Site include:

- To the northeast: Residential Settlement of Pui O San Wai Tsuen
- To the west and east: Residential Settlement of Pui O Lo Wai Tsuen

1.3 Objectives of this Report

1.3.1 The objectives of this DIA Report are to:

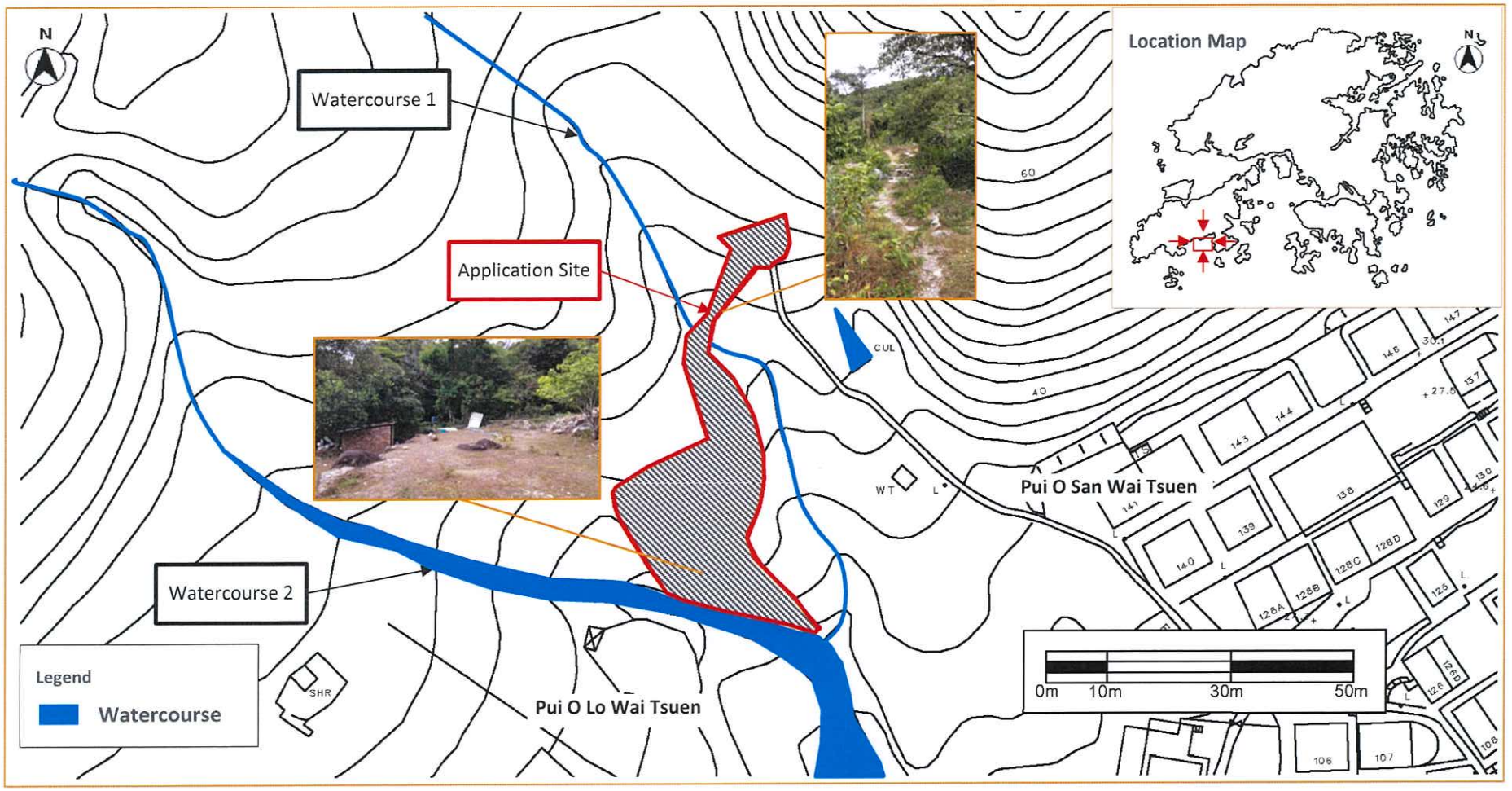
- Assess the potential drainage impacts arising from the Site.
- Recommend the necessary mitigation measures to alleviate any impacts.

1.4 Reference Materials

1.4.1 In evaluating the drainage impact arising from the Proposed Development, the following materials have been referred to:

- Drainage Services Department ("DSD") publication *Stormwater Drainage Manual (with Eurocodes incorporated) – Planning, Design and Management* (2018 Edition).
- DSD Advice Note No. 1 – *Application of the Drainage Impact Assessment Process to Private Sector Projects.*
- GeoInfo Map (www.map.gov.hk) reviewed on 29 December 2021.

Figure 1-1: Site Location and its Environs



2 DESCRIPTION OF EXISTING ENVIRONMENT AND DRAINAGE CONDITIONS

2.1 Site Location and Topography

2.1.1 As mentioned in ***para. 1.2.1,***, the Site area is about 752.4m^2 and the Site is located in Pui O with existing elevations ranging between + 28.66mPD and + 42.69mPD. The Site is an unpaved land which is mainly vegetated.

2.1.2 Based on the desktop study, there are two watercourses in the vicinity of the Site. One is running across from the northwest to the south east direction and the other one adjoins to the watercourse at the south direction. Both two watercourses will eventually discharge into Pui O Wan.

2.2 Existing Baseline Conditions

2.2.1 Based on the desktop study, the Site is currently a vacant land surrounded by trees and mountains. As shown in ***Figure 1-1*** , there are two major watercourses in vicinity of the Site, one run across the Site. The watercourse running across from the northwest to the southeast direction is denoted as "Watercourse 1"and the other one adjoins the southern part of the Sites passing through Lot 72 is denoted as "Watercourse 2".

3 DRAINAGE IMPACT ASSESSMENT

3.1 Assumptions and Methodology

3.1.1 Peak instantaneous runoff before and after the Proposed Development was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient ("C") and storm constants for different return periods, are as per the *Stormwater Drainage Manual*.

3.1.2 The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$Q_p = 0.278\, C\, i\, A \qquad \text{--- Equation 1}$$

Wh3ere
Q_p = peak runoff in m^3/s
C = runoff coefficient
i = rainfall intensity in mm/hr
A = catchment area in km^2

3.1.3 Rainfall intensity is calculated using the following expression:

$$i = \frac{a}{(t_d + b)^c} \qquad \text{--- Equation 2}$$

where
i = rainfall intensity in mm/hr
t_d = duration in minutes ($t_d \leq 240$)
a, b, c = storm constants given in Table 3 of SDM

3.1.4 For a single catchment, duration (t_d) can be assumed equal to the time of concentration (t_c) which is calculated as follows:

$$t_c = t_0 + t_f \qquad \text{--- Equation 3}$$

where
t_c = time of concentration
t_0 = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
t_f = flow time

3.1.5 Generally, t_0 is much larger than t_f. As shown in Equation 2, t_d is the divisor. Therefore, larger t_d will result in smaller rainfall intensity (i) as well as smaller Q_p. For the worst-case scenario, t_f is assumed to be negligible and so:

$$t_d = t_c = t_0$$

$$t_0 = \frac{0.14465\, L}{H^{0.2}\, A^{0.1}} \qquad \text{--- Equation 4}$$

where
A = catchment area (m^2)
H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.2 Assessment

Identification of Catchment

3.2.1 The Site is located in Catchment A. Catchment A is divided into four sub-catchments A1, A2, A3 and A4 as shown in ***Figure 3.1***.

3.2.2 The Site is mainly vegetated which can be assumed to be flat grassland with heavy soil and the average gradient of Catchment A is approximately 1:500. With reference to the layout plan attached to the Planning Statement, approximately 15% of the Site area will be paved while 85% will remain unpaved.

3.2.3 The gradient of the Site exclude Catchment A4 after development will not be much changed, i.e., 1:500. The gradient of Catchment A4 will become approximately 1:500 after development. With reference to the *Stormwater Drainage Manual*, the runoff coefficients of catchments are summarised in ***Table A***.

Table A: Surface Characteristics and Runoff Coefficients of the Site

SCENARIO OF PROJECT	CATCHMENTS	AREA	SURFACE CHARACTERISTICS	RUNOFF COEFFICIENT
Before Development	A	752.4 m^2	100% flat grassland (heavy soil)	0.25
After Development	A1	108.1 m^2	100% flat grassland (heavy soil)	0.25
	A2	194 m^2	100% flat grassland (heavy soil)	0.25
	A3	345.3 m^2	100% flat grassland (heavy soil)	0.25
	A4	105 m^2	100% Paved	0.95

Surrounding Catchments

3.2.4 Upstream of the site are mountainous with slope ranging from approximately 50mPD to 500mPD. Runoff from the surrounding catchment of approximately over 60 hectares will flow to Watercourse 2, with some passing through Watercourse 1 and eventually collected into Watercourse 2, and discharge to Pui O Wan that is further downstream of the Site. The aforementioned flows are indicated in ***Appendix A***.

3.3 Estimated Existing and Future Runoff

Peak Runoff from the Site

3.3.1 Based on the assumption described in ***Section 3.2***, the runoff from the Site before and after development was estimated based on the return periods of 2, 10 and 50 years.

3.3.2 As shown in ***Table B***, the estimated peak runoff generated from the Site after development is 0.020m^3/s under 50 years return period. There will be around 39.3% of change in the estimated peak runoff after the Proposed Development under all assessed return periods. The runoff generated from the surrounding catchments will remain unchanged and will discharge to the river in the same manner as the existing condition. Therefore, only estimated peak runoff from Catchment A are presented below. Detailed calculations are provided in ***Appendix B.***

Table B: Estimated Peak Runoff of the Site (Catchment A)

RETURN PERIOD	ESTIMATED PEAK RUNOFF (M^3/S)		
	BEFORE DEVELOPMENT	AFTER DEVELOPMENT	% CHANGE
2 Years	0.01	0.014	39.5
10 Years	0.013	0.018	39.2
50 Years	0.014	0.020	39.2

3.4 Proposed Mitigation Measures

3.4.1 Water quality is the key environmental impact arising from the construction works. In addition, objects such as soil, construction materials, etc. accidentally falling into the watercourses/drainage can cause blockage in the watercourses/drainage. To avoid adverse impact on the watercourses and public drainage system in the vicinity of the Site during construction and operation of the Proposed Development, all the guidelines published by the government shall be followed, including but not limited to those as follows:

1. Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ("PNAP") ADV-27 *Protection of Natural Streams/Rivers from Adverse Impacts arising from Construction Works* published by the Building Department ("BD")
2. PNAP ADV-4 *Control of Environmental Nuisance from Construction Site* published by the BD;
3. Practice Notes for Registered Contractors ("PNRC") 61 *Protection of Natural Streams/Rivers from Adverse Impacts arising from Construction Works* published by the BD;
4. PNRC 17 *Control of Environmental Nuisance from Construction Site* published by the BD;
5. *Recommended Pollution Control Clauses for Construction Contracts* ("RPCC") published by the Environmental Protection Department ("EPD");
6. Professional Persons Environmental Consultative Committee ("ProPECC") Practice Note ("PN") 1/94 *Construction Site Drainage* published by the EPD.

3.4.2 With reference to the measures recommended in the guidelines of BD relevant to the construction works of the Proposed Development, the following measures shall be provided, implemented and maintained by the Contractor:

1. The proposed works site in the proximity of natural rivers and streams should be temporarily isolated, such as by placing of sandbags or silt curtains with lead edge at bottom and properly supported props, to prevent adverse impacts on the stream water qualities.
2. Stockpiling of construction materials, if necessary, should be properly covered and located away from any natural stream/river.
3. Construction debris and spoil should be covered up and/or properly disposed of as soon as possible to avoid being washed into nearby rivers/streams by rain.
4. Construction effluent, site run-off and sewage should be properly collected and/or treated. Wastewater from a construction site should be managed with the following approach in descending order:
   (a) minimisation of wastewater generation;
   (b) reuse and recycle;
   (c) treatment.
5. Adequate lateral support may need to be erected in order to prevent soil/mud from slipping into the stream/river, but without unduly impeding the flow during heavy rain.
6. Supervisory staff should be assigned to station on site to closely supervise and monitor the works.

7. Incorporate temporary drainage system with de-silting facility before connecting directly to the main drainage system.
8. Install sand trap, settling pit or grease trap as necessary.
9. Install perimeter drainage channels or place sand bags along the low end of boundary.
10. Install pH adjustment facilities or petrol interceptor as necessary.
11. Cover open site area with gravel as far as practicable.
12. For site maintenance:
    (a) clear trapped debris and sediments frequently.
    (b) maintain sanitary condition at effluent disposal point.
    (c) pump and properly drain away all stagnant water.
    (d) cover open stockpiles of construction materials and temporarily exposed slope by tarpaulin or similar fabric, especially during rainy season.

3.4.3 In addition, with reference to the measures recommended in the guidelines of EPD relevant to the construction works of the Proposed Development, the following measures shall be provided, implemented and maintained by the Contractor:

1. The Contractor shall observe and comply with the *Water Pollution Control Ordinance* ("WPCO") and its subsidiary regulation.
2. The Contractor shall carry out the Works in such a manner as to minimise adverse impacts on the water quality during execution of the works. In particular he shall arrange his method of working to minimise the effects on the water quality within and outside the Site, on the transport routes and at the loading, dredging and dumping areas.
3. The Contractor shall follow the practices, and be responsible for the design, construction, operation and maintenance of all the mitigation measures as specified in ProPECC PN1/94. The design of the mitigation measures shall be submitted by the Contractor to the Engineer for approval. The measures shall include:
    (a) Surface run-off from construction/reinstatement sites shall be discharged into storm drains via adequately designed sand/silt removal facilities such as sand traps, silt traps and sediment basins. Temporary construction drainage or earth bunds or sand bag barriers shall be provided on site to properly direct storm water to such silt removal facilities. Perimeter channels at site boundaries shall be provided where necessary to intercept storm run-off from outside the Site so that it will not wash across the Site.
    (b) Silt removal facilities, channels and manholes shall be maintained and the deposited silt and grit should be removed regularly, at the onset of and after each rainstorm to ensure that these facilities are functioning properly at all times.
    (c) For the purpose of preventing soil erosion, temporarily exposed slope surfaces shall be covered e.g. by tarpaulin, and temporary access roads shall be protected by crushed stone or gravel, as excavation proceeds. Intercepting channels shall be provided (e.g. along the crest/edge of excavation) to prevent storm runoff from washing across exposed soil surfaces. Arrangements shall always be in place to ensure that adequate surface protection measures can be safely carried out well before the arrival of a rainstorm.
    (d) Earthworks final surfaces shall be well compacted and the subsequent permanent work or surface protection shall be carried out immediately after the final surfaces are formed to prevent erosion caused by rainstorms. Appropriate drainage like intercepting channels shall be provided where necessary.
    (e) Measures shall be taken to minimise the ingress of rainwater into trenches. If excavation of trenches in wet seasons is necessary, they shall be dug and backfilled in short sections. Rainwater pumped out from trenches or foundation excavations shall be discharged into storm drains via silt removal facilities.

(f) Open stockpiles of construction materials (e.g. aggregates, sand and fill material) on sites shall be covered with tarpaulin or similar fabric during rainstorms. Measures shall be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system.

(g) Manholes shall always be adequately covered and temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system, and to prevent storm run-off from getting into foul sewers.

3.4.4 Furthermore, the following measures shall be undertaken by the Contractor:

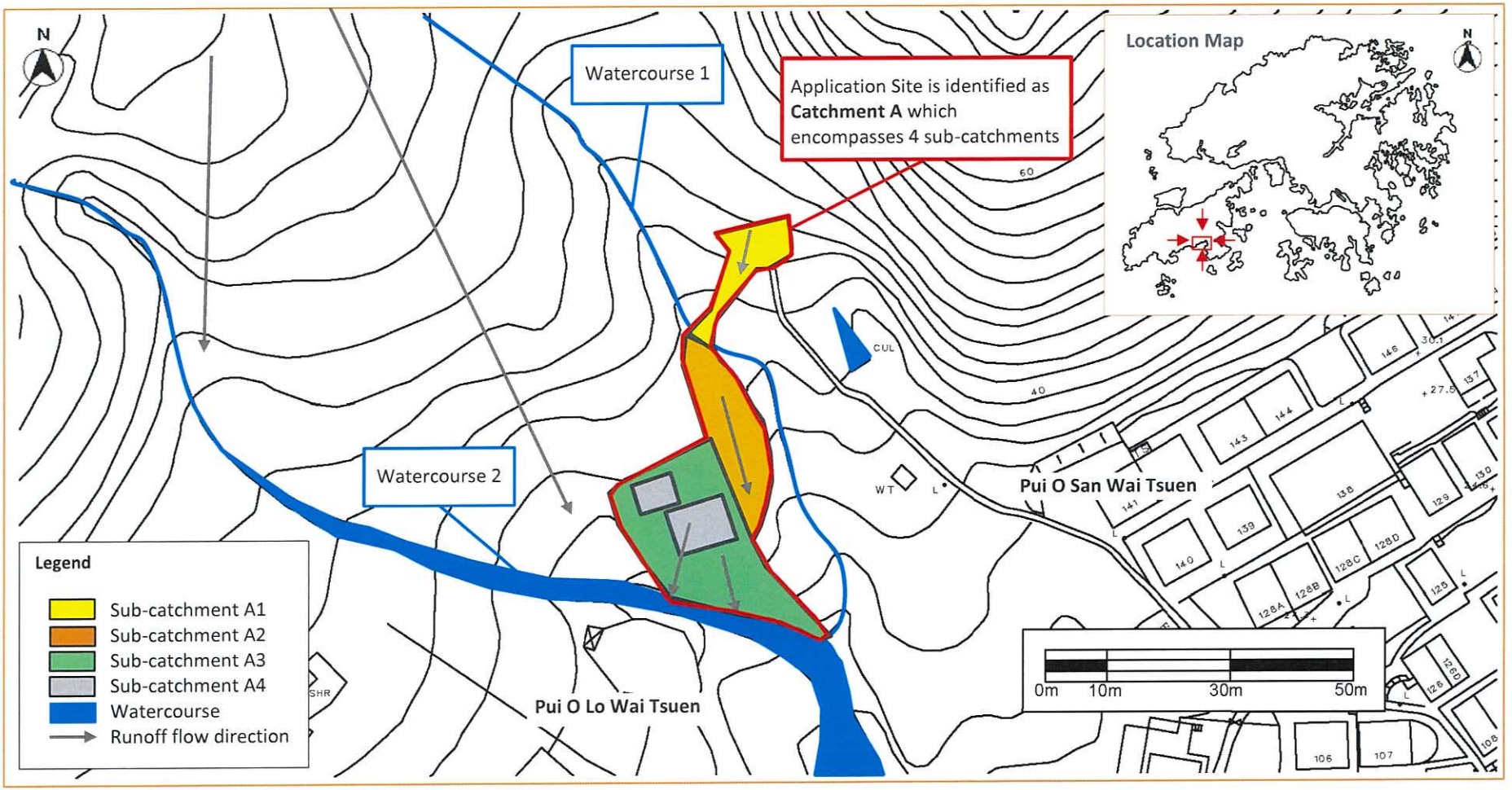
1. During construction of the walking platform, the construction materials will be transported to Site by hand. The bank of the watercourse will be temporarily isolated. Conceptual scheme of the mitigation measures to be set up around Watercourse 1 is indicated in ***Appendix C***.
2. Construction will be closely monitored and any fallen object will be removed.
3. No filling of the existing watercourses will be undertaken during construction or operation.
4. The southern site boundary will be fenced off to avoid any adverse impact to the existing watercourse at immediate south of the Site (Watercourse 2) which is indicated in ***Appendix C***.
5. Access road across the existing watercourse at immediate south of the Site for transporting construction materials.

