

2023年 10月 6 日

此文件在 收到・城市規劃委員會
只會在收到所有必要文件及文件後才正式確認收到
申請的日期

Appendix I of
RNTPC Paper No. A/ST/1023

6 OCT 2023

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.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) **Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or
Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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 請在適當的方格內加上「✓」號

2302546

22/9

by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/1023
	Date Received 收到日期	- 6 OCT 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Water Supplies Department (Design Division)

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)

PlanPlus Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land in D.D. 184, Sha Tin Tau New Village, Sha Tin, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 328.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 75.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	328.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tin Outline Zoning Plan No. S/ST/36
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space"
(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) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Fresh Water Pump House (FWPH)</td> <td>1</td> <td>7 x 4.65 x 7.8</td> </tr> <tr> <td>Fresh Water Tank (FWT)</td> <td>1</td> <td>6 x 6 x 3.998</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Fresh Water Pump House (FWPH)	1	7 x 4.65 x 7.8	Fresh Water Tank (FWT)	1	6 x 6 x 3.998			
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)											
Fresh Water Pump House (FWPH)	1	7 x 4.65 x 7.8											
Fresh Water Tank (FWT)	1	6 x 6 x 3.998											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

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

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

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

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

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

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

2026 Q4

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Proposed FWPH abuts Lion Rock Tunnel Road and there is a rural road of Sha Tin Tau New Village. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
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 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____ _____
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 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____ _____

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 FWP: 32.55 Area of excavation 挖土面積..... FWT: 36 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 FWP: 2, FWT: 0.5 m 米 <input checked="" type="checkbox"/> About 約</p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Planning Statement.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			

10. Justifications 理由

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

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

Signature
簽署


Kennith Chan

Name in Block Letters
姓名（請以正楷填寫）

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

Managing Director

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited



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

Date 日期

22/9/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in D.D. 184, Sha Tin Tau New Village, Sha Tin, New Territories		
Site area 地盤面積	328.8	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	328.8	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Sha Tin Outline Zoning Plan No. S/ST/36		
Zoning 地帶	"Open Space"		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Fresh Water Pump House and Fresh Water Tank)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	FWPH: 39.9 FWT: 36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	FWPH: 0.24 FWT: 0.22 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	FWPH: About 7.8 m 米 FWT: About 3.998 <input type="checkbox"/> (Not more than 不多於)
		FWPH: About +40.5 mPD 米(主水平基準上) PWT: About +151.185 <input type="checkbox"/> (Not more than 不多於)
		FWPH: 1 Storeys(s) 層 FWT: 1 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	FWPH: 19.7, FWT: 22.0 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Extract of the Approved Sha Tin Outline Zoning Plan No. S/ST/36, Site Photos of the Application Site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ecological Assessment, Geotechnical Planning Review Report		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

**Section 16 Application for Proposed Public Utility Installation
(Fresh Water Pump House and Fresh Water Tank)
at Sha Tin Tau New Village, Sha Tin, New Territories**

Planning Statement

Prepared by
Planning Consultant : PlanPlus Consultancy Limited

In Association with
Environmental Consultant : Umwelt Consulting Limited
Landscape Consultant : Otherland Limited
Tree Surveying Consultant : Star Vision Limited

September 2023
Reference : PPC-PLG-10135
Report : Version 2.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Application is submitted, on behalf of *The Water Supplies Department* (“**WSD**”; “**the Applicant**”), to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance for Proposed Public Utility Installation (Fresh Water Pump House and Fresh Water Tank) (“**the Proposed Development**”) at Sha Tin Tau New Village, Sha Tin, New Territories (“**the Application Site**”).

The Application Site falls within an area zoned “Open Space” (“**O**”) on the approved Sha Tin Outline Zoning Plan No. S/ST/36 (“**the OZP**”). According to the Definition of Terms adopted by the Board, the proposed fresh water pump house (“**FWPH**”) and fresh water tank (“**FWT**”) are considered as ‘Public Utility Installation’ which is a Column 2 use under the “O” zone and requires planning permission from the Board.

The Proposed Development is dedicated to providing fresh water supply to premises situated at higher elevations within Sha Tin Tau New Village by constructing FWPH, FWT and associated water mains. The Proposed Development will not give rise to any adverse impacts on the environmental, landscape and visual, geotechnical and traffic aspects.

The Proposed Development is fully supported by the below planning justifications:

- Acknowledging the Emergent Demand for Water Supply at Local Level;
- Meeting Drinking Water Standards by Establishing a Reliable System;
- High Suitability of the Application Site;
- Sustaining a Reliable Water Supply Network at the Territorial Level;
- Will Not Jeopardise the Long-term Planning Intention of “O” Zone;
- Compatible with the Surrounding Context; and
- No Adverse Impact on Technical Aspects.

Based on the aforementioned justifications, we sincerely request the Board's favourable consideration of this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表水務署（下稱「**申請人**」），根據《城市規劃條例》第 16 條，向城市規劃委員會（下稱「**城規會**」）申請將新界沙田區沙田頭新村（下稱「**申請地點**」）發展擬議公用事業設施裝置（食水泵房及食水缸）（下稱「**擬議發展**」）。

申請地點位於《沙田分區計劃大綱核准圖編號 S/ST/36》的「休憩用地」地帶內。根據城規會的詞彙釋義，食水泵房及食水缸為「公用事業設施裝置」用途，屬「休憩用地」地帶的第二欄用途，須向城規會申請規劃許可，因此申請人提出是次規劃申請。

擬議發展旨在興建食水泵房及食水缸，為位處沙田頭新村地勢較高的民居供應食水。擬議發展將不會對環境、景觀及視覺、土力和交通方面產生任何不良影響。

擬議發展的理據充分，包括以下規劃考量因素：

- 解決緊迫的本地水供需；
- 建立可靠系統以滿足用水標準；
- 選址適合興建擬議發展；
- 穩定全港可靠的供水網絡；
- 擬議發展不會違背「休憩用地」地帶的長期規劃意向；
- 擬議發展用與周圍環境相容；及
- 擬議發展不會在技術層面上產生不良的影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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1. □ INTRODUCTION

1.1 □ The Application

- 1.1.1 On behalf of *The Water Supplies Department* ("**WSD**"; "**the Applicant**"), this planning application serves to seek permission from the Town Planning Board ("**the Board**") for Proposed Public Utility Installation (Fresh Water Pump House and Fresh Water Tank) ("**the Proposed Development**") at Sha Tin Tau New Village, Sha Tin, New Territories ("**the Application Site**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**").
- 1.1.2 The Application Site falls within "Open Space" ("**O**") zone under the approved Sha Tin Outline Zoning Plan No. S/ST/36 ("**the OZP**"). The Proposed Development involves the construction of a fresh water pump house ("**FWPH**"), a fresh water tank ("**FWT**") and the laying of associated water mains for the improvement of water supply in Sha Tin Tau New Village.
- 1.1.3 According to the Definition of Terms adopted by the Board, the proposed FWPH and FWT are considered as 'Public Utility Installation'. According to the Notes of the OZP, 'Public Utility Installation' is a Column 2 use under the "O" zone which requires planning permission from the Board. According to the covering Notes of the OZP, the laying of associated water mains is considered as 'Public Utility Pipeline' which is always permitted.
- 1.1.4 In view of the above, this planning application is submitted to the Board for consideration. The purpose of this Planning Statement is to provide background information and planning justifications to support the Proposed Development to facilitate the Board's consideration.

1.2 □ Structure of the Planning Statement

- 1.2.1 This Planning Statement is divided into six chapters for the consideration of the Board members as follows:

Chapter 1	Outlining the purpose of the current application and of the Proposed Development
Chapter 2	Describing and analysing the current situation of Application Site and its surrounding context
Chapter 3	Providing an overview of the planning context of the Application Site
Chapter 4	Depicting the indicative development proposal and technical considerations
Chapter 5	Presenting the justifications and merits for the Proposed Development
Chapter 6	Concluding the planning statement

- 1.2.2 Other supplementary information and detailed technical assessments are attached in **Annexes 1 to 7**.

2. □ THE APPLICATION SITE AND SURROUNDINGS

2.1 □ Site Context

2.1.1 The Application Site is situated in Sha Tin Tau New Village and falls entirely within the Government Land. The proposed FWPH is situated at a paved area adjacent to a bus station at Lion Rock Tunnel Rock, as illustrated in **photo 1 of Annex 1**. Meanwhile, the location of proposed FWT can be found on the hillside adjacent to Section 5 of the Wilson Trail, which is currently a woodland area with a limited number of trees growing within its confines (**photo 2 of Annex 1** refers). The Application Site is easily accessible on foot via Section 5 of the Wilson Trail, which is located to the immediate south of the site.

2.1.2 The associated water mains connecting the proposed FWPH to the proposed FWT will primarily follow the existing alignment of pedestrian footpaths within Sha Tin Tau New Village and the Wilson Trail Section 5. Currently, water mains, cables and optical fibres have been identified along the existing footpath (sections of the footpath are shown in **photos 3 and 4 of Annex 1**).

2.2 □ Surrounding Context

2.2.1 The surrounding area of the Application Site is predominantly rural in character. Sha Tin Tau New Village is situated between the Lion Rock Tunnel Road and Lion Rock Country Park. Temporary structures, such as squatter settlements, are clustered along the footpath leading towards the hilly mountainous region (**Figure 2.1** refers).

2.2.2 To the northwest of the Application Site are the high-density public housing estates of Chun Shek Estate, Sun Tin Wai Estate and Fung Shing Court, which are zoned "Residential (Group A)" ("R(A)") under the OZP.

2.2.3 To the west across Lion Rock Tunnel Road is a group of villages falling within the "Village Type Development" ("V") zone including Kak Tin Village Kung Miu and Kak Tin Village Nam Kau.

2.2.4 To the immediate south of the Application Site is the Wilson Trail Section 5, which passes through the Lion Rock Country Park.

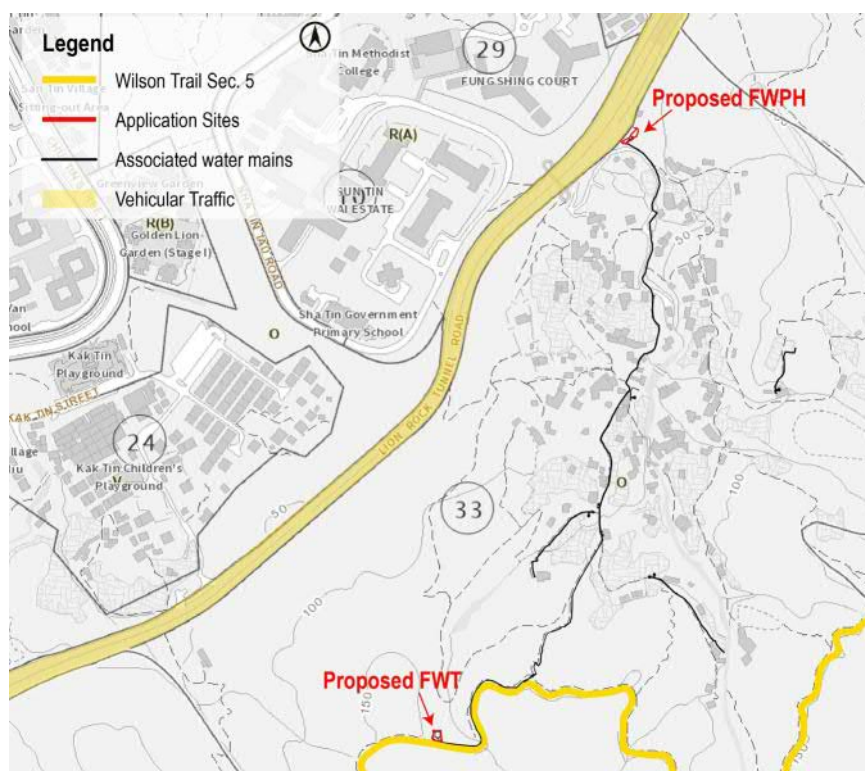


Figure 2.1 Location Plan (Indicative Only)

3. □ PLANNING CONTEXT

3.1 □ Statutory Planning Context

- 3.1.1 The Application Site falls within the “Open Space” (“O”) zone under the approved Sha Tin Outline Zoning Plan No. S/ST/36 (“the OZP”) as shown in **Figure 3.1**. According to the Definition of Terms adopted by the Board, the proposed FWPH and FWT are considered as ‘Public Utility Installation’ which is a Column 2 use under the “O” zone that requires planning permission from the Board.
- 3.1.2 For the laying of associated water mains, the covering Notes of the OZP states that ‘Public Utility Pipeline’ is always permitted. Hence, no planning permission is required for the laying of water mains.

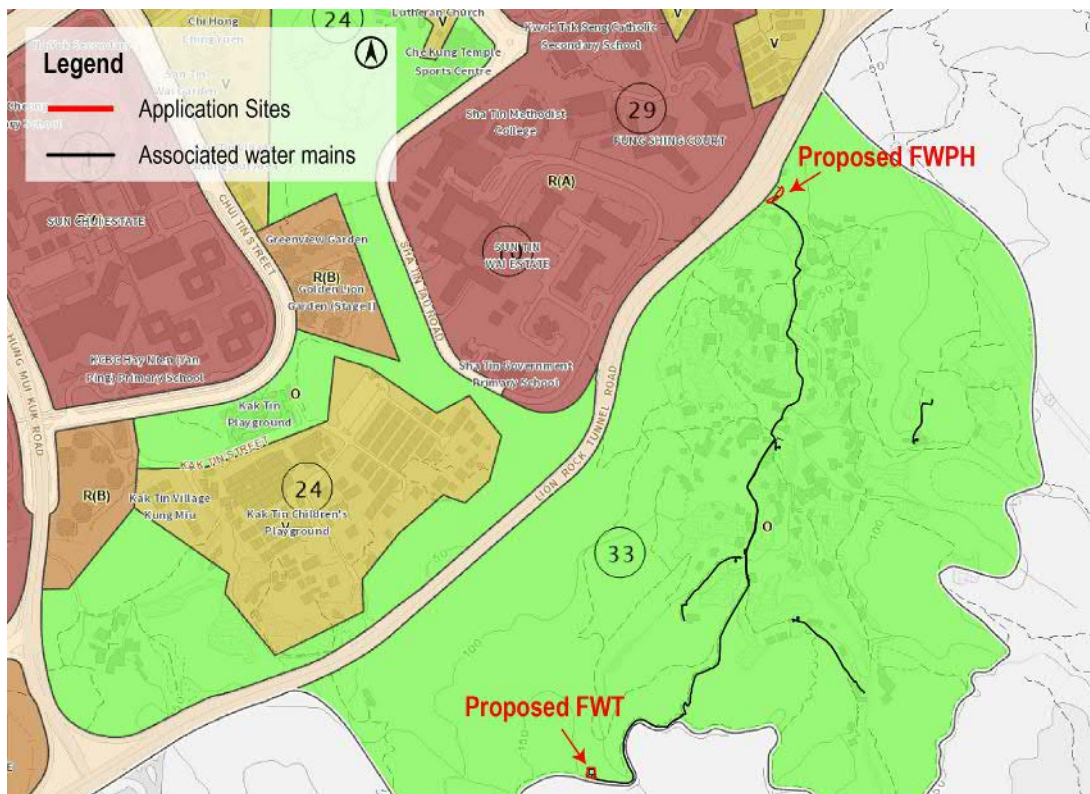


Figure 3.1 Extract of the Approved Sha Tin Outline Zoning Plan No. S/ST/36
(Indicative Only)

4. THE DEVELOPMENT PROPOSAL

4.1 Key Development Parameters

4.1.1 The Proposed Development is dedicated to providing fresh water supply to premises situated at a higher elevation of Sha Tin Tau New Village by constructing a fresh water pump house (“FWPH”) and fresh water tank (“FWT”). The Proposed Development is expected to be commenced in Q4 2023 and completed in Q4 2026.

