

2018年 12月 27日

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

This document is received on 27 DEC 2018
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. S16-5
表格第S16 5號

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

Applicable to proposal not involving or not only involving:

- (a) change of use within existing building(s) or part thereof;**
- (b) construction of "New Territories Exempted House(s)";**
- (c) temporary use/development of land and/or building not exceeding 5 years; and**
- (d) renewal of permission for temporary use or development**

根據《城市規劃條例》（第131章）
第16條遞交的許可申請

適用於建議不涉及或不祇涉及

- (a) 更改現有建築物或其部分內的用途；
- (b) 興建「新界豁免管制屋宇」；
- (c) 在土地上及／或建築物內進行為期不超過五年的臨時用途／發展；及
- (d) 臨時用途或發展的許可續期

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AH18-84
	Date Received 收到日期	27 DEC 2018

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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樓城市規劃委員會秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Town Planning Board's (the Board's) website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格, 這份文件可從城市規劃委員會(下稱「委員會」)的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道333號政府合署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, preferably in both English and Chinese. 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, 填寫的資料宜中英文兼備。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./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) The University of Hong Kong	
2. Name of Authorized Agent (if applicable) 獲授權代理人姓名/名稱(如適用)	
(Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Percy Thomas Partnership (HK) Ltd.	
3. Application Site 申請地點	
(a) Full address / Location 詳細地址/地點	Along Cape d'Aguilar Road , and The Swire Institute of Marine Science, Faculty of Science, The University of Hong Kong, Cape d'Aguilar Road, Shek O, Hong Kong
(b) Demarcation District and Lot no. (if applicable) 丈量約份及地段號碼(如適用)	Government Land (Proposed Short Term Tenancy No. SHX-1383)
(c) Site area and/or total floor area of the subject building 地盤面積及/或建築物總樓面面積	<input checked="" type="checkbox"/> Site area 申請地點面積 utilities installation area approx. 2040m ² sq. m. 平方米 ..Site A.: 2506.088m ² sq. m. 平方米 <input checked="" type="checkbox"/> Total floor area 總樓面面積 1,980 sq. m. 平方米
(d) Area of Government land included (if any) 所包括的政府土地面積(倘有)	approx. 4,546.088 sq. m. 平方米

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

*請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

Parts 1, 2 and 3 第1、第2及第3部分

(Please make copies of this part of the form, if necessary 如有需要，請另複印此部分的申請書)

5. Statement on Owner's Consent / Notification (Continued) 就土地擁有人的同意／通知土地擁有人的陳述（續）					N/A					
(c) Particulars* 詳情* (Please use separate sheets if the space of any box below is insufficient 如下列任何方格的空間不足，請另頁說明)										
Lot no./address of premises shown in the record of the Land Registry 根據土地註冊處記錄的地段號碼／處所地址			(e.g. Flat A, 1/F, 8 Hoi Fat Road, North Point) (例子：北角海發道8號1樓A室)			(e.g. Flat B, 1/F, 8 Hoi Fat Road, North Point) (例子：北角海發道8號1樓B室)				
Total number of "current land owner(s)" 「現行土地擁有人」的總數										
Consent obtained 已取得的同意		no. 數目	date of consent obtained 取得同意的日期		no. 數目	date of consent obtained 取得同意的日期				
Notification given 已發出的通知		no. 數目	date and means of notification given 發出通知的日期和方式		no. 數目	date and means of notification given 發出通知的日期和方式				

6. Particulars of Other Steps Taken to Obtain the Consent of or Give Notification to Owner(s) 為取得土地擁有人的同意或向該人發給通知而採取的其他步驟的詳情 (please use separate sheets if the space below is insufficient 如下列的空間不足，請另頁說明)	
Please specify the date(s) of action(s) taken 請註明行動日期	
N/A	
.....	
.....	
.....	
.....	
.....	
.....	

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

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

Parts 5 (Continued) and 6 第5(續)及第6部分

7. Development Proposal 擬議發展計劃

- Filling of land/filling of pond/excavation of land/diversion of stream*** for Column 1 use or use/development always permitted under the covering Notes (please specify the intended use/development, and illustrate on plan the boundary of concerned land/pond(s))
為了第1欄用途或《註釋》說明頁內經常准許的用途/發展而進行 填土/填塘/挖土/河道改道* 工程(請註明有意進行的用途/發展, 並用圖則顯示有關土地/池塘的界線)

.....
.....

- Minor relaxation of stated development restriction(s)** for Column 1 use or use/development always permitted under the covering Notes (please specify the intended use/development and development particulars, and illustrate on plan the boundary of such use/development)
為了第1欄用途或《註釋》說明頁內經常准許的用途/發展而要略為放寬已列明的發展限制 (請註明有意進行的用途/發展和發展細節, 並用圖則顯示這個用途/發展的界線)

Intended use/development 有意進行的用途/發展

.....
.....

Development restriction(s) proposed to be relaxed 建議放寬的發展限制

.....
.....

Proposed domestic floor area 擬議住用樓面面積 sq.m. 平方米

Proposed non-domestic floor area 擬議非住用樓面面積 sq.m. 平方米

Proposed total floor area 擬議總樓面面積 sq.m. 平方米

Proposed plot ratio 擬議地積比率

Proposed site coverage 擬議上蓋面積 %

Proposed number of blocks 擬議座數

Proposed number of storeys of each block 每座建築物的擬議層數

Proposed building height of each block 每座建築物的擬議高度 m. 米

- Public/private* utility installation** (please specify nature and details of concerned installation, including dimensions of each building/structure (if any), and illustrate on plan the boundary of such installation)
公用事業/私人*設施裝置 (請註明有關裝置的性質及詳情, 包括每座建築物/構築物(倘有)的長度、高度和闊度, 並用圖則顯示這個裝置的界線)

.....
.....

- Other uses/developments 其他用途/發展**

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

(please also illustrate the details of the proposal on a layout plan 請另以平面圖說明建議詳情)

Proposed extension of the academic building and excavation of land for Site A, utility installation for private project
And associated excavation of land.

Development Schedule 發展細節表

Proposed total floor area (TFA) 擬議總樓面面積1,980..... sq.m. 平方米

Proposed plot ratio 擬議地積比率 **Site A: 0.790**

Proposed site coverage 擬議上蓋面積 (Above ground level) **Site A: 26.7%**

Proposed number of blocks 擬議座數 **1 for Site A**

Proposed number of storeys of each block 每座建築物的擬議層數 **Site A: 2+Basement floor**

Proposed building height of each block 每座建築物的擬議高度 **Site A: 7.025m**

#Site A proposed plot ratio = Proposed site A's (TFA)/proposed Site A area =

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

7. Development Proposal (Continued) 擬議發展計劃 (續)

Other uses/developments (Continued) 其他用途/發展(續)

Development Schedule (Continued) 發展細節表(續)

<input type="checkbox"/>	Domestic Part 住用部分	
	TFA 總樓面面積	..... sq.m.平方米
	number of units 單位數目	.....
	average unit size 單位平均面積	..... sq.m.平方米
	estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/>	Non-Domestic Part 非住用部分	TFA 總樓面面積
<input type="checkbox"/>	eating place 食肆	..... sq.m.平方米
<input type="checkbox"/>	hotel 酒店	..... sq.m.平方米
		(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"/>	shop and services 商店及服務行業	..... sq.m.平方米
<input checked="" 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)/TFA(s) 請註明用途及有關的地面面積 / 總樓面面積)
		Academic block (Site A)..... 1060m2 (existing) + 920m2(new)=1980m2....
	
<input type="checkbox"/>	other(s) 其他	(please specify the use(s) and concerned land area(s)/TFA(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)
		..... sq.m.平方米
	private 私人	..... sq.m.平方米
	public 公眾	..... sq.m.平方米
<input checked="" type="checkbox"/>	Transport-related Facilities 與運輸有關的設施	parking spaces 停車位
		(please specify type(s) and number(s)) (請註明種類及數目)
		4 relocated car parking spaces (Site A)
		loading/unloading spaces 上落客貨車位
		(please specify type(s) and number(s)) (請註明種類及數目)
	
		other transport-related facilities 其他與運輸有關的設施
		(please specify type(s) and number(s)) (請註明種類及數目)
	
	

7. Development Proposal (Continued) 擬議發展計劃 (續)

Other uses/developments (Continued) 其他用途/發展(續)

Development Schedule (Continued) 發展細節表(續)

Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block No. 座數]	[Floor(s) 層數]	[Proposed Uses(s) 擬議用途]
....Academic Block	...Basement.....	.....New Sprinkler tank, new E&M room, Crawl Space.....
.....	.....	..... Existing store, existing fishing equipment room, existing
.....	.....	..... Outdoor equipment room, existing shower room, new F.S.tank
.....	G/F	..... New Aquarium, new biodiversity centre, new store, new
.....	.....	..... Workshop, reception, main laboratory, storage
.....	1/F	..... new offices, new seminar room, new PG student station,
.....	.....	..... molecular laboratory
.....	R/F	..... New Flat Roof (Outdoor Aquarium),
.....	.....	..... ac outdoor unit with wind guard wall
.....
.....
.....

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

4 relocated car parking spaces at Site A
.....
.....
.....
.....

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 There is an existing access. 有一條現有車路

There is a proposed access. 有一條擬議車路

(please illustrate on plan and specify the width 請在圖則顯示, 並註明車路的闊度)

Please refer to the attached Planning Statement for details.
.....
.....

No 否

Anticipated completion time of the development proposal (by phase (if any)) (e.g. June 2008)

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

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2008年6月)

(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)

Tentative Completion: December 2020
.....
.....
.....

8. Impacts of Development Proposal 擬議發展計劃的影響																									
If necessary, please use separate sheets to provide justifications and/or measures to minimize possible adverse impacts. 如需要的話，請另頁提供理由及/或盡量減少可能出現不良影響的措施。																									
Does the development proposal involve alteration or extension of existing building? 擬議發展計劃是否包括現有建築物的改動或擴建?	<p>Yes 是 <input checked="" type="checkbox"/> Please provide details 請提供詳情 Please refer attached planning statement.</p> <p>No 否 <input type="checkbox"/></p>																								
Does the development proposal involve land-filling/pond-filling/excavation/diversion of streams/site-formation*? 擬議發展計劃是否需要進行填土/填塘/挖土/河道改道/地盤平整*工程?	<p>Yes 是 <input checked="" type="checkbox"/> Please specify the details, and indicate on site plan(s) the extent of site formation (including land/pond filling), the filling/ excavation level(s) and the existing ground levels, and the particulars of diversion of steam 請註明詳情，以及在地盤平面圖上示明地盤平整工程（包括填土/填塘）的範圍、填土/挖土的深度和現時地面高度及河道改道工程的細節 Excavation within "SSSI" is required for utilities installation. Please refer attached planning statement. Total excavation within "SSSI" is approximately 597.24m³ Excavation area at Site A is approximately 553m²</p> <p>No 否 <input type="checkbox"/></p>																								
Would the development proposal involve felling of trees and/or cause damage to branches and roots of trees? 擬議發展計劃是否需要砍伐樹木及/或是否會對樹枝和樹根造成破壞?	<p>Yes 是 <input checked="" type="checkbox"/> Please state the number, diameters at breast height and species of the affected trees (if possible) and whether there are any replanting/landscaping proposals 請說明受影響樹木的數目、及胸高度的樹幹直徑、品種(倘知)及有否重新植樹/美化環境計劃 Please refer Tree Preservation and Landscape Proposal as Attached planning statement.</p> <p>No 否 <input type="checkbox"/></p>																								
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measures(s) to minimize the impact(s) 請註明盡量減少影響的措施 Please refer to attached planning statement.</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. (Preferably not more than 500 words in English and/or Chinese. 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(篇幅宜不超過500個英文字及/或中文字，如有需要，請另頁說明。)

The applicant intends to carry out utility installation works and ancillary excavation works for... the proposed in-situ extension of the existing Academic Block and the Residential Block of the Swire Institute of Marine Science (the Institute). The application site falls within the 'Site of Special Scientific Interest' (SSSI) zone, 'Green Belt' (GB) zone and "Other Specified Uses" ("OU (Radio Communication Station)"). According to the approved Tai Tam & Shek Outline Zoning Plan No. S/H18/10, the applied use requires permission from the Town Planning Board. The utility installation helps to improve the reliability of the utility and support the extension works of the existing institute, which enables the Institute to continue its contribution to Marine Reserve and the Community. (The applicant has employed an environmental consultant to apply for an Environmental Permit. Direct Environment Permit was issued on 12 June 2017.)

10. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, site plans, other relevant plans, drawings and other documents submitted with the application. 請列明連同申請一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。

Please refer to the attached 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。

Signature

簽署



.....

Vetus Lau Tak Cheung

Name in Block Letters 姓名（以正楷填寫）

Applicant / Authorized Agent*

申請人/獲授權代理人*

Director & Authorized Person

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

 HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of

代表

Percy Thomas Partnership (HK) Ltd.

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

Date

26 Nov 2018

日期

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

- (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
- (b) facilitating communication between the applicant and the Secretary of the Board / Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申請所收到的個人資料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) 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) 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

PERCY THOMAS

ARCHITECTS
Planners and Designers



TPB ref: A/H18/80

19th December 2018

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

By Hand

Dear Sir

Submission of Amendment to the Approved Scheme under Application No. A/H18/79 in Support of the Proposed in-situ Expansion of the SWIRE Institute of Marine Science (SWIMS) at AHX-879, Cape D' Aguilar, Shek O
Clarification on Excavation Area and Usage of New Flat Roof of Extension Block at Site A

Further to the Application Form and the supplementary Planning Statement for captioned submitted on 26 November 2018.

We would like to clarify the following:

- a) *Excavation of concrete paved area is needed for the extent of utilities installation stated "underground" as shown in drawings.*
- b) *The new flat roof of extension block at Site A is proposed to be used as outdoor aquarium due to operational need in future. The extent is hatched and shown in attached Drawing.*

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9699 or our Mr Cliff Ip at 2957 9611.

Yours faithfully
for Percy Thomas Partnership (HK) Ltd.

Vetus Lau
Authorized Person

VL/CI/31122(1)32.1/Z000713

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\TPB\2018-12-19 SWIMS Section 16_Application (Clarification).doc
Encl.

cc

The University of Hong Kong

- Mr John Sung w/e (Fax: 2517 0456)

- Mr K.B. Wong

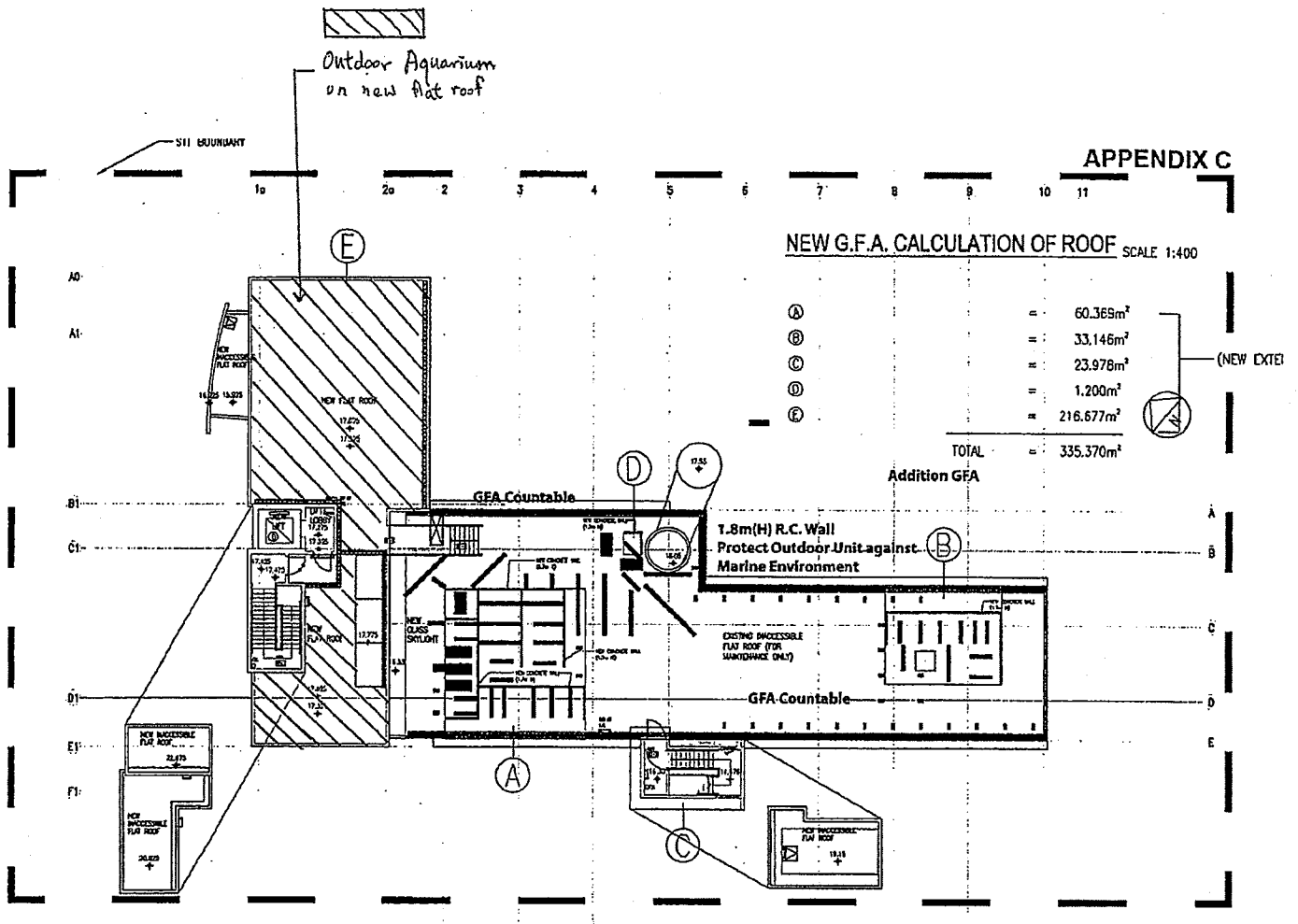
Wong & Cheng Consulting Engineers Ltd

- Mr Sammy Chan w/e (Fax: 2865 6610)

Arcadis

- Mr Chris Cheng w/e (Fax: 2805 5028)

4.0 INDICATIVE DEVELOPMENT PROPOSAL



Roof Floor layouts of the proposed amendment at Academic Block at Site J

Figure 4.17 – Comparison between layouts of the approved scheme and proposed amendment at Academic Block at Site J



TPB ref: A/H18/79

A/H18(84)

26th November 2018

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

By Hand

文件在 2018年 12月 27日 收到。城市規劃委員會
收到所有必要的資料及文件後才正式確認收到
日期。

document is received on 27 DEC 2018
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Dear Sir

Submission of Amendment to the Approved Scheme under Application No. A/H18/79 in Support of the Proposed in-situ Expansion of the SWIRE Institute of Marine Science (SWIMS) at AHX-879, Cape D' Aguilar, Shek O

We act on behalf of The University of Hong Kong (the Applicant) to submit herewith 5 signed original copies of the Application Form and 70 copies of the supplementary Planning Statement in support of an Amendment to the Approved Scheme under Application No. A/H18/79.

This Amendment comprises the followings:

- a. Excavation within "Site of Special Scientific Interest" ("SSSI") zone, "Green Belt" ("GB") zone and "Other Specified Use" ("OU") zone on the Approved Tai Tam & Shek O Outline Zoning Plan (OZP) No. S/H18/10. The excavation proposed is for providing the much needed utility supplies to support the in-situ expansion of Academic Block at Site A and Residential Block at Site F of SWIMS; and
- b. Adjustment of Gross Floor Area of Academic Block at Site A from 1,240²m to 1,980²m to cope with the operational needs.

The proposed Amendment to the Approved Scheme under Application No. A/H18/79 is strongly justified given that it is in line with the planning intention to support academic research and government policy of marine conservation. In this application, the Applicant submits an indicative development proposal showing proposed underground utility installations and ancillary excavation works.

Following the approval on Planning Permission Application on 14 July 2018 and subsequent detailed design development, some minor adjustments in plant rooms' layout out in Academic Block at Site A have been made in compliance with the statutory requirements which inevitably affected the approved Gross Floor Area calculation. In this connection, an increase in Gross Floor Area with no change in building footprint and building height have been incorporated into this amendment.

Given the importance of maintaining the natural setting of the area, conditions of submission of Tree Preservation and Landscape Proposal have been imposed by Town Planning Board in the Approved Scheme under Application No. A/H18/79. The required Tree Preservation and Landscape Proposal have been submitted and accepted by Town Planning Board of which details have been incorporated into Chapter 6.0 of this Amendment submission.



Town Planning Board
Page 2 of 2

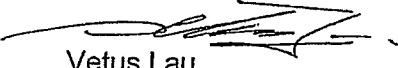
Key planning merits and development justifications in support of this Amendment to the Approved Scheme under Application No. A/H18/79 are described below:

- a. Conformity with the Planning Intention and the Planning Guidelines;
- b. Genuine Need for enhancement of utility supplies to meet the Current and Future operation of SWIMS;
- c. Proposed Utility Installation will incur neither impact on existing natural landscape nor coastal protection area;
- d. Contributions to Marine Reserve and the Community.

In light of the above planning merits and justifications, the Board is sincerely invited to consider the captioned Amendment favorably.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9699 or our Mr Cliff Ip at 2957 9611.

Yours faithfully
for Percy Thomas Partnership (HK) Ltd.



Vetus Lau
Authorized Person

VL/CI/31122(1)32.1/Z000691

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\TPB\2018-11-26 SWIMS Section 16_Application (Excavation_GFA_landscape).doc
Encl.

cc

The University of Hong Kong

- Mr John Sung w/e (Fax: 2517 0456)

- Mr K.B. Wong

Wong & Cheng Consulting Engineers Ltd

- Mr Sammy Chan w/e (Fax: 2865 6610)

Arcadis

- Mr Chris Cheng w/e (Fax: 2805 5028)



香 港 大 學

THE UNIVERSITY OF HONG KONG

FAXED
10/12 1148

Our Ref.: EO/11/1/72

December 10, 2018

Percy Thomas Partnership (HK) Limited,
10/F Cheung Wah Industrial Building,
10-12 Shipyard Lane,
Quarry Bay, Hong Kong

By Fax and Post

Attn: Mr. Vetus Lau

Dear Sir,

**Expansion of Research and Residential Facilities for
the Swire Institute of Marine Science at Cape D'Aguilar, Shek O
Section 16 Town Planning Application**

We write to confirm the appointment of Percy Thomas Partnership (HK) Ltd. to act on our behalf to submit the captioned planning application and to liaise with relevant Government departments and parties with regards to the captioned project.