3.4.5 An undertaking letter for implementation of mitigation measures as aforementioned in ***paragraph 3.4.4*** are included in ***Appendix D***.

3.5 Summary of Findings and Recommendation

3.5.1 Based on the assessment, the estimated peak runoff from Catchment A would be increased by 39.2% due to the Proposed Development under 50 years return period. However, it should be noted that the Proposed Development occupies a total area of 752.4m^2, which is only approximately 0.12% of the surrounding catchment area associated with Watercourse 2 (approx. 60 hectares). The increase in runoff due to the Proposed Development comparing to the runoff collected into Watercourse 2 is considered to be minimal. Together with the implementation of proposed mitigations, no adverse impact is anticipated due to the Proposed Development.

Figure 3.1: Identification of Catchment Areas



4 CONCLUSION

4.1.1 A development proposed for a Site of approximately 752.4 m^2 located to the west of the residential settlement of Pui O Lo Wai Tsuen and the northeast of the residential settlement of Pui O San Wai Tsuen is to be developed into a Temporary Shop and Services for a period of six years. The Site is currently a vegetated vacant land. There are two watercourses in vicinity of the Site. The watercourse running across from the northwest to the southeast direction is denoted as "Watercourse 1"and the other one adjoins the southern part of the Sites denoted as "Watercourse 2".

4.1.2 Potential drainage impacts that may arise from the Site (i.e. Catchment A) after construction of the Proposed Development have been assessed. The peak runoff before and after the development of the Site were estimated to be 0.014m^3/s and 0.020m^3/s respectively under 50 years return period, assuming 15% paved area and 85% unpaved area with existing conditions. The total peak runoff from the Site has increased by 39.2% due to the Proposed Development.

4.1.3 It is noted that the Proposed Development occupies a total area of 752.4m^2, which is only approximately 0.12% of the surrounding catchment area (approx. 60 hectares) associated with Watercourse 2. Therefore, the increase of runoff from the Proposed Development comparing to the runoff collected into Watercourse 2 is considered to be minimal. In addition, several mitigation measures will be implemented to avoid adverse impact on the existing watercourses. No adverse impact is anticipated due to the Proposed Development.

Appendix A INDICATIVE MAP/ INDICATIVE SITE LAYOUT PLAN

SMEC

REV	DATE	DESCRIPTION	DGN	CHK	APP

DRAWING TITLE

PLANNING APPLICATION FOR TEMPORARY SHOP AND SERVICES
FOR A PERIOD OF 6 YEARS AT PUI O, LANTAU ISLAND (PLANNING APPLICATION NO. A/SLC/170)

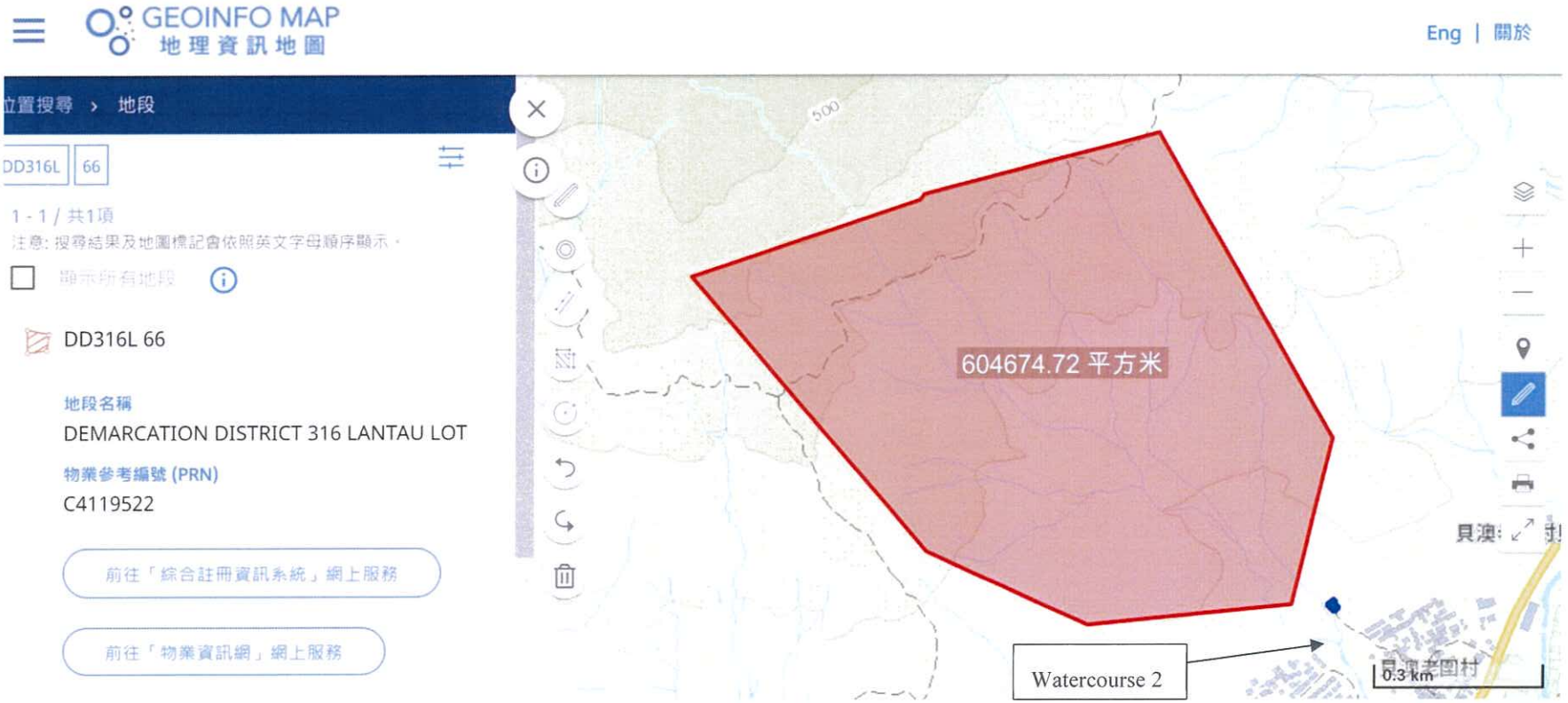
INDICATIVE SITE LAYOUT PLAN

DESIGNED	TK	SCALE	1:1000 @A3	CAD REF.	7076866_Figure 1.dwg
DRAWN	VL	DATE	MAR 2022	JOB NO.	7076866
CHECKED	KL	APPROVED	AW	DWG NO.	7076866-01 REV. A

A3 420 x 297 mm

Z:\Jobs\7076866 - Priscilla - DIA in DD316L Pui O\07 Draughting\Figure\7076866_Figure 1.dwg / 28 Feb, 2022 / itadmin

Figure A-1 Indicative Map of the Surrounding Catchment Area Associated with Watercourse 2



Appendix B **RUNOFF CALCULATIONS**

Calculation of Runoff for Return Period of 2 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	499.8	4.26	0.494	215.31	0.25	0.00003	0.00162
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	499.8	4.26	0.494	190.70	0.25	0.00005	0.00257
Catchment A3	0.0003	20.71	39.6	1.74	0.44	2.18	499.8	4.26	0.494	199.14	0.25	0.00009	0.00478
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	499.8	4.26	0.494	190.02	0.25	0.00003	0.00139
												Total	**0.01035**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	499.8	4.26	0.494	215.31	0.25	0.00003	0.00162
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	499.8	4.26	0.494	190.70	0.25	0.00005	0.00257
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	499.8	4.26	0.494	199.84	0.25	0.00009	0.00480
Catchment A4 (developed)	0.0001	20.00	42.3	2.11	0.24	2.35	499.8	4.26	0.494	196.68	0.95	0.00010	0.00545
												Total	**0.01444**

Calculation of Runoff for Return Period of 10 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	471.9	3.02	0.397	265.45	0.25	0.00003	0.00199
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	471.9	3.02	0.397	234.97	0.25	0.00005	0.00317
Catchment A3	0.0003	20.71	39.6	1.70	0.44	2.14	471.9	3.02	0.397	246.07	0.25	0.00009	0.00591
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	471.9	3.02	0.397	234.15	0.25	0.00003	0.00171
												Total	**0.01278**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	471.9	3.02	0.397	265.45	0.25	0.00003	0.00199
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	471.9	3.02	0.397	234.97	0.25	0.00005	0.00317
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	471.9	3.02	0.397	246.07	0.25	0.00009	0.00591
Catchment A4 (developed)	0.0001	20.00	42.30	2.11	0.24	2.35	471.9	3.02	0.397	242.22	0.95	0.00010	0.00672
												Total	**0.01778**

Calculation of Runoff for Return Period of 50 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	451.3	2.46	0.337	290.39	0.25	0.00003	0.00218
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	451.3	2.46	0.337	258.40	0.25	0.00005	0.00348
Catchment A3	0.0003	20.71	39.6	1.70	0.44	2.14	451.3	2.46	0.337	269.92	0.25	0.00009	0.00648
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	451.3	2.46	0.337	257.55	0.25	0.00003	0.00188
												Total	**0.01402**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	451.3	2.46	0.337	290.39	0.25	0.00003	0.00218
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	451.3	2.46	0.337	258.40	0.25	0.00005	0.00348
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	451.3	2.46	0.337	269.92	0.25	0.00009	0.00648
Catchment A4 (developed)	0.0001	20.00	42.30	2.11	0.24	2.35	451.3	2.46	0.337	265.91	0.95	0.00010	0.00737
												Total	**0.01952**

Notes

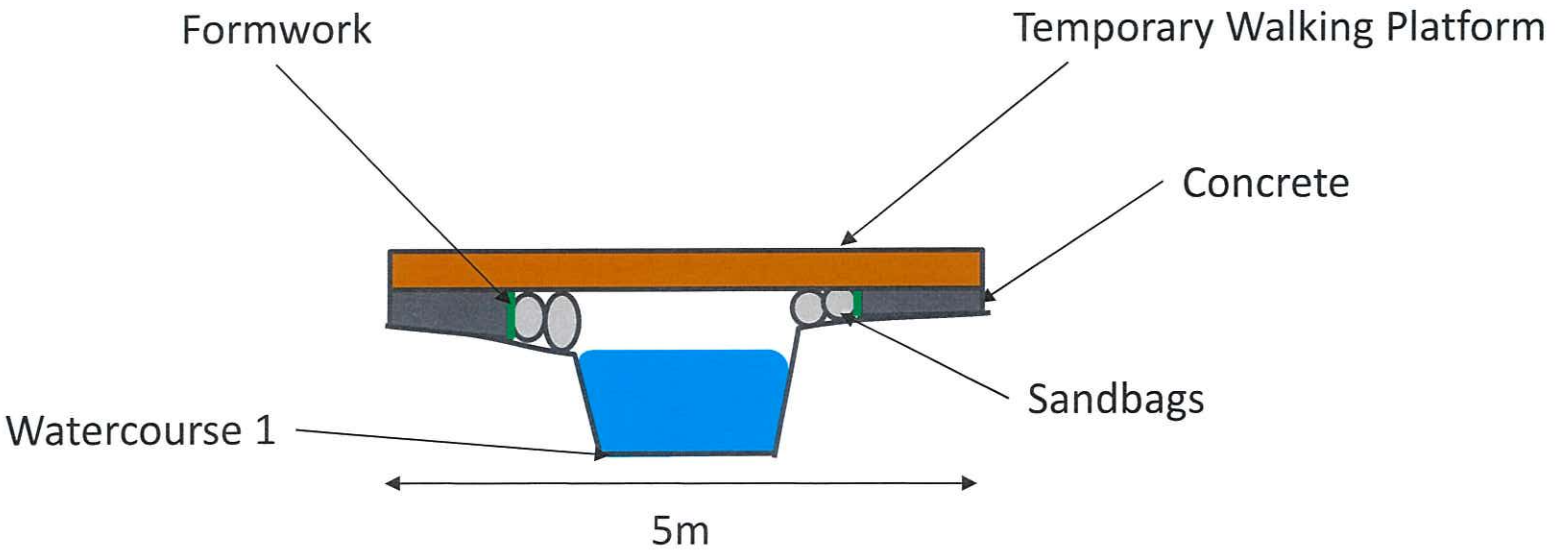
[1] Time of concentraction td= to+tf; where tf time of flow in urban drainag esystem = length of drain/ velocity. Velocity assumed 1.5m/s for natural flow and 3m/s assumed for flow in urban area

[1] The gradient of Catchment A4 after development is assumed to be 1:500.

[2] Runoff is calculated in accordance with DSD's "*Stormwater Drainage Manual (with Eurocodes incorporoted) - Planning, Design and Managemen* t" (SDM), fifth edition, January 2018.

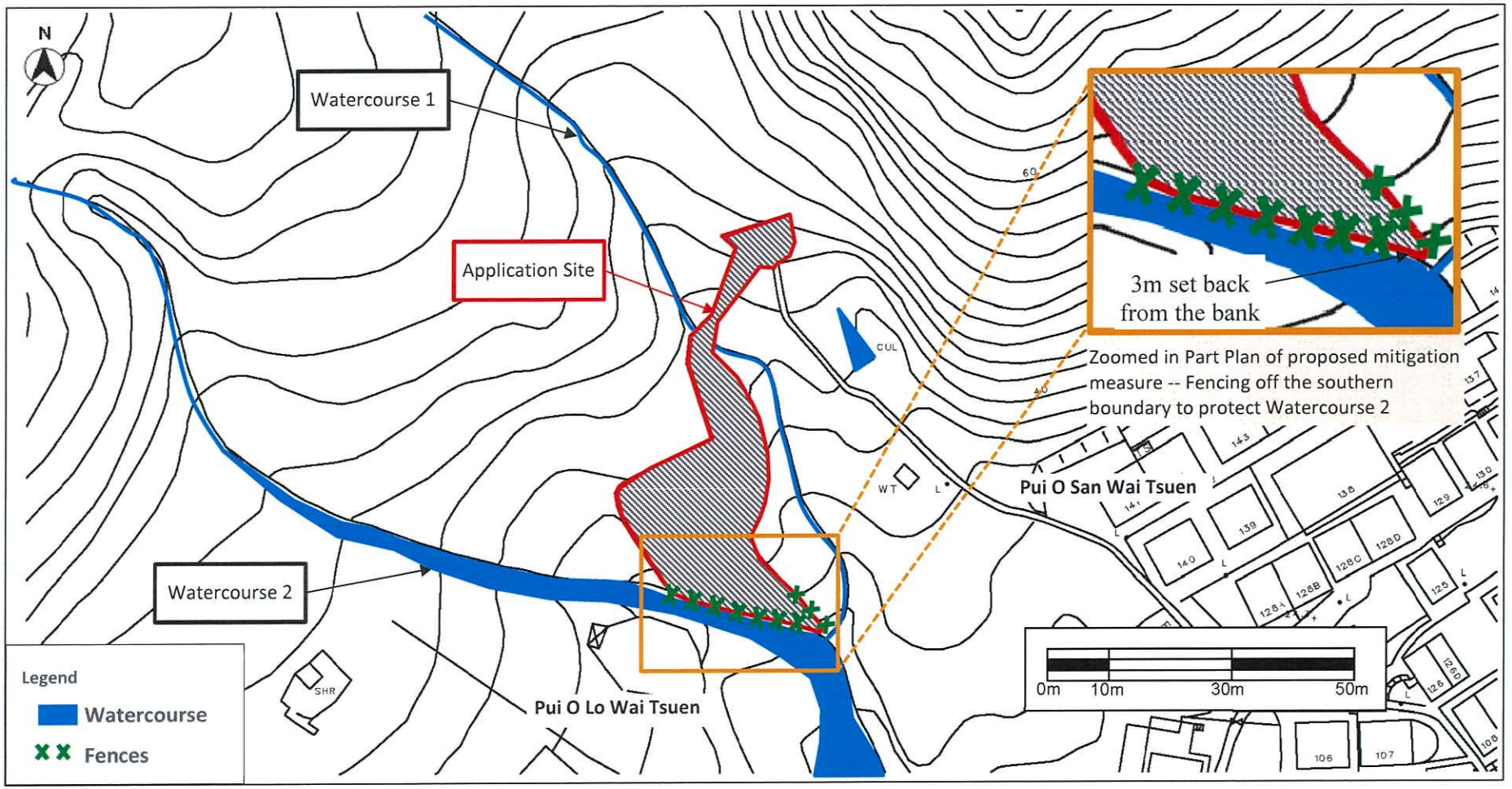
Appendix C CONCEPTUAL SCHEME OF MITIGATION MEASURES

Appendix C.1 Conceptual cross Section of construction mitigation measures for decking over Watercourse 1



Section A-A
Cross Section of Decking over River
(Not to Scale)

Appendix C.2 Indicative Mitigation Measure at Watercourse 2



Appendix D UNDERTAKING LETTER

1 March 2022

Islands
Hong Kong and Islands Division
Operation & Maintenance Branch
Drainage Service Department
23/F, 1063 King's Road,
Quarry Bay, Hong Kong

Attn: Ms Amy S.M. CHU, Engineer (Engr/L5)

Dear Madam,

Proposed Temporary Shop and Service for a Period of 6 Years at
Lots 66(Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land
Letter for Undertaking – Clarification and Implementation of Mitigation Measures to Avoid Adverse Impact to the Watercourses and Public Drainage System in vicinity of the Application Site

We, *Priscilla Investment Limited*, being the registered owner of the captioned lot, hereby undertake the followings to avoid adverse impact to watercourses and public drainage system in vicinity of the Application Site as shown in the Drainage Impact Assessment Report ("DIA") Report (SMEC Ref.: 7076866| D01/01 attached to the Planning Application No. A/SLC/170 submitted under the *Town Planning Ordinance* ("TPO")) that:-

1. All the mitigation measures proposed in the DIA Report will be implemented as far as possible to avoid adverse impact to any watercourses or public drainage system in vicinity of the Application Site during construction and operation of the Proposed Development.
2. We will not carry out any filling activities on the existing watercourse(s) surrounding the site.
3. We will provide fencing along the southern site boundary for avoiding any adverse impact to the existing watercourse at immediate south of the Site and we will not make use of the access road across the existing watercourse at immediate south of the Site for transporting construction materials.