4.1.2 Under the proposed fresh water supply design, fresh water is sourced from the proposed FWPH and directly pumped to the proposed FWT via the associated water pumping mains along the footpath. Subsequently, the fresh water will be distributed to the villagers via the distribution mains. When the proposed FWT is adequately filled, the pump will be temporarily switched off until the water level in the proposed FWT fell to a certain level, avoiding frequent start/stop of pump. Please refer to the **Preliminary Layout Plans at Annex 2**.

Application Site – Fresh Water Pump House (“FWPH”)

4.1.3 The proposed FWPH is located at the entrance of Sha Tin Tau New Village covering a site area of about 165.3m². It has a total gross floor area (“GFA”) of about 39.9m² including 32.55m² of pump house level and 7.35m² of break pressure tank. The proposed FWPH of 7m (length) x 4.65m (width) x 7.8m (height) (about +40.5mPD) could serve a capacity of about 260m³ of fresh water per day (**Drawing Nos. SK 20744/99, SK 20744/98 and SK 20744/68 of Annex 2** refers).

4.1.4 The FWPH is anticipated to be constructed using in-situ concrete casting method. Demolition of the existing concrete platform is also required for the construction of the ramp for vehicular access.

Application Site – Fresh Water Tank (“FWT”)

4.1.5 The proposed FWT covers a site area of about 163.5m² and has a total GFA of about 36m². It will be situated at the hillside next to the Wilson Trail Section 5. The proposed FWT of 6m (length) x 6m (width) x 3.998m (height) (about +151.185mPD) could hold a minimum effective capacity of 45m³ of fresh water (**Drawing Nos. SK 20744/100 and SK 20744/95 of Annex 2** refers).

4.1.6 The proposed FWT is anticipated to be a proprietary product made of glass fibre. Considering the footpath leading to the location of the proposed FWT would not allow access of transportation vehicles, the proposed FTW will be transported to the site in small components, for assembly on the site. After the proposed FWT is placed, minor works including the erection of a wired fence will be conducted at the site.

Proposed Development	Site Area (About)	GFA	Dimension	Max. Building Height
FWPH	165.3m ²	39.9m ²	7m(L) x 4.65m(W) x 7.8m(H)	+40.5mPD
FWT	163.5m ²	36m ²	6m(L) x 6m(W) x 3.998m (H)	+151.185mPD

Table 4.1 Development Parameters of the Proposed Development

Associated Fresh Water Pumping Mains and Distribution Mains (for reference only)

4.1.7 Beyond the application boundaries, the associated freshwater pumping mains and distribution mains with a total length of 1,817m are proposed to be laid along the footpath from Sha Tin Tau New Village to Wilson Trail Section 5. The section of water mains leading from the proposed FWPH into the pedestrian road of Sha Tin Tau New Village (about 140m) will be constructed by open trench method and will be buried to allow space for vehicle access. The remaining parts of the water mains (about 1,677m) will be exposed and laid aboveground as much as possible. Please

refer to **Figure 1.1** of **Annex 2** for the indication of the tentative buried section by open trench method and tentative exposed sections of the water mains.

4.2□ Landscape Considerations

- 4.2.1 The landscape design has carefully considered key site constraints and seeks to minimise potential landscape impacts and enhance the compatibility with the surrounding context. The Proposed Development should be optimised to preserve the existing vegetation as much as possible. Unnecessary trees and shrubs felling will be avoided.
- 4.2.2 A Tree Survey has been conducted from March to April 2023 (**Annex 3** refers), and a total of 80 existing trees have been surveyed within the Application Site and surrounding work areas. No registered or potential “Old and Valuable Trees” (“OVTs”) were recorded. Common tree species found on the Application Site include *Schefflera heptaphylla* and *Sterculia monosperma*. Trees were found to be mostly average in form, health and structural condition. The proposal aims to retain and protect 72 no. of existing trees in their current locations, while 8 no. of existing trees in total are proposed for removal (3 no. at the proposed FWPH and 5 no. at the proposed FWT). There will be 8 no. of compensatory trees planted near the proposed FWT (**Appendix A and Appendix B of Annex 3** refer), ensuring a compensatory ratio of 1:1 is achieved. Hence, the landscape impact is anticipated to be reduced to insubstantial with the compensatory planting. Landscape plans have also been prepared for the proposed FWPH and FWT (**Annex 4** refers).

4.3□ Visual Considerations

FWPH

- 4.3.1 The proposed FWPH is located in an urbanised and paved area, making it largely compatible with the surrounding environment. Visual mitigation measures in the form of wall painting in Faded Yellow has been proposed for the FWPH to match the surrounding urbanised environment. The low building height of the proposed FWPH has been designed to ensure the structure is compatible with the surrounding low village houses of Sha Tin Tau New Village.

FWT

- 4.3.2 The proposed FWT is located in a rural setting with the existence of tall trees and vegetated slopes nearby. Given the small scale of the proposed FWT, it is also considered to be compatible with the surrounding environment.

Public Viewpoints

- 4.3.3 Three viewing points (“VPs”) have been selected to demonstrate the potential visual impact of proposed FWPH and FWT to nearby visual sensitive receivers during operational phase (**Annex 5** refers). Given the small scale and low building height of the proposed FWPH and FWT, the effect on existing visual resources and amenities is considered to be low. Both structures will introduce a modest building mass into the existing landscape and may slightly obstruct views towards the vegetated hillside slope of Sha Tin Tau New Village. However, the impact on public viewers will be limited due to the small size and scale of the Proposed Development.
- 4.3.4 As demonstrated in the landscape plan of the proposed FWT (**Annex 4** refers), the compensatory planting as a mitigation measure will be undertaken to mitigate the loss of vegetation. This would reduce the potential visual impact and add visual amenity to the area.
- 4.3.5 The Proposed Development is designed to minimise the need of landform and topography alteration by minimising structural elements and building footprints. During the construction phase, the work extent and temporary works area will be minimised to avoid impacts to the surrounding landscape and environment. Hoardings will be applied at the FWPH site as far as feasible during construction phase to minimise the visual impact.

- 4.3.6 With the incorporation of mitigation measures, the visual impacts during both the construction and operational phases are considered negligible to slightly adverse.

4.4 Environmental Considerations

- 4.4.1 During both construction and operational phases, the Applicant will ensure to comply with relevant regulations, guidelines and practice notes. Implementation of mitigation measures to minimise any potential environmental impacts will be conducted. No insurmountable impact on air quality, noise, water quality and waste management arising from the Proposed Development is anticipated.

Ecological Aspect

- 4.4.2 An Ecological Assessment (**Annex 6** refers) has demonstrated that the ecological impact due to the construction of the proposed FWPH and FWT is minor to negligible, and there will be no direct impact on the recognised site of conservation importance as the Application Site will not encroach on the Lion Rock Country Park. During the construction phase, mitigation measures shall be implemented during tree felling, installation of the water mains, and the construction of the proposed FWT to ensure that no adverse ecological impact is anticipated.
- 4.4.3 During the operational phase, no adverse ecological impact is anticipated as the Proposed Development is not intended to generate any air and water quality impact via discharge.

4.5 Geotechnical Considerations

- 4.5.1 There are several existing man-made slopes (features no. 7SW-D/C557, 7SW-D/C558 and 7SW-D/F270) in the vicinity of the Application Site for the proposed FWT. A Geotechnical Planning Review Report ("GPRR") (**Annex 7** refers) is therefore prepared to demonstrate the geotechnical feasibility of the proposed FWT. The GPRR concludes that the proposed FWT is geotechnically feasible and recommends further assessment on the impact of the proposed FWT to feature no. 7SW-D/F270.

4.6 Traffic Considerations

- 4.6.1 Traffic impact is not anticipated for the proposed FWPH and FWT. For the proposed FWPH, approximately 2 to 3 construction vehicles are anticipated to enter or leave the site via the rural road of Sha Tin Tau New Village on a daily basis. It is expected to result in minimal impact on the existing traffic network. Since the proposed FWPH is an unmanned installation, there will be no vehicle accessing the site during operational phase, hence there will be no traffic impact during the operational phase.
- 4.6.2 As for the proposed FWT, there is no vehicular access to the site, and thus no traffic impact is anticipated during both construction and operational phases.

5. □ PLANNING JUSTIFICATIONS

5.1 □ Acknowledging the Emergent Demand for Water Supply at Local Level

- 5.1.1 The current state of village houses in Sha Tin Tau New Village is of great concern, as a majority of the buildings lack essential infrastructure and basic amenities, including a reliable water supply. It is noteworthy that the inhabitants of Sha Tin Tau New Village are compelled to depend on stream water for their daily requirements. The lack of adequate water supply infrastructure in the village is primarily attributed to its geographical location in a mountainous area, which makes it challenging for villagers to access a consistent and fresh supply of water. The absence of necessary water supply infrastructure severely hinders the daily lives of the villagers, as they are unable to obtain a reliable source of water.
- 5.1.2 In order to address the pressing issue of inadequate water supply in the village, the Applicant has formulated a comprehensive plan to establish a water supply system within the area. The proposed water supply system will comprise a FWPH situated in the low-lying region of the village and a FWT located above the village. The provision of a safe, reliable, and readily accessible source of fresh water supply will eliminate the need for the villagers to rely on stream water for their daily needs. The proposed water supply system is expected to provide a stable source of fresh water, thus meeting the current and future demands of the villagers. The proposed water supply augmentation project is a necessary foundation for the improvement of the overall living conditions of the villagers.

5.2 □ Meeting Drinking Water Standards by Establishing a Reliable System

- 5.2.1 The Applicant has a longstanding commitment to providing potable water that is in full compliance with the World Health Organisation's stringent Guidelines for Drinking-water Quality. In line with this objective, the Applicant intends to provide infrastructures that enhance the quality of the water supply to Sha Tin Tau New Village. As part of the proposed water supply system, fresh water will be sourced from existing water main and pumped to the proposed FWT by the proposed FWPH. The fresh water will be supplied to the consumers from the proposed FWT through the distribution mains, thus ensuring a constant and dependable water source for the villagers.

5.3 □ High Suitability of the Application Site

- 5.3.1 Considering the hydraulic requirements and potential environmental, visual, and landscape impacts, the proposed locations of the FWPH and FWT are considered the most feasible and appropriate sites. Both the proposed FWPH and FWT are preferably located on government land to avoid public nuisance because of land resumption process. The current condition of the proposed location of FWPH is vacant, and its proximity to the Lion Rock Tunnel Road facilitates the construction, maintenance and operation of the proposed FWPH. With a modest site area of approximately 165.3m², the structure will not obstruct pedestrian footpaths or the adjacent bus stop. Yet, the site area is large enough to accommodate the associated water mains and accessible via footpaths or road network to fulfil the requirement of fire services. Moreover, to ensure consistent and adequate residual pressure within the village supply district, the proposed FWT must achieve a specific height. Similarly, the proposed FWT, occupying a site area of 163.5m², will not cause any disruption to the Wilson Trail Section 5. Thus, it represents a favourable site for enhancing the daily lives of the villagers while minimising potential impacts on the surrounding area.

5.4 □ Sustaining a Reliable Water Supply Network at the Territorial Level

- 5.4.1 WSD is responsible for managing and preserving both the fresh and sea water supply systems, ensuring that the public receive a consistent water supply. The fresh water supply system serves not only the urban centres and new towns but also rural areas and villages, providing coverage to the entire population of Hong Kong with a coverage rate of 99.99%. The Proposed Development would contribute to one of the essential aspects of the fresh water supply system, particularly the dissemination of water to the villagers. As per the Annual Report on Drinking Water Quality in Hong

Kong¹, only a small fraction of individuals residing in remote areas still lack access to the public water supply system. To maintain the high-quality water supply network, the Applicant will continue to expand the water supply network cost-effectively to provide these residents with access to potable water.

5.5 □ Will Not Jeopardise the Long-term Planning Intention of “O” Zone

5.5.1 As a public utility installation, the Proposed Development would not jeopardise the long-term planning intention of “O” zone. According to the OZP, the “O” zone is *“intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public”*. While the construction of the proposed FWT and FWPH will unavoidably occupy the area of “O” zone, the occupied site area is relatively small in context.

5.5.2 The Applicant is committed to restoring the environment to its original state as much as possible. With the compensatory tree planting at the proposed FWT, it will retain the essence of outdoor and woodland settings. The Applicant ensures that the Proposed Development will not create a jarring contrast with the natural and rural environment, while effectively utilising the Application Site for a more beneficial purpose. Therefore, it is anticipated that the proposed public utility installation necessity for the villagers will not jeopardise the long-term planning intention of the “O” zone.

5.6 □ Would Not Be Incompatible with the Surrounding Context

5.6.1 The Proposed Development aligns with the neighbouring environment, in terms of both land use and building mass. The primary objective of the Proposed Development is to enhance the fresh water supply within the village. Therefore, no additional active use will be proposed to the existing land use. Furthermore, both the proposed FWT and FWPH will not cause any significant disturbance to the adjacent residential area and would not be incompatible with the surrounding areas. Considering the small scale and size of the Proposed Development, it is not expected to lead to alterations or changes in the overall rural setting near the Lion Rock Country Park.

5.6.2 As assessed in **Section 2**, squatter settlements are clustered along the Application Site, which necessitates a steady and adequate supply of fresh water. Following the completion of the Proposed Development, the footpath will be restored to its original shape to enable pedestrian access, and it is anticipated that no significant disruption to the neighbourhood will occur.

5.7 □ No Adverse Impact on Technical Aspects

Landscape and Visual Aspects

5.7.1 As discussed in **Sections 4.2 and 4.3**, the Proposed Development will not result in significant landscape and visual impacts. The key visual resources in the vicinity of the Application Site, such as public open spaces and vegetated hillside slopes, will remain unobstructed. Recognising the rural character and valuable landscape resources in the area, the building mass and the layout of the proposed FWPH and FWT have been carefully designed to integrate harmoniously with the roadside environment and the village settlements. Hence, no adverse landscape and visual impact is anticipated.