Yours faithfully,

John Sung
Assistant Director


JS/AY

ESTATES OFFICE 物業處

17/F, KENNEDY TOWN CENTRE, 23 BELCHER'S STREET, KENNEDY TOWN, HONG KONG
香港堅尼地城卑路乍街二十三號堅城中心十七樓

TELEPHONE-電話-(852) 2816 8211 FAX-傳真-(852) 2855 0346/2855 7109/2986 3715/2517 0456 E-MAIL-電子郵件-cstates@estates.hku.hk

電話 Tel: 2835 1716
圖文傳真 Fax: 2833 1945
電郵地址 Email: eshkstt@landsd.gov.hk
本署檔號 Our Ref: (45) in LD DLO/HS SHX-1383 II
來函檔號 Your Ref: B15083/329353/SW/CW/nl



地政總署
港島西及南區地政處
DISTRICT LANDS OFFICE/
HONG KONG WEST & SOUTH
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

香港灣仔軒尼詩道修頓中心三、十九、二十樓
3/F, 19/F, 20/F, SOUTHOORN CENTRE, 130 HENNESSY ROAD,
WAN CHAI, HONG KONG

網址 Web Site: www.landsd.gov.hk

來函請註明本署檔號
Please quote our reference in your reply

The University of Hong Kong
c/o Samson Wong & Associates
Property Consultancy Ltd.
Room 1101-2, 11/F., C.C. Wu Building
No. 302 Hennessy Road
Wanchai
Hong Kong

By Registered Service

25 June 2018

(Attn.: Mr. Samson Wong)

Dear Sirs,

**Proposed Short Term Tenancy No. SHX-1383 ("the STT")
to "The University of Hong Kong"
for "Marine Science Centre, associated residential accommodation
for the staff, students and/or visitors of the Tenant and ancillary facilities"
at Cape D' Aguilar, Shek O, Hong Kong**

I refer to your letter dated 11 June 2018 received by this office on 12 June 2018 and our previous correspondence relating to the above and now write to confirm that I am prepared to recommend to the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") that a Short Term Tenancy No. SHX-1383 for the Government land shown coloured pink on the plan annexed to the draft tenancy agreement attached hereof be granted to you subject to the following basic terms:

Location : Cape D' Aguilar, Hong Kong
Tenancy Area : 4,584m² (about) as shown coloured pink on the plan annexed hereto
Term : 5 years term certain and thereafter quarterly commencing from the date of acceptance of the offer of the STT; the existing STT No. SHX-873 shall be deemed to have been cancelled upon the said tenancy commencement date

/2.....

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

- Rent : \$1.00 per annum (if demanded)
- Administrative Fee : Nil
- Deposit : Nil
- User : A Marine Science Centre, associated residential accommodation for the staff, students and/or visitors of the Tenant and ancillary facilities
- Permitted Structures : (a) A 2-storey over basement Marine Science Centre having a gross floor area of not exceeding 1,240 square metres on Site A
- (b) An existing 2-storey over water tank residential block having a gross floor area of not exceeding 396.7 square metres on Site B
- (c) Existing transformer room on Site C as shown on the plan annexed hereto
- (d) Existing pump houses on Sites D and E as shown on the plan annexed hereto
- (e) A single storey over basement water tank residential block having a gross floor area of not exceeding 320 square metres on Site F
- Commence to Operate : 18 calendar months from the commencement date of the tenancy or such other period as may be approved by the Secretary for Education
- Statutory Requirements : (a) Building or structure erected or to be erected shall comply with the Buildings Ordinance
- (b) Building or structure erected or to be erected shall comply with the Town Planning Ordinance
- Design, Disposition and Height : The design, disposition and height of any building or buildings erected or to be erected on the Premises shall be subject to the prior written approval of the District Lands Officer
- Other Conditions : (a) No right of ingress or egress to or from Site A and Site B for the passage of motor vehicles except between the points X and Y through Z for Site A; and between points U and V through W for Site B, as marked on the plan annexed hereto
- (b) Non-exclusive right-of-way as shown coloured brown on the plan annexed hereto

- (c) Preservation of Trees
- (d) Submission and implementation of the precautionary, protective and monitoring measures to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department ("AMO") to the Cape D'Aguilar Lighthouse, which is a declared monument under the Antiquities and Monuments Ordinance (Cap. 53) in close proximity to Site B as shown on the plan annexed hereto; No works shall be carried out at Site B and/or the portion of Brown Area between Site B and Site F without the prior written approval of the AMO.
- (e) Others conditions as contained in the draft tenancy agreement attached hereto.

The basic terms are open for acceptance until 23 July 2018. If written confirmation that the terms offered are acceptable to you is not received by the date specified, the terms quoted will be deemed to have been withdrawn.

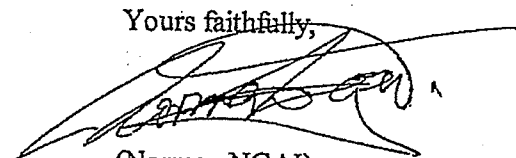
If the terms offered are acceptable to you, please complete the Acceptance Letter attached to this letter in the presence of a witness and return the duly signed Acceptance Letter to me on before 23 July 2018 together with the enclosed letter duly completed to facilitate the tracing of witness, if necessary. Upon receipt of confirmation that the terms offered are acceptable to you, the Government will prepare the tenancy agreement for your execution.

Requests for amendments to the terms offered after you have accepted the terms may result in the offer being withdrawn.

Any expenses which you may incur in respect of the proposed tenancy agreement whether before or after execution of the tenancy agreement will be at your own risk and the Government will accept no liability for them.

The enclosed draft of the tenancy agreement intended for use in this tenancy is for your information only and it is emphasised that the contents have not yet been finally decided and do not form part of the offer and the Government does not consider itself bound in any way by the terms of the enclosed draft. The proposed tenancy agreement will be subject to such final terms and conditions as will be contained in the tenancy agreement prepared and issued to you for execution by you.

Yours faithfully,



(Norman NGAI)

for District Lands Officer/Hong Kong West & South

Encl.

c.c. Secretary for Education
DPO/HK, PlanD
CBS/HKE&H, BD
AMO, LCSD
CRV

(Attn.: Miss Betty LAU)
(Attn.: Mr. Edwin LEE)
(Attn.: Mr. Ken CHOI)
(Attn.: Miss Fanny KONG)

(Fax: 2537 6566)
(Fax: 2895 3957)
(Fax: 2845 1585)
(Fax: 2721 6216)
(Fax: 2151 0119)

To: District Lands Officer/Hong Kong West & South

**Proposed Short Term Tenancy No. SHX-1383 ("the STT")
to "The University of Hong Kong"
for "Marine Science Centre, associated residential accommodation
for the staff, students and/or visitors of the Tenant and ancillary facilities"
at Cape D' Aguilar, Shek O, Hong Kong**

We return the Acceptance Letter and hereby supply you with the ID Card No of the witness as follows for your record purposes to facilitate the tracing of the witness, if necessary:

Name of witness:

ID Card No of the witness:

Yours faithfully

(Signature of _____)
For and On Behalf of
The University of Hong Kong

AN AGREEMENT made this _____ day of _____ 20 _____ between the Chief Executive on behalf of the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Landlord") of the one part and The University of Hong Kong whose registered office is situated at Pokfulam Road, Hong Kong (hereinafter referred to as "the Tenant") of the other part WHEREBY IT IS AGREED AS FOLLOWS

1. THE LANDLORD LETS AND THE TENANT TAKES from the day of _____ 20 _____ ALL THAT piece or parcel of ground short particulars of which are set out in the First Schedule hereto and for the purpose of identification only shown, coloured pink on the plan annexed hereto TOGETHER WITH such buildings or structures erected thereon or on part thereof as are specified in the Second Schedule hereto (which land and structure(s) are hereinafter referred to as "the Premises") for the term, at the rent and for the purpose(s) specified in the First Schedule hereto.

2. THE TENANT HEREBY AGREES WITH THE LANDLORD as follows:
 - (a) To pay the rent on the days and in the manner specified in the First Schedule hereto;
 - (b) Not to use or permit or suffer the use of the Premises or any part thereof for any purpose other than such purposes as are specified in the First Schedule hereto;
 - (c) Not to erect or allow to remain on the Premises any building or structure (other than those specified in the Second Schedule) without the consent in writing of the District Lands Officer, Hong Kong West and South (hereinafter referred to as "the District Lands Officer") first had and obtained;
 - (d) Not to alter or demolish any building or structure erected on the Premises without the prior consent in writing of the District Lands Officer;
 - (e) To make such arrangements for the supply of electricity, gas and mains water to the Premises as the Tenant shall require and to pay all charges in connection therewith including the cost of installation and maintenance thereof and, on termination of this Agreement, the cost of dismantling all pipes, wires, cables, meters, switches and any other apparatus ancillary thereto;
 - (f) To maintain and keep to the satisfaction of the District Lands Officer the Premises including retaining and boundary walls and fences (if any) belonging thereto in good and tenantable repair and condition and (subject to Clause 2(h) hereof) so to hand over the same on termination of this Agreement, and be responsible for the routine maintenance of the slope or slopes (if any, except any slope or slopes which the Tenant is obliged to maintain pursuant to Special Condition No. 24 hereof) within the Premises in accordance with the Geoguide

5 : Guide to Slope Maintenance published by the Geotechnical Engineering Office of the Civil Engineering and Development Department (CEDD) (a copy of which can be viewed or downloaded from CEDD's website: <http://www.cedd.gov.hk/>), and in particular, Chapter 3 thereof, including but not limited to:-

- (i) clearance of accumulated debris from drainage channels and slope surface;
 - (ii) repair of cracked or damaged drainage channels or pavement;
 - (iii) repair or replacement of cracked or damaged slope surface cover;
 - (iv) unblocking weepholes and outlet drain pipes;
 - (v) repair of missing or deteriorated pointing in masonry walls;
 - (vi) removal of any vegetation that has caused severe cracking of slope surface cover and drainage channels;
 - (vii) re-grassing bare soil slope surface areas;
 - (viii) removal of loose rock debris and undesirable vegetation from rock slopes or around boulders;
 - (ix) investigation and repair of buried water-carrying services where signs of possible leakage are observed;
 - (x) repair of leaky exposed water-carrying services;
 - (xi) repair or replacement of rusted steel slope furniture;
 - (xii) maintenance of landscape items on slopes.
- (g) Not to assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of the Premises or any part thereof or any interest therein or enter into any agreement so to do;
- (h) To yield up the Premises with vacant possession to the Landlord at the expiration of the term or sooner termination of this Agreement in good clean and tenantable repair and condition in accordance with the stipulations contained herein. The Tenant shall, if so required by the District Lands Officer, at his own cost and expense before the expiry or sooner termination of the tenancy reinstate and remove all structures or fixtures or additions including foundation, paving or other surfacing which is then standing on or forms part of the Premises (irrespective of whether they were erected or installed by the Tenant), make good and repair in a proper and workmanlike manner any damage to the Premises and thereafter landscape the Premises to the satisfaction of the District Lands Officer and without any compensation therefor being paid by the Landlord to the Tenant;
- (i) To maintain at the Tenant's own expense, to the satisfaction of the District Lands Officer, such drains and channels, whether within the boundaries of the Premises or upon adjacent Government land, as the District Lands Officer may consider necessary to intercept and convey into the nearest stream-course, catch pit, channel or storm-water drain all water which may fall or flow on to the Premises and to be solely liable for, and to indemnify the Landlord and his officers from and against all actions, claims, liabilities and demands arising out of any damage or nuisance caused by such water;
- (j) Not to use water from any Government mains for any purpose without the prior written consent of the Water Authority;

- (k) (i) To permit the Landlord, his servants or agents at all reasonable times to enter upon the Premises to view the state and condition thereof, and in the event of there being any defect or want of repair or maintenance then and there found, to give or leave on the Premises notice in writing to the Tenant, who shall within one calendar month after such notice (or sooner if required) repair and make good the same in accordance with such notice and the Tenant's obligations in that behalf herein contained;
- (ii) To permit the Landlord, his servants or agents at all reasonable times with or without notice to enter upon the Premises or any part thereof for the purpose of inspecting the same so as to ascertain that there is no breach of or failure to observe any of the terms and conditions herein contained;
- (l) To indemnify and keep indemnified the Landlord, his officers, contractors and workmen against all actions, suits, liabilities, costs, claims, demands, expenses and losses (whether financial or otherwise) whatsoever and howsoever arising directly or indirectly out of any breach of the terms and conditions of this Agreement or out of or in connection with the occupation and use of the Premises by the Tenant including but not limited to:
 - (i) all liabilities arising out of the negligence of any person not a party to this Agreement;
 - (ii) all liability on the part of Landlord under the Occupiers Liability Ordinance (Cap. 314);
 - (iii) all liabilities arising out of anything done or omitted to be done by the Tenant in respect of any safety measures or works which the Tenant is required to undertake and fulfil in compliance with all Special Condition(s) in the Third Schedule hereto; and
 - (iv) any damage or soil and groundwater contamination caused to the Premises or any adjacent or adjoining land where such damage or soil and groundwater contamination has, in the opinion of the Landlord whose opinion shall be final and binding upon the Tenant, arisen out of any use of the Premises, or any development or redevelopment affecting the Premises or part thereof or out of any activities carried out on the Premises or out of any other works carried out thereon by the Tenant whether such use, development or redevelopment, activities or works are in compliance with the terms and conditions of this Agreement or in breach thereof;
- (m) To pay and discharge all existing and future rates, taxes, assessments, duties and outgoings whatsoever which are now or during the term of the tenancy shall be imposed, assessed or charged upon the Premises or the Tenant in respect thereof; and

- (n) To perform and observe the obligations on the Tenant's behalf contained in the Special Conditions as set out in the Third Schedule hereto.