Yours faithfully
for and on behalf of
Priscilla Investment Limited

Colin Fan
Project Manager

cc: Landbase Surveyors Limited (Mr Anson LEE) – By Email Only
SMEC Asia Limited (Mr Antony WONG & Ms Kitty LEE) – By Email Only

local people
global experience

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Surveyors Limited

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南 9 號均輝大廈 9 樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: IS/TPN/2445A/L06

6 April 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

Planning Application for
Temporary Shop and Services
For a Period of 6 Years
Lots 66(Part). 67, 68, 69 and 72(Part) in D.D. 316 Lantau
and adjoining Government Land
Pui O, Lantau Island, New Territories
(Planning Application No. A/SLC/170)

We refer to the captioned planning application.

As mentioned in the submitted planning statement, please note the followings:

(i) the proposed "Temporary Shop and Services" is mainly to provide retail service of agricultural products and the related commercial activities such as weekend market and/or special promotion events of the agricultural products to serve local community;

(ii) the loading / unloading activities would only take place by the light goods vans at Pui O Lo Wai Village parking drop off area, as shown on the plan at **Appendix 1**; and

(iii) the goods would be transported by trolley from the Pui O Lo Wai Village parking drop off area to the Site via a local walking path. The parking drop-off point, delivery path and the ingress/egress point are indicated on the plan at **Appendix 1**.

L | A | N | B | A | S | E

Our Ref.: IS/TPN/2445A/L06

A set of "Response-to-Comments" is also submitted herewith for responding to the government departmental comments for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Rock K.M. Tsang
Director
Encl.
RK/AL

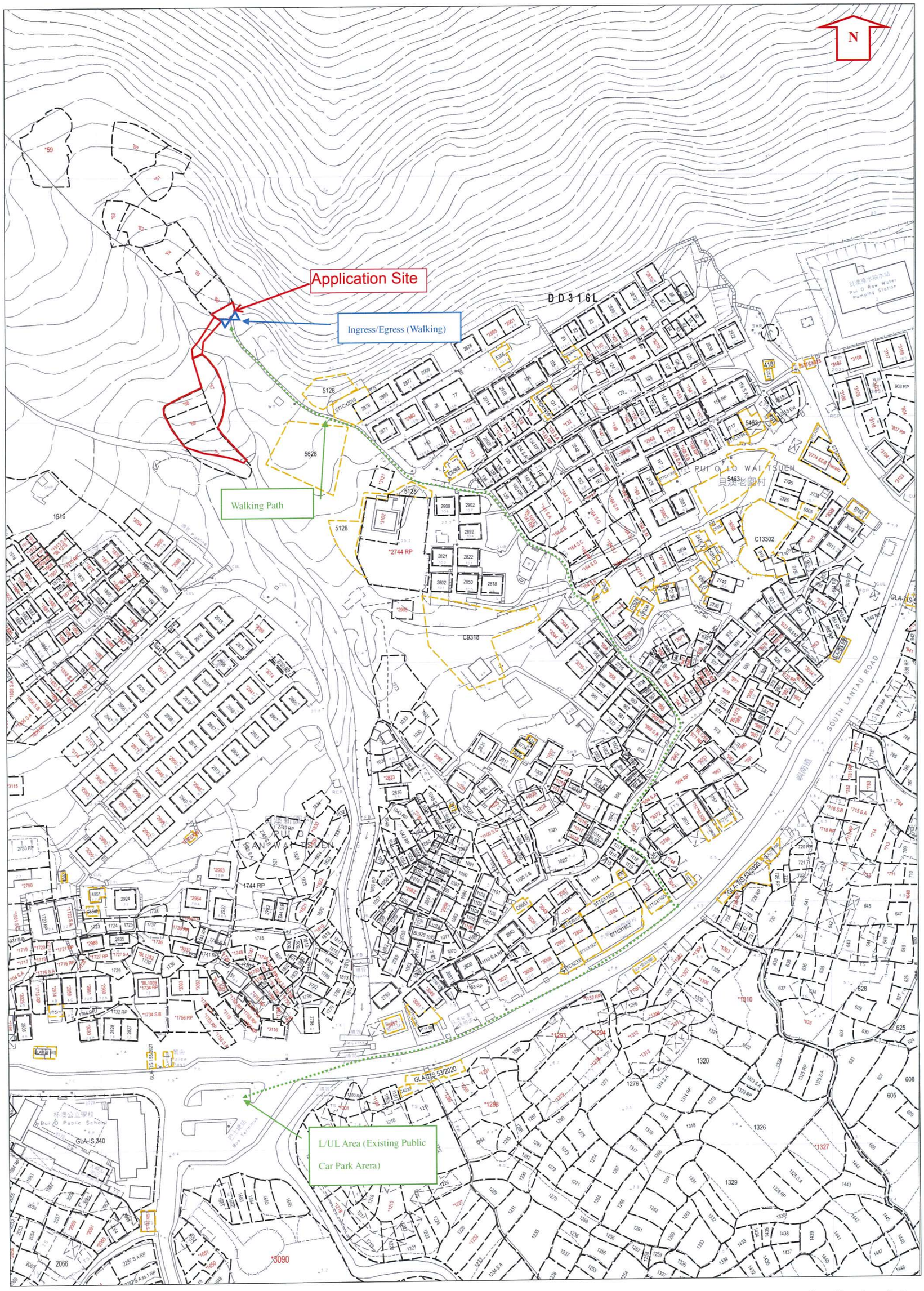
c.c.
DPO/Islands (Attn.: Mr. Keith Wu Email)
Client

Response-to-Comments

	Departmental Comments	Responses
	Drainage Services Department (DSD) **(Contact: Amy Chu at 3101-2897)**	
(1)	Please provide the routing on the drawing for the access mentioned in paragraph 3.4.4.1.	Access route is provided in Appendix C.3 of the Revised DIA at **Appendix 2**.
(2)	The paragraph 3.4.4.5 is contradicted with bullet point 3 in the letter in Appendix D of the report. Please clarify.	The DIA and letter in Appendix D have been revised., as shown in **Appendix 2**.
(3)	Please be advised that the paragraph 3.4.4.5 and the sentence in the letter in Appendix D shall be amended to "The access road across the existing watercourse at immediate south of the Site will not be used during or after the construction".	The report and the letter in Appendix D have been revised. Paragraph 3.4.4.5 of the report and bullet point 3 in the letter have been revised to "Access road across the existing watercourse at immediate south of the Site will not be used during or after the construction.". Please see the revised DIA at **Appendix 2**.
	Agriculture, Fisheries and Conservation Department (AFCD) **(Contact: Connie Ng at 2150-6944)**	
	The applicant failed to address our comments properly. Instead of listing out general measures in stream protection, please provide detail on the scope of construction works to be conducted near/within the two watercourses, identify any potential impact to the watercourses during construction and operation of the proposed use, such as the proposed drainage facilities and stream crossings (if any) and recommend the corresponding mitigation measures.	Please see the detailed response at **Appendix 3**. The detailed mitigation measures for avoiding adverse impact to the watercourse and the relevant undertaking letter are also provided in the DIA at **Appendix 2**.

Appendix 1

Indication Plan



For Identification Only

Appendix 2

Revised DIA

SMEC
Member of the Surbana Jurong Group

local people
global experience

D01 – Drainage Impact Assessment Report

Proposed Development at Lot Nos 67 to 72 in DD 316L, Pui O, Lantau Island

Prepared for Priscilla Investment Ltd
6 April 2022

SMEC INTERNAL REF. 7076866

Document Control

Document:	D01 – Drainage Impact Assessment Report
File Location:	Z:\Jobs\7076866 - Priscilla - DIA in DD316L Pui O\08 Submission
Project Name:	Proposed Development at Lot Nos 67 to 72 in DD 316L, Pui O, Lantau Island
Project Number:	7076866
Revision Number:	3.0

Revision History

REVISION NO.	DATE	PREPARED BY	REVIEWED BY	APPROVED FOR ISSUE BY
1.0	11 January 2022	Tommy KONG	Kitty LEE	Antony WONG
2.0	1 March 2022	Tommy KONG	Kitty LEE	Antony WONG
3.0	6 April 2022	Tommy KONG	Kitty LEE	Antony WONG

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SMEC Company Details

APPROVED BY:	ALEXI BHANJA		
Address:	27/F Ford Glory Plaza, 37-39 Wing Hong St, Cheung Sha Wan, Kowloon, Hong Kong		
Tel:	+852 3995 8100	Fax:	+852 3995 8101
Email:	alexi.bhanja@smec.com	Website:	www.smec.com

Important Notice

This report is confidential and is provided solely for the purposes of supporting Proposed Development at Lot Nos 67 to 72 in DD 316L, Pui O, Lantau Island. This report is provided pursuant to a Consultancy Agreement between SMEC Asia Limited ("SMEC") and Priscilla Investment Ltd, under which SMEC undertook to perform specific and limited tasks for Priscilla Investment Ltd. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

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The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters that might have a material effect on its contents or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

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1 PROJECT BACKGROUND

1.1 Introduction

1.1.1 A piece of land located at Lots 66 (Part), 67, 68, 69 and 72 (Part) in D.D. 316 and adjoining Government Land in Pui O, Lantau Island, New Territories is planned to be developed into a Temporary Shop and Services for a period of six years ("the Site" or "the Proposed Development").

1.1.2 The Site is currently zoned "Village Type Development" ("V") under the Approved South Lantau Coast Outline Zoning Plan ("OZP") No. S/SLC/21 which "Shop and Services" use is under Column 2 of the V zone requiring planning permission from the Town Planning Board ("TPB"). A planning application under Section 16 of the *Town Planning Ordinance* ("TPO") was submitted to seek permission from the TPB for the Proposed Development.

1.1.3 Since then, comments on drainage issues were received for the planning application. In order to address the aforementioned comments from DSD, SMEC Asia Ltd ("SMEC") has been commissioned to prepare this Drainage Impact Assessment ("DIA") Report to address the aforementioned comments.

1.2 Site Description

1.2.1 The Site area is approximately 752.4m^2 and it is located to the west of the residential settlement of Pui O Lo Wai Tsuen and the northeast of the residential settlement of Pui O San Wai Tsuen as shown in ***Figure 1-1,*** indicative site layout plan is shown in ***Appendix A.*** The Site is currently a vacant land which is mainly vegetated. There is a watercourse across the temporary walking platform from the northwest to the south east direction. Moreover, the Site adjoins to a watercourse at south direction.

1.2.2 The Site location and its environs are shown on ***Figure 1-1*** which the uses surrounding the Site include:

- To the northeast: Residential Settlement of Pui O San Wai Tsuen
- To the west and east: Residential Settlement of Pui O Lo Wai Tsuen

1.3 Objectives of this Report

1.3.1 The objectives of this DIA Report are to:

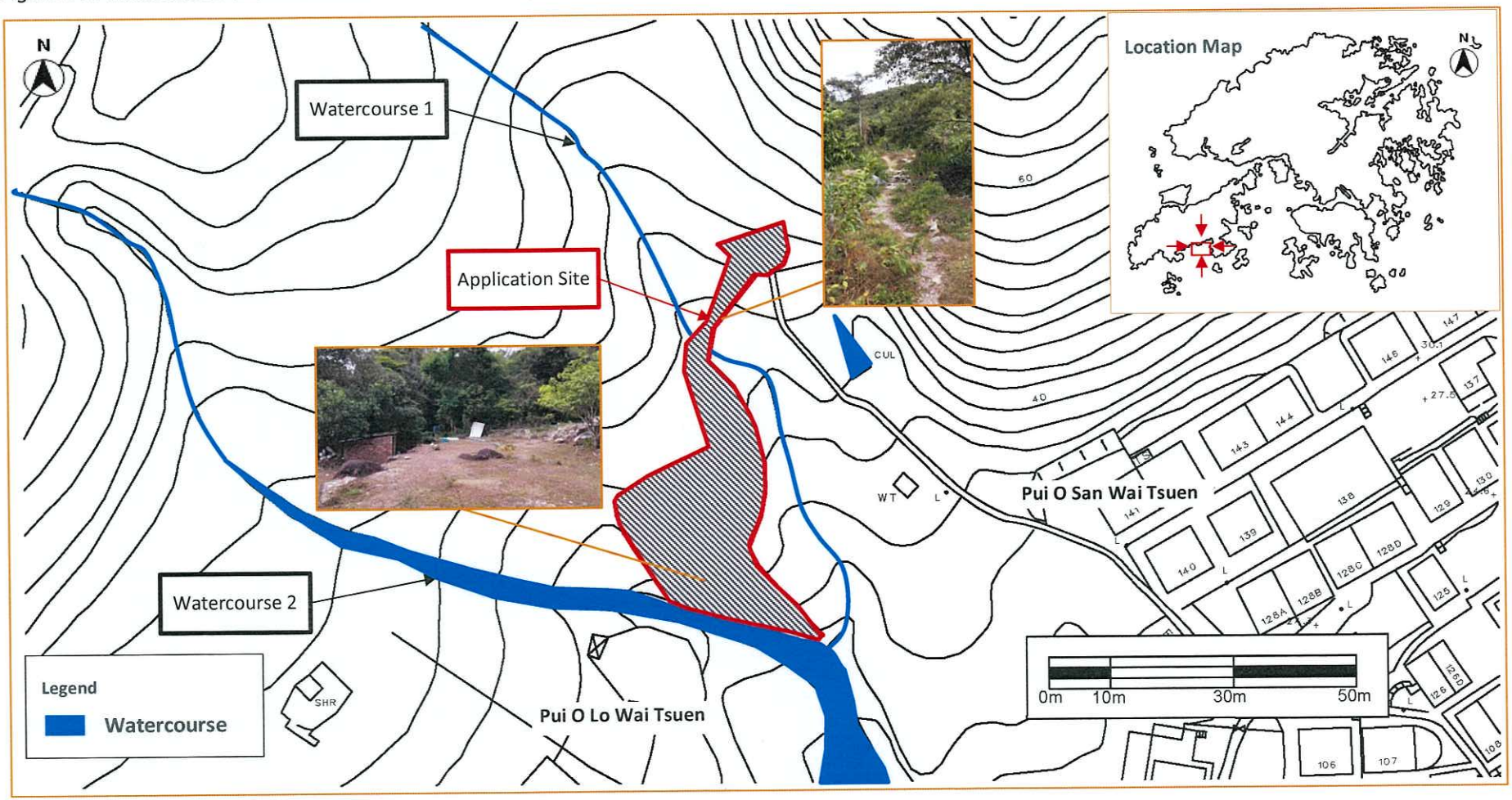
- Assess the potential drainage impacts arising from the Site.
- Recommend the necessary mitigation measures to alleviate any impacts.

1.4 Reference Materials

1.4.1 In evaluating the drainage impact arising from the Proposed Development, the following materials have been referred to:

- Drainage Services Department ("DSD") publication *Stormwater Drainage Manual (with Eurocodes incorporated) – Planning, Design and Management* (2018 Edition).
- DSD Advice Note No. 1 – *Application of the Drainage Impact Assessment Process to Private Sector Projects*.
- GeoInfo Map (www.map.gov.hk) reviewed on 29 December 2021.

Figure 1-1: Site Location and its Environs



2 DESCRIPTION OF EXISTING ENVIRONMENT AND DRAINAGE CONDITIONS

2.1 Site Location and Topography

2.1.1 As mentioned in ***para. 1.2.1,***, the Site area is about 752.4m^2 and the Site is located in Pui O with existing elevations ranging between + 28.66mPD and + 42.69mPD. The Site is an unpaved land which is mainly vegetated.

2.1.2 Based on the desktop study, there are two watercourses in the vicinity of the Site. One is running across from the northwest to the south east direction and the other one adjoins to the watercourse at the south direction. Both two watercourses will eventually discharge into Pui O Wan.

2.2 Existing Baseline Conditions

2.2.1 Based on the desktop study, the Site is currently a vacant land surrounded by trees and mountains. As shown in ***Figure 1-1*** , there are two major watercourses in vicinity of the Site, one run across the Site. The watercourse running across from the northwest to the southeast direction is denoted as "Watercourse 1"and the other one adjoins the southern part of the Sites passing through Lot 72 is denoted as "Watercourse 2".

3 DRAINAGE IMPACT ASSESSMENT

3.1 Assumptions and Methodology

3.1.1 Peak instantaneous runoff before and after the Proposed Development was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient ("C") and storm constants for different return periods, are as per the *Stormwater Drainage Manual*.

3.1.2 The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$Q_p = 0.278\, C\, i\, A \qquad \text{--- Equation 1}$$

Wh3ere
Q_p = peak runoff in m^3/s
C = runoff coefficient
i = rainfall intensity in mm/hr
A = catchment area in km^2

3.1.3 Rainfall intensity is calculated using the following expression:

$$i = \frac{a}{(t_d + b)^c} \qquad \text{--- Equation 2}$$

where
i = rainfall intensity in mm/hr
t_d = duration in minutes ($t_d \leq 240$)
a, b, c = storm constants given in Table 3 of SDM

3.1.4 For a single catchment, duration (t_d) can be assumed equal to the time of concentration (t_c) which is calculated as follows:

$$t_c = t_0 + t_f \qquad \text{--- Equation 3}$$

where
t_c = time of concentration
t_0 = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
t_f = flow time

3.1.5 Generally, t_0 is much larger than t_f. As shown in Equation 2, t_d is the divisor. Therefore, larger t_d will result in smaller rainfall intensity (i) as well as smaller Q_p. For the worst-case scenario, t_f is assumed to be negligible and so:

$$t_d = t_c = t_0$$

$$t_0 = \frac{0.14465\, L}{H^{0.2} A^{0.1}} \qquad \text{--- Equation 4}$$

where
A = catchment area (m^2)
H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.2 Assessment

Identification of Catchment

3.2.1 The Site is located in Catchment A. Catchment A is divided into four sub-catchments A1, A2, A3 and A4 as shown in ***Figure 3.1***.