Environmental Aspect

5.7.2 As discussed and summarised in **Section 4.4** and **Ecological Assessment (Annex 6)** refers) that the Proposed Development will not result in adverse environmental impacts. There will be no excessive impact on air quality, noise levels, water quality, waste management and ecology in the vicinity. The Applicant is committed to minimising any impact through the implementation of mitigation measures during the construction phase. Additionally, the Applicant will adhere to

¹ The 2022 Annual Report on Drinking Water Quality in Hong Kong
https://www.devb.gov.hk/filemanager/en/content_1178/The_2022_Annual_Report_on_Drinking_Water_Quality_in_Hong_Kong_Eng.pdf

relevant regulations and practice notes during both the construction and operational phases to minimise any potential nuisance and preserve the existing environment.

Geotechnical Aspect

- 5.7.3 As discussed in **Section 4.5** and **GPRR (Annex 7)** refers), the Proposed Development is considered as geotechnically feasible and therefore will not result in any adverse impact on the geotechnical aspect.

Traffic Aspect

- 5.7.4 As discussed in **Section 4.6**, the construction and operation of the Proposed Development will not result in any adverse traffic impact to the surrounding environment. The impact on the existing road network will be minimal, as only a small number of vehicles will use the existing roads during the construction phase, and there will be no vehicle accessing the site during operational phase due to the nature of the unmanned installation.

6. □ CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board under Section 16 of the Ordinance for Proposed Public Utility Installation (Fresh Water Pump House and Fresh Water Tank) at Sha Tin Tau New Village, Sha Tin, New Territories. This Planning Statement aims to provide background information and planning justifications in support of the Proposed Development.
- 6.1.2 The Proposed Development is well justified on the following grounds:
- Acknowledging the Emergent Demand for Water Supply at Local Level;
 - Meeting Drinking Water Standards by Establishing a Reliable System;
 - High Suitability of the Application Site;
 - Sustaining a Reliable Water Supply Network at the Territorial Level;
 - Will Not Jeopardise the Long-term Planning Intention of “O” Zone;
 - Compatible with the Surrounding Context; and
 - No Adverse Impact on Technical Aspects.
- 6.1.3 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.

September 2023
PlanPlus Consultancy Limited

Date : 14 November 2023
Our Ref. : PPCL/PLG/10135/L005

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

Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

**Section 16 Application for Proposed Public Utility Installation
(Fresh Water Pump House and Fresh Water Tank) at Sha Tin Tau New Village, Sha Tin, New Territories**
Planning Application No. A/ST/1023

Submission for Further Information 1

We refer to the departmental comments received via Sha Tin, Tai Po and North District Planning Office, Planning Department in respect of the captioned application and hereby submit 4 hardcopies of Further Information ("FI") for the Town Planning Board's consideration. The attached FI includes the following documents:

- Responses-to-Comments Table
- Annex 1 – Revised Photomontages – VP1 and VP3
- Annex 2 – Replacement Page of Planning Statement
- Annex 3 – Revised Compensatory Tree Planting Plan
- Annex 4 – Revised Ecological Assessment
- Annex 5 – A plan showing the supply zone of the proposed water supply improvement works

We would also like to provide the following supplementary information on the Proposed Development on behalf of the Applicant.

- Most of the village houses in Sha Tin Tau New Village are covered in the existing fresh water supply zone of the Water Supplies Department ("WSD"). As the village continues developing uphill, some of the village houses in the uphill area are located outside the existing fresh water supply zone due to insufficient water pressure. These villagers living in the uphill area are currently relying on the raw water from nearby stream. In 2021, WSD received request from the villagers on extending the fresh water supply zone to the uphill area. After confirming the technical feasibility of the proposal of providing fresh water supply to the uphill areas of Sha Tin Tau New Village, WSD decided to implement the water supply proposal.

- The Proposed Development would serve about half of the village area (total 486 villagers in the entire village).
- The Proposed Development comprises the fresh water tank, the pump house and the associated water mains with diameter between 40mm to 100mm in the village area. In view of the small sizing of the proposed water mains, the potential impact brought by the mainlaying works is considered minimal. Nevertheless, a Preliminary Environmental Review has been carried out for the project to assess the potential environmental impacts near the proposed works area and propose corresponding mitigation measures. Moreover, a Tree Preservation and Removal Proposal has been prepared to ensure the trees affected by the works are preserved and protected as far and possible. Both documents were submitted to relevant departments for approval.

Please note that this FI submission only provides replacement pages of technical assessments and clarifications on the Proposed Development without changing the scheme or the conclusion of technical assessments, and thus it should be exempted from recounting requirement.

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. - 4 hardcopies of FI1
c.c. - Ms. Elizabeth NG (Town Plnr/Shu Tin 2) – by email
- The Applicant – by email

**Section 16 Application for Proposed Public Utility Installation
(Fresh Water Pump House and Fresh Water Tank)
at Sha Tin Tau New Village, Sha Tin, New Territories**

Planning Application No. A/ST/1023


Further Information 1

November 2023

Reference : PPC-PLG-10135

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. <input type="checkbox"/> Comments from Urban Design and Landscape Section of Planning Department received on 26.10.2023		
	<u>Observations and Comments</u>	
5.	Given its scale, height and site context, the proposed development will unlikely induce any significant adverse visual impact on the surrounding area.	Noted.
6.	According to the submission, mitigation measures such as wall painting for the FWPH and compensatory planting for the FWT are proposed to minimize the potential visual impacts.	Noted.
	<u>Detailed/Advisory Comments</u>	
7.	Annex 5 VP3 Lion Rock Tunnel Road Bus Stop – The proposed FWPH at VP3 should appear to be higher in the photomontage.	VP3 has been updated. Please refer to the attached Annex 1 .
8.	To respect the rural setting of the locality, the applicant may wish to explore further edge treatment/screening measure along the site boundary as far as practicable.	The closest visual sensitive receivers (VSRs) of the proposed fresh water pump house (FWPH) will be the passengers at the bus stop while the VSRs of the proposed fresh water tank (FWT) will be the hikers along Wilson Trail. As these VSRs only have transient views towards the Proposed Development, it is considered to be low sensitivity. The small scale of the Proposed Development is also compatible with the surrounding environment and no adverse visual impact is anticipated. Hence, the wall painting treatment of FWPH and compensatory planting for FWT are considered sufficient to mitigate the potential visual impact.
9.	Comments from our Landscape Unit, if any, will be provided under separate cover.	Noted.
2. <input type="checkbox"/> Comments from Architectural Services Department received on 30.10.2023		
2.	Based on the information provided, it is noted that the proposal is similar to the pre-submission enquiry to which we replied on 11 August 2023. We have the following comments from architectural and visual impact point of view, subject to PlanD's view:	Noted.

Item	Departmental Comments	Applicant's Responses
(a)	It is noted from the photomontage that the pump house building is located immediately adjacent to the bus stop. In order to reduce the visual impact to the road users, it is suggested to review whether the building could be further set back from the road and the neighbourhood amenities to create the opportunity of enhancing the environment at the road level.	Referring to the layout of the proposed FWPH (drawing no. SK 20744/99), the pump house is already located along the edge of the existing village structures. We have critically reviewed the layout arrangement and the location of the proposed FWPH. We considered that the FWPH cannot be further set back and rearranged. If the FWPH is further set back from the road, clearance of the village structures would be required, which is not advisable.
(b)	The applicant is suggested to review the treatment/articulation of the building forms/elevations of both the Pump House and Water Tank to avoid the bland building facades shown in the photomontages and to blend in more harmoniously with the surrounding environment.	<p>For the proposed FWPH, application of colour paint in dark green is proposed on external wall to match the surrounding environment. The low building height of the proposed FWPH has been designed to ensure the structure is compatible with the surrounding low village houses of Sha Tin Tau New Village (Please refer to Annex 1 revised photomontages).</p> <p>For the proposed FWT, WSD adopts GRP tank which is lightweight and can be transported in pieces for assembly on site. The typical design of GRP tank is shown in the photo below. In previous village water supply projects adopting GRP tank, WSD did not receive adverse comment on its appearance. In addition, the proposed FWT is located in a rural setting with the existence of tall trees and vegetated slopes nearby. Given the small scale of the proposed FWT, it is also considered to be compatible with the surrounding environment.</p>  <p>(Typical design of GRP tank)</p>

Item	Departmental Comments	Applicant's Responses
3. □ Comments from Lands Department received on 31.10.2023		
2.	The sites for the proposed fresh water pump house ("FWPH") and fresh water tank ("FWT") currently fall within (i) STLA-TST51 allocated to the Water Supplies Department ("WSD") for a period from 27.2.2023 to 31.12.2023 and thereafter monthly to allow site investigation works and ancillary works for the design of the FWPH and the FWT; (ii) the Strategic Cavern Area No. 22; (iii) the resumption limit for PWP Item No. 6876TH Improvement of Lion Rock Tunnel; and, (iv) the clearance limit for Tolo Harbour Sewerage of Unsewered Area. While this office has no in-principle objection to the subject application and will defer to Civil Engineering and Development Department, Highways Department and Drainage Services Department to provide their comment in respect of (ii), (iii) and (iv) above respectively, below please find our comments on the subject application.	Noted.
3.	WSD has submitted to this office an application for permanent government land allocation ("PGLA") in respect of the proposed FWPH and FWT. With reference to the Site Plans for the FWPH and the FWT, the boundaries of the application sites under the captioned planning application are different from that under WSD's PGLA application. Subject to the planning approval, if given, the PGLA application will be considered by LandsD at its own discretion based on the approved proposal (including the boundaries of the FWPH and the FWT) and any approval given for such PGLA may be subject to such terms and conditions imposed by LandsD. Regarding this, WSD should confirm their land requirement for the PGLA application after the planning application has been considered by TPB.	Noted. The boundaries shown in the Site Plans for the FWPH and the FWT refer to the site boundary of the proposed development, which has included the area with permanent works. For the PGLA application, the application site refer to the area to be allocated to WSD for future operation, management and maintenance. WSD will confirm the land requirement for the PGLA application after the planning application has been considered by TPB.
4.	We have noted from Annex 3 of the Planning Statement that there are proposed compensatory trees located on unleased and unallocated government land ("UUGL") falling outside the proposed PGLA sites. Given that WSD will take up future maintenance responsibility for those compensatory trees as per para. 4.2.2 of the Planning Statement, we have no adverse comment on the tree compensatory proposal. Relevant conditions for the PGLA will be considered by LandsD to reflect the above planning intention.	Noted.

Item	Departmental Comments	Applicant's Responses
5.	According to Figure 1.1 of the Planning Statement, associated water mains will be laid within the existing access road between the FWPH and the FWT. The proposed water mains mainly fall within UUGL but some sections of the proposed water mains fall within private lot, i.e. Lot No. 204 in DD 184 and the areas held under Government Land Licences Nos. T7313, 7583, T9502, T09582 ("GLL Sites"). This office has accepted the Clearance Application Form for the FWPH, the FWT and the associated water mains submitted by WSD on the condition that neither land resumption nor clearance of domestic structure nor termination of the aforesaid licences are required and on the understanding from WSD that they would invoke Cap 102 to lay the water mains within the private lot and the GLL sites, which contain no licence condition to facilitate the laying works.	Noted. WSD confirmed that neither land resumption nor clearance of domestic structure nor termination of the GLL are required.
4. □ Comments from Food and Environmental Hygiene Department received on 31.10.2023		
2.	<p>Please be informed that FEHD has no adverse comment on the subject planning application. Our advisory comments are provided as follows:</p> <p>(i) No Food and Environmental Hygiene Department's (FEHD) facilities will be affected;</p> <p>(ii) The proposed work and operation should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from the such activity / operation, the applicant should arrange disposal properly at their own expenses.</p>	Noted.
5. □ Comments from Urban Design and Landscape Section (Landscape Team) of Planning Department received on 1.11.2023		
3.	<p><u>Landscape Observations and Comments</u></p> <p>Based on the aerial photo of 2022, the site is situated in an area of miscellaneous urban fringe landscapes character comprising of high rise residential building at north, village houses, clusters of tree groups and dense woodland. Significant impact on the landscape character arising from the proposed development is not anticipated.</p>	Noted.

Item	Departmental Comments	Applicant's Responses
4.	Based on the site photos provided in the Planning Statement (PS), the proposed area for the Fresh Water Pump House (FWPH) is hard paved and located adjacent to the pedestrian path. The area for the proposed Fresh Water Tank (FWT) is vacant and existing trees of common species are observed within the site. According to para. 4.2.2 of the PS, total 8 nos. of common trees are proposed to be felled (3 nos. at the proposed FWPH and 5 nos. at the proposed FWT), and 8 nos. of whip trees are proposed near the proposed FWT to compensate the loss of existing trees. Significant adverse landscape impact on the existing landscape resources arising from the proposed use is not anticipated. We have no objection to the application from landscape planning perspective.	Noted.
5.	<u>Detailed/ Advisory comments</u> The proposed <i>Rhaphiolepis indica</i> in whip size is recommended to be replaced by <i>Machilus</i> spps. in light standard or standard size to blend with the surrounding woodland.	Noted. The compensatory trees are replaced by <i>Machilus chekiangensis</i> in light standard. Compensatory tree planting plan is updated and attached in Annex 3 .
6.	The applicant is reminded that adequate spacing for new tree plantings should be provided for future growth of tree canopy.	Noted.
7.	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
6. Comments from Fire Services Department received on 6.11.2023		
1.	Please be informed that I have no objection in principle on the captioned application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of the Director of Fire Services.	Noted.
2.	Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.	Noted. The fire service installations for the proposed fresh water pump house were approved by FSD via memo ref. (4) in FP 8/31850<1> dated 24 August 2023.
3.	The EVA provision with respect to the fresh water pump house shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.	Noted. The EVA provision for the proposed fresh water pump house was approved by FSD via memo ref. (4) in FP 8/31850<1> dated 24 August 2023.