3. THE LANDLORD HEREBY AGREES WITH THE TENANT as follows:

To permit the Tenant on his duly paying the rent and observing and performing the obligations on his part herein contained to have quiet possession and enjoyment of the Premises without any interruption by the Landlord or anyone lawfully claiming under or in trust for the Landlord until such time as this Agreement is determined.

4. IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

- (a) That the Tenant shall within 18 calendar months from the date of the commencement of the tenancy or such other period as may be approved by the Secretary for Education commence and thereafter continue to operate the Premises for the purposes specified in the First Schedule hereto on a scale to the satisfaction of the Secretary for Education, and conduct the operation in accordance with all Ordinances, any regulations made thereunder and any amending legislation and in all respects to the satisfaction of the Secretary for Education.
- (b) That if it is at any time shown to the satisfaction of the Secretary for Education that there has been a breach of Clause 4(a) hereof, the Landlord shall be entitled to terminate the tenancy hereby created by giving to the Tenant written notice to such effect to expire at any time (whether within the fixed term in the First Schedule hereto or otherwise) without payment of compensation or refund of any rent paid or any part thereof. Upon expiry of such notice and without prejudice to any right of action of the Landlord in respect of any antecedent breach, non-performance or non-observance of other terms and conditions herein contained, the tenancy shall cease and determine and the Tenant shall quit and deliver vacant possession of the Premises in accordance with the terms and conditions of this Agreement.
- (c) That in case the rent reserved or any part thereof shall be in arrears and unpaid for twenty-one days next after the same shall have become due (whether formally demanded or not), or if there is any breach, non-performance or non-observance of any of the terms and conditions to be observed by and on the part of the Tenant herein contained or if the Tenant shall become bankrupt or, being a company, shall enter into liquidation whether compulsory or voluntary (save for the purpose of reconstruction or amalgamation), or shall enter into any composition with his creditors or suffer any distress or execution to be levied upon his goods, then, and in any of the said cases, it shall be lawful for the Landlord at any time thereafter to re-enter upon the Premises or any part thereof in the name of the whole, and thereupon this Agreement shall absolutely determine, but without prejudice to

any right of action of the Landlord in respect of any antecedent breach, non-performance or non-observance of the said terms and conditions and in the event of such re-entry the rent already paid or any part thereof shall not be refunded and no compensation whatsoever shall be payable to the Tenant by the Landlord;

- (d) That the tenancy hereby created is (without prejudice to the terms and conditions hereof) subject also to the Special Conditions contained in the Third Schedule hereto;
- (e) That subject to Clause 2(c) hereof, any building or structure erected or to be erected by the Tenant on the Premises shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation. The Government has given no warranty, expressed or implied, as to the suitability, physical condition or state or safety of any structure or building or structures or buildings existing on the Premises or any part or parts thereof for the use hereby permitted, whether in accordance with the terms and conditions in the tenancy or otherwise. The tenancy hereby created shall not be construed so as to condone any structures existing on the Premises not complying with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation. Action appropriate under the said Ordinance or any other enactment may be taken at any time.
- (f) That subject to Clause 2(c) hereof, no building or structure may be erected on the Premises or any part thereof specified in these Conditions, nor may any development or use of the Premises or any part thereof specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
- (g) That no compensation shall be payable by the Landlord to the Tenant in respect of any loss or damage caused to the Tenant or others by reason of any water flowing on to the Premises or landslip or subsidence on, to, of or from the Premises.
- (h) That the Landlord shall have full power to terminate this Agreement and resume, re-enter upon and retake possession of all or any part of the Premises if the same shall be required for the improvement of the Hong Kong Special Administrative Region (hereinafter referred to as "Hong Kong") or for any other public purpose whatsoever (as to which the decision of the Chief Executive of Hong Kong shall be conclusive) on giving to the Tenant one calendar month's notice in writing to that effect to expire at any time. Upon the expiration of the said notice and without prejudice to the Landlord's rights to enforce any antecedent breaches the tenancy of the land so resumed shall cease and determine and the Tenant shall quit and deliver up possession of the land so resumed and the building(s) or structure(s) thereon. In the event of such termination, no compensation whatsoever shall be paid to the Tenant by the Landlord regardless of whether the Landlord shall terminate this Agreement during the fixed term of the tenancy or, where applicable, a periodical tenancy as

aforesaid;

- (i) That any notice to be served by the Landlord or his officers under the terms and conditions of this Agreement shall be sufficiently served on the Tenant if left addressed to him on the Premises or forwarded to him by post or left at his last known address or in the case of a corporation forwarded to it by post or left at its registered office, and such notice, if sent by post, shall be deemed to be delivered in due course of post at the address to which it is sent;
- (j) That the Tenant shall not do or permit or suffer anything to be done at any time in or upon the Premises or any part thereof which may be or become a nuisance or annoyance or injurious or dangerous to health or which may cause damage or inconvenience to the Government or to the owners or occupiers of any adjoining or neighbouring lot or lots or premises.
- (k) That the Tenant shall at all times throughout the term of the tenancy at his own expense remove from the Premises any derelict vehicle, litter, waste or any matter which may be or become a nuisance or annoyance or injurious or dangerous to health or which may cause damage or inconvenience to the Government or to the owners or occupiers of any adjoining or neighbouring lot or lots or premises and tidy up to the satisfaction of the District Lands Officer the area in which the derelict vehicle, litter, waste or matter is found. In the event of the non-fulfillment by the Tenant of his obligation under this Sub-clause, the District Lands Officer and his officer, agents, contractors, workmen or other duly authorized personnel, including but not limited to the Director of Food and Environmental Hygiene and his officers, contractors, his or their workmen (hereinafter collectively referred to as "the authorized persons"), with or without tools, equipment, plant, machinery or motor vehicles shall, upon reasonable prior notice being given to the Tenant, have the right of ingress, egress and regress to and from and through the Premises free of cost at all reasonable times to remove or otherwise dispose of any derelict vehicle, litter, waste or matter from the Premises and tidy up the area in which the derelict vehicle, litter, waste or matter is found at the cost of the Tenant who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the District Lands Officer whose determination shall be final and binding upon the Tenant. The District Lands Officer and the authorized persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Tenant arising out of or incidental to the exercise by him or them of the right of entry conferred under this Sub-clause, and no claim shall be made against him or them by the Tenant in respect of any loss, damage, nuisance or disturbance.
- (l) That wherever in this Agreement it is provided that:
 - (i) the Landlord or his duly authorized officers shall or may carry out works of any description on the Premises or any part thereof or outside the Premises (whether on behalf of the Tenant or on the failure of the Tenant to carry out such works

or otherwise) at the cost of the Tenant or that the Tenant shall pay or repay to the Landlord or to his duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Landlord or by his duly authorized officers; or

- (ii) the prior approval or consent of the Landlord or his duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion; and
- (m) That where the context so admits or requires the expression "Tenant" shall mean the party entering into and signing/executing this Agreement and shall include his executors and administrators or in the case of a corporation its successors and words importing the masculine gender shall be deemed to include females and corporations and words in the singular shall be deemed to include the plural and vice versa in each case.
- (n) That this Agreement constitutes the entire agreement of the parties about the subject-matter of this Agreement, and that no statement, representation or promise made by either the Tenant or duly authorized officers of the Landlord has been relied upon by the other party to enter into this Agreement, and that no communications, understandings, representations, promises, oral or written statements, warranties, arrangements or agreements, conditions made by either the Tenant or duly authorized officers of the Landlord prior to the signing/execution of this Agreement with respect to the subject-matter of this Agreement may in any way be read or incorporated into this Agreement.
- (o) Notwithstanding any other provisions of this Agreement including any provision which purports to confer a benefit on a person who is not a party to this Agreement, this Agreement is not intended to and does not give any person who is not a party to this Agreement any right to enforce any provisions of this Agreement under the Contracts (Rights of Third Parties) Ordinance, and a person who is not a party to this Agreement shall not have any right under the Contracts (Rights of Third Parties) Ordinance to enforce any provisions of this Agreement.

FIRST SCHEDULE

PARTICULARS OF THE PREMISES

All that piece of ground situate at Cape D'Aguilar, Hong Kong comprising approximately an area of 2,506 square metres on Site A, 975 square metres on Site B, 60 square metres on Site C, 25 square metres on Site D, 100 square metres on Site E and 918 square metres on Site F which are for the purpose of identification only shown coloured pink on the plan annexed hereto.

RENT : \$1.00 per annum (if demanded)

TERM AND DATE OF COMMENCEMENT : Five year(s) certain commencing on the day of 20
and thereafter quarterly until such time as this tenancy is determined.

PURPOSES FOR WHICH THE PREMISES MAY BE USED :

A Marine Science Centre, associated residential accommodation for the staff, students and/or visitors of the Tenant and ancillary facilities

SECOND SCHEDULE

PERMITTED STRUCTURES :

- (1) A 2-storey over basement Marine Science Centre having a gross floor area of not exceeding 1,240 square metres on Site A.
- (2) An existing 2-storey over water tank residential block having a gross floor area of not exceeding 396.7 square metres on Site B.
- (3) Existing transformer room on Site C as shown on the plan annexed hereto.
- (4) Existing pump houses on Sites D and E as shown on the plan annexed hereto.
- (5) A single storey over basement water tank residential block having a gross floor area of not exceeding 320 square metres on Site F.

THIRD SCHEDULE

Special Conditions referred to in
Clauses 2(n) and 4(d) of this Agreement.