3.2.2 The Site is mainly vegetated which can be assumed to be flat grassland with heavy soil and the average gradient of Catchment A is approximately 1:500. With reference to the layout plan attached to the Planning Statement, approximately 15% of the Site area will be paved while 85% will remain unpaved.

3.2.3 The gradient of the Site exclude Catchment A4 after development will not be much changed, i.e., 1:500. The gradient of Catchment A4 will become approximately 1:500 after development. With reference to the *Stormwater Drainage Manual*, the runoff coefficients of catchments are summarised in ***Table A***.

Table A: Surface Characteristics and Runoff Coefficients of the Site

SCENARIO OF PROJECT	CATCHMENTS	AREA	SURFACE CHARACTERISTICS	RUNOFF COEFFICIENT
Before Development	A	752.4 m^2	100% flat grassland (heavy soil)	0.25
After Development	A1	108.1 m^2	100% flat grassland (heavy soil)	0.25
	A2	194 m^2	100% flat grassland (heavy soil)	0.25
	A3	345.3 m^2	100% flat grassland (heavy soil)	0.25
	A4	105 m^2	100% Paved	0.95

Surrounding Catchments

3.2.4 Upstream of the site are mountainous with slope ranging from approximately 50mPD to 500mPD. Runoff from the surrounding catchment of approximately over 60 hectares will flow to Watercourse 2, with some passing through Watercourse 1 and eventually collected into Watercourse 2, and discharge to Pui O Wan that is further downstream of the Site. The aforementioned flows are indicated in ***Appendix A***.

3.3 Estimated Existing and Future Runoff

Peak Runoff from the Site

3.3.1 Based on the assumption described in ***Section 3.2***, the runoff from the Site before and after development was estimated based on the return periods of 2, 10 and 50 years.

3.3.2 As shown in ***Table B***, the estimated peak runoff generated from the Site after development is 0.020m^3/s under 50 years return period. There will be around 39.3% of change in the estimated peak runoff after the Proposed Development under all assessed return periods. The runoff generated from the surrounding catchments will remain unchanged and will discharge to the river in the same manner as the existing condition. Therefore, only estimated peak runoff from Catchment A are presented below. Detailed calculations are provided in ***Appendix B.***

Table B: Estimated Peak Runoff of the Site (Catchment A)

RETURN PERIOD	ESTIMATED PEAK RUNOFF (M^3/S)		
	BEFORE DEVELOPMENT	AFTER DEVELOPMENT	% CHANGE
2 Years	0.01	0.014	39.5
10 Years	0.013	0.018	39.2
50 Years	0.014	0.020	39.2

3.4 Proposed Mitigation Measures

3.4.1 Water quality is the key environmental impact arising from the construction works. In addition, objects such as soil, construction materials, etc. accidentally falling into the watercourses/drainage can cause blockage in the watercourses/drainage. To avoid adverse impact on the watercourses and public drainage system in the vicinity of the Site during construction and operation of the Proposed Development, all the guidelines published by the government shall be followed, including but not limited to those as follows:

1. Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ("PNAP") ADV-27 *Protection of Natural Streams/Rivers from Adverse Impacts arising from Construction Works* published by the Building Department ("BD")
2. PNAP ADV-4 *Control of Environmental Nuisance from Construction Site* published by the BD;
3. Practice Notes for Registered Contractors ("PNRC") 61 *Protection of Natural Streams/Rivers from Adverse Impacts arising from Construction Works* published by the BD;
4. PNRC 17 *Control of Environmental Nuisance from Construction Site* published by the BD;
5. *Recommended Pollution Control Clauses for Construction Contracts* ("RPCC") published by the Environmental Protection Department ("EPD");
6. Professional Persons Environmental Consultative Committee ("ProPECC") Practice Note ("PN") 1/94 *Construction Site Drainage* published by the EPD.

3.4.2 With reference to the measures recommended in the guidelines of BD relevant to the construction works of the Proposed Development, the following measures shall be provided, implemented and maintained by the Contractor:

1. The proposed works site in the proximity of natural rivers and streams should be temporarily isolated, such as by placing of sandbags or silt curtains with lead edge at bottom and properly supported props, to prevent adverse impacts on the stream water qualities.
2. Stockpiling of construction materials, if necessary, should be properly covered and located away from any natural stream/river.
3. Construction debris and spoil should be covered up and/or properly disposed of as soon as possible to avoid being washed into nearby rivers/streams by rain.
4. Construction effluent, site run-off and sewage should be properly collected and/or treated. Wastewater from a construction site should be managed with the following approach in descending order:
   (a) minimisation of wastewater generation;
   (b) reuse and recycle;
   (c) treatment.
5. Adequate lateral support may need to be erected in order to prevent soil/mud from slipping into the stream/river, but without unduly impeding the flow during heavy rain.
6. Supervisory staff should be assigned to station on site to closely supervise and monitor the works.

7. Incorporate temporary drainage system with de-silting facility before connecting directly to the main drainage system.
8. Install sand trap, settling pit or grease trap as necessary.
9. Install perimeter drainage channels or place sand bags along the low end of boundary.
10. Install pH adjustment facilities or petrol interceptor as necessary.
11. Cover open site area with gravel as far as practicable.
12. For site maintenance:
    (a) clear trapped debris and sediments frequently.
    (b) maintain sanitary condition at effluent disposal point.
    (c) pump and properly drain away all stagnant water.
    (d) cover open stockpiles of construction materials and temporarily exposed slope by tarpaulin or similar fabric, especially during rainy season.

3.4.3 In addition, with reference to the measures recommended in the guidelines of EPD relevant to the construction works of the Proposed Development, the following measures shall be provided, implemented and maintained by the Contractor:

1. The Contractor shall observe and comply with the *Water Pollution Control Ordinance* ("WPCO") and its subsidiary regulation.
2. The Contractor shall carry out the Works in such a manner as to minimise adverse impacts on the water quality during execution of the works. In particular he shall arrange his method of working to minimise the effects on the water quality within and outside the Site, on the transport routes and at the loading, dredging and dumping areas.
3. The Contractor shall follow the practices, and be responsible for the design, construction, operation and maintenance of all the mitigation measures as specified in ProPECC PN1/94. The design of the mitigation measures shall be submitted by the Contractor to the Engineer for approval. The measures shall include:
    (a) Surface run-off from construction/reinstatement sites shall be discharged into storm drains via adequately designed sand/silt removal facilities such as sand traps, silt traps and sediment basins. Temporary construction drainage or earth bunds or sand bag barriers shall be provided on site to properly direct storm water to such silt removal facilities. Perimeter channels at site boundaries shall be provided where necessary to intercept storm run-off from outside the Site so that it will not wash across the Site.
    (b) Silt removal facilities, channels and manholes shall be maintained and the deposited silt and grit should be removed regularly, at the onset of and after each rainstorm to ensure that these facilities are functioning properly at all times.
    (c) For the purpose of preventing soil erosion, temporarily exposed slope surfaces shall be covered e.g. by tarpaulin, and temporary access roads shall be protected by crushed stone or gravel, as excavation proceeds. Intercepting channels shall be provided (e.g. along the crest/edge of excavation) to prevent storm runoff from washing across exposed soil surfaces. Arrangements shall always be in place to ensure that adequate surface protection measures can be safely carried out well before the arrival of a rainstorm.
    (d) Earthworks final surfaces shall be well compacted and the subsequent permanent work or surface protection shall be carried out immediately after the final surfaces are formed to prevent erosion caused by rainstorms. Appropriate drainage like intercepting channels shall be provided where necessary.
    (e) Measures shall be taken to minimise the ingress of rainwater into trenches. If excavation of trenches in wet seasons is necessary, they shall be dug and backfilled in short sections. Rainwater pumped out from trenches or foundation excavations shall be discharged into storm drains via silt removal facilities.

(f) Open stockpiles of construction materials (e.g. aggregates, sand and fill material) on sites shall be covered with tarpaulin or similar fabric during rainstorms. Measures shall be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system.

(g) Manholes shall always be adequately covered and temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system, and to prevent storm run-off from getting into foul sewers.

3.4.4 Furthermore, the following measures shall be undertaken by the Contractor:

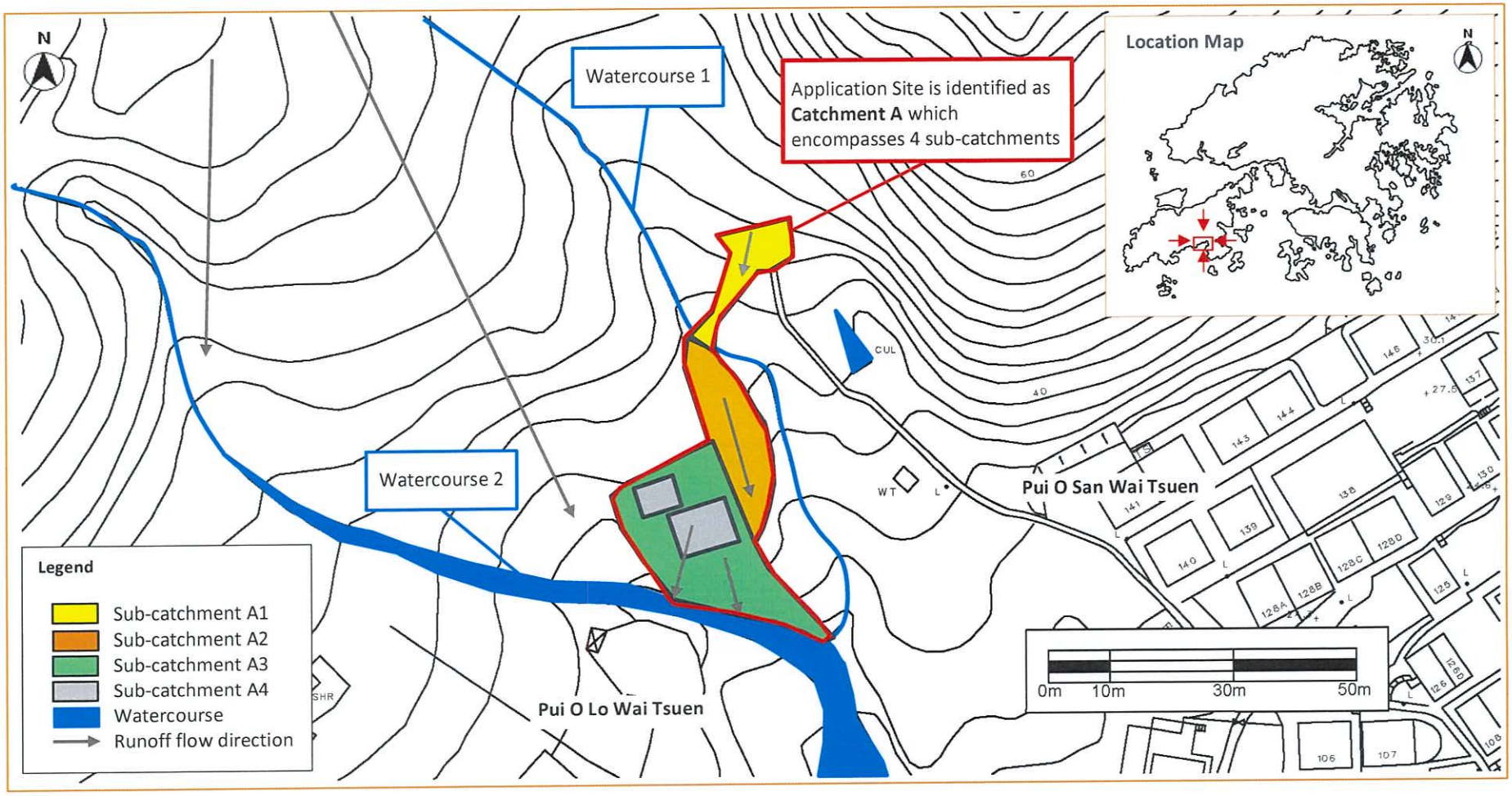
1. During construction of the walking platform, the construction materials will be transported to Site by hand. The bank of the watercourse will be temporarily isolated. Conceptual scheme of the mitigation measures to be set up around Watercourse 1 is indicated in ***Appendix C.1&C.2***. Access to the Site is indicated in ***Appendix C.3***
2. Construction will be closely monitored and any fallen object will be removed.
3. No filling of the existing watercourses will be undertaken during construction or operation.
4. The southern site boundary will be fenced off to avoid any adverse impact to the existing watercourse at immediate south of the Site (Watercourse 2) which is indicated in ***Appendix C.2***.
5. Access road across the existing watercourse at immediate south of the Site will not be used during or after the construction.

3.4.5 An undertaking letter for implementation of mitigation measures as aforementioned in ***paragraph 3.4.4*** are included in ***Appendix D***.

3.5 Summary of Findings and Recommendation

3.5.1 Based on the assessment, the estimated peak runoff from Catchment A would be increased by 39.2% due to the Proposed Development under 50 years return period. However, it should be noted that the Proposed Development occupies a total area of 752.4m^2, which is only approximately 0.12% of the surrounding catchment area associated with Watercourse 2 (approx. 60 hectares). The increase in runoff due to the Proposed Development comparing to the runoff collected into Watercourse 2 is considered to be minimal. Together with the implementation of proposed mitigations, no adverse impact is anticipated due to the Proposed Development.

Figure 3.1: Identification of Catchment Areas



4 CONCLUSION

4.1.1 A development proposed for a Site of approximately 752.4 m^2 located to the west of the residential settlement of Pui O Lo Wai Tsuen and the northeast of the residential settlement of Pui O San Wai Tsuen is to be developed into a Temporary Shop and Services for a period of six years. The Site is currently a vegetated vacant land. There are two watercourses in vicinity of the Site. The watercourse running across from the northwest to the southeast direction is denoted as "Watercourse 1"and the other one adjoins the southern part of the Sites denoted as "Watercourse 2".

4.1.2 Potential drainage impacts that may arise from the Site (i.e. Catchment A) after construction of the Proposed Development have been assessed. The peak runoff before and after the development of the Site were estimated to be 0.014m^3/s and 0.020m^3/s respectively under 50 years return period, assuming 15% paved area and 85% unpaved area with existing conditions. The total peak runoff from the Site has increased by 39.2% due to the Proposed Development.

4.1.3 It is noted that the Proposed Development occupies a total area of 752.4m^2, which is only approximately 0.12% of the surrounding catchment area (approx. 60 hectares) associated with Watercourse 2. Therefore, the increase of runoff from the Proposed Development comparing to the runoff collected into Watercourse 2 is considered to be minimal. In addition several mitigation measures will be implemented to avoid adverse impact on the existing watercourses. No adverse impact is anticipated due to the Proposed Development.

Appendix A INDICATIVE MAP/ INDICATIVE SITE LAYOUT PLAN

Z:\Jobs\7076866 - Priscilla - DIA in DD316L Pui O\07 Drawing\Figure\7076866_Figure 1.dwg / 28 Feb, 2022 / ladmin

SMEC

REV	DATE	DESCRIPTION	DGN	CHK	APP

DRAWING TITLE

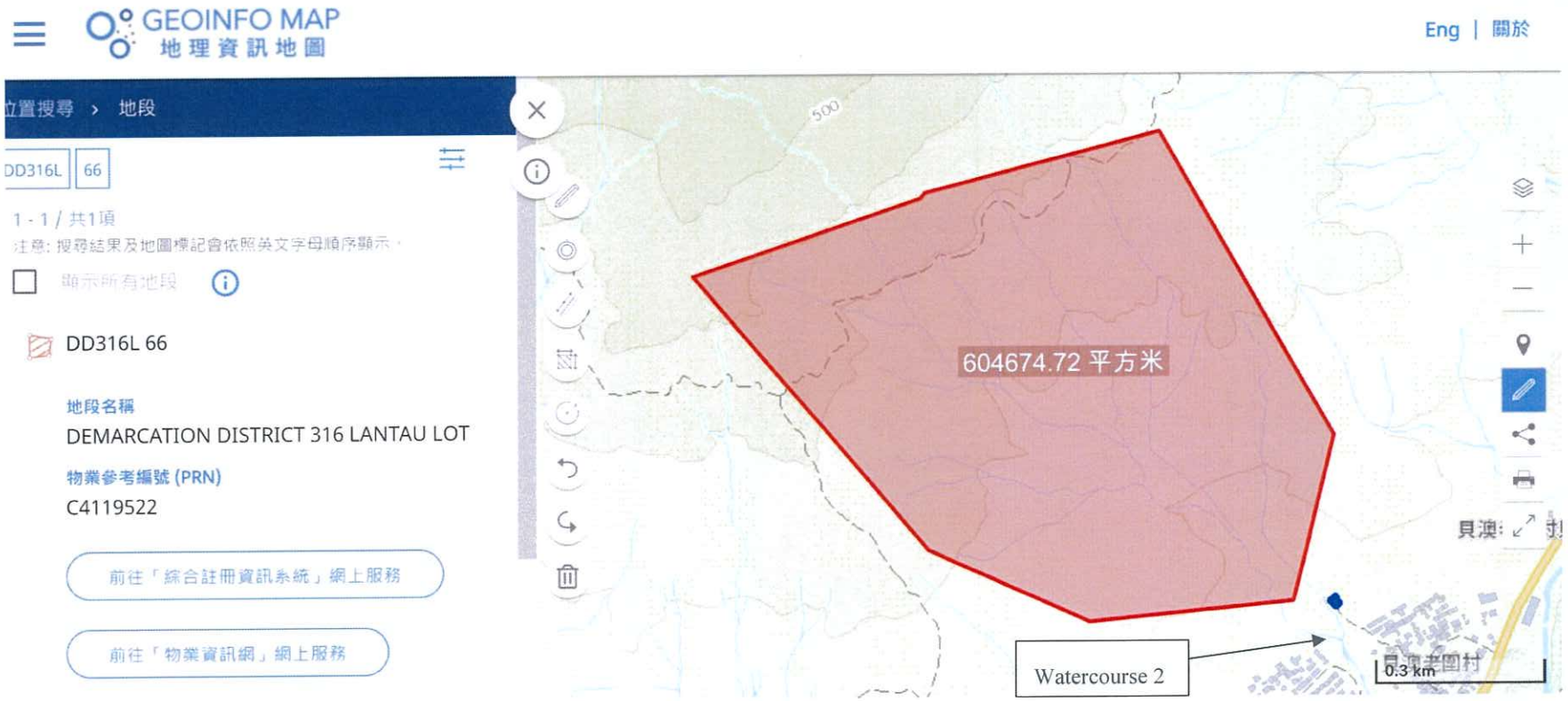
PLANNING APPLICATION FOR TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 6 YEARS AT PUI O, LANTAU ISLAND (PLANNING APPLICATION NO. A/SLC/170)