Item	Departmental Comments	Applicant's Responses
4.	Nevertheless, shall the proposed work encroached into any licensed premises in the area, such as dangerous goods store, the consultant should make separate enquiry to this department to ensure work feasibility, if any.	Noted.
7. □ Comments from Agriculture, Fisheries and Conservation Department received on 13.10.2023		
1.	While I have no objection to the proposed public works, WSD is suggested to review Annex 6 Ecological Assessment of the planning statement as per our comments provided on 11 October 2023. Our memo to WSD is attached for your ease of reference, please.	Noted. Annex 6 Ecological Assessment of Planning Statement has been updated accordingly and attached in Annex 4 .
8. □ Comments from Agriculture, Fisheries and Conservation Department received on 3.11.2023		
1.	I refer to your email dated 2 November 2023. I have no further comments on the captioned.	Noted.
9. □ Public Comment Received		
	<p>A/ST/1023 WSD</p> <p>Sha Tin Tau New Village, Sha Tin</p> <p>Site area : 328.8sq.m Government Land</p> <p>Zoning: "Open Space"</p> <p>Applied development : Fresh Water Pump House and Fresh Water Tank</p> <p>Dear TPB Members,</p> <p>The facility is to provide fresh water to the village so why locate it on along the road side instead of within the village it is to serve. There are a number of empty lots. The village is already extensive in size so there is no justification to extend it further into the natural environment.</p> <p>The facility will intrude on the verdant panorama. Building along the Wilson Trail should be avoided.</p> <p>Mary Mulvihill</p>	<p>Thank you for your comments on our proposed development.</p> <p>The proposed facilities, including the fresh water pump house and the fresh water tank, serve the purpose of providing reliable fresh water supply to the villagers living in the uphill area in Sha Tin Tau New Village. These villagers have no fresh water supply from the existing fresh water supply network due to insufficient water pressure.</p> <p>A number of factors have been considered in selecting the site locations of the facilities, such as the technical feasibility, impacts to public and environment, programme, availability of land, maintenance access, safety, to name but a few.</p> <p>The proposed fresh water pump house is located at Sha Tin Tau New Village adjacent to Lion Rock Tunnel Road. It serves the function of boosting the water pressure of the fresh water from the existing supply network so that the fresh water can be delivered to the uphill area of the village. In particular, the site selected is a government land and no land resumption is required. It facilitates the programme of the project and minimizes the impact to the public. Moreover, its location adjacent to the Lion Rock Tunnel Road gives it a convenient maintenance access.</p>

Item	Departmental Comments	Applicant's Responses
		<p>The proposed fresh water tank is located at an existing hillside platform next to Wilson Trail Section 5. It locates at a higher altitude than that of the Sha Tin Tau New Village so that it can provide a fresh water supply with sufficient water pressure by gravity to the village houses in the uphill area. Therefore, locating the water tank in the village is technically infeasible.</p> <p>In view of the above, the proposed locations of the facilities are considered optimal among all feasible options.</p>

Annex 1

Revised Photomontages – VP1 and VP3



VP1 - Lion Rock Tunnel Road Footbridge (EXISTING CONDITION)



VP1 - Lion Rock Tunnel Road Footbridge (BEFORE MITIGATION)



VP1 - Lion Rock Tunnel Road Footbridge (AFTER MITIGATION)



VP3 - Lion Rock Tunnel Road Bus Stop (EXISTING CONDITION)



VP3 - Lion Rock Tunnel Road Bus Stop (BEFORE MITIGATION)



VP3 - Lion Rock Tunnel Road Bus Stop (AFTER MITIGATION)

REV 1	DATE 09/2023	DESCRIPTION LVIA	SCALE:		DRAWING DATE: 09/2023		
			DRAWN BY:	CC	PROJECT NO. Umwelt01		
TITLE: VIEWING POINT 3			CHECKED BY:	LW	SHEET NO.		REV:
			APPROVED BY:	PC			1

Annex 2

Replacement Page of Planning Statement

refer to **Figure 1.1** of **Annex 2** for the indication of the tentative buried section by open trench method and tentative exposed sections of the water mains.

4.2□ Landscape Considerations

- 4.2.1 The landscape design has carefully considered key site constraints and seeks to minimise potential landscape impacts and enhance the compatibility with the surrounding context. The Proposed Development should be optimised to preserve the existing vegetation as much as possible. Unnecessary trees and shrubs felling will be avoided.
- 4.2.2 A Tree Survey has been conducted from March to April 2023 (**Annex 3** refers), and a total of 80 existing trees have been surveyed within the Application Site and surrounding work areas. No registered or potential “Old and Valuable Trees” (“**OVTs**”) were recorded. Common tree species found on the Application Site include *Schefflera heptaphylla* and *Sterculia monosperma*. Trees were found to be mostly average in form, health and structural condition. The proposal aims to retain and protect 72 no. of existing trees in their current locations, while 8 no. of existing trees in total are proposed for removal (3 no. at the proposed FWPH and 5 no. at the proposed FWT). There will be 8 no. of compensatory trees planted near the proposed FWT (**Appendix A and Appendix B of Annex 3** refer), ensuring a compensatory ratio of 1:1 is achieved. Hence, the landscape impact is anticipated to be reduced to insubstantial with the compensatory planting. Landscape plans have also been prepared for the proposed FWPH and FWT (**Annex 4** refers).

4.3□ Visual Considerations

FWPH

- 4.3.1 The proposed FWPH is located in an urbanised and paved area, making it largely compatible with the surrounding environment. Visual mitigation measures in the form of wall painting in **dark green** has been proposed for the FWPH to match the surrounding urbanised environment. The low building height of the proposed FWPH has been designed to ensure the structure is compatible with the surrounding low village houses of Sha Tin Tau New Village.

FWT

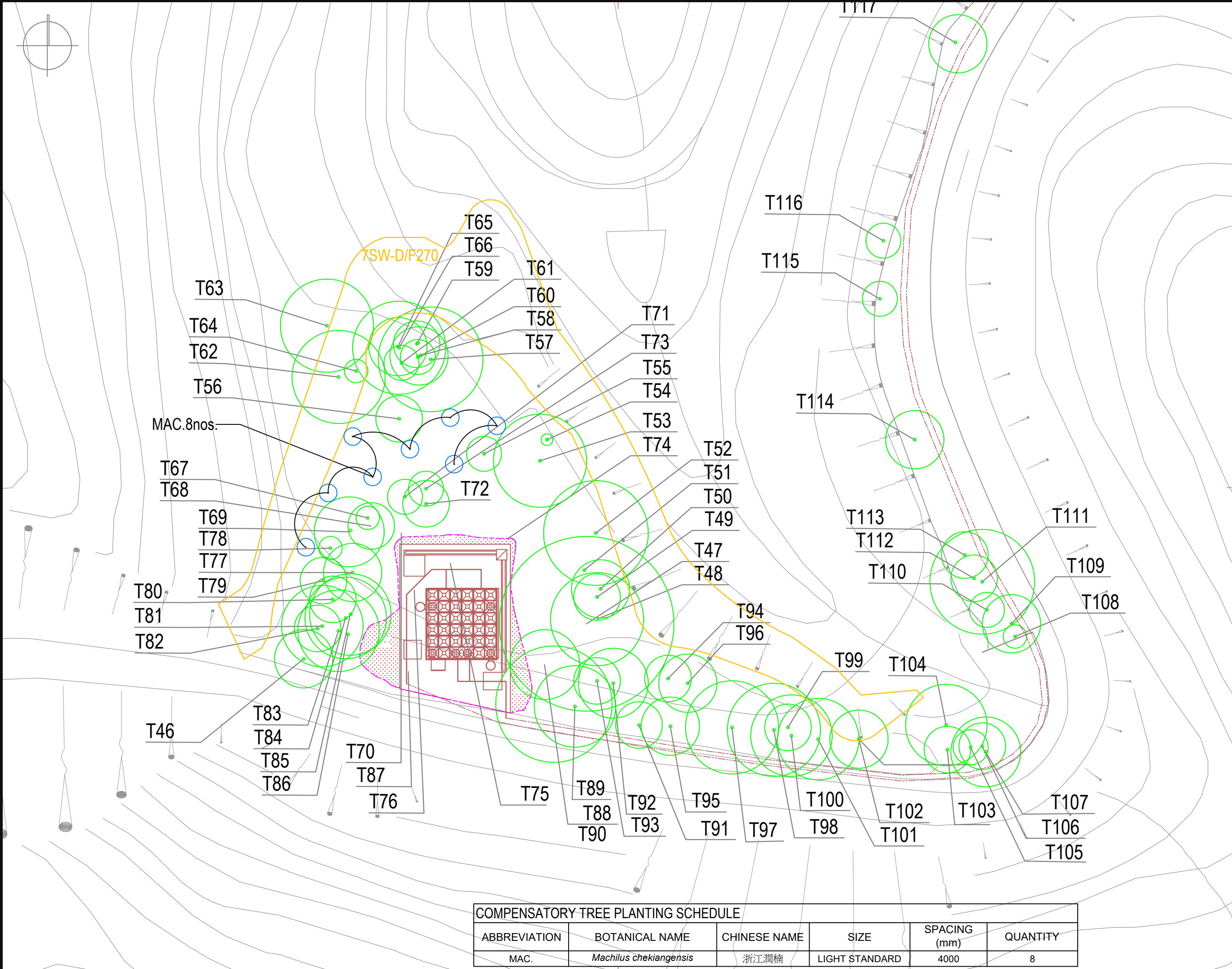
- 4.3.2 The proposed FWT is located in a rural setting with the existence of tall trees and vegetated slopes nearby. Given the small scale of the proposed FWT, it is also considered to be compatible with the surrounding environment.

Public Viewpoints

- 4.3.3 Three viewing points (“**VPs**”) have been selected to demonstrate the potential visual impact of proposed FWPH and FWT to nearby visual sensitive receivers during operational phase (**Annex 5** refers). Given the small scale and low building height of the proposed FWPH and FWT, the effect on existing visual resources and amenities is considered to be low. Both structures will introduce a modest building mass into the existing landscape and may slightly obstruct views towards the vegetated hillside slope of Sha Tin Tau New Village. However, the impact on public viewers will be limited due to the small size and scale of the Proposed Development.
- 4.3.4 As demonstrated in the landscape plan of the proposed FWT (**Annex 4** refers), the compensatory planting as a mitigation measure will be undertaken to mitigate the loss of vegetation. This would reduce the potential visual impact and add visual amenity to the area.
- 4.3.5 The Proposed Development is designed to minimise the need of landform and topography alteration by minimising structural elements and building footprints. During the construction phase, the work extent and temporary works area will be minimised to avoid impacts to the surrounding landscape and environment. Hoardings will be applied at the FWPH site as far as feasible during construction phase to minimise the visual impact.

Annex 3

Revised Compensatory Tree Planting Plan



LEGEND:

- APPLICATION SITE BOUNDARY
- T## TREE NUMBER
- PROPOSED WATER MAIN AND ASSOCIATED FACILITIES
- TREE TO BE RETAINED
- COMPENSATORY TREE WSD TO MANAGE & MAINTAIN

REV	DATE	DESCRIPTION
-----	------	-------------

23/F, On Tin Centre,
1 Sheung Hai Street, SAN PO KONG,
KOWLOON, HONG KONG.
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:

WATER SUPPLIES DEPARTMENT

PROJECT:

ENVIRONMENTAL STUDY AND LANDSCAPE
DESIGN SERVICES FOR THE PROJECT -
MINOR IMPROVEMENT IN WATER SUPPLY FOR
SHA TIN TAU NEW VILLAGE, SHA TIN

TITLE:

APPENDIX B:
COMPENSATORY TREE PLANTING
PLAN

SCALE:	1:300 (A3)
DRAWN BY:	NL
CHECKED BY:	LW
APPROVED BY:	PC
DRAWING DATE:	12/9/2023
PROJECT No:	UMWELT01
SHEET No: UMWELT01_TPRP_CCP1	REV: -

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COMPENSATORY TREE PLANTING SCHEDULE					
ABBREVIATION	BOTANICAL NAME	CHINESE NAME	SIZE	SPACING (mm)	QUANTITY
MAC.	Machilus chekiangensis	浙江潤楠	LIGHT STANDARD	4000	8

Annex 4

Revised Ecological Assessment

Environmental Study and Landscape Design Services for the Project - Minor Improvement of Water Supply to Sha Tin Tau New Village, Sha Tin

Ecological Assessment

3 November 2023

Content:

1.	Ecological Impact	2
1.1	Environmental Legislation, Standards and Guidelines	2
1.2	Previous Ecological Study in the Vicinity of the Project Area	2
1.3	Potential Ecological Impact during Construction Phase	4
1.4	Potential Ecological Impact during Operational Phase	6
1.5	Conclusion	6

Tables:

Table 1.1:	Identified Habitats within Study Area
Table 1.2:	Flora Species of Conservation Importance
Table 1.3:	Fauna Species of Conservation Importance

Figures:

Figure 1.1 – Study area of the Project

1. Ecological Impact

1.1 Environmental Legislation, Standards and Guidelines

1.1.1 The relevant legislation, standards and guidelines applicable to the present study for the assessment of ecological impacts include:

- a) **Country Parks Ordinance (Cap. 208);**
- b) Environmental Impact Assessment Ordinance (Cap. 499), and subsidiary legislation;
- c) Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM) Annex 8 and 16;
- d) EIAO Guidance Note No. 3/2010 Flexibility and Enforceability of Mitigation Measures. Proposed in an Environmental Impact Assessment Report;
- e) EIAO Guidance Note No. 7/2010 Ecological Baseline Survey for Ecological Assessment;
- f) EIAO Guidance Note No. 10/2010 Methodologies for Terrestrial and Freshwater Ecological Baseline Surveys;
- g) Forests and Countryside Ordinance (Cap. 96);
- h) Wild Animals Protection Ordinance (Cap. 170);
- i) Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- j) Hong Kong Planning Standards and Guidelines (HKPSG); and
- k) ETWB Technical Circular (Works) No. 5/2005 Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works.

1.2 Previous Ecological Study in the Vicinity of the Project Area

Study Area and Data Applicability

- 1.2.1 An ecological field study had been conducted between 2020 and 2022 and the findings are presented in the EIA Report AEIAR-242/2022 – Improvement of Lion Rock Tunnel (Lion Rock Tunnel EIA).
- 1.2.2 The ecological study covered the rural area along Wilson Trail Section 5 and Sha Tin Tau New Village. **Figure 1.1** shows an extract of Figure 8.2.4 - Habitat Map and Location of Species of Conservation Importance of Lion Rock Tunnel EIA within the proximity of Sha Tin Tau New Village.
- 1.2.3 The study area for ecology assessment, which has a **10m** offset to the project area, is give in **Figure 1.2**. The study area for this project fully lies within the study area of Lion Rock Tunnel EIA, as such the findings from the Lion Rock Tunnel EIA within the study area will be extracted and discussed.
- 1.2.4 During site visits conducted in March 2023, no construction works and/or modification works had been carried out within the project site. It was concluded that the project site had remain in similar status after the ecological study under the Lion Rock Tunnel EIA was conducted. As the survey was conducted within 3 years from the report preparation, the data is considered update and relevant for this environmental review.

Habitat Affected by the Project

- 1.2.5 Within the study area, habitats affected by the project including Developed Area, Village / Orchard, and Woodland. The habitats identified are summarised in **Table 1.1**.