1. (a) The tenancy hereby created may be terminated at the expiry of the fifth year by either party giving to the other at least three calendar months' notice in writing to that effect to expire at the end of the fifth year. In the event that no such notice is given as aforesaid the tenancy may be terminated by either party giving to the other at least three calendar months' notice in writing to that effect to expire at any time.
 - (b) (i) The Tenant shall not use or permit or suffer any part of the Premises to be used for any illegal or immoral purposes and the determination of the District Lands Officer as to what constitutes illegal or immoral purposes shall be final and binding on the Tenant.
 - (ii) Notwithstanding sub-clause (a) of this Special Condition, in the event of any breach, non-performance or non-observance of sub-clause (b)(i) above the Landlord shall be entitled to terminate the tenancy hereby created by giving to the Tenant written notice to that effect to expire at any time (whether within the fixed term specified in the First Schedule hereto or otherwise) without payment of compensation or refund of rent already paid or any part thereof. Upon the expiry of such notice and without prejudice to any right of action of the Landlord in respect of any antecedent breach, non-performance or non-observance of the other terms and conditions herein contained, the tenancy shall cease and determine and the Tenant shall quit and deliver up possession of the Premises to the Landlord in accordance with the terms and conditions of this Agreement.
2. The design, disposition and height of any building or buildings erected or to be erected on the Premises shall be subject to the prior written approval of the District Lands Officer and no building works other than site formation works shall be commenced on the Premises until such approval has been obtained.
 3. The Tenant shall not store or allow or suffer to be stored in or upon the Premises or any motor vehicles parked thereon any dangerous goods as defined in Section 2 of the Dangerous Goods Ordinance, any regulations made thereunder and any amending legislation without the prior written approval of the District Lands Officer.
 4. (a) The Tenant shall observe and comply with any requirement which may be imposed by the Director of Fire Services in connection with the occupation and use of the Premises by the Tenant.
 - (b) The Tenant shall at all times permit the Landlord and the Director of Fire Services and any person authorized by any of them to enter the Premises during the term of this tenancy to check observance and compliance with any requirements in connection with fire safety.

- (c) Without prejudice to sub-clause (a) of this Special Condition, the Tenant shall within one calendar month from the date of this Agreement or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense install fire extinguisher(s) in the Premises in all respects to the satisfaction of the Director of Fire Services and submit the certificate under Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations (Chapter 95B), any amendment thereto, substitution therefor (hereinafter referred to as "the Certificate") to the Director of Fire Services. The Tenant shall at the Tenant's own expense maintain the fire extinguisher(s) in good condition and in all respects to the satisfaction of the Director of Fire Services during the existence of the tenancy.
- (d) Without prejudice to sub-clauses (a) and (c) of this Special Condition, the Tenant shall
 - (i) within three calendar months from the date of this Agreement or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense, submit a scheme of fire service installations ("Scheme") to the Director of Fire Services for his approval. The Director of Fire Services may give his approval on such terms and conditions as he sees fit at his absolute discretion,
 - (ii) within six calendar months from the date the Director of Fire Services approved the Scheme ("Approved Scheme") or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense, complete the installation works required to be done under the Approved Scheme in all respects to the satisfaction of the Director of Fire Services and submit the Certificate to the Director of Fire Services,
 - (iii) not make any alteration to the Approved Scheme without the prior written consent of the Director of Fire Services,
 - (iv) shall at the Tenant's own expense, implement the Approved Scheme in all respects to the satisfaction of the Director of Fire Services during the existence of the tenancy.
- 5. The security of the Premises and any goods stored, any motor vehicles parked or other things placed thereon shall be the sole responsibility of the Tenant.
- 6. (a) The Tenant shall have :
 - (i) no right of ingress or egress to or from Site A for the passage of motor vehicles except between the points X and Y through Z; and
 - (ii) no right of ingress or egress to or from Site B for the passage of motor vehicles except between the points U and V through W

all such points shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the District Lands Officer.
- (b) The Tenant shall not exercise the right of ingress and egress in sub-clause (a) of this Special Condition unless and until a run-in for each point of ingress

and a run-out for each point of egress from and onto the existing public roads or footpaths adjoining the Premises have been designed and constructed to the satisfaction of the District Lands Officer. Upon the expiry or earlier termination of the tenancy hereby created or at any time the ingress and egress points are no longer required or when required by the District Lands Officer so to do, such run-in and run-out shall be removed and the road or footpath adjoining the Premises upon which such run-in and run-out were constructed shall be reinstated to the same condition as the road or footpath were prior to construction of run-in and run-out. The said works of design, construction, removal and reinstatement shall be undertaken by the Tenant at his own expense in accordance with the terms of this Agreement, in particular Special Condition No. 28 hereof, and in all respects to the satisfaction of the District Lands Officer.

- (c) Notwithstanding sub-clause (b) of this Special Condition the Landlord may (but is not obliged to), upon the written request of the Tenant and at the cost of the Tenant, design, construct, remove and reinstate the run-in and run-out referred to in sub-clause (b) above.
 - (d) The Tenant shall at his own expense and to the satisfaction of the District Lands Officer maintain, uphold and repair the paved way over the piece of Government land shown coloured brown on the plan annexed hereto (hereinafter referred to as "the Brown Area") throughout the term of the tenancy. As from the date of commencement of this tenancy, a non-exclusive right of way for pedestrian and vehicular use shall be deemed to be granted to the Tenant over the Brown Area throughout the term of the tenancy. The Landlord reserves the right to grant a like right-of-way over the Brown Area to its tenants, lessees and licensees of the neighbouring land or premises now or in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Tenant or to other persons to whom rights-of-way over the whole or any portion of the Brown Area may have been granted.
7. The Tenant shall not display, erect, cause permit to be displayed or erected any advertising sign, bill, placard or notice on the Premises.
 8. The Tenant shall provide to the satisfaction of the District Lands Officer sufficient spaces within the Premises for the parking, waiting and manoeuvring of motor vehicles to avoid queuing of vehicles onto adjacent public roads or Government land.
 9. The Tenant shall at his own expense provide and maintain adequate lighting for the Premises in all respects to the satisfaction of the District Lands Officer.
 10. Spaces shall be provided within the Premises to the satisfaction of the District Lands Officer for the parking, loading and unloading of vehicles ancillary to the use or uses permitted by the First Schedule of this Agreement.
 11. No tree growing on the Premises or adjacent thereto shall be removed or interfered with without the prior written consent of the District Lands Officer who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

12. (a) The Tenant shall at his own expense keep and maintain all trees growing on the Premises at the time of signing/execution of this Agreement and trees planted during the existence of this tenancy in a healthy and safe condition to the satisfaction of the Landlord.
 - (b) Without prejudice to any other rights or powers of the Landlord contained in this Agreement, and the tenant's liabilities under sub-clause(a) hereof, the Tenant shall permit the Landlord, his officers, contractors, workmen or agents at all reasonable times (except in emergency in respect of which the Landlord's decision shall be final and binding on the Tenant) to enter the Premises to inspect the conditions of the trees growing thereon, to give or leave on the Premises notice in writing to require the Tenant to immediately or within a time limit to be specified by the Landlord remove or prune any tree or trees considered to be unhealthy or dangerous (the decision of the Landlord on whether the tree or trees are unhealthy or dangerous shall be final and binding on the Tenant) or take such other action as required by the Landlord, and the Tenant shall remove or prune the tree or trees or take such other action as required by the Landlord within the time limit to the satisfaction of the Landlord.
 - (c) In the event of failure of the Tenant to comply with the notice mentioned in sub-clause (b) above, the Landlord may without prejudice to any other rights or powers of the Landlord contained in this Agreement carry out the tree removal or pruning works at the cost of the Tenant and the Tenant shall pay or repay to the Landlord or his duly authorized officer on demand the cost of such works.
13. The Tenant shall not form, surface, level or pave the Premises nor cut away, remove or set back any Government land adjacent to or adjoining the Premises or carry out any building up, filling in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the District Lands Officer who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including but not limited to the requirement for the Tenant to design, construct and maintain such drainage system including drains and channels within the Premises and on any adjacent or adjoining Government land in such manner as may be required by the District Lands Officer at his sole discretion and the grant of a tenancy of additional Government land as an extension to the Premises at such rent as he may determine.
14. (a) Where there is or has been any formation, surfacing, levelling, paving, cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the District Lands Officer, either within the Premises or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Premises or any part thereof or any other works required to be done by the Tenant under this Agreement, or for any other purpose, the Tenant shall at his own expense design, carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary or as may be required by the District Lands Officer at his sole discretion to protect and support such land within the Premises and also any adjacent or adjoining Government or leased

land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Tenant shall at all times during the term of the tenancy hereby granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and conditions to the satisfaction of the District Lands Officer.

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Landlord's rights under this Agreement, in particular Special Condition No. 13 hereof.
 - (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Tenant or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Premises or from any adjacent or adjoining Government or leased land, the Tenant shall at his own expense reinstate and make good the same to the satisfaction of the District Lands Officer and shall indemnify the Landlord, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
 - (d) In addition to any other rights or remedies herein provided for breach of any of the terms and conditions of this Agreement, the District Lands Officer shall be entitled by notice in writing to call upon the Tenant to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Tenant shall neglect or fail to comply with the notice to the satisfaction of the District Lands Officer within the period specified therein, the District Lands Officer may forthwith execute and carry out any necessary works and the Tenant shall on demand repay to the Landlord the cost thereof, together with any administrative or professional fees and charges.
15. The Tenant shall not carry out or permit any activity or works on the Premises which in the opinion of the District Lands Officer may adversely affect the stability of land, slopes and structures within or surrounding the Premises.
 16. The Tenant shall at his own expense fence the Premises and thereafter maintain such fencing to the satisfaction of the District Lands Officer.
 17. Subject to there being in existence in future Government mains which in the opinion of the Water Authority are suitable for connection to the Premises, consent to use temporary mains fresh water for flushing shall be given, provided that the Tenant shall be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in future.

18. (a) In the event of spoil or debris from the Premises or from other areas affected by any development of the Premises being eroded and washed down onto public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties, the Tenant shall be held responsible and shall at his own expense remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties. The Tenant shall indemnify the Landlord against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
- (b) Notwithstanding sub-clause (a) of this Special Condition the Landlord may (but is not obliged to), upon the written request of the Tenant and at the cost of the Tenant, remove the spoil and debris from and make good any damage done to the public lanes or roads or road culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties referred to in the said sub-clause (a).
19. No earth, debris, spoil of whatsoever nature, or building materials shall be dumped on any Government land.
20. (a) The Tenant shall at his own expense and to the satisfaction of the District Lands Officer make good any damage done to adjoining public roads including street furniture by the Tenant, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the Premises.
- (b) Notwithstanding sub-clause (a) of this Special Condition the Landlord may (but is not obliged to), upon the written request of the Tenant and at the cost of the Tenant, make good any damage done to the adjoining public roads including street furniture referred to in the said sub-clause (a).
21. No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the District Lands Officer.
22. (a) Any damage or obstruction caused by the Tenant, his servants or agents to any nullah, sewer, storm-water drain or water main within or adjoining the Premises shall be made good by the Landlord at the cost of the Tenant, and the amount due in respect thereof shall be paid on demand to the Landlord by the Tenant.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Tenant shall, at the request of the Landlord, make good such damage or obstruction as specified by the Landlord at his own expense and in all respects to the satisfaction of the Landlord.
23. (a) The Tenant shall within 3 months from the commencement of the tenancy hereby created or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense, in such manner with such materials and to such standards and design as the District Lands Officer shall approve and in all respects to the satisfaction of the District

Lands Officer construct and thereafter maintain such drainage system including drains and channels, whether within the boundaries of the Premises or on any adjacent or adjoining Government land, to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all water including storm-water or rain-water flowing from or falling or flowing on to the Premises, and the Tenant shall be solely liable for and shall indemnify the Landlord and his officers from and against all actions, liabilities, claims and demands arising out of any injury loss damage disturbance or nuisance whatsoever caused by such water.