INDICATIVE SITE LAYOUT PLAN

DESIGNED	TK	SCALE	1:1000 @A3	CAD REF.	7076866_Figure 1.dwg
DRAWN	VL	DATE	MAR 2022	JOB NO.	7076866
CHECKED	KL	APPROVED	AW	DWG NO.	7076866-01 REV. A

A3 420 x 297 mm

Figure A-1 Indicative Map of the Surrounding Catchment Area Associated with Watercourse 2



Appendix B RUNOFF CALCULATIONS

Calculation of Runoff for Return Period of 2 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	499.8	4.26	0.494	215.31	0.25	0.00003	0.00162
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	499.8	4.26	0.494	190.70	0.25	0.00005	0.00257
Catchment A3	0.0003	20.71	39.6	1.74	0.44	2.18	499.8	4.26	0.494	199.14	0.25	0.00009	0.00478
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	499.8	4.26	0.494	190.02	0.25	0.00003	0.00139
												Total	**0.01035**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	499.8	4.26	0.494	215.31	0.25	0.00003	0.00162
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	499.8	4.26	0.494	190.70	0.25	0.00005	0.00257
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	499.8	4.26	0.494	199.84	0.25	0.00009	0.00480
Catchment A4 (developed)	0.0001	20.00	42.3	2.11	0.24	2.35	499.8	4.26	0.494	196.68	0.95	0.00010	0.00545
												Total	**0.01444**

Calculation of Runoff for Return Period of 10 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	471.9	3.02	0.397	265.45	0.25	0.00003	0.00199
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	471.9	3.02	0.397	234.97	0.25	0.00005	0.00317
Catchment A3	0.0003	20.71	39.6	1.70	0.44	2.14	471.9	3.02	0.397	246.07	0.25	0.00009	0.00591
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	471.9	3.02	0.397	234.15	0.25	0.00003	0.00171
												Total	**0.01278**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	471.9	3.02	0.397	265.45	0.25	0.00003	0.00199
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	471.9	3.02	0.397	234.97	0.25	0.00005	0.00317
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	471.9	3.02	0.397	246.07	0.25	0.00009	0.00591
Catchment A4 (developed)	0.0001	20.00	42.30	2.11	0.24	2.35	471.9	3.02	0.397	242.22	0.95	0.00010	0.00672
												Total	**0.01778**

Calculation of Runoff for Return Period of 50 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Flow time (tf), min	Duration (t_d), min [1]	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
							a	b	c				
Before the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	451.3	2.46	0.337	290.39	0.25	0.00003	0.00218
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	451.3	2.46	0.337	258.40	0.25	0.00005	0.00348
Catchment A3	0.0003	20.71	39.6	1.70	0.44	2.14	451.3	2.46	0.337	269.92	0.25	0.00009	0.00648
Catchment A4	0.0001	11.61	42.3	2.35	0.47	2.82	451.3	2.46	0.337	257.55	0.25	0.00003	0.00188
												Total	**0.01402**
After the Proposed Development													
Catchment A1	0.0001	18.41	20.1	1.02	0.22	1.24	451.3	2.46	0.337	290.39	0.25	0.00003	0.00218
Catchment A2	0.0002	11.29	43.5	2.29	0.48	2.77	451.3	2.46	0.337	258.40	0.25	0.00005	0.00348
Catchment A3	0.0003	20.71	39.60	1.70	0.44	2.14	451.3	2.46	0.337	269.92	0.25	0.00009	0.00648
Catchment A4 (developed)	0.0001	20.00	42.30	2.11	0.24	2.35	451.3	2.46	0.337	265.91	0.95	0.00010	0.00737
												Total	**0.01952**

Notes

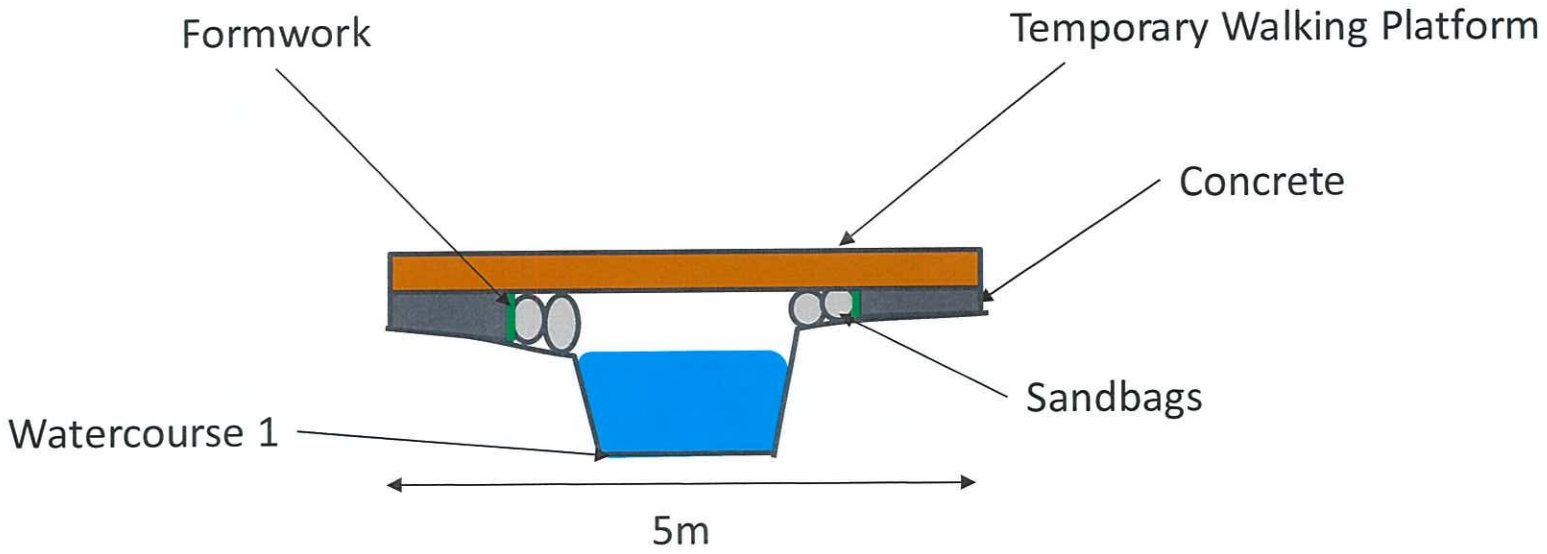
[1] Time of concentraction td= to+tf; where tf time of flow in urban drainag esystem = length of drain/ velocity. Velocity assumed 1.5m/s for natural flow and 3m/s assumed for flow in urban area

[1] The gradient of Catchment A4 after development is assumed to be 1:500.

[2] Runoff is calculated in accordance with DSD's "*Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Managemen* t" (SDM), fifth edition, January 2018.

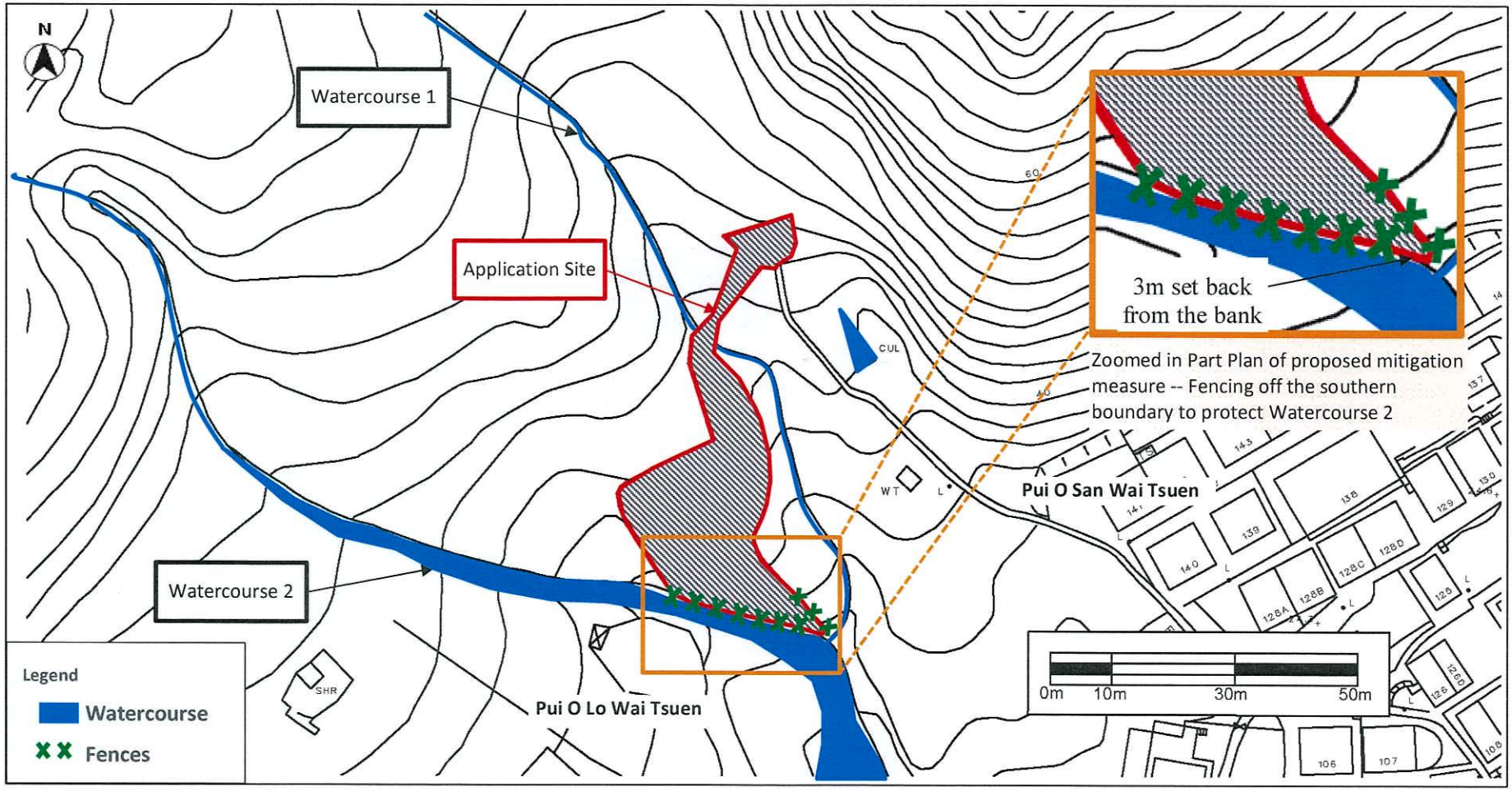
Appendix C CONCEPTUAL SCHEME OF MITIGATION MEASURES

Appendix C.1 Conceptual cross Section of construction mitigation measures for decking over Watercourse 1

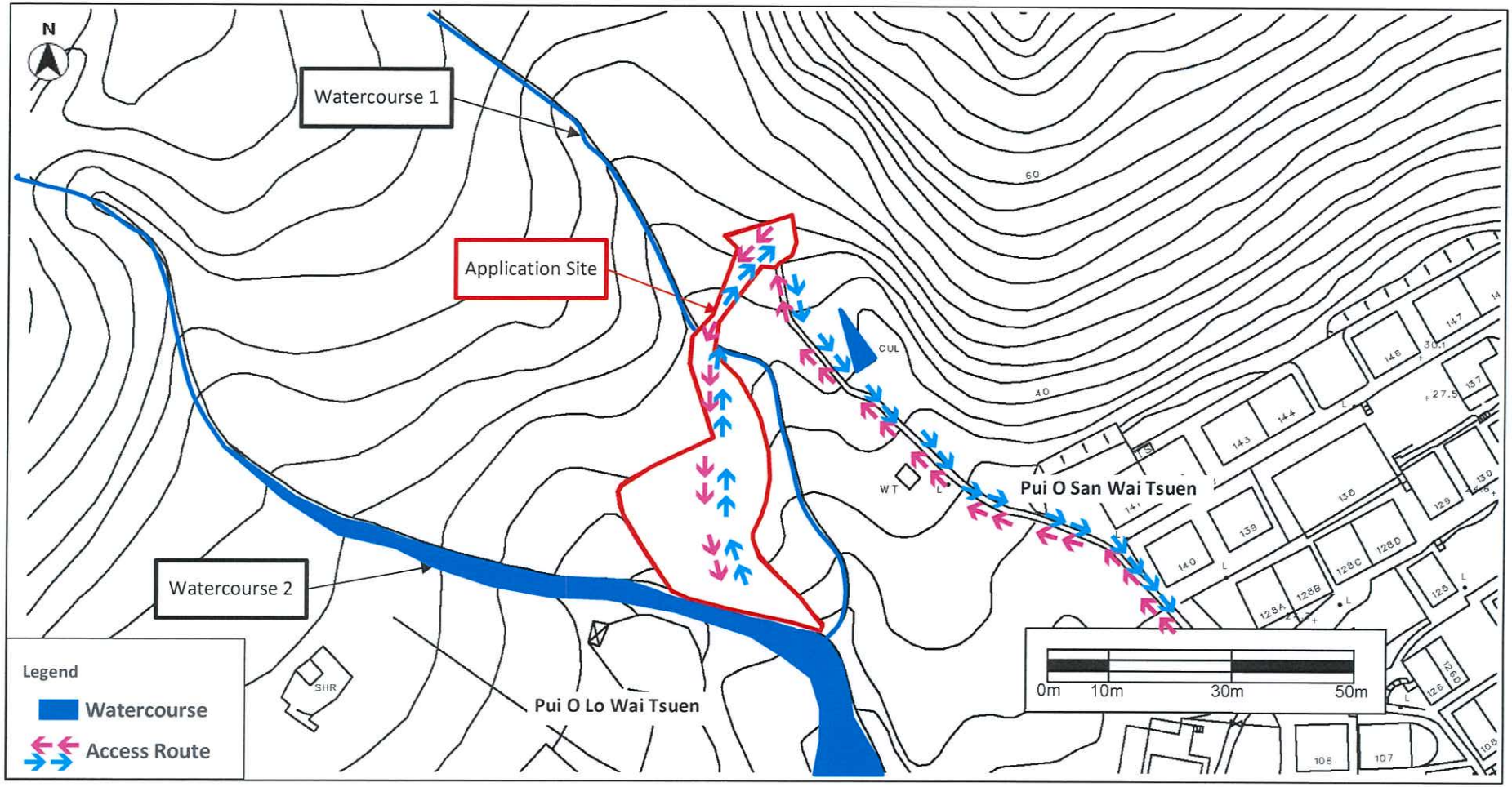


Section A-A
Cross Section of Decking over River
(Not to Scale)

Appendix C.2 Indicative Mitigation Measure at Watercourse 2



Appendix C.3 Indicative Access Route



Appendix D UNDERTAKING LETTER

28 March 2022

Islands
Hong Kong and Islands Division
Operation & Maintenance Branch
Drainage Service Department
23/F, 1063 King's Road,
Quarry Bay, Hong Kong

Attn: Ms Amy S.M. CHU, Engineer (Engr/L5)

Dear Madam,

Proposed Temporary Shop and Service for a Period of 6 Years at
Lots 66(Part), 67, 68, 69 and 72(Part) in D.D. 316 Lantau and adjoining Government Land
Letter for Undertaking – Clarification and Implementation of Mitigation Measures to Avoid Adverse Impact to the Watercourses and Public Drainage System in vicinity of the Application Site

We, *Priscilla Investment Limited*, being the registered owner of the captioned lot, hereby undertake the followings to avoid adverse impact to watercourses and public drainage system in vicinity of the Application Site as shown in the Drainage Impact Assessment Report ("DIA") Report (SMEC Ref.: 7076866| D01/01 attached to the Planning Application No. A/SLC/170 submitted under the *Town Planning Ordinance* ("TPO")) that:-

1. All the mitigation measures proposed in the DIA Report will be implemented as far as possible to avoid adverse impact to any watercourses or public drainage system in vicinity of the Application Site during construction and operation of the Proposed Development.
2. We will not carry out any filling activities on the existing watercourse(s) surrounding the site.
3. We will provide fencing along the southern site boundary for avoiding any adverse impact to the existing watercourse at immediate south of the Site and we will not make use of the access road across the existing watercourse at immediate south of the Site during or after the construction.