Table 1.1: Identified Habitats within Study Area

Habitat Type	Status	Ecological Value
Developed Area	To be used to construct the Fresh Water Pump House	Low
Village / Orchard	To be used to construct the Water Mains	Low
Woodland	To be used to construct the Water Mains, and construction of the Fresh Water Tank	Moderate

1.2.6 The Developed Area will be used to construct the Fresh Water Pump House. Rouge trees are identified within the area. No sign of fauna species supported by the area. The Lion Rock Tunnel EIA concluded that the ecological value of the Developed Area is Low.

1.2.7 The Village / Orchard will be used to construct the watermain. The affected area is paved and no vegetation within the area. The Lion Rock Tunnel EIA concluded that the ecological value of the Village / Orchard is Low.

1.2.8 The Woodland will be used to construct the watermain, and construction of the Fresh Water Tank. The area affected by the watermain is at the edge of the woodland alongside the footpath. The Lion Rock Tunnel EIA concluded that the ecological value of the woodland outside the Lion Rock Country Park is Moderate.

Flora Species of Conservation Importance Identified within the Proximity of Study Area

1.2.9 The Lion Rock Tunnel EIA identified 3 flora species of conservation importance within the proximity of study area, the locations of these species are summarised in Error! Reference source not found. with their rarity and protection status. The locations of these species are shown in **Figure 1.1**.

Table 1.2: Flora Species of Conservation Importance

Common Name (Scientific Name)	Type	Rarity in Hong Kong	Protection Status
Incense Tree (<i>Aquilaria Sinensis</i>)	Flora	Common	Protected under Cap.586
Butulang Canthium (<i>Canthium Dicoecum</i>)	Flora	Common	Vulnerable
Luofushan Joint-Fir (<i>Gnetum Luofuense</i>)	Flora	Very Common	Near Threatened

Presence of Flora Species of Conservation Importance

1.2.10 Vegetation survey has been conducted in March and April 2023 within the assessment area. It is confirmed that the 3 flora species of conservation interest were not identified within the project area during the survey. As such no flora species of conservation importance will be affected by the project, and the trees lost during the construction works of the Project will contribute to loss of respective woodland habitat only.

Fauna Species of Conservation Importance Identified within the Proximity of Study Area

- 1.2.11 The Lion Rock Tunnel EIA identified 10 fauna species of conservation importance within the proximity of study area, the locations of these species are summarised in Error! Reference source not found. with their rarity and protection status. The locations of these species are shown in **Figure 1.1**.

Table 1.3: Fauna Species of Conservation Importance

Common Name (Scientific Name)	Specie Type	Rarity in Hong Kong	Protection Status
Little Egret	Avifauna	Common	Protected under Cap.170
Crested Goshawk (<i>Accipiter trivirgatus</i>)	Avifauna	Uncommon	Protected under Cap.170 and Cap.586, Near Threaten
Black Kite (<i>Milvus migrans</i>)	Avifauna	Common	Protected under Cap.170 and Cap.586
Greater Coucal (<i>Centropus sinensis</i>)	Avifauna	Common	Protected under Cap.170, Vulnerable
<i>Cryptopotamon Anacoluthon</i>	Freshwater Community	Common, endemic specie of Hong Kong	Vulnerable
Himalayan Leaf-nosed Bat (<i>Hipposideros armiger</i>)	Mammal	Abundant	Protected under Cap.170
Chinese Noctule (<i>Nyctalus plancyi</i>)	Mammal	Common	Protected under Cap.170
Japanese Pipistrelle (<i>Pipistrellus abramus</i>)	Mammal	Very common	Protected under Cap.170
Least Pipistrelle (<i>Pipistrellus tenuis</i>)	Mammal	Uncommon	Protected under Cap.170, Near Threatened
Chinese Pipistrelle (<i>Hypsugo pulveratus</i>)	Mammal	Rare	Protected under Cap.170, Near Threatened

1.3 Potential Ecological Impact during Construction Phase

No Direct Impact on Recognized Site of Conservation Importance

- 1.3.1 The Project will not encroach on the Lion Rock Country Park, therefore no direct impact on the recognised site of conservation importance is anticipated.

Potential Impact to Terrestrial Habitats and other Species of Conservation Importance

- 1.3.2 The Project involves the construction of FWPH at the entrance of Sha Tin Tau New Village, FWT at the woodland next to the Wilson Trail, and associated watermain.

- 1.3.3 The project, including the FWPH, FWT, and watermain, are primarily located within developed areas and villages / orchards. These areas are subject to constant disturbance of human activities and the recorded vegetation within this habitat were

common species, and hence are considered to have low ecological value. As such, the ecological impact due to the project is considered minor.

- 1.3.4 The FWT locates within a woodland next to the Wilson Trail Section 5. An estimated area of about 163.5m² of the woodland would be affected by the FWT, and a total of 5 trees will be felled due to the construction of FWT to make way for the tank and the access road as concluded by the TPRP prepared for the project. As such, the potential loss of woodland of moderate ecological value is anticipated to be minor.
- 1.3.5 The watermains will run along the existing footpath within Sha Tin Tau New Village towards the Wilson Trail Section 5, and then along the Wilson Trail Section 5 to the FWT. These areas comprise of habitat types of developed area, villages / orchards, and woodland. The TPRP prepared for the Project concluded that a total of 1 tree will be felled along the alignment to make way for the watermains. The tree to be felled located at the fringe of a woodland habitat and paved road. The removal will have negligible loss of woodland habitat. Hence the ecological impact due to the construction of the watermains is negligible.
- 1.3.6 No flora species of conservation importance was identified along the alignment of the fresh watermains and at the site for FWPH and FWT during the vegetation survey conducted for the Project. A total of 9 trees are to be felled to make way for the construction works but will be fully compensated at the woodland near the FWT site.
- 1.3.7 It is expected that no impact would be caused to fauna species of conservation importance given in Error! Reference source not found.. No bird nests have been observed during the site visit conducted in March and April 2023, and the avifauna and mammal species of conservation importance have a high mobility and would utilise a wide range of habitat, therefore the potential impact on them is considered minor. Moreover, the Project would not affect any of the freshwater stream so that the impact on the freshwater crab should be negligible. Therefore, it is anticipated that the impact to fauna species of conservation importance is minor.

Potential Indirect Impact

- 1.3.8 Potential indirect impact may be generated by the Project due to air and noise nuisance generated. Air Quality and Noise Impact have been addressed in **Section** Error! Reference source not found. and **Section** Error! Reference source not found.. With implementation of the proposed mitigation measures, the potential indirect impact would be acceptable.
- 1.3.9 Wastewater impact has been addressed in **Section** Error! Reference source not found. which no impact is anticipated. No exterior artificial lighting will be installed in any of the components of the Project, therefore impacts from artificial lighting is not anticipated.

Mitigation Measures during Construction Phase

- 1.3.10 During watermains installation and the construction of FWT, the works should avoid intrusion and affect the growth of the tree by allowing enough space between the watermains and the tree.

- 1.3.11 Fauna species are mobile and may or may not dwell within the area during construction phase. During tree felling operation, contractor should inspect the trees to be felled to ensure no bird nest or other animals present.
- 1.3.12 If nests were identified during operation, tree felling should be put on halt and advice from AFCD should be sought immediately.
- 1.3.13 Tree felling should be conducted in a very carefully manner to ensure the trees nearby will not be affected by the tree felling operation.
- 1.4 Potential Ecological Impact during Operational Phase**
 - 1.4.1 No potential direct and indirect ecological impact is anticipated during the operation phase as the Project is not intended to generate any air and water quality impact via discharge during operational phase.
- 1.5 Conclusion**
 - 1.5.1 During the construction phase, mitigation measures should be implemented during tree felling, installation of the watermain, and the construction of FWT to ensure that no adverse ecological impact is anticipated.
 - 1.5.2 During the operational phase, no adverse ecological impact is anticipated.



Figures

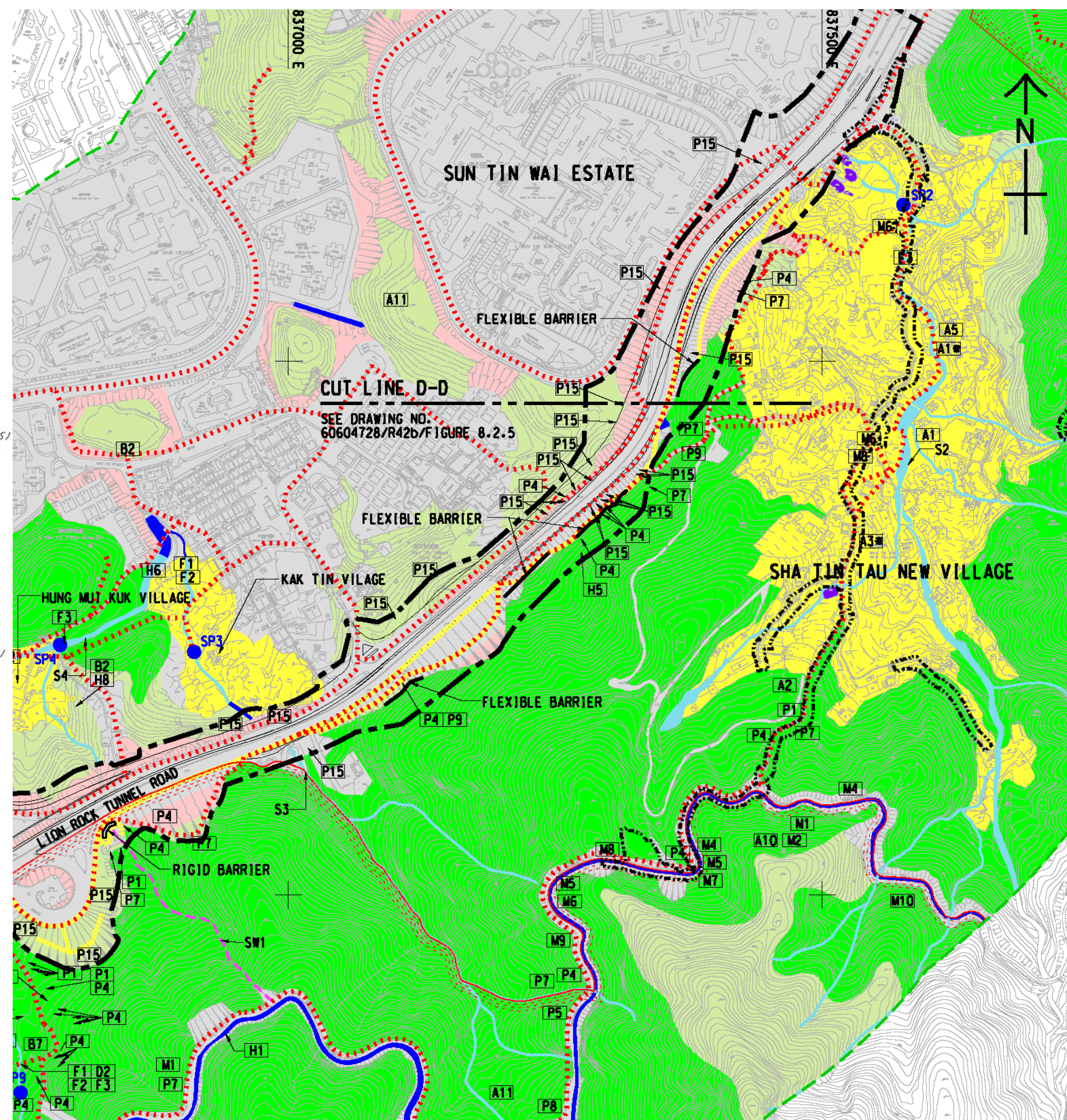
LEGEND:

- PROJECT ASSESSMENT BOUNDARY
- SEASONAL NATURAL WATERCOURSE
- NATURAL WATERCOURSE
- MODIFIED WATERCOURSE
- WOODLAND
- MIXED WOODLAND
- PLANTATION
- SHRUBLAND
- DEVELOPED AREA
- ACTIVE AGRICULTURAL LAND
- ABANDONED AGRICULTURAL LAND
- VILLAGE / ORCHARD
- POND

SPECIES OF CONSERVATION IMPORTANCE:

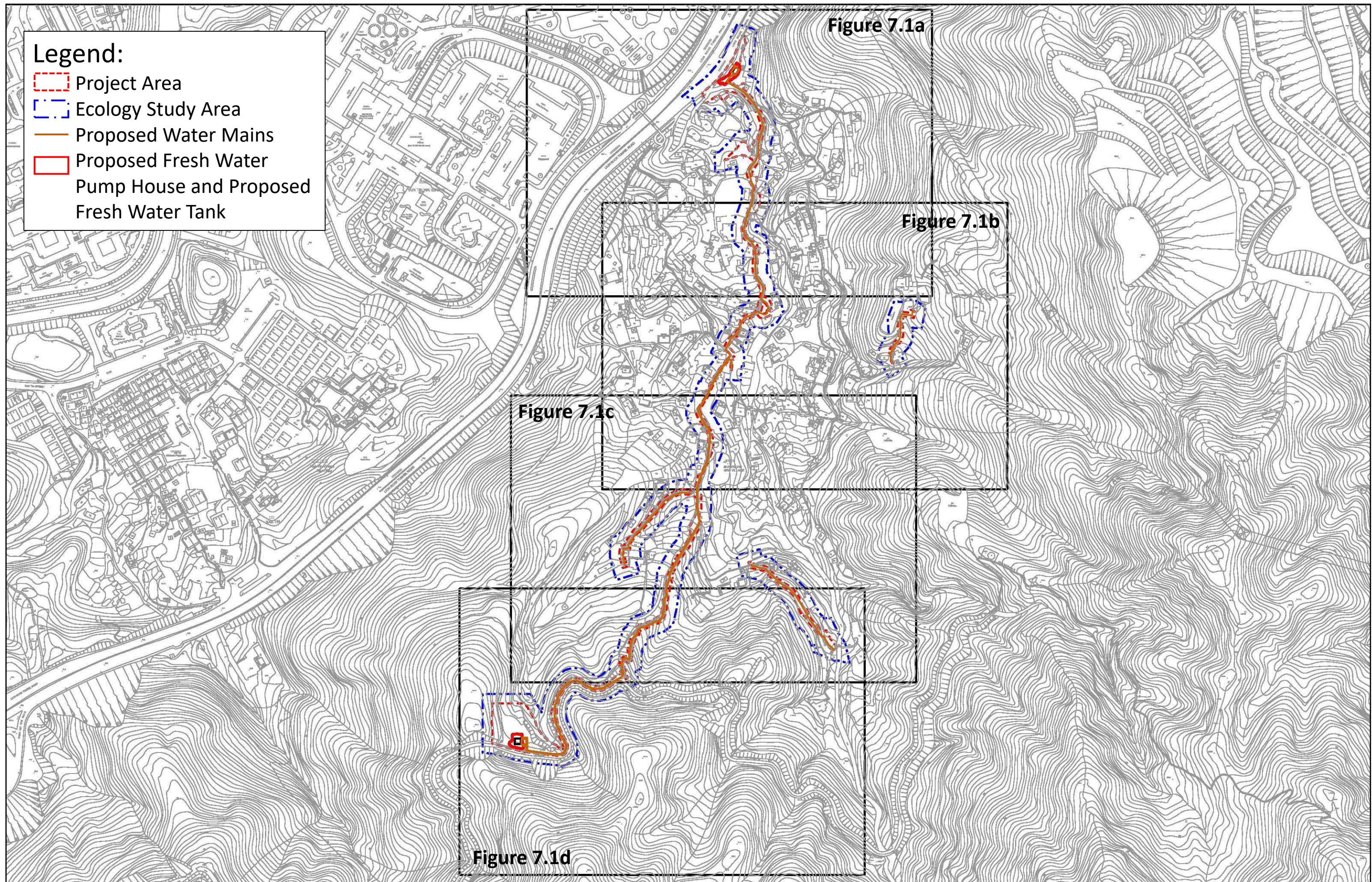
- P1 INCENSE TREE (*AQUILARIA SINENSIS*)
P2 HONG KONG EAGLE'S CLAW (*ARTABOTRYS HONGKONGENSIS*)
P3 SILVER-BACK ARTOCARPUS (*ARTOCARPUS HYPARGYREUS*)
P4 BUTULANG CANTHIUM (*CANTHIUM DICOCCUM*)
P5 LAMB OF TARTARY (*CIBOTIUM BARMETZ*)
P6 SMALL PERSIMMON (*DIOSPYROS VACCINIODES*)
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P16 BOTTLEBRUSH ORCHID (*GOODYERA PROCERA*)
P17 SIAMENSE SELENODESMIUM (*SELENODESMIUM SIAMENSE*)
P18 HAINAN HYPOLUTRUM (*HYPOLUTRUM HAINANENSE*)
P19 *RHODODENDRON* SPP.