- (b) Without prejudice to sub-clause (a) hereof, the Tenant shall within 3 months from the commencement of the tenancy hereby created or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense, in such manner with such materials and to such standards and design as the District Lands Officer shall approve and in all respects to the satisfaction of the District Lands Officer construct and thereafter maintain the drains and channels along the boundaries of the Premises to prevent all water including storm-water or rain-water from overflowing onto the adjoining street or adjoining land and the Tenant shall be solely liable for and shall indemnify the Landlord and his officers from and against all actions, liabilities, claims and demands arising out of any injury loss damage disturbance or nuisance whatsoever caused by such water.
 - (c) If the Tenant fails to fulfill the obligations under sub-clauses (a) and (b) of this Special Condition within the period stated therein, the District Lands Officer may (but is not obliged to) carry out the necessary works at the cost of the Tenant who shall pay to the Landlord on demand a sum equal to the cost thereof, such sum to be determined by the District Lands Officer whose determination shall be final and shall be binding upon the Tenant. For the purpose of carrying out the works aforesaid, the Landlord, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the Premises or any part thereof and any building or buildings erected or to be erected thereon. The Landlord, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Tenant arising out of or incidental to the exercise by it or them of the right of entry conferred under this sub-clause, and no claim shall be made against it or them by the Tenant in respect of any loss, damage, nuisance or disturbance.
24. The works of connecting any drains and sewers from the Premises to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the District Lands Officer who shall not be liable to the Tenant for any loss or damage thereby occasioned and the Tenant shall pay to the Landlord on demand the cost of such connection works. Alternatively, the said connection works may be constructed by the Tenant at his own expense to the satisfaction of the District Lands Officer and in such case any section of the said connection works which is constructed in Government land shall upon demand be handed over by the Tenant to the Landlord for future maintenance thereof at the expense of the Landlord and the Tenant shall pay to the Landlord on demand the cost of the technical audit in respect of the said connection works.

25. Any foundations to be constructed near or adjoining any water main, sewer, storm-water drain or nullah within or adjoining the Premises shall comply with the requirements of the District Lands Officer.
26. The drainage of any building erected on the Premises shall be effected as may be required by the District Lands Officer, and the Tenant shall make all arrangements at his own expense and to the satisfaction of the District Lands Officer for the treatment and disposal of foul or contaminated water by the construction, operation and maintenance of suitable works either within the Premises or on Government land or otherwise and on such terms as the District Lands Officer shall require, and the Tenant shall be solely liable for any damage or nuisance caused thereby.
27. The Landlord does not undertake to provide facilities for flush drainage and gives no guarantee that such facilities will become available.
28. (a) The Tenant shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal, repair, removal or reinstatement work, including that referred to in Special Condition No. 6 hereof, to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), road, footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running on, upon, over, under or adjacent to the Premises or any part thereof (collectively referred to as "the Works and Services").

(b) Before carrying out any of the works referred to in sub-clause (a) of this Special Condition, the Tenant shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Works and Services, and shall submit his proposals for dealing with the Works and Services in writing to the District Lands Officer for his approval. No such works shall be carried out until the District Lands Officer has given his written approval.

- (c) The Tenant shall comply with and bear the sole cost of meeting any requirement imposed by the District Lands Officer in the approval referred to in sub-clause (b) of this Special Condition in respect of the Works and Services, including any necessary diversion, relaying, repairing, making good or reinstatement works.
 - (d) Except as provided in Special Condition No. 22 hereof, the Tenant shall at his own expense repair, make good and reinstate to the satisfaction of the District Lands Officer any damage or disturbance caused to the surface of the Premises or any part thereof or any of the Works and Services arising in any manner out of any construction, maintenance, renewal, diversion, relaying, making good, repair or reinstatement works referred to sub-clauses (a) and (c) of this Special Condition.
 - (e) If the Tenant fails to carry out any of the works referred to in sub-clauses (c) and (d) of this Special Condition to the satisfaction of the District Lands Officer, the District Lands Officer may (but is not obliged to) carry out any of such works as he considers necessary and the Tenant shall pay to the Landlord on demand the cost of such works.
29. (a) No material, earth, refuse, debris, spoil of whatever nature, pollutants whether liquid or solid, untreated sewage or other effluent or waste matter of any kind shall be deposited in the sea or upon the foreshore or sea bed.
- (b) The Tenant at his own cost shall take appropriate measures to the satisfaction of the District Lands Officer to prevent any material, earth, refuse, debris, spoil, pollutants, sewage or other effluent or waste matter from either entering the sea or becoming deposited on the foreshore or sea bed.
- (c) Throughout the term of the tenancy the Tenant shall at his own cost keep the foreshore and sea bed fronting the Premises clean, tidy and free of all marine and littoral refuse and pollutants and waste matter of any kind to the satisfaction of the District Lands Officer.
- (d) Should the Tenant fail to comply with sub-clauses (a) to (c) of this Special Condition to the satisfaction of the District Lands Officer, the District Lands Officer, may by notice in writing be entitled to call upon the Tenant to fulfil his obligations thereunder. Should the Tenant fail or neglect to comply strictly with such notice to the satisfaction of the District Lands Officer within the period specified therein the District Lands Officer may without prejudice to any other rights or powers contained herein forthwith execute and carry out all and any works necessary to comply with the said notice, and the Tenant shall on demand repay to the Landlord the full costs thereof as determined by the Landlord which determination shall be final and binding upon the Tenant.

30. The Tenant shall accept the Premises in the state and condition in which they are at the date possession is given.
31. In the event of spoil or debris from the Premises or from other areas affected by any development of the Premises being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties, the Tenant shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or of the damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties. The Tenant shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
32. The portion of the Premises not built upon shall be landscaped and planted with trees shrubs, and kept in a clean, neat and tidy condition all to the satisfaction of the District Lands Officer.
33. Where prestressed ground anchors are installed, upon development or re-development of the lot or any part thereof, the Tenant shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the District Lands Officer and shall supply to the District Lands Officer such reports and information on all such monitoring works as the District Lands Officer may from time to time in his absolute discretion require. If the Tenant shall neglect or fail to carry out the required monitoring works, the District Lands Officer may forthwith execute and carry out the monitoring works and the Tenant shall on demand repay to the Government the cost thereof.
34. No rock crushing plant shall be permitted on the Premises without the prior written approval of the District Lands Officer.
35. No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the District Lands Officer.
36.
 - (a) The Tenant shall at his own expense and to the satisfaction of the Director of Fire Services provide an access for the fire appliances and fire personnel to any building or buildings and structure or structures erected or to be erected on the Premises and shall permit an access thereover for such purposes and at such time or times as the Director of Fire Services may require. The Tenant shall throughout the tenancy maintain the said access at his own expense and to the satisfaction of the Director of Fire Services.
 - (b) The Tenant shall at his own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defines in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the Premises (or, subject to the prior written approval of the District Lands Officer on any adjacent or adjoining Government land) and/or within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. The Tenant shall maintain at his

own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

- (c) The Tenant shall ensure that an adequate water supply at a minimum rate of 245 cubic metres per hour be available at all times for fire fighting purposes and will be supplied by a mains and hydrant system converging the whole Premises.
37. (a) The Tenant shall at his own expense submit and implement to the satisfaction of the Antiquities and Monuments Office ("AMO") of the Leisure and Cultural Services Department the precautionary, protective and monitoring measures to the Cape D'Aguilar Lighthouse (hereinafter referred to as "the Lighthouse"), which is a declared monument under the Antiquities and Monuments Ordinance (Cap. 53) in close proximity to Site B.
- (b) No works shall be carried out at Site B and/or the portion of Brown Area between Site B and Site F without prior written approval of the AMO to the submissions on those measures to the Lighthouse specified in sub-clause (a) of this Special Condition.
38. The Tenant shall not obstruct or disturb the High Frequency or Very High Frequency or Ultra High Frequency aerial and the associated cabling installed at Cape D'Aguilar in any way, and in any case shall not cause any interruption to data transmission before, during and after construction of the Marine Science Centre or any part thereof. Any planned works that may affect the operation of the said aerial should be made known to the Director-General of Civil Aviation and Director of the Hong Kong Observatory in advance.
39. The Tenant shall not knowingly, and without lawful excuse, use an apparatus, whether or not it is an apparatus for telecommunications, in a manner that causes direct or indirect harmful interference with any telecommunications service lawfully carried on, or other apparatus for telecommunications lawfully operated, in or outside Hong Kong.
40. (a) The Government reserves the right to reclaim the foreshore to seaward of the Premises at any time and the Tenant shall make no objection to, and shall have no right to any compensation whether under the Foreshore and Seabed (Reclamations) Ordinance or otherwise in respect of, any such reclamation.
- (b) All structures, utilities, services and other installations within the Premises shall be so designed and constructed as to cater for the effect of reclamation of the foreshore and seabed to seaward of the Premises.
41. The Tenant consents to the Landlord disclosing to any third party (whether individual, corporate body, members of the public or other organization) his name, the date of this Agreement, the date of commencement of the tenancy, the term of tenancy, the amount of rent, the location, area, usage of the Premises and permitted structures thereon, and agrees that the consent shall survive the expiry or termination of this Agreement.

Dated, 20

TENANCY AGREEMENT

No. : SHX 1383

Rent : \$1.00 p.a. (if demanded)

Term: Five year(s) certain commencing on the
day of . 20 and thereafter
quarterly until such time as this tenancy
is determined.

Lands Department

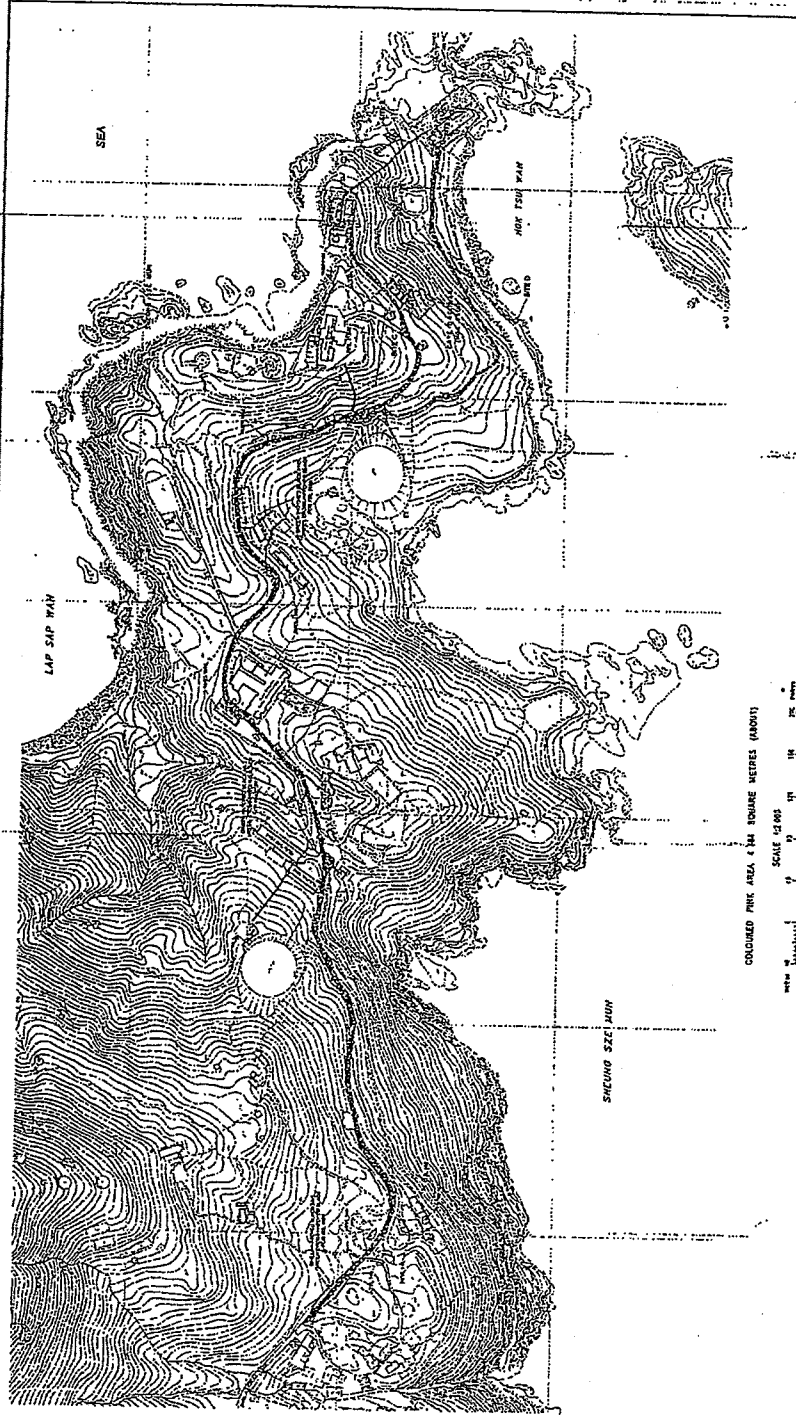
(22.6.2018)