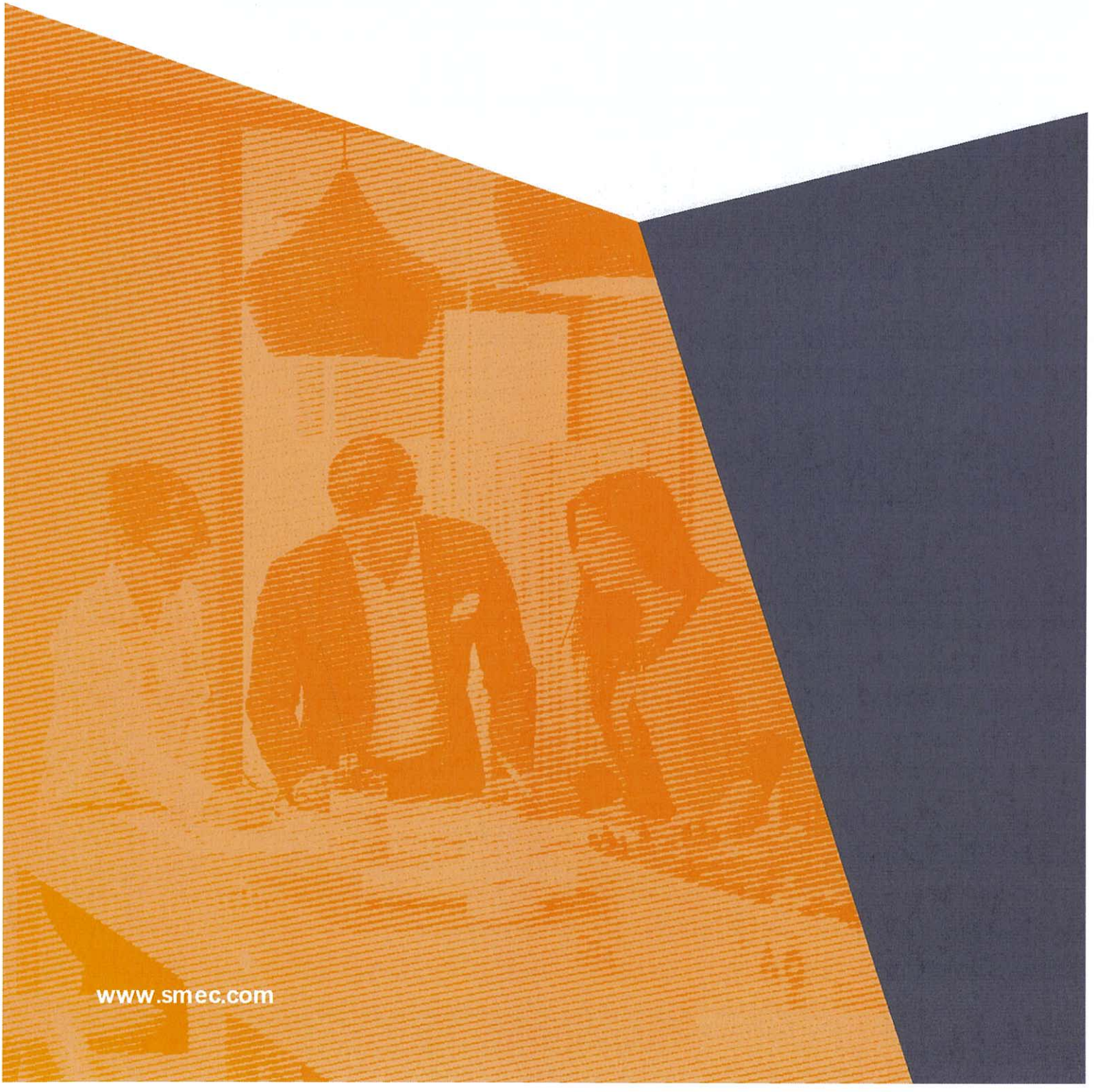
Yours faithfully
for and on behalf of
Priscilla Investment Limited

Colin Fan
Project Manager

cc: Landbase Surveyors Limited (Mr Anson LEE) – By Email Only
SMEC Asia Limited (Mr Antony WONG & Ms Kitty LEE) – By Email Only

local people
global experience

SMEC is recognised for providing technical excellence and consultancy expertise in urban, infrastructure and management advisory. From concept to completion, our core service offering covers the life-cycle of a project and maximises value to our clients and communities. We align global expertise with local knowledge and state-of-the-art processes and systems to deliver innovative solutions to a range of industry sectors.



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Appendix 3

Detailed Response to AFCD's Comments

Further Information In response to AFCD's Comments

1. Detail on the Scope of Construction Works to be conducted near/within the two watercourses (Watercourse 1 and Watercourse 2)

   - Placement of two single-storey temporary container-converted structures
   - Retaining of the existing brick-made structure
   - Construction of temporary wooden walking platform connecting the private lots
   - The duration of the works would be around 4 to 6 weeks.
   - Metal platforms will be constructed and anchor into the natural ground to provide a leveled base for the new structures to minimize site formation works. The soil resulted from ground works for U-channels could be compacted and filled under the metal platform, if any. There would be no soil or disposal to the existing water streams as reiterated on the submitted proposals and undertaking letters.
   - Please see the proposed layout plan of Planning Statement and the samples of the proposed structures including the container-converted structures and the wooden walking platform in the attached. (Please Colin provide the sample figure) (Please also indicate Watercourse 1 and Watercourse 2 on the plan)
   - Please also see Section 7 of the submitted GPRR for the description of the proposed structure works in the attached.

2. Potential impact to the watercourses during construction and operation of the proposed use

   a. During Construction
      - access to the site through watercourse and the subsequent disturbance to the watercourse bed and habitats
      - construction materials falling into the watercourses and causing contamination
      - construction spoils, waste and effluent washing into the watercourse and causing contamination

   b. During Operation
      - access to the proposed retail shop through watercourses and the subsequent disturbance to the watercourse bed and habitats
      - waste, generated from the operation, fallings/washing into the watercourses and causing contamination
      - wastewater, generated from the operation, washing into the watercourses and causing contamination

3. Corresponding Mitigation Measures

   a. During Construction

      - Both Watercourses will keep intact. Temporary walking platform will be erected over Watercourse 1 such that the natural bottom and existing flow will be

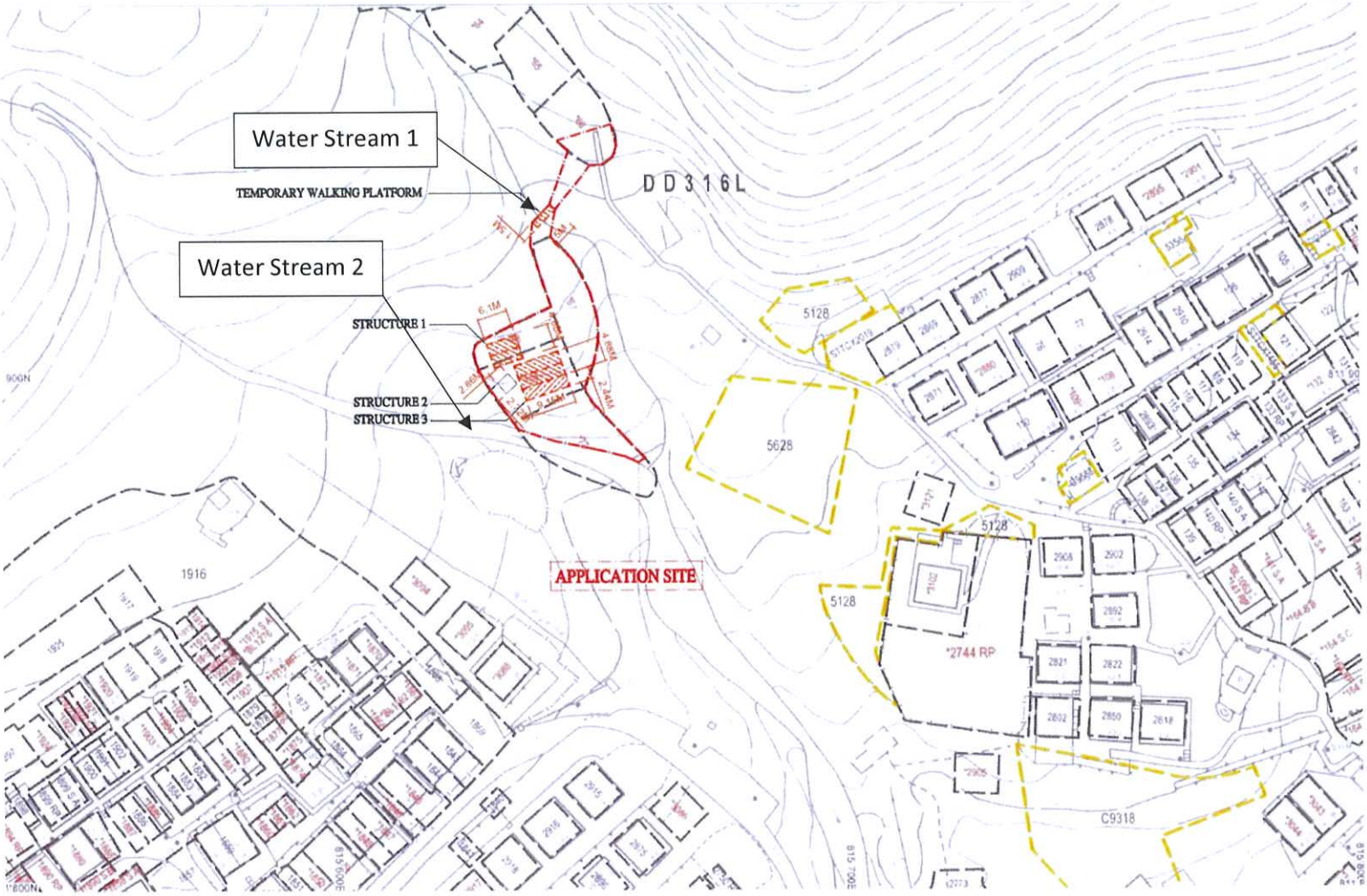
preserved. The supports of the temporary walking platform will be placed above the watercourse bed.

- Sandbags will be placed in the proximity of the Watercourses to prevent soil/mud and construction materials from slipping into the Watercourses, but without unduly impeding the flow during heavy rain.
- Stockpiling of construction materials on site will be kept. If the stockpiling is unavoidable, the construction materials will be properly covered and located away from the Watercourses.
- Construction debris and spoil will be contained and be covered up and then properly disposed of as soon as possible to avoid being washed into the Watercourses by rain.
- Even though the required construction will generate minimal construction effluent, the construction effluent will be properly collected and disposed. No construction effluent will be allowed to discharge into the Watercourse.
- Metal platforms could be constructed for the new structures to minimize the site formation works, if any. There would be no soil or disposal to the existing water streams as reiterated on the submitted proposals and undertaking letters.
- Construction will be closely monitored and any fallen object will be removed.
- No filling of the existing watercourses will be undertaken during construction or operation.
- The southern site boundary will be fenced off to avoid any adverse impact to Watercourse 2
- Access road across Watercourse 2 will not be used during or after the construction.
- In addition, mitigation measures under the guidelines of the BD and EPD would be followed to avoid potential impact on the watercourses.

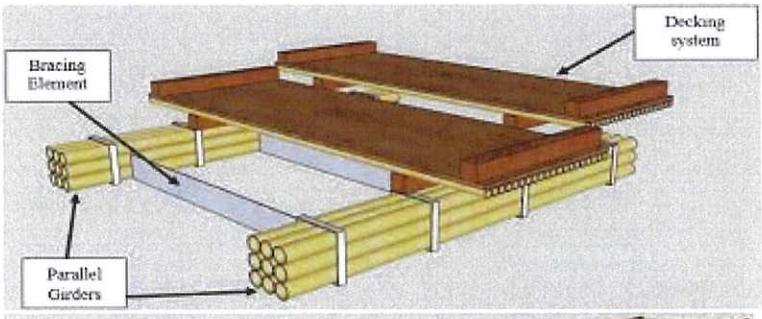
b. During Operation

- Both Watercourses will keep intact. Temporary walking platform over Watercourse 1 will be the access to the site such that the natural bottom and existing flow will be preserved.
- Access road across Watercourse 2 will not be used during operation.
- The southern site boundary will be fenced off to avoid access to Watercourse from the site.
- The site will be used as shop for agricultural products and the waste generated by the operation is minimal, organic and naturally decomposable. The waste will be well contained and disposed to the refuse collection point at the nearby village.
- No toilet will be provided in the site. The operator and shoppers will be requested to use the public toilets at the nearby village.

Proposed Layout Plan of Planning Statement with Indication of Watercourse 1 and Watercourse 2



Samples of the proposed structures including the container-converted structures and the wooden walking platform



Section 7 of the submitted GPRR for the description of the proposed structure works

7. PROPOSED DEVELOPMENT WORKS

7.1. Temporary Walking Platform

A temporary walking platform (size: approx. 1.5m (W) x 5.0m (L)) is proposed in the government area spanning over a small river to facilitate the access for the development. According to Annex GC28 A3 of GEO Circular No.28 – Facility Grouping, the walking platform is identified as Group No. 4 – road with low pedestrian traffic density.

7.2. Structure No. 1 – Container Structured Retail Shop

A container structured retail shop (size: approx. 6.1m (L) x 4.88m (L) x 2.6m (H)) is proposed at Lot 68. According to Annex GC28 A3 of GEO Circular No.28 – Facility Grouping, the structure is identified as Group No. 2(a) – lightly used building.

7.3. Structure No. 2 – Storage

An Existing storage (size: approx. 2.86m (L) x 2.72m (L) x 2.6m (H)) is located at Lot 69, which may be modified. According to Annex GC28 A3 of GEO Circular No.28 – Facility Grouping, the structure is identified as Group No. 4 – non-dangerous goods storage site.

7.4. Structure No. 3 – Open Shed for Open Market Area

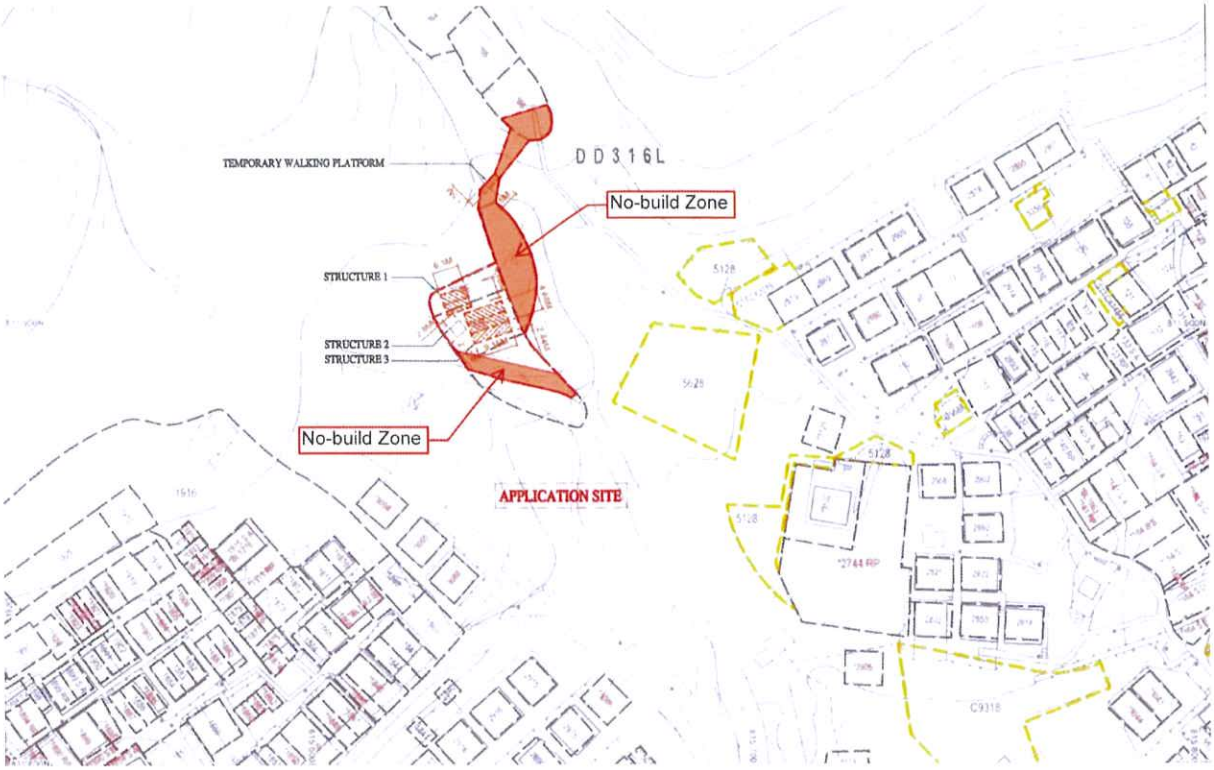
A open shed for open market area (size: approx. 9.15m (L) x 7.32m (L) x 3m (H)) is proposed at Lot 69. According to Annex GC28 A3 of GEO Circular No.28 – Facility Grouping, the structure is identified as Group No. 2(a) – lightly used building.

7.5. No-build Zone

To prevent falling in "Alert Criteria" of natural terrain hazard study (NTHS), no-build zone, excluding Group Nos.4 and 5 of facilities, is designated at the site. The no-build zone includes Lots 66 (Part) and 67 in D.D. 316 and adjoining Government Land.

To prevent any potential slope instability along the nature stream, no-build zone is also designated at Lot 72. The extent of no-build zone from the nature stream line is about 3m.

A layout plan of proposed development works is presented in **Appendix F**.


TEMPORARY WALKING PLATFORM
D D 3 1 6 L
No-build Zone
STRUCTURE 1
STRUCTURE 2
STRUCTURE 3
No-build Zone
APPLICATION SITE

L A N B A S E
Surveyors Limited

宏 基 測 量 師 行
9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南 9 號均輝大廈 9 樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: IS/TPN/2445A/L08

11 May 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

Planning Application for
Temporary Shop and Services
For a Period of 6 Years
Lots 66(Part). 67, 68, 69 and 72(Part) in D.D. 316 Lantau
and adjoining Government Land
Pui O, Lantau Island, New Territories
(Planning Application No. A/SLC/170)

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" for re-activating the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

p.p.

Rock K.M. Tsang
Director
Encl.
RK/AL

c.c.
DPO/Islands (Attn.: Mr. Keith Wu Email)
Client

Response-to-Comments

	Departmental Comments	Responses
	Agriculture, Fisheries and Conservation Department (AFCD) **(Contact: Connie Ng at 2150-6944)**	
(1)	He provided further comments to the applicant upon their request vide email on March 29 but the applicant did not take them into account and respond fully in the 3rd FI. The response in Appendix 3 is too generic which lacks supporting information and implementation mechanism to ensure that the stream crossing would be constructed in a secure fashion with no impact to the stream. It is noted from Appendix C.3 of the DIA that the application site is only accessible by a footpath. However, the applicant failed to advise how the construction materials consisting of metal platforms and sand bags, along with other materials, would be transported to the site without affecting the environment. Moreover, the photos of the proposed platform are merely samples but not designed specifically to the actual site condition. It is also unclear how the applicant would prevent any loosening of the sandbag and concrete from the crossing, especially in heavy rain.	The concern is noted. Regarding the details of the construction of the temporary walking platform, the walking platform with the size of approximately 1.5m (W) x 5.0m (L) will be deployed to span over an existing natural stream to facilitate the access for the development, which was already shown in the Project Layout Plan of Appendix 4 of the Planning Statement. An indicative drawing of the temporary walking platform has been prepared and shown in **Appendix 1**. The construction works of the walking platform will avoid affecting the concerned natural stream directly. Concrete footings will be used to support the walking platform. As the footings will be constructed near the stream, sandbags will be put between the riverbank and the footings to prevent any materials falling into the stream. The sandbags will be removed after the completion of the walking platform. The walking platform is expected to be finished in about 2 to 3 weeks. The proposed development is very small in scale, only two single-storey temporary structures, i.e., the Container Structured Retail Shop (No. 1 on Project Layout Plan) and Open Shed for Open Market Area (No. 3 on Project Layout Plan will be constructed); as well as the existing one-storey temporary structure, i.e., Storage (No. 2 on Project

	Departmental Comments	Responses
		Layout Plan) which may be modified within the Application Site. These three temporary structures will provide "Shop and Services" for nearby villagers. In order to provide accessibility to the nearby villagers, the walking platform made of timber as shown on Project Layout Plan is adequate to support the associated works and utilization during both construction and operation phases. The aforementioned was already briefly described in Section 4.2 of the Planning Statement and further detailed in Section 7 of the Geotechnical Planning Review Report (GPRR) attached to the Responses to Comments dated 17 January 2022. The drawing entitled Conceptual Cross Section of Construction Mitigation Measures for Decking Over Watercourse 1 enclosed in Appendix C of the Drainage Impact Assessment (DIA) appended to FI3 aims to indicate the mitigation measures (i.e. provision of formwork and sandbags) during the construction phase described in Section 3.4 of the DIA Report. More elaboration of the mitigation measures are shown below: Regarding sandbag and concrete, please note that: 1. Provision of sandbags to prevent materials falling into water bodies is a common practice and has been adopted for numerous projects in Hong Kong for years. Such mitigation measures have also been adopted in numerous EIA studies including the following EIA Reports which can be referred to the associated Implementation Schedules: • Tung Chung New Town Extension approved on 8 April 2016.