- A1 LITTLE EGRET
A1* LITTLE EGRET (IN-FLIGHT)
A2 CRESTED GOSHAWK
A3 BLACK KITE
A3* BLACK KITE (IN-FLIGHT)
A4 PEREGRINE FALCON
A5 GREATER COUCAL
A6 COLLARED SCOPS OWL
A7 SPECKLED PICULET
A8 GREY-CHINNED MINIVET
A9 ASHY DRONGO
A10 PYGMY WREN-BABBLER
A11 RUFOUS-CAPPED BABBLER
A12 SILVER-EARED LEIOTHRIX
A13 ORANGE-BELLIED LEAFBIRD
A14 BLACK-WINGED CUCKOO-SHRIKE
A15 CHINESE HWAMEI
A16 MOUNTAIN BULBUL
A17 BERSA (IN FLIGHT)
A18 EASTERN BUZZARD (IN FLIGHT)
B1 PLAIN HEDGE BLUE
B2 SMALL YELLOW SAILER
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B4 WHITE-BANDED FLAT
B5 *ARHOPALA* SP.
B6 METALLIC CERULEAN
B7 BARON
D1 INDOCHINESE COPPERWING
D2 SMALL CLUBTAIL (Nymph)
D3 TAWNY HOOKTAIL
- D4 EMERALD CASCADE
D5 WHITE-BANDED SHADOWDAMSEL
D6 YELLOW-SPOTTED SHADOWDAMSEL
D7 CHINESE YELLOWFACE
H1 HONG KONG NEWT
H2 SHORT-LEGGED TOAD
H3 LESSER SPINY FROG
H4 TOKAY GECKO
H5 INDIAN FOREST SKINK
H6 CHINESE WATER DRAGON
H7 BROWN FOREST SKINK
H8 COMMON RAT SNAKE
M1 RHESUS MACAQUE
M2 RED MUNTJAC
M3 INTERMEDIATE HORSESHOE BAT
M4 HIMALAYAN LEAF-NOSED BAT
M5 CHINESE NOCTULE
M6 JAPANESE PIPISTRELLE
M7 LEAST PIPISTRELLE
M8 CHINESE PIPISTRELLE
M9 LESSER BAMBOO BAT
M10 PALLAS'S SQUIRREL
F1 *CARIDINA SERRATA*
F2 PREDACEOUS CHUB
F3 *CRYPTOPOTAMON ANACOLUTHON*
F4 HONG KONG FRESHWATER CRAB



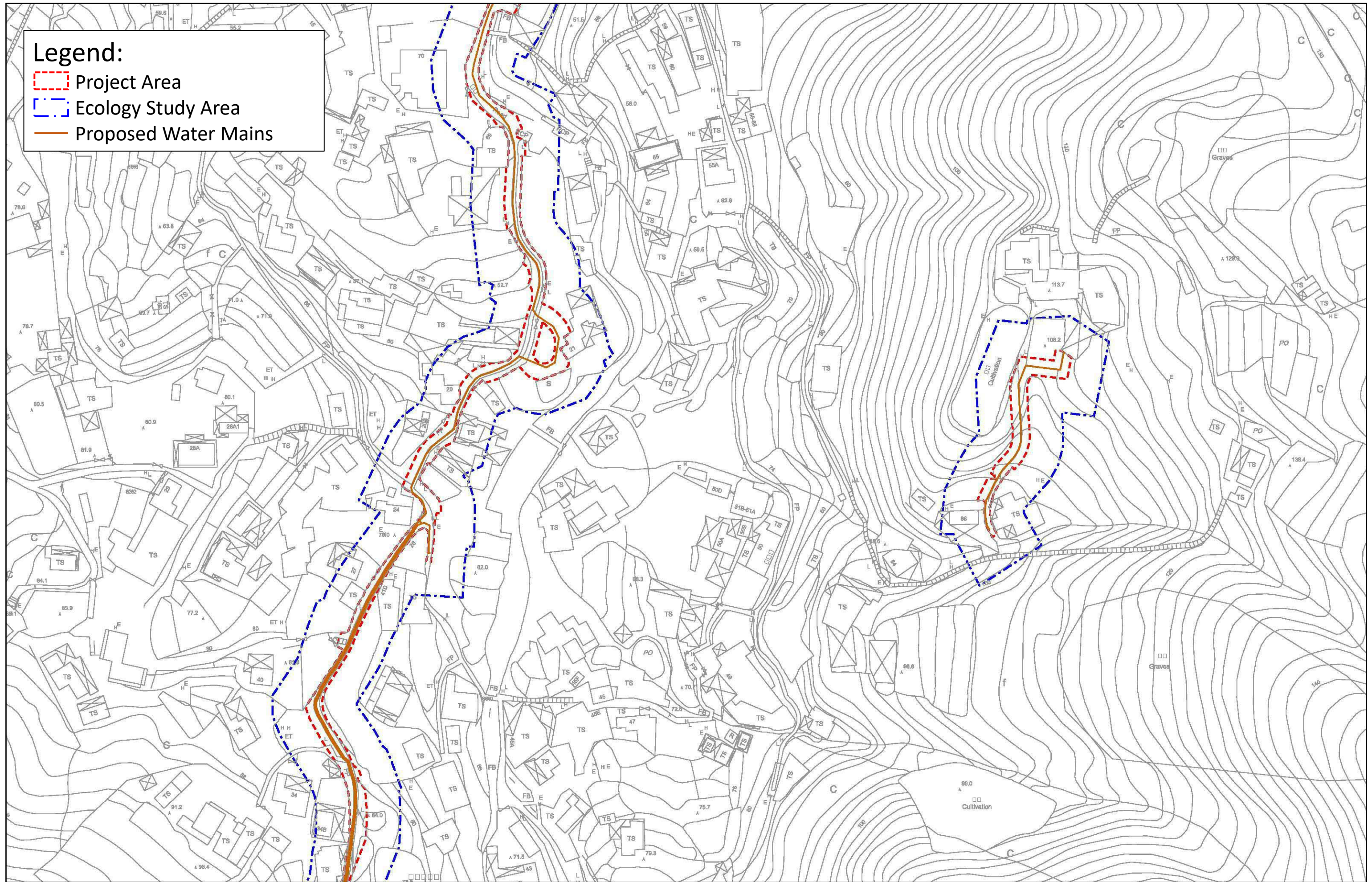
Legend:

- ▬ Project Area
- ▬ Ecology Study Area
- ▬ Proposed Water Mains
- ▬ Proposed Fresh Water Pump House and Proposed Fresh Water Tank

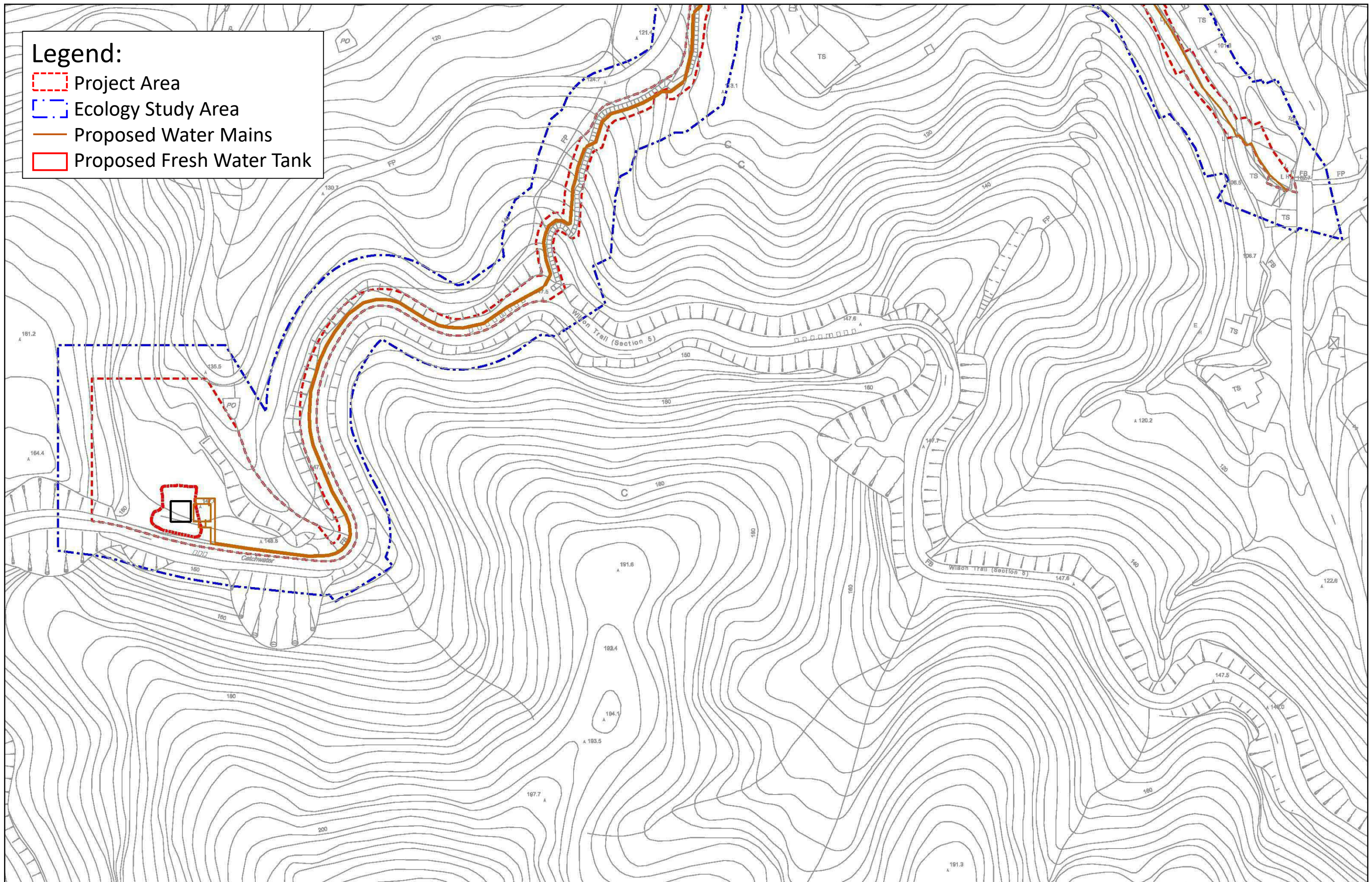


Legend:

- Project Area
- Ecology Study Area
- Proposed Water Mains

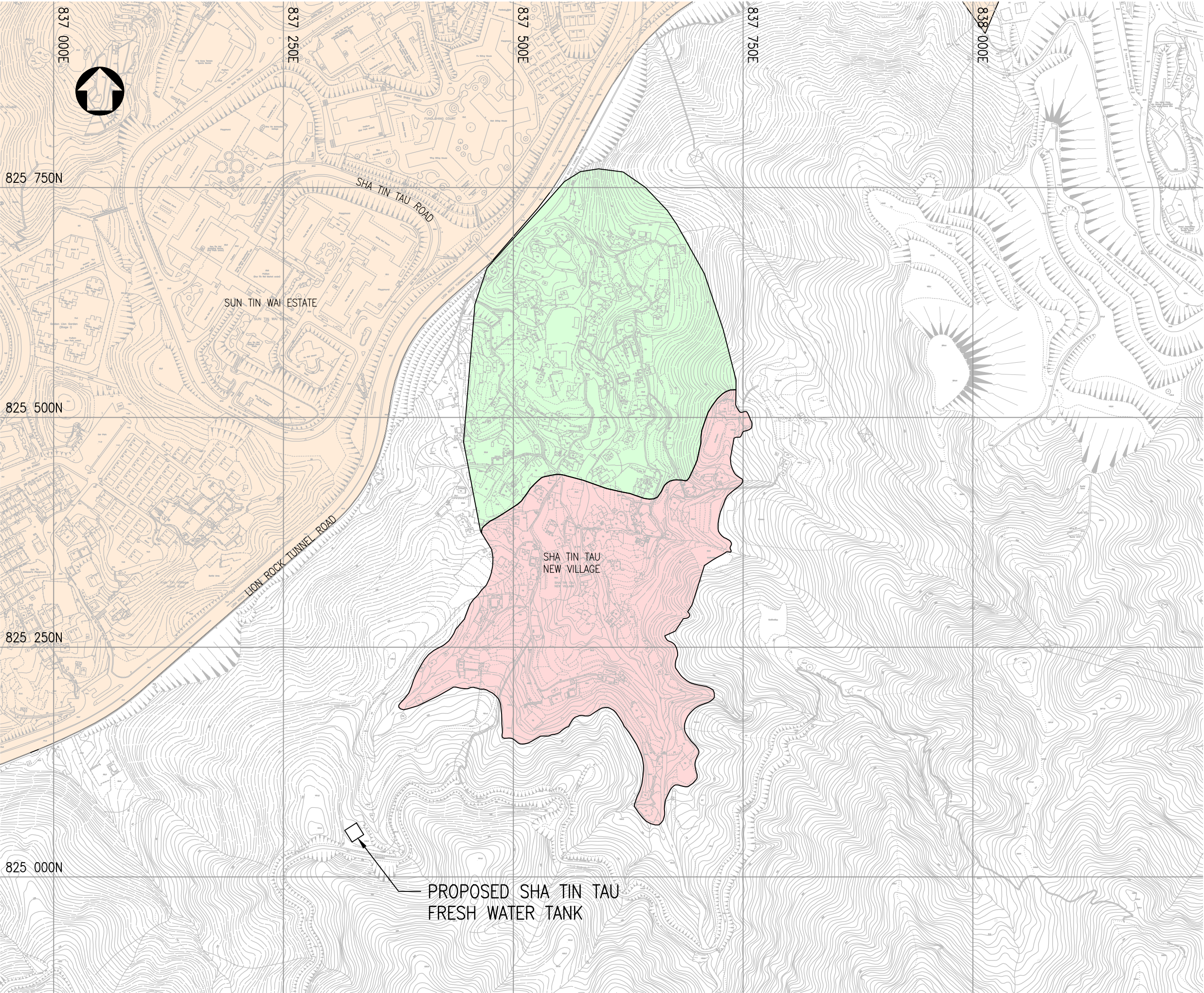


- Legend:**
- Project Area
 - Ecology Study Area
 - Proposed Water Mains
 - Proposed Fresh Water Tank



Annex 5

A plan showing the supply zone of the proposed water supply improvement works



NOTES:
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1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. THE BASE PLAN IS EXTRACTED FROM SURVEY SHEET NOS. 7-SE-16A, 16C, 21A, 7-SW-20B, 20D AND 25B.