Prepared by the Survey Department
in the presence of
The Principal Survey Officer
Lands Department

Approved by the Survey Department
in the presence of
The Principal Survey Officer
Lands Department

Checked by the Survey Department
in the presence of
The Principal Survey Officer
Lands Department



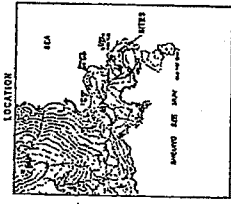
COLOURED PINK AREA 4 HA SQUARE METRES (ABOUT)
SCALE 1:2500



DRAFT 6

For the District Lands Department
Survey Department, Lands Department
Reference File No. 13383
PLAN No. HK13383/18

TENANCY AGREEMENT No. SHX-1383



SCALE 1:2500

SIGNAL SOUNDINGS SHEET
POINTS U V W
POINTS X Y Z

POINT	HEIGHT (METRES)
U	124
V	127
W	62
X	73
Y	106
Z	111

FOR IDENTIFICATION PURPOSES ONLY
This map is not to be used for any other purpose
without the written consent of the Survey Department
Prepared by Survey Department, Lands Department
© The Government of the Hong Kong Special Administrative Region

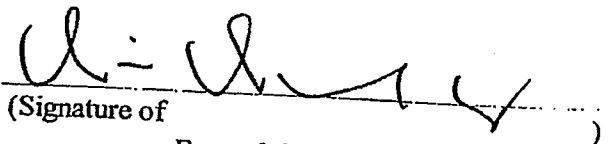
Acceptance Letter

To: District Lands Officer/Hong Kong West & South

**Proposed Short Term Tenancy No. SHX-1383 ("the STT")
to "The University of Hong Kong"
for "Marine Science Centre, associated residential accommodation
for the staff, students and/or visitors of the Tenant and ancillary facilities"
at Cape D' Aguilar, Shek O, Hong Kong**

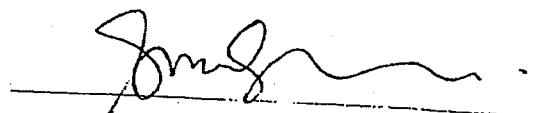
We accept the offer and agree to all the terms as stated in the offer letter under Ref. (45) in LD DLO/HS SHX-1383 II dated 25 June 2018.

Dated the 12th day of July, 2018

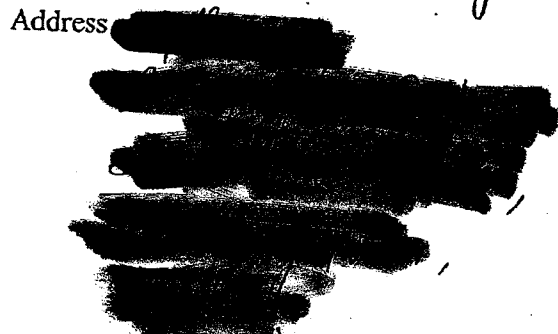

(Signature of

For and On Behalf of
The University of Hong Kong

in the presence of



Witness Name : John Sung

Address 

To: District Lands Officer/Hong Kong West & South

**Proposed Short Term Tenancy No. SHX-1383 ("the STT")
to "The University of Hong Kong"
for "Marine Science Centre, associated residential accommodation
for the staff, students and/or visitors of the Tenant and ancillary facilities"
at Cape D' Aguilar, Shek O, Hong Kong**

We return the Acceptance Letter and hereby supply you with the ID Card No of the witness as follows for your record purposes to facilitate the tracing of the witness, if necessary:

Name of witness:

John Sung

ID Card No of the witness:

Yours faithfully

[Handwritten Signature]

(Signature of

For and On Behalf of
The University of Hong Kong

PERCY THOMAS

ARCHITECTS
Planners and Designers



TPB ref: A/H18/80

9th January 2019

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

By Hand

Dear Sir

Submission of Amendment to the Approved Scheme under Application No. A/H18/79 in Support of the Proposed in-situ Expansion of the SWIRE Institute of Marine Science (SWIMS) at AHX-879, Cape D' Aguilar, Shek O
Further Information and Clarification

Further to the Application with supplementary Planning Statement for captioned submitted on 26 November 2018, we would like to supplement our application with the following informations:

1. 70 copies of revised page 6 to replace the original page 6 of the planning statement (Refer appendix A);
2. 1 copy of revised page 33 to replace the original page 33 of the planning statement (Refer appendix B);
3. 5 copies of revised Application Form.

Also, we would like to clarify the followings with justifications for your kind consideration:

1. Areas of Excavation for Extension at Site A

The areas of excavation for extension at Site A within the SSSI is tally with the approved scheme under A/H18/79 of which details are tabulated below:

Type of excavation	Area (m ²)
1m – 2m deep excavation	310
2.5m deep excavation	65
4.5-5m deep excavation	420

2. Reason of Additional Utility Installations and Associated Excavation Works proposed in this Planning Application

During detail design development, additional utility supplies which are not covered by the approved scheme under Application No. A/H18/79 found necessary for the operation of the proposed extension at Site A & Site F therefore, we submit this amendment to incorporate the additional utilities installation and associated excavation works.

3. Justification on additional Gross Floor Area at Academic Block at Site A

Additional Gross Floor Area at G/F – To cope with the operational needs of indoor aquarium, Fire Services Tank and associated Fire Services Pump Room have been relocated from Level 1 to Basement Level. This is an internal layout revision merely involves increase in gross floor area at Level 1 without causing any change in building footprint and height when comparing with the approved scheme under Application No. A/H18/79.



Additional Gross Floor Area at R/F – Academic Block is in close proximity with the waterfront and is subject to harsh marine environment. In order to protect the air-conditioning outdoor units installed at Main Roof Level, reinforced concrete walls of 1800mm high are proposed around the outdoor units. However, Building Department opines that those reinforced concrete walls is gross floor area countable and should be included in the total gross floor area calculation.

To cope with the operational needs provision of outdoor aquarium is proposed at Main Roof Level of the extension. As advised by Buildings Department and in compliance with the Buildings Ordinance, outdoor aquarium, even not covered, are gross floor area countable.

We trust the above are in order however, should further informations/clarifications/justifications required, please do not hesitate to contact the undersigned on 2957 9699 or our Mr Cliff Ip on 2957 9611.

Yours faithfully
for Percy Thomas Partnership (HK) Ltd.

A handwritten signature in black ink, appearing to read 'Vetus Lau', written over a horizontal line.

Vetus Lau
Authorized Person

VL/CI/31122(1)32.1/Z000725

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\TPB\2019-1-9 SWIMS Section 16_Application (Clarification_2).doc

cc

The University of Hong Kong

- Mr John Sung w/e (Fax: 2517 0456)

- Mr K.B. Wong

Wong & Cheng Consulting Engineers Ltd

- Mr Sammy Chan w/e (Fax: 2865 6610)

Arcadis

- Mr Chris Cheng w/e (Fax: 2805 5028)

Appendix A

1.0 INTRODUCTION

申請地點
Application Site

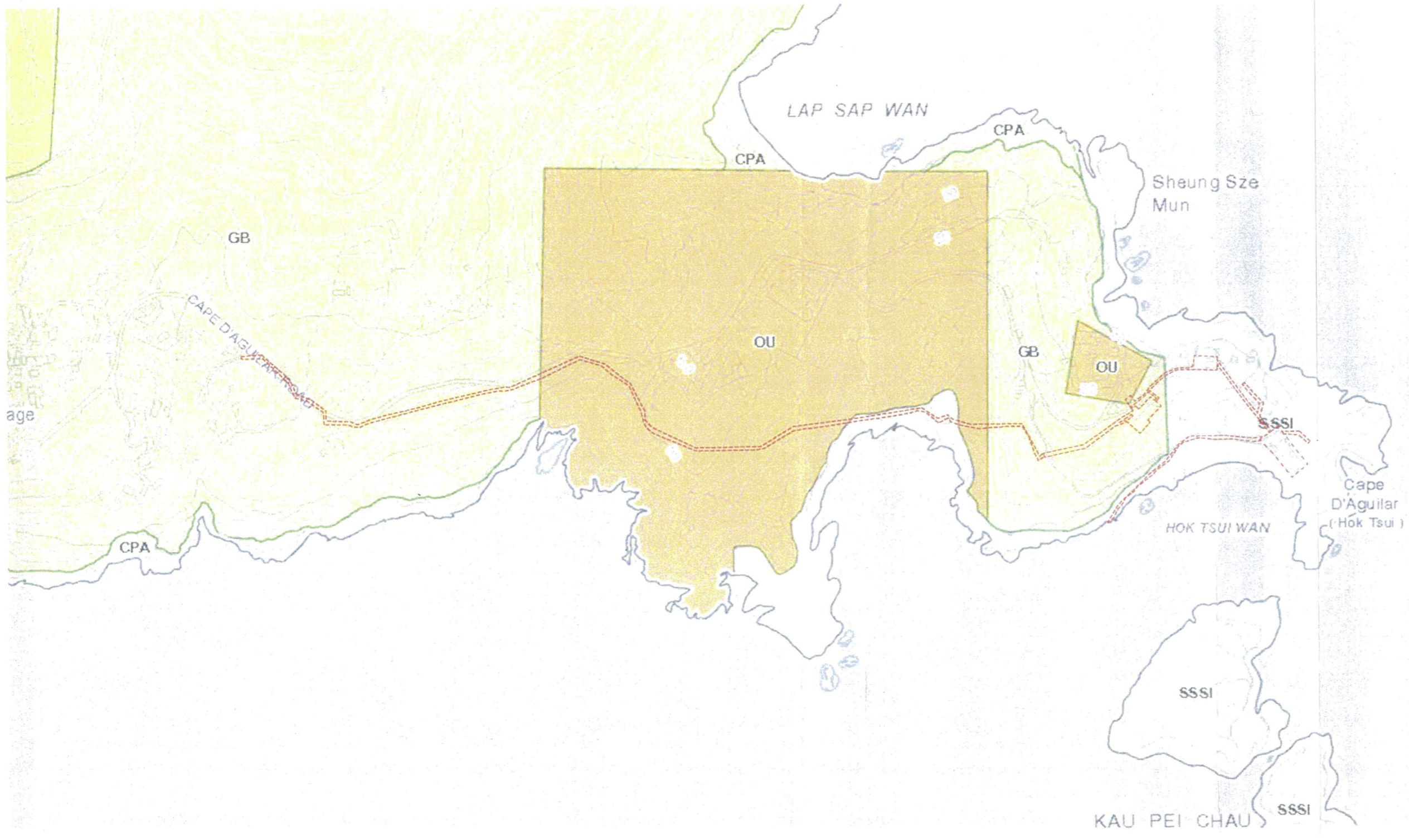


Figure 1.5 – Extract of the Approved Tai Tam & Shek O Outline Zoning Plan No. S/H18/10 with Application Site Superimposed