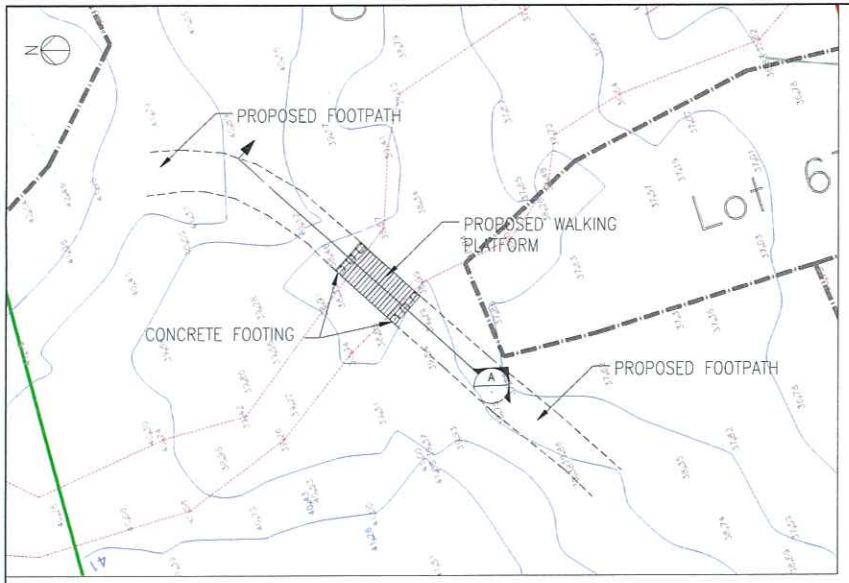
	Departmental Comments	Responses
		• EIA Report for Improvement Dredging for Lamma Power Station Navigation Channel approved on 10 October 2017. 2. Formwork will be provided to confine concreting which can be commonly seen at construction sites including drainage works, roadworks, etc. Regarding the concern on loosening of sandbags and concrete, especially during heavy raining, please note that: a) No concreting will be carried out during heavy raining which is a usual construction practice. b) The status of sandbags is regularly observed by the construction site staff to make sure sandbags properly in place for both private works like this one and public works including the aforementioned projects with EIA reports approved. c) Sandbags will be removed after completion of constructing the temporary walking platform. d) The construction works of the proposed development including the temporary walking platform, as responded in FI3, will be completed in approx. four to six weeks. Please note that a detailed design of the walking platform as well as the aforementioned temporary structures within the Application Site would be provided to the Building Department and the relevant departments for review/approval after obtaining the approval from the Town Planning Board for this planning application, if necessary. Regarding the concern on the stability of the walking platform, please note that the foundation

	Departmental Comments	Responses
		of the walking platform was already mentioned in Section 9.2.1 of the GPRR and received no comment from the Geotechnical Engineering Office (GEO) of CEDD. Regarding impact on the watercourses, water quality is the concern which was already assessed in Section 3.4 of the DIA Report and received no comments from DSD. Since no adverse water quality on the watercourses is anticipated as mentioned in the DIA Report, adverse ecological impact on the watercourses is also not expected. Besides, the concerned stream was narrow and with very low water flow. Therefore, abundant of aquatic wildlife present in the stream is not expected. As the walking platform and the proposed structures within the Application Site are in small scale (i.e. precast materials that can be easily assembled on site), the materials used will be light weight materials as stated in GPRR, motorized vehicle will not be required to transport the materials from the unloading area to the Application Site. The existing footpath to the east outside the Application Site will be the main access, but no site clearance will be required for the access. Besides, a buffer zone is proposed on the southern side of the Application Site to protect another natural stream that is larger in size and with higher water flow, so that more aquatic fauna in that stream is expected. No tree felling will be required within the Application Site and for the site access. Moreover, a Tree Preservation Proposal was

	Departmental Comments	Responses
		submitted to Planning Department and accepted. Due to the nature and scale of the proposed development, and with the abovementioned mitigation measures, significant impacts to stream ecology and the nearby habitats are not expected. It should be noted that the proposed structures and development have been assessed by relevant Government Departments (i.e. DSD, GEO, PlanD) and no major comments on the stability and the potential impacts to water quality of the nearby streams.
(2)	You should clarify if the stream crossing is made of wood (as described in several places of the planning statement, F.I. and the current RtC), instead of metal platform (as mentioned in Appendix 3 of FI 3).	Please be clarified that the proposed temporary walking platform for stream crossing is made of **wood** instead of metal.
(3)	You should clarify the duration of building the crossing is 2-3 weeks or 4-6 weeks (as both period is indicated in the current RtC).	Please be clarified that (i) the duration of building the proposed temporary walking platform for stream crossing is 2-3 weeks; and (ii) the duration of all construction works for the site is 4-6 weeks.

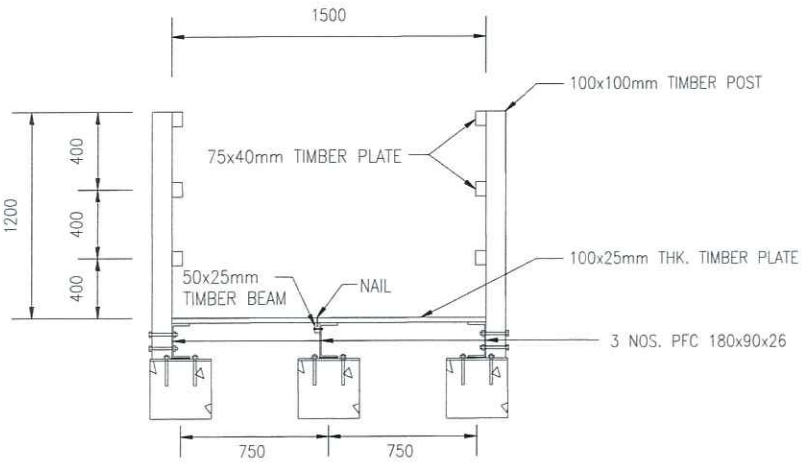
Appendix 1

Indicative Drawing of the Temporary Walking Platform



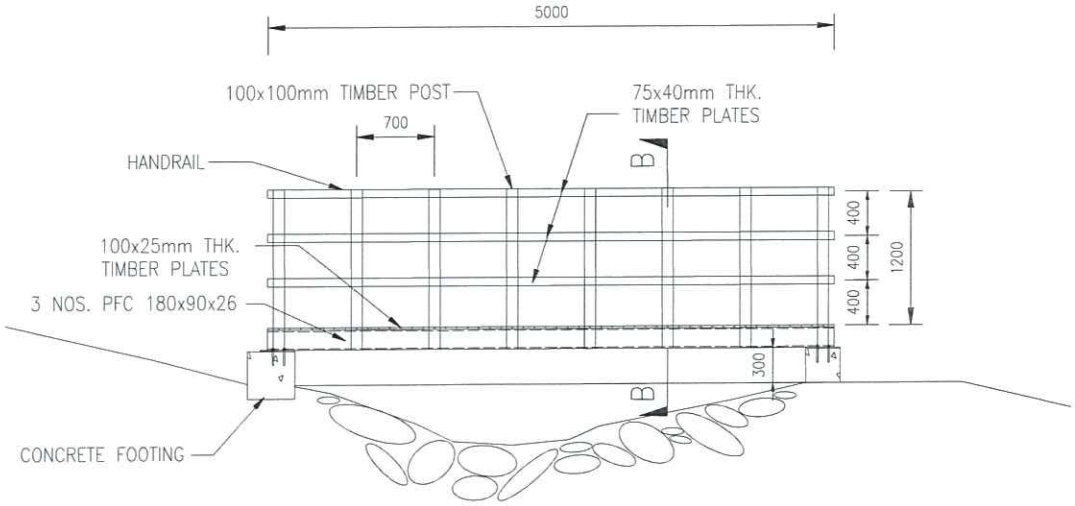
LAYOUT PLAN

N.T.S.



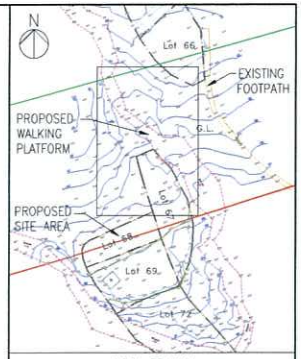
SECTION B-B

N.T.S.



SECTION A-A

N.T.S.



KEY PLAN

NOTE:
1. PROTECTIVE PAINT SHALL BE PROVIDED TO ALL THE STEEL MEMBERS.

Rev	Description	By	Date	Approved
Drawn		Approved		
Designed				
Checked		SMEC Asia Limited	Date	

CONSULTANT :

SMEC ASIA LIMITED
UNIT A-C, 27/F, FOOD GLORY PLAZA, 37-39 WING HONG STREET, CHEUNG SHA WAN, KOWLOON, HONG KONG.

Client :
PRISCILLA INVESTMENT LTD.

Project :
PROPOSED DEVELOPMENT AT LOT NOS 67 TO 72 IN DD 316L, PUI O, LANTAU ISLAND

Drawing Title :
PROPOSED WALKING PLATFORM

Drawing No. : 7076845/POF/FB/001

Revision : A

Drawing Scale : N.T.S.

Date : 25/4/2022 15:28:16
File Name : Z:\Jobs\7076845 - Priscilla - Pui O Farm Advice on Bridge\07 Drawing\Sketch\7076845-POF-FB-001 - R3.dwg

Government Departments' General Comments

1. **Land Administration**
Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- the subject lots are demised for agricultural purposes under the Block Government Lease. If any structure(s) is/are to be erected on any of the lots, LandsD's prior approval must be obtained by the lot owner;

- there is no approved Short Term Tenancy (STT) or Short Term Waiver (STW) in connection with the application site and there is no STT or STW application in connection with the application site under processing. If the captioned planning application is approved by the Town Planning Board, the owner of the lots should apply for LandsD's approval for (i) the structures proposed to be erected on the lots, and (ii) occupation of the Government land in question. Such applications will be processed by LandsD in the capacity of a landlord and approval, if granted, will be subject to such terms and conditions, including payment of fees, as may be imposed by LandsD. There is no guarantee that such applications would be approved; and

- there is no approved/rejected/outstanding Small House application on Lots No. 66, 67, 68, 69 and 72 all in D.D. 316L.

2. **Traffic**
Comments of the Commissioner for Transport (C for T):

- the access road connecting to the application site (the Site) is not managed by her department and she has no in-principle objection to the subject application from traffic engineering point of view.

3. **Environment**
Comments of the Director of Environmental Protection (DEP):

- should there be any wastewater or sewage arising from the proposed development during operation, the applicant is advised to follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 5/93 "Drainage Plans Subject to Comment by the Environmental Protection Department".

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

- approval of the application does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain

necessary approval on tree works.

5. **Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- the Site is overlooked by steep natural terrain and meet the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out necessary mitigation measures as part of the proposed development;

- given the temporary nature and the proposed use as shop of the Site, the requirement of NTHS might make the case not economically viable. As an alternative, part of the Site may be designated as 'no-build' zone, within which no critical facilities should be located. With the inclusion of the 'no-build' zone, the requirement of NTHS may be waived; and

- based on the GPRR and the designation of 'no-build' zone as stated in **Appendix Ib** and **Drawing A-2**, he has no in-principle geotechnical objection to the application.

6. **Nature Conservation**

Comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD):

- no comment on the application from Lantau conservation perspective; and

- it is noted that the Site, particularly the northern part connected to the existing footpath, is in close proximity to an environment vandalism case in the adjoining area zoned "Green Belt" reported to his office, and there is a stream passing through the Site. Should the application be approved, the applicant should be reminded on the proper disposal of construction and demolition wastes during the construction works to avoid adverse impact on the stream and natural environment nearby.

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- based on the clarifications on the construction details of the proposed temporary walking platform in **Appendix Ie**, he has no further comment on the application.

7. Drainage

Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&Is, DSD):

- the applicant should provide adequate measures to avoid the proposed temporary walking platform from being eroded and flooded. The applicant should ensure the capacity of the streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (CBS/NTE1&L, BD):

(i) no in-principle objection under the Buildings Ordinance (BO) to the proposed use on the Site;

(ii) there is no record of approval by the Building Authority for the structure existing at the Site;

(iii) if the existing structures are New Territories Exempted House (NTEH) under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121)), DLO/Is, LandsD should be in a better position to comment on the captioned application;

(iv) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a NTEH), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;

(v) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(vi) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

(vii) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for

such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

(viii) in connection with item (v) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with the Building (Planning) Regulations (B(P)R) 5 and 41D respectively;

(ix) if the Site does not abut on a specified street of width not less than 4.5m, the development intensities and building heigh shall be determined by the Building Authority under B(P)R 19(3) upon formal submission of building plans to BD; and

(x) detailed comments under the BO on the private development/building such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage.

9. <u>Electricity Supply</u>

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

- no particular comment on the application from electricity supply safety aspect; and

- the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant is also reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

10. <u>Fire Safety</u>

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and

- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

11. <u>Other Departments</u>

- The following government departments have no objection to or no comment on the application:

  (i) Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
  (ii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
  (iii) Commissioner of Police (C of P); and
  (iv) District Officer (Islands), Home Affairs Department (DO(Is), HAD).

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/Islands, Lands Department (DLO/Islands, LandsD) that:

(i) the subject lots are demised for agricultural purposes under the Block Government Lease. If any structure(s) is/are erected on any of the lots, LandsD's prior approval must be obtained by the lot owner; and

(ii) if the planning application is approved by the Town Planning Board, the owner of the lots should apply for LandsD's approval for (i) the structures proposed to be erected on the lots, and (ii) occupation of the Government land in question. Such applications will be processed by his department in the capacity of a landlord and approval, if granted, will be subject to such terms and conditions, including payment of fees, as may be imposed by his department. There is no guarantee that such applications would be approved;

(b) to note the comments of the Director of Environmental Protection (DEP) that should there be any wastewater or sewage arising from the proposed development during operation, the applicant is advised to follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 5/93 "Drainage Plans Subject to Comment by the Environmental Protection Department";

(c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;

(d) to note the comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD) that the applicant is reminded on the proper disposal of construction and demolition wastes during the construction works to avoid adverse impact on the stream and natural environment nearby;

(e) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&Is, DSD) that:

(i) the applicant should provide adequate measures to avoid the proposed temporary walking platform from being eroded and flooded; and

(ii) the applicant should ensure the capacity of the streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development;

(f) to note the comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (CBS/NTE1&L, BD) that:

(i) there is no record of approval by the Building Authority for the structure existing at the application site (the Site);

(ii) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;

(iii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

(v) if the proposed use under application is subject to the issue of a licence, the applicant is reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

(vi) in connection with item (iii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with the Building (Planning) Regulations (B(P)R) 5 and 41D respectively;

(vii) if the Site does not abut on a specified street of width not less than 4.5m, the development intensities and building heigh shall be determined by the Building Authority under B(P)R 19(3) upon formal submission of building plans to BD; and

(viii) detailed comments under the BO on the private development/building such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;

(g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The

applicant is also reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and

(h) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

5-1

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

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/SLC/170

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人非常支持申請人在貝澳開設零售商舖，為本區居民提供多一購買日常所需的選擇。另外，此零售商舖主要是銷售本地農產品，在本區缺乏蔬果市場下，不但可便利附近居民購買蔬果，更可為本地農場提供一個銷售點，以支持本土農業經濟。

因此，懇請城規會批准上述規劃申請。

RECEIVED
12 NOV 2021
Town Planning Board

「提意見人」姓名／名稱 Name of person/company making this comment 毛偉明 村代表

簽署 Signature [signature] 日期 Date 11-11-2021

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

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

5-2

有關的規劃申請編號 The application no. to which the comment relates A/SLC/170

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

有關伸請編號 A/SLC/170 ：申請人於上述地段伸請開設零售商鋪，本人作為新圍村村長非常樂意支持開設這類型的零售商店，在本區缺乏蔬果市場下，既可方便本區居民，又可以提供多一個購買生果蔬菜及日常所需的選擇，又能支持本土農業發展，最主要是可為本區居民帶來方便，免了長途跋涉去另一個區購買蔬果及日常所需，有見及此懇請城規會批准上述規劃申請。

「提意見人」姓名／名稱 Name of person/company making this comment 貝澳新圍 村代表

簽署 Signature _____ 日期 Date 11-11-2021

RECEIVED
12 NOV 2021
Town Planning Board

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-093010-38578
提交限期 **Deadline for submission:**	19/11/2021 5-3
提交日期及時間 **Date and time of submission:**	19/11/2021 09:30:10
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. 溫生

意見詳情
Details of the Comment :

由於貝澳農田土地有限如再不斷發展的話非常影響環境生態附近的水牛經而冇地方居住及等污染問題所以本人強烈反對A/SLC/170的申請計劃

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-094812-84396
提交限期 **Deadline for submission:**	19/11/2021
提交日期及時間 **Date and time of submission:**	19/11/2021 09:48:12
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. King Yau

5-4

意見詳情
Details of the Comment :

破壞生態，堅決反對！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-112546-27575
提交限期 **Deadline for submission:**	19/11/2021 5-5
提交日期及時間 **Date and time of submission:**	19/11/2021 11:25:46
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	夫人 Mrs. Chia Bolin

意見詳情
Details of the Comment :

本人反對，申請範圍在綠化地帶，綠化區不可發展。申請人是已先破壞，後申請，本人極力反對，而且工程後会阻塞河道。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-113421-84995
提交限期 **Deadline for submission:**	19/11/2021 5-6
提交日期及時間 **Date and time of submission:**	19/11/2021 11:34:21
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Tse

意見詳情
Details of the Comment :

申請者是先破壞綠化區及後才申請，這是先斬後奏的做法，本人反對此項申請。
本人反對申請，申請的範圍在綠化地帶，綠化區不可破壞及發展。我們正在尋求零碳城市的方向，發展綠化區無疑倒行逆施。
更甚有阻塞河道，引發水災或泛濫的風險。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-112327-94256
提交限期 **Deadline for submission:**	19/11/2021 5-7
提交日期及時間 **Date and time of submission:**	19/11/2021 11:23:27
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. M Tam

意見詳情
Details of the Comment :

申請者是先破壞綠化區，後申請，本人反對此項申請。
本人反對，申請範圍在綠化地帶，綠化區不可發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-115212-67124
提交限期 **Deadline for submission:**	19/11/2021 5-8
提交日期及時間 **Date and time of submission:**	19/11/2021 11:52:12
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Chan Kin Sang

意見詳情
Details of the Comment :

強烈反對呢種先破壞傷害綠化區，然後就申請做咩咩建設，此風不可長！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-113450-56339
提交限期 **Deadline for submission:**	19/11/2021 5-9
提交日期及時間 **Date and time of submission:**	19/11/2021 11:34:50
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss 小姐

意見詳情
Details of the Comment :

破壞環境，連香港最後一個後花園都無！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-130150-11456
提交限期 **Deadline for submission:**	19/11/2021 5-10
提交日期及時間 **Date and time of submission:**	19/11/2021 13:01:50
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Stewart Cheng

意見詳情
Details of the Comment :

反對有關申請。因申請範圍緊接綠化帶和南大嶼郊野公園，鄰近一帶本來林木茂密，且鄰近自然河溪，生態緊連，不應作發展用途。

有關申請或造成水質污染，該河溪為貝澳濕地之上游，有機會影響到生態敏感、被劃為「海岸保護區」地帶之貝澳濕地。貝澳濕地亦為香港極少數之淡水沼澤地，同時是30多隻水牛群之重要棲息及出沒熱點。項目可能對環境及生態帶來不可逆轉之影響。

同時有關申請或需斬伐樹木，亦造成景觀影響。該處道路極為狹窄，嶼南道亦已達飽和狀態，實不適宜增加任何人流或車流。縱合各點，實不建議作為商店及服務業之用途。

K F B G
Kadoorie Farm & Botanic Garden
嘉道理農場暨植物園

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

5-11

19th November, 2021.