LEGEND :

	SUPPLY ZONE COVERED BY EXISTING WATER SUPPLY NETWORK
	SUPPLY ZONE COVERED BY PROPOSED WATER SUPPLY NETWORK

編號 no.	日期 date	摘要 description
修訂 REVISION		
核准 approved		日期 date
LOK CHI CHUNG		28/4/2023
(ORIGINAL SIGNED)		總工程師 / 建設 CE/C
策劃報告書編號 planning report no.		2/2022
檔案編號 file no.		WSD/M/SP 3147/27/13 PT.1
工程編號 project no.		
工程名稱 project title		
IMPROVEMENT OF WATER SUPPLY TO SHA TIN TAU NEW VILLAGE		
草圖名稱 sketch title		
PROPOSED FRESH WATER SUPPLY ZONE		
草圖編號 sketch no.		比例 scale
90306/2		1 : 4 000

Date : 17 November 2023
Our Ref. : PPCL/PLG/10135/L006

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

Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

**Section 16 Application for Proposed Public Utility Installation
(Fresh Water Pump House and Fresh Water Tank) at Sha Tin Tau New Village, Sha Tin, New Territories
Planning Application No. A/ST/1023**

Submission for Further Information 2

We hereby submit 4 hardcopies of Further Information ("FI") 2 in support of the captioned application for the consideration of the Town Planning Board. The enclosed FI includes the following documents:

- Annex 1 – Revised Compensatory Tree Planting Plan
- Annex 2 – Revised Landscape Plan for Fresh Water Tank
- Annex 3 – Revised Ecological Assessment

Please be informed that this FI submission does not result in a material change of the nature of the captioned application, and thus it should be exempted from recounting requirement.

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p.



Kennith Chan
Managing Director

Encl. - 4 hardcopies of FI2
c.c. - Ms. Elizabeth NG (Town Plnr/Shu Tin 2) – by email
- The Applicant – by email

**Section 16 Application for Proposed Public Utility Installation
(Fresh Water Pump House and Fresh Water Tank)
at Sha Tin Tau New Village, Sha Tin, New Territories**

Planning Application No. A/ST/1023

Further Information 2

November 2023

Reference : PPC-PLG-10135

Annex 1

Revised Compensatory Tree Planting Plan

Annex 2

Revised Landscape Plan for Fresh Water Tank



LEGEND:

- Application Site Boundary
- Existing Tree
- Compensatory Tree
- Soil
- Concrete
- Proposed Fresh Water Tank

REV	DATE	DESCRIPTION
-----	------	-------------

otherland
23/F, On Tin Centre,
1 Sheung Hoi Street, SAN PO KONG,
KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:

WATER SUPPLIES DEPARTMENT

PROJECT:

ENVIRONMENTAL STUDY AND LANDSCAPE
DESIGN SERVICES FOR THE PROJECT -
MINOR IMPROVEMENT IN WATER SUPPLY FOR
SHA TIN TAU NEW VILLAGE, SHA TIN

TITLE:

Appendix E - Landscape Plan at
Fresh Water Tank

SCALE:	1:300 (A3)
DRAWN BY:	
CHECKED BY:	LW
APPROVED BY:	PC
DRAWING DATE:	8/9/2023
PROJECT No:	UMWELT01
SHEET No:	REV:
	-

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MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION TO THE
LANDSCAPE ARCHITECTS.

Annex 3

Revised Ecological Assessment

Environmental Study and Landscape Design Services for the Project - Minor Improvement of Water Supply to Sha Tin Tau New Village, Sha Tin

Ecological Assessment

15 November 2023



水務署

WATER SUPPLIES DEPARTMENT

Content:

1.	Ecological Impact	2
1.1	Environmental Legislation, Standards and Guidelines.....	2
1.2	Previous Ecological Study in the Vicinity of the Project Area.....	2
1.3	Potential Ecological Impact during Construction Phase.....	4
1.4	Potential Ecological Impact during Operational Phase	6
1.5	Conclusion	6

Tables:

Table 1.1:	Identified Habitats within Study Area
Table 1.2:	Flora Species of Conservation Importance
Table 1.3:	Fauna Species of Conservation Importance

Figures:

Figure 1.1 – Locations of spotted Species of Conservation Importance
Figure 1.2 – Ecological Study Area

1. Ecological Impact

1.1 Environmental Legislation, Standards and Guidelines

1.1.1 The relevant legislation, standards and guidelines applicable to the present study for the assessment of ecological impacts include:

- a) **Country Parks Ordinance (Cap. 208);**
- b) Environmental Impact Assessment Ordinance (Cap. 499), and subsidiary legislation;
- c) Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM) Annex 8 and 16;
- d) EIAO Guidance Note No. 3/2010 Flexibility and Enforceability of Mitigation Measures. Proposed in an Environmental Impact Assessment Report;
- e) EIAO Guidance Note No. 7/2010 Ecological Baseline Survey for Ecological Assessment;
- f) EIAO Guidance Note No. 10/2010 Methodologies for Terrestrial and Freshwater Ecological Baseline Surveys;
- g) Forests and Countryside Ordinance (Cap. 96);
- h) Wild Animals Protection Ordinance (Cap. 170);
- i) Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- j) Hong Kong Planning Standards and Guidelines (HKPSG); and
- k) ETWB Technical Circular (Works) No. 5/2005 Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works.

1.2 Previous Ecological Study in the Vicinity of the Project Area

Study Area and Data Applicability

- 1.2.1 An ecological field study had been conducted between 2020 and 2022 and the findings are presented in the EIA Report AEIAR-242/2022 – Improvement of Lion Rock Tunnel (Lion Rock Tunnel EIA).
- 1.2.2 The ecological study covered the rural area along Wilson Trail Section 5 and Sha Tin Tau New Village. **Figure 1.1** shows an extract of Figure 8.2.4 - Habitat Map and Location of Species of Conservation Importance of Lion Rock Tunnel EIA within the proximity of Sha Tin Tau New Village.
- 1.2.3 The study area for ecology assessment, which has a **10m** offset to the project area, is give in **Figure 1.2**. The study area for this project fully lies within the study area of Lion Rock Tunnel EIA, as such the findings from the Lion Rock Tunnel EIA within the study area will be extracted and discussed.
- 1.2.4 During site visits conducted in March 2023, no construction works and/or modification works had been carried out within the project site. It was concluded that the project site had remain in similar status after the ecological study under the Lion Rock Tunnel EIA was conducted. As the survey was conducted within 3 years from the report preparation, the data is considered update and relevant for this environmental review.

Habitat Affected by the Project

- 1.2.5 Within the study area, habitats affected by the project including Developed Area, Village / Orchard, and Woodland. The habitats identified are summarised in **Table 1.1**.

Table 1.1: Identified Habitats within Study Area

Habitat Type	Status	Ecological Value
Developed Area	To be used to construct the Fresh Water Pump House	Low
Village / Orchard	To be used to construct the Water Mains	Low
Woodland	To be used to construct the Water Mains, and construction of the Fresh Water Tank	Moderate

1.2.6 The Developed Area will be used to construct the Fresh Water Pump House. Rouge trees are identified within the area. No sign of fauna species supported by the area. The Lion Rock Tunnel EIA concluded that the ecological value of the Developed Area is Low.

1.2.7 The Village / Orchard will be used to construct the watermain. The affected area is paved and no vegetation within the area. The Lion Rock Tunnel EIA concluded that the ecological value of the Village / Orchard is Low.

1.2.8 The Woodland will be used to construct the watermain, and construction of the Fresh Water Tank. The area affected by the watermain is at the edge of the woodland alongside the footpath. The Lion Rock Tunnel EIA concluded that the ecological value of the woodland outside the Lion Rock Country Park is Moderate.

Flora Species of Conservation Importance Identified within the Proximity of Study Area

1.2.9 The Lion Rock Tunnel EIA identified 3 flora species of conservation importance within the proximity of study area, the locations of these species are summarised in **Table 1.2** with their rarity and protection status. The locations of these species are shown in **Figure 1.1**.

Table 1.2: Flora Species of Conservation Importance

Common Name (Scientific Name)	Type	Rarity in Hong Kong	Protection Status
Incense Tree (<i>Aquilaria Sinensis</i>)	Flora	Common	Protected under Cap.586
Butulang Canthium (<i>Canthium Dicoccum</i>)	Flora	Common	Vulnerable
Luofushan Joint-Fir (<i>Gnetum Luofuense</i>)	Flora	Very Common	Near Threatened

Presence of Flora Species of Conservation Importance

1.2.10 Vegetation survey has been conducted in March and April 2023 within the assessment area. It is confirmed that the 3 flora species of conservation interest were not identified within the project area during the survey. As such no flora species of conservation importance will be affected by the project, and the trees lost during the construction works of the Project will contribute to loss of respective woodland habitat only.

Fauna Species of Conservation Importance Identified within the Proximity of Study Area

- 1.2.11 The Lion Rock Tunnel EIA identified 10 fauna species of conservation importance within the proximity of study area, the locations of these species are summarised in **Table 1.3** with their rarity and protection status. The locations of these species are shown in **Figure 1.1**.

Table 1.3: Fauna Species of Conservation Importance

Common Name (Scientific Name)	Specie Type	Rarity in Hong Kong	Protection Status
Little Egret	Avifauna	Common	Protected under Cap.170
Crested Goshawk (<i>Accipiter trivirgatus</i>)	Avifauna	Uncommon	Protected under Cap.170 and Cap.586, Near Threaten
Black Kite (<i>Milvus migrans</i>)	Avifauna	Common	Protected under Cap.170 and Cap.586
Greater Coucal (<i>Centropus sinensis</i>)	Avifauna	Common	Protected under Cap.170, Vulnerable
<i>Cryptopotamon Anacoluthon</i>	Freshwater Community	Common, endemic specie of Hong Kong	Vulnerable
Himalayan Leaf-nosed Bat (<i>Hipposideros armiger</i>)	Mammal	Abundant	Protected under Cap.170
Chinese Noctule (<i>Nyctalus plancyi</i>)	Mammal	Common	Protected under Cap.170
Japanese Pipistrelle (<i>Pipistrellus abramus</i>)	Mammal	Very common	Protected under Cap.170
Least Pipistrelle (<i>Pipistrellus tenuis</i>)	Mammal	Uncommon	Protected under Cap.170, Near Threatened
Chinese Pipistrelle (<i>Hypsugo pulveratus</i>)	Mammal	Rare	Protected under Cap.170, Near Threatened

1.3 Potential Ecological Impact during Construction Phase

No Direct Impact on Recognized Site of Conservation Importance

- 1.3.1 The Project will not encroach on the Lion Rock Country Park, therefore no direct impact on the recognised site of conservation importance is anticipated.

Potential Impact to Terrestrial Habitats and other Species of Conservation Importance

- 1.3.2 The Project involves the construction of FWPH at the entrance of Sha Tin Tau New Village, FWT at the woodland next to the Wilson Trail, and associated watermain.
- 1.3.3 The project, including the FWPH, FWT, and watermain, are primarily located within developed areas and villages / orchards. These areas are subject to constant disturbance of human activities and the recorded vegetation within this habitat were

common species, and hence are considered to have low ecological value. As such, the ecological impact due to the project is considered minor.

- 1.3.4 The FWT locates within a woodland next to the Wilson Trail Section 5. An estimated area of about 163.5m² of the woodland would be affected by the FWT, and a total of 5 trees will be felled due to the construction of FWT to make way for the tank and the access road as concluded by the TPRP prepared for the project. As such, the potential loss of woodland of moderate ecological value is anticipated to be minor.
- 1.3.5 The watermains will run along the existing footpath within Sha Tin Tau New Village towards the Wilson Trail Section 5, and then along the Wilson Trail Section 5 to the FWT. These areas comprise of habitat types of developed area, villages / orchards, and woodland. The TPRP prepared for the Project concluded that a total of 1 tree will be felled along the alignment to make way for the watermains. The tree to be felled located at the fringe of a woodland habitat and paved road. The removal will have negligible loss of woodland habitat. Hence the ecological impact due to the construction of the watermains is negligible.
- 1.3.6 No flora species of conservation importance was identified along the alignment of the fresh watermains and at the site for FWPH and FWT during the vegetation survey conducted for the Project. A total of 9 trees are to be felled to make way for the construction works of FWPH, FWT and watermains but will be fully compensated at the woodland near the FWT site.
- 1.3.7 It is expected that no impact would be caused to fauna species of conservation importance given in **Table 1.3**. No bird nests have been observed during the site visit conducted in March and April 2023, and the avifauna and mammal species of conservation importance have a high mobility and would utilise a wide range of habitat, therefore the potential impact on them is considered minor. Moreover, the Project would not affect any of the freshwater stream so that the impact on the freshwater crab should be negligible. Therefore, it is anticipated that the impact to fauna species of conservation importance is minor.

Potential Indirect Impact

- 1.3.8 Potential indirect impact may be generated by the Project due to air and noise nuisance generated. Air Quality and Noise Impact have been assessed in the Preliminary Environmental Review Report (PER) prepared for the Project. With implementation of the proposed mitigation measures, the potential indirect impact would be acceptable.
- 1.3.9 Wastewater impact has been assessed in the PER which no impact is anticipated. No exterior artificial lighting will be installed in any of the components of the Project, therefore impacts from artificial lighting is not anticipated.

Mitigation Measures during Construction Phase

- 1.3.10 During watermains installation and the construction of FWT, the works should avoid intrusion and affect the growth of the tree by allowing enough space between the watermains and the tree.

- 1.3.11 Fauna species are mobile and may or may not dwell within the area during construction phase. During tree felling operation, contractor should inspect the trees to be felled to ensure no bird nest or other animals present.
- 1.3.12 If nests were identified during operation, tree felling should be put on halt and advice from AFCD should be sought immediately.
- 1.3.13 Tree felling should be conducted in a very carefully manner to ensure the trees nearby will not be affected by the tree felling operation.
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 - 1.4.1 No potential direct and indirect ecological impact is anticipated during the operation phase as the Project is not intended to generate any air and water quality impact via discharge during operational phase.
- 1.5 Conclusion**
 - 1.5.1 During the construction phase, mitigation measures should be implemented during tree felling, installation of the watermain, and the construction of FWT to ensure that no adverse ecological impact is anticipated.
 - 1.5.2 During the operational phase, no adverse ecological impact is anticipated.



Figures

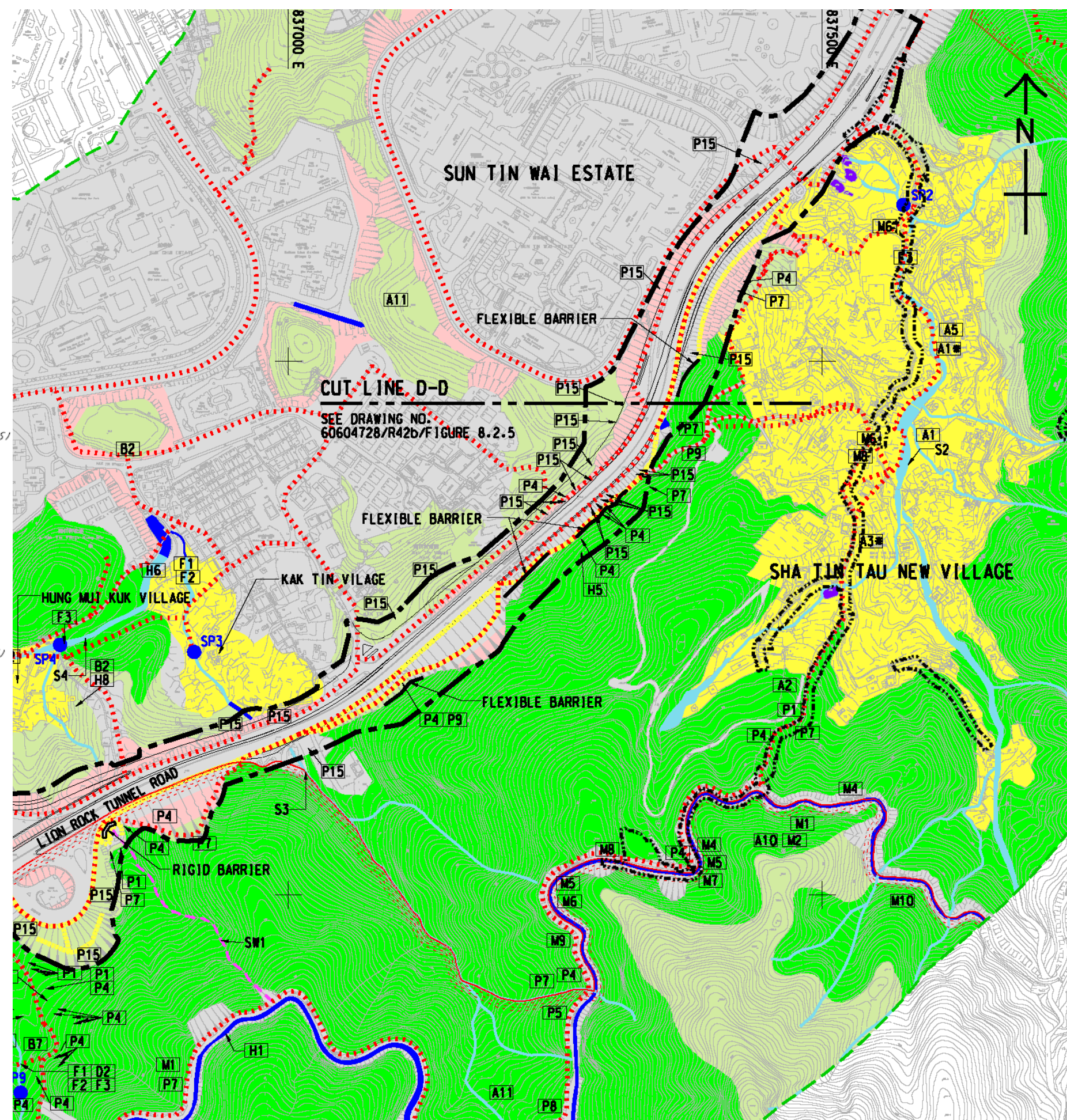
LEGEND:



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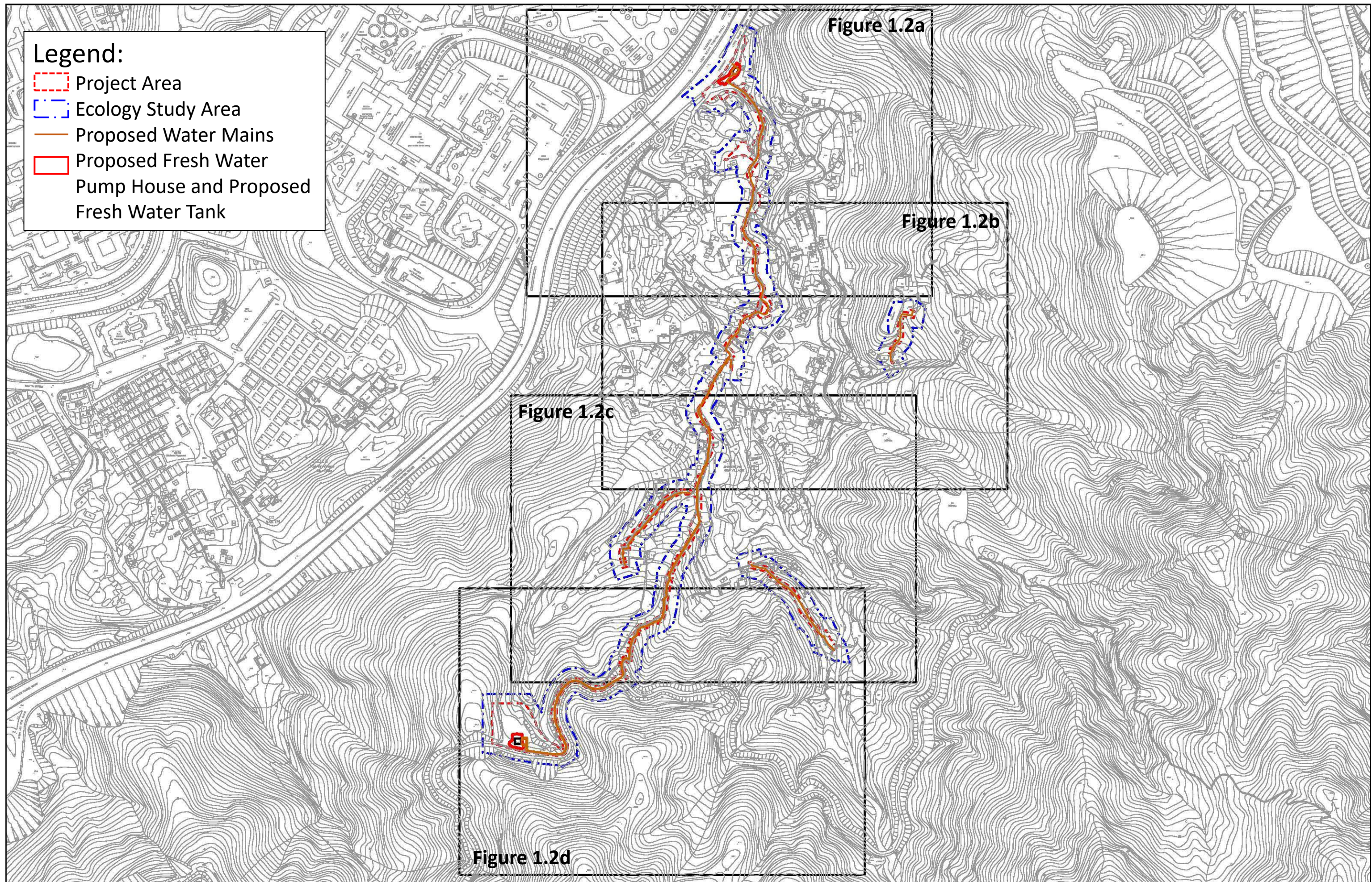
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B5 *ARHOPALA* SP.
B6 METALLIC CERULEAN
B7 BARON
D1 INDOCHINESE COPPERWING
D2 SMALL CLUBTAIL (Nymph)
D3 TAWNY HOOKTAIL



Legend:

- ▬ Project Area
- ▬ Ecology Study Area
- ▬ Proposed Water Mains
- ▬ Proposed Fresh Water Pump House and Proposed Fresh Water Tank



Legend:

- Project Area
- Ecology Study Area
- Proposed Water Mains

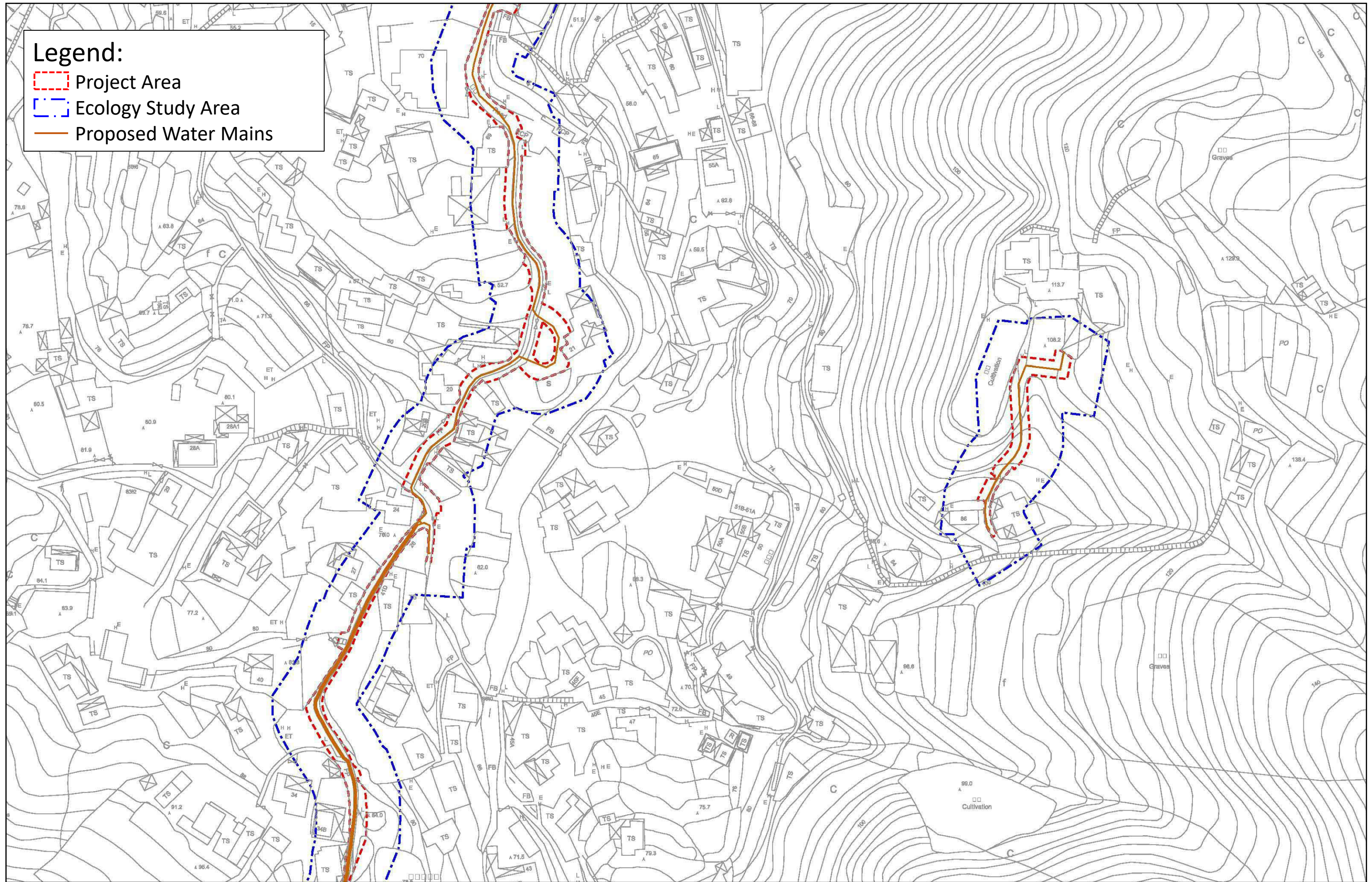


Figure 1.2b – Ecological Study Area

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



A/ST/1023 Sha Tin Tau New Village WSD

02/11/2023 03:07

From:

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

File Ref:

A/ST/1023 WSD

Sha Tin Tau New Village, Sha Tin

Site area : 328.8sq.m Government Land

Zoning: "Open Space"

Applied development : Fresh Water Pump House and Fresh Water Tank

Dear TPB Members,

The facility is to provide fresh water to the village so why locate it on along the road side instead of within the village it is to serve. There are a number of empty lots. The village is already extensive in size so there is no justification to extend it further into the natural environment.

The facility will intrude on the verdant panorama. Building along the Wilson Trail should be avoided.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD) that the boundaries of the application sites under the captioned planning application are different from that under the Director of Water Supplies (DWS)'s application for Permanent Government Land Allocation (PGLA). Subject to the planning approval, the PGLA application will be considered by LandsD at its own discretion based on the approved proposal (including the boundaries of the FWPH and the FWT) and any approval given for such PGLA may be subject to such terms and conditions imposed by LandsD;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) the applicant is reminded that adequate spacing for new tree plantings should be provided for future growth of tree canopy; and
 - (ii) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (c) to note the comments of the Chief Architect/Advisory and Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD) that the applicant is advised to review the treatment/articulation of the building facades of the FWPH and consider screening measure along the site boundary where appropriate in the detailed design stage in order to blend in more harmoniously with the immediate surrounding environment; and
- (d) to note the comments of the Director of Fire Services (D of FS) that should the proposed work encroached into any licensed premises in the area, such as dangerous goods store, the consultant should make separate enquiry to him to ensure work feasibility, if any; and
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected; and
 - (ii) the proposed work and operation should not encroach on the public place and generate environmental nuisance to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from such activity / operation, the applicant should arrange disposal properly at their own expenses.