Appendix B

4.0 INDICATIVE DEVELOPMENT PROPOSAL

Type of utility	Replacement/ Additional/ New	Aboveground/ Underground	Quantities	Size (mm)	Depth (mm)	Length (m)			Included in Environmental Permit (No. EP-537/2017)
						"GB"	"OU (Radio Communication Station)"	"SSSI"	
Foul Water Pipe	New	Under concrete paved area	1	ø 100mm	900 mm	40 m	Nil	73 m	Yes
		At-grade				30 m	Nil	Nil	
Vent Pipe	New	Under concrete paved area	1	ø 100mm	900 mm	10 m	Nil	Nil	Yes
		At-grade				27 m	Nil	Nil	
Sea Water Pipe	Additional	Under concrete paved area	1	ø 100mm	900 mm	Nil	Nil	215 m	Yes
		At-grade				Nil	Nil	35 m	
Electrical Power Cable Duct	Replacement	Under concrete paved area	4	ø 200mm	900 mm	80 m	Nil	255 m	Yes
		At-grade				10 m	Nil	85 m	
ELV Cable Duct	Replacement	Under concrete paved area	1	ø 100mm	900 mm	80 m	Nil	255 m	Yes
		At-grade				10 m	Nil	85 m	
Fire Services Water Pipe	New	Under concrete paved area	1	ø 80mm	900 mm	88 m	Nil	298 m	No*
		At-grade				650 m	550 m	111 m	
Storm Water Pipe	Replacement	Underground	1	ø 350mm	900 mm	Nil	Nil	52 m	No*

Total Excavation within "SSSI" (Length x Width x Depth) approximately (430 x 2 x 1.5)m ³ is 1290m ³
--

Table 4.1 – Summary of Underground Utilities and Associated Installation with Ancillary Excavation Works Proposed within GB, OU & SSSI Zones

Location	Existing/New	Excavation Area within "SSSI"	Included in Environmental Permit (No.EP-537/2017)
Site A Academic Block	New Extension	Total excavation area for Extension Block within "SSSI" is approx..553 sq.m.	Yes

Table 4.3 – Excavation Area for Proposed Extension Works at Site A

Excavation Area for the proposed Extension of Academic Block at Site A is required for ELS and Site Formation which layout plan is shown in *Figure 4.18*. This serves to supplement the Approved Scheme with the extent of excavation works proposed at Site A.

Remarks: * The size proposed are not exceeding 450mm diameter, in accordance with the Section Q.1, Clause (j), Item (ii) (D) of Schedule 2 – Designated Projects Requiring Environmental Permits, Part I of the Environmental Impact Assessment Ordinance, the proposed cable ducts and associated installation with ancillary excavation works are exempted from the Environmental Impact Assessment Ordinance.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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樓城市規劃委員會秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Town Planning Board's (the Board's) website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格, 這份文件可從城市規劃委員會(下稱「委員會」)的網頁下載(網址:<http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道333號政府合署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, preferably in both English and Chinese. 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, 填寫的資料宜中英文兼備。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./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) The University of Hong Kong	
2. Name of Authorized Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Percy Thomas Partnership (HK) Ltd.	
3. Application Site 申請地點	
(a) Full address / Location 詳細地址/地點	Along Cape d'Aguilar Road, and The Swire Institute of Marine Science, Faculty of Science, The University of Hong Kong, Cape d'Aguilar Road, Shek O, Hong Kong
(b) Demarcation District and Lot no. (if applicable) 丈量約份及地段號碼(如適用)	Government Land (Proposed Short Term Tenancy No. SHX-1383)
(c) Site area and/or total floor area of the subject building 地盤面積及/或建築物總樓面面積	<input checked="" type="checkbox"/> Site area 申請地點面積 utilities installation area approx. 487.5m ² sq. m. 平方米 Site A.: 2506.088m ² sq. m. 平方米 Site F.: 917.325m ² sq. m. 平方米 <input checked="" type="checkbox"/> Total floor area 總樓面面積 2,300 sq. m. 平方米
(d) Area of Government land included (if any) 所包括的政府土地面積(倘有)	approx. 8300 sq. m. 平方米

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

*請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

Parts 1, 2 and 3 第1、第2及第3部分

3. Application Site (Continued) 申請地點 (續)	
(e) Name and no. of the related statutory plan 有關法定圖則的名稱及編號	Approved Tai Tam & Shek O Outline Zoning Plan (OZP) No. S/H18/10
(f) Land use zone(s) involved 涉及的土地用途地帶	"Site of Special Scientific Interest" ("SSSI") "Green Belt" ("GB") "Other Specified Uses" ("OU(Radio Communication Station)")
(g) Current use(s) 現時用途	Part of the site current use is the Academic Block, Residential Block, Sea Water pump house, Transformer room and as Vehicle Access Road. (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and total 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:
<input type="checkbox"/> is the sole "current land owner" [#] (please proceed to Part 7 and attach documentary proof of ownership). 是唯一的「現行土地擁有人 [#] 」(請繼續填寫第7部分，並夾附業權證明文件)。
<input type="checkbox"/> 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)。
<input type="checkbox"/> is not a "current land owner" [#] . 並不是「現行土地擁有人 [#] 」。

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	N/A
(a) According to the record(s) of the Land Registry as at _____, 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 has 申請人 -	
<input type="checkbox"/> obtained consent(s) of _____ "current land owner(s)" [#] . 已取得_____名「現行土地擁有人 [#] 」的同意。	
<input type="checkbox"/> notified _____ "current land owner(s)" [#] . 已通知_____名「現行土地擁有人 [#] 」。	

"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。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

(Please make copies of this part of the form, if necessary 如有需要，請另複印此部分的申請書)

5. Statement on Owner's Consent / Notification (Continued) 就土地擁有人的同意／通知土地擁有人的陳述（續）					N/A				
(c) Particulars* 詳情* (Please use separate sheets if the space of any box below is insufficient 如下列任何方格的空間不足，請另頁說明)									
Lot no./address of premises shown in the record of the Land Registry 根據土地註冊處記錄的地段號碼／處所地址		(e.g. Flat A, 1/F, 8 Hoi Fat Road, North Point) (例子：北角海發道8號1樓A室)			(e.g. Flat B, 1/F, 8 Hoi Fat Road, North Point) (例子：北角海發道8號1樓B室)				
Total number of "current land owner(s)" 「現行土地擁有人」的總數									
Consent obtained 已取得的同意		no. 數目	date of consent obtained 取得同意的日期			no. 數目	date of consent obtained 取得同意的日期		
Notification given 已發出的通知		no. 數目	date and means of notification given 出通知的日期和方式			no. 數目	date and means of notification given 發出通知的日期和方式		

6. Particulars of Other Steps Taken to Obtain the Consent of or Give Notification to Owner(s) 為取得土地擁有人的同意或向該人發給通知而採取的其他步驟的詳情 (please use separate sheets if the space below is insufficient 如下列的空間不足，請另頁說明)									
Please specify the date(s) of action(s) taken 請註明行動日期									
N/A									

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

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

Parts 5 (Continued) and 6 第5(續)及第6部分

7. Development Proposal 擬議發展計劃													
<input type="checkbox"/>	<p>Filling of land/filling of pond/excavation of land/diversion of stream* for Column 1 use or use/development always permitted under the covering Notes (please specify the intended use/development, and illustrate on plan the boundary of concerned land/pond(s))</p> <p>為了第1欄用途或《註釋》說明頁內經常准許的用途/發展而進行 填土/填塘/挖土/河道改道* 工程(請註明有意進行的用途/發展, 並用圖則顯示有關土地/池塘的界線)</p> <p>.....</p>												
<input type="checkbox"/>	<p>Minor relaxation of stated development restriction(s) for Column 1 use or use/development always permitted under the covering Notes (please specify the intended use/development and development particulars, and illustrate on plan the boundary of such use/development)</p> <p>為了第1欄用途或《註釋》說明頁內經常准許的用途/發展而要略為放寬已列明的發展限制 (請註明有意進行的用途/發展和發展細節, 並用圖則顯示這個用途/發展的界線)</p> <p>Intended use/development 有意進行的用途/發展</p> <p>.....</p> <p>Development restrictions(s) proposed to be relaxed 建議放寬的發展限制</p> <p>.....</p> <p>Proposed domestic floor area 擬議住用樓面面積 sq.m.平方米</p> <p>Proposed non-domestic floor area 擬議非住用樓面面積 sq.m.平方米</p> <p>Proposed total floor area 擬議總樓面面積 sq.m.平方米</p> <p>Proposed plot ratio 擬議地積比率</p> <p>Proposed site coverage 擬議上蓋面積 %</p> <p>Proposed number of blocks 擬議座數</p> <p>Proposed number of storeys of each block 每座建築物的擬議層數</p> <p>Proposed building height of each block 每座建築物的擬議高度 m. 米</p>												
<input type="checkbox"/>	<p>Public/private* utility installation (please specify nature and details of concerned installation, including dimensions of each building/structure (if any), and illustrate on plan the boundary of such installation)</p> <p>公用事業/私人*設施裝置 (請註明有關裝置的性質及詳情, 包括每座建築物/構築物(倘有)的長度、高度和闊度, 並用圖則顯示這個裝置的界線)</p> <p>.....</p>												
<input checked="" type="checkbox"/>	<p>Other uses/developments 其他用途/發展</p> <p>Proposed use(s)/development(s) 擬議用途/發展</p> <p>(please also illustrate the details of the proposal on a layout plan 請另以平面圖說明建議詳情)</p> <p>"For propose Field Study/Education/Visitor Centre" for Site A and utility installation for private project (Site of Special Scientific Interest ("SSSI") & Green Belt ("GB")); "utility installation not ancillary to the specified use" in Other Specified Uses ("OU(Radio Communication Station)") and associated excavation of land.</p> <p><u>Development Schedule 發展細節表</u></p> <table> <tr> <td>Proposed total floor area (TFA) 擬議總樓面面積</td> <td>.....2,300..... sq.m. 平方米</td> </tr> <tr> <td>Proposed plot ratio 擬議地積比率</td> <td>Site A: 0.790; Site F:0.349</td> </tr> <tr> <td>Proposed site coverage 擬議上蓋面積 (Above ground level)</td> <td>Site A: 26.7%; Site F: 46.1%</td> </tr> <tr> <td>Proposed number of blocks 擬議座數</td> <td>1 for both Site A & Site F</td> </tr> <tr> <td>Proposed number of storeys of each block 每座建築物的擬議層數</td> <td>Site A:2+Basement floor; Site F:1+Basement floor</td> </tr> <tr> <td>Proposed building height of each block 每座建築物的擬議高度</td> <td>Site A:7.025m; Site F:2.8m</td> </tr> </table> <p>#Site A proposed plot ratio = Proposed site A's (TFA)/proposed Site A area =</p>	Proposed total floor area (TFA) 擬議總樓面面積2,300..... sq.m. 平方米	Proposed plot ratio 擬議地積比率	Site A: 0.790; Site F:0.349	Proposed site coverage 擬議上蓋面積 (Above ground level)	Site A: 26.7%; Site F: 46.1%	Proposed number of blocks 擬議座數	1 for both Site A & Site F	Proposed number of storeys of each block 每座建築物的擬議層數	Site A:2+Basement floor; Site F:1+Basement floor	Proposed building height of each block 每座建築物的擬議高度	Site A:7.025m; Site F:2.8m
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Proposed building height of each block 每座建築物的擬議高度	Site A:7.025m; Site F:2.8m												

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

7. Development Proposal (Continued) 擬議發展計劃 (續)	
Other uses/developments (Continued) 其他用途/發展(續)	
<u>Development Schedule (Continued) 發展細節表(續)</u>	
<input type="checkbox"