By email only

Dear Sir/ Madam,

Proposed Temporary Shop and Services for a Period of 6 Years
(A/SLC/170)

1. We refer to the captioned.

2. According to the map shown in the gist, the application site is adjacent to a watercourse (and covering a small tributary as well), which drains into Pui O Wan where the Pui O gazetted beach is located. We recommend the Board to see whether the following would need to be considered before making a decision:

- What kind of shop and services is going to be provided?
- Is any site formation needed?
- Would the proposed use generate sewage?
- Would any new access road need to be built for the proposed use?

3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2021年11月19日星期五 20:55
收件者: tpbpd
主旨: A/SLC/170 DD 316L Pui O

5-12

A/SLC/170
Lots 66 (Part), 67, 68, 69 and 72 (Part) in D.D. 316L and Adjoining Government land, Pui O
Site area : About 752.4sq.m Includes Government Land of about 60sq.m
Zoning : VTD"
Applied use : Shop and Services

Dear TPB,

Object. There is no indication what kind of business is planned. This is outside the village proper.
The structures are more akin to open storage than a proper shop. There is no mention of drainage, toilet facilities and handwashing arrangements. We are now in the Time of Covid and hygiene is of utmost importance. There have been reports of the virus found on the surface of foodstuffs.

This plan appears to be more about occupying the site. In Pui O a number of containers have been rented out as homes. In addition government land is included in the plan.

Village shops can be operated on the ground floor of village houses. TPB should rule that retail services be confined to the existing village.

Mary Mulvihill

環保生態保育協會
Eco-Environment Conservation & Education Association

《稅務條例》第 88 條註冊非牟利慈善團體，檔案號碼：91/12852
being a charitable institution, is exempt from tax under Section 88 of the Inland Revenue Ordinance. IR File No：91/12852)

通訊地址/ Correspondence：香港郵政總局信箱 12761 號 ● G.P.O. Box 12761 Hong Kong
Email: info.eco2008@yahoo.com.hk

5-13

A/SLC/170

城市規劃委員會
香港 北角
渣華道 333 號北角政府合署 15 樓

反對大嶼山貝澳丈量約份第 316 約地段第 66 號(部分)、第 67 號、第 68 號、第 69 號和第 72 號(部分)及毗連的政府土地擬議臨時商店及服務行業（為期 6 年），理據如下：

1：先破壞，後申請。原早前已經有村民投訴，不清楚突然有推土機駛上老圍村後面山腰砍伐林木，事前無部門諮詢。

2：村後面有一條山溪，因推土機鏟平山石而受破壞，嚴重摧毀生存在山溪物種。

3：申請位置範圍附近是 Green Belt 和南大嶼郊野公園，鄰近一帶原生態茂密林木，及近自然河溪，如果作發展用途，是嚴重威脅生態存活，帶來不可逆轉之影響。

4：村民反映有關機構提出服務業，根據聽聞，懷疑是發展旅遊車旅館，有村民非常憂慮到時大量旅客留宿玩樂，不但嚴重破壞村民百多年寧靜生活，造成滋擾，引起紛爭，同時人為環境污染。

5：申請地方由近老圍村嶼南道邊經一條極為狹窄小路，到時人流或車流增多，危害村民及附近學童的因素不可忽視。

環保生態保育協會

2021 年 11 月 19 日

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211119-212401-46287
提交限期 **Deadline for submission:**	19/11/2021 5-14
提交日期及時間 **Date and time of submission:**	19/11/2021 21:24:01
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SLC/170
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. NG Waiyip

意見詳情
Details of the Comment :

本人極力反對此項目, 原因如下:

1. 該地段在未獲批准開發之前，有人在相關地段及周圍進行環境破壞，從其行徑看出該人士就是相關申請經營者，其偷步行徑根本上就是莫視政策法律上的規範要求，如同現時在貝澳濕地上非法經營營區的人士一般，現時該非法經營者在數年間的非法經營中已經賺取過百萬利益，政府罰則訴訟根本無法清拆違規建築物，而環境卻一直被破壞，有見及此，此項目申請人根本在模仿非法行徑，將來定會非法霸佔土地擴大經營區域，賺取巨大利益，不會視政府罰款罰則而且法律漏洞拖延訴訟，不會誠實經營，若此項目被批准，將來非法經營的可能性太大，除非 貴部門能於接連申請範圍以外地段作出強大防護性保護建築，如高圍網，而且主動進行每月不定時監察，否則不應該批准此項目，若貴會未具人手，那就不具條件批准此項目。
2. 由嶼南路進出該地段根本沒有合規格完整而安全的道路，單線而且傾斜度大，進村出口更因為業權糾紛而時有爭議，數月前就有告示表明要封鎖出口，若項目被批准更容易引發利益糾紛，無論在開發或經營階段都有可能因利益關係而出現爭執，甚至可能引發非法黑勢力介入，介時三村村民可能要因此承受可能衝突引發的苦果威脅，這地段根本不適合發展商業項目。
3. 消防問題隱患，由於進出道路根本不具備中型及以上的消防車輛使用，而且道路隨時因村民隨便停泊而阻礙消防車輛進入，若果該項目為營舍住宿或旅遊相關項目就有極大潛在危險，於該項目中出現火災機會亦因為燒烤火種或隨意營火而大大增加，到時由老圍村後山一直火燒至二東山的生態損失，貴部門可要考慮是否能承擔得起。

就基於上述理由，該項目絕對不應接納通過於該地段進行。

5-15

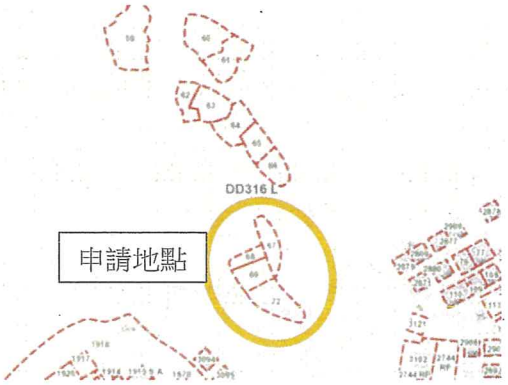
守護大嶼聯盟
SAVE LANTAU ALLIANCE

致: 城規會秘書處

有關:反對規劃申請編 A/SLC/170 擬將相關地段及毗連的政府土地改劃作臨時商店及服務行業（為期 6 年）

守護大聯盟強烈反對上述改劃申請， 意見如下:

1. 雖然商店及服務行業屬於鄉村式發展的第二欄, 聯盟認為涉及的位置處於貝澳灣較上游位置, 亦與該帶的村屋有一定距離, 設立相關設施對該河有一定影響;
2. 相關的商店及服務行業是否村民所需? 該村沿路一帶已有相當多的商店, 並不如申請書中表示要滿足本地支援村民服務的商店；
3. 擬議商店之位置, 屬於村的盡頭, 村民或遊人要使用服務時, 可能有需要經過民居, 有機會對村民做成一定影響;



聯盟請委員注意, 申請地點的土地持有人是 PRISILLA INVESTMENT LIMITED, 與貝澳老圍村 DD316L 5-53 地段(即申請地點北面對上位置)同屬一間公司所持有, 聯盟於 2020 年 1 月發現該帶地段的木林被移除, 河溪被堵塞, 疑有人進行先破壞及發展的行為.

基於以上原因， 守護大嶼聯盟強烈反對上述申請.

守護大嶼聯盟謹啟
2021. 11. 19

tpbpd@pland.gov.hk

S09 1

5-16

寄件者: 守護大嶼SaveLantau <savelantau@gmail.com>
寄件日期: 2022年02月15日星期二 18:29
收件者: tpbpd@pland.gov.hk
主旨: Re: 反對規劃申請編A/SLC/170

致: 城規會秘書處
由: 守護大嶼聯盟
日: 2022.02.15
事: 反對規劃申請編 A/SLC/170 擬將相關地段及毗連的政府土地改劃作臨時商店及服務行業（為期 6 年）

就上申請於 18/01/2022 提交新的樹木保育建議書、新的排水影響評估、新的土力規劃檢討報告，並回應部門意見的進一步資料, 守護大嶼聯盟維持 2021.11.19 提交的反對. 聯盟認為該地段接近河溪上游, 而土地擁用人在該地段以上的位置已於 2020 年初移除大幅地段上的林木, 並堵塞部份河溪, 加上在該較偏遠的地段及政府土地改作臨時商業及服務行業用途, 似乎不配合該村的需要, 反而可能會引起該帶環境進一步的負責影響. 申請人提出的進一步意見, 未能釋除負面影響的因素, 故維持反對的意見.

守護大嶼 SaveLantau <savelantau@gmail.com> 於 2021 年 11 月 19 日 週五 下午 6:22 寫道：

> 致: 城規會秘書處
>
> 由: 守護大嶼聯盟
>
> 日: 2021.11.19
>
> 有關:反對規劃申請編 A/SLC/170 擬將相關地段及毗連的政府土地改劃作臨時商店及服務行業（為期 6 年）

K F B G
Kadoorie Farm & Botanic Garden
嘉道理農場暨植物園

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

5-17

15th February, 2022. **By email only**

Dear Sir/ Madam,

Proposed Temporary Shop and Services for a Period of 6 Years
(A/SLC/170)

1. We refer to the captioned.

2. According to the map shown in the gist, the application site is adjacent to a watercourse (and covering a small tributary as well), which drains into Pui O Wan where the Pui O gazetted beach is located. According to the Government, Pui O is also considered as an area of high ecological value[1], in general. We recommend the Board to see whether the following would need to be considered before making a decision:

- What kind of shop and services is going to be provided?
- Is any site formation needed?
- Would the proposed use generate sewage?
- Would any new access road need to be built for the proposed use?
- Would the proposal cause potential environmental/ ecological impact?
- Is an ecological impact assessment required for the application, in view of the fact that it is so close to the watercourse?

3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[1] https://www.devb.gov.hk/en/home/my_blog/index_id_385.html

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 Reference Number:	220211-171806-84553
提交限期 Deadline for submission:	15/02/2022
提交日期及時間 Date and time of submission:	11/02/2022 17:18:06
有關的規劃申請編號 The application no. to which the comment relates:	A/SLC/170
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Mark Wylie

意見詳情 Details of the Comment :

Having a shop on this land seems to serve zero purpose at all. There is no possible commercial v iability in this structure and therefore it should be concluded that building the structure is for a p urpose other than stated. I see no survey on any demand for such services.

I live on the path to this "shop" and I find it difficult to believe that taking supplies to the shop w ill not significantly impact the ambience of the village in a negative way.

There are plenty of other potential buildings in the village to which to house a shop which would benefit the community of Lo Wai, are in disrepair and in convenient locations.

Putting any development that far above the stream will only lead to deteriorating water quality i n the stream which up that far is pristine.

Furthermore, there will be considerable disruption to residents and an increase in noise pollution which seems to serve no purpose for the reasons stated above.

There is no indication on how the land might be used after 6 years nor the expectation of remedi ation of the land after 6 years.

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

Re: A/SLC/170 DD 316L Pui O
30/03/2022 02:13

Seq 2

5-19

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Not only is the site some distance from the village proper, it is clear from the additional information provided that the structures would require significant site formation and retaining walls. Proximity to a local stream is also a matter for concern.

This is a sensitive location on slopes adjacent to the green buffer of the country park.

In line with the overall planning intention for South Lantau, commercial services should be confined to existing village nodes.

Members must reject this plan as approval could encourage similar developments on the fringes of other villages and impact the environment.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 19 November 2021 8:55 PM CST
Subject: A/SLC/170 DD 316L Pui O

A/SLC/170
Lots 66 (Part), 67, 68, 69 and 72 (Part) in D.D. 316L and Adjoining Government land, Pui O
Site area : About 752.4sq.m Includes Government Land of about 60sq.m
Zoning : VTD"
Applied use : Shop and Services

Dear TPB,

Object. There is no indication what kind of business is planned. This is outside the village proper.
The structures are more akin to open storage than a proper shop. There is no mention of drainage, toilet facilities and handwashing arrangements. We are now in the Time of Covid and hygiene is of utmost importance. There have been reports of the virus found on the surface of foodstuffs.

This plan appears to be more about occupying the site. In Pui O a number of

containers have been rented out as homes. In addition government land is included in the plan.

Village shops can be operated on the ground floor of village houses. TPB should rule that retail services be confined to the existing village.

Mary Mulvihill

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

5-20

29th March, 2022.

By email only

Dear Sir/ Madam,

Proposed Temporary Shop and Services for a Period of 6 Years
(A/SLC/170)

1. We refer to the captioned.

2. According to the map shown in the gist, the application site is adjacent to a watercourse (and covering a small tributary as well), which drains into Pui O Wan where the Pui O gazetted beach is located. According to the Government, Pui O is also considered as an area of high ecological value[1], in general. We recommend the Board to see whether the following would need to be considered before making a decision:

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- Would the proposed use generate sewage?
- Would any new access road need to be built for the proposed use?
- Would the proposal cause potential environmental/ ecological impact?
- Is an ecological impact assessment required for the application, in view of the fact that it is so close to the watercourse?

3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[1] https://www.devb.gov.hk/en/home/my_blog/index_id_385.html

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

tpbpd@pland.gov.hk

寄件者: 守護大嶼SaveLantau <savelantau@gmail.com>
寄件日期: 2022年03月29日星期二 0:40
收件者: tpbpd@pland.gov.hk
主旨: Re: 反對規劃申請編A/SLC/170

6-21

致: 城規會秘書處
由: 守護大嶼聯盟
日: 2022.03.29
事: 反對規劃申請編 A/SLC/170 擬將相關地段及毗連的政府土地改劃作臨時商店及服務行業（為期 6 年）

就上申請, 申請人於 18/01/2022 提交新的樹木保育建議書、新的排水影響評估、新的土力規劃檢討報告，並回應部門意見的進一步資料, 守護大嶼聯盟已致函維持 2021.11.19 提交的反對. 聯盟認為該地段接近河溪上游, 而土地擁用人在該地段以上的位置已於 2020 年初移除大幅地段上的林木, 並堵塞部份河溪, 加上在該較偏遠的地段及政府土地改作臨時商業及服務行業用途, 似乎不配合該村的需要, 反而可能會引起該帶環境進一步的負責影響. 申請人提出的進一步意見, 未能釋除負面影響的因素, 故維持反對的意見.

申請人再於 2022.03.01 呈交進一步資料，包括經修訂的排水影響評估, 並回應部門意見，守護大嶼聯盟認為有關資料未能解決有關項目對該帶環境, 水質及排水的影響, 故維持反對意見。

守護大嶼 SaveLantau <savelantau@gmail.com> 於 2022 年 2 月 15 日 週二 下午 6:29 寫道：
致: 城規會秘書處
由: 守護大嶼聯盟
日: 2022.02.15
事: 反對規劃申請編 A/SLC/170 擬將相關地段及毗連的政府土地改劃作臨時商店及服務行業（為期 6 年）

就上申請於 18/01/2022 提交新的樹木保育建議書、新的排水影響評估、新的土力規劃檢討報告，並回應部門意見的進一步資料, 守護大嶼聯盟維持 2021.11.19 提交的反對. 聯盟

認為該地段接近河溪上游, 而土地擁用人在該地段以上的位置已於 2020 年初移除大幅地段上的林木, 並堵塞部份河溪, 加上在該較偏遠的地段及政府土地改作臨時商業及服務行業用途, 似乎不配合該村的需要, 反而可能會引起該帶環境進一步的負責影響. 申請人提出的進一步意見, 未能釋除負面影響的因素, 故維持反對的意見.

守護大嶼 SaveLantau <savelantau@gmail.com> 於 2021 年 11 月 19 日 週五 下午 6:22 寫道：

致: 城規會秘書處

由: 守護大嶼聯盟

日: 2021.11.19

有關:反對規劃申請編 A/SLC/170 擬將相關地段及毗連的政府土地改劃作臨時商店及服務行業（為期 6 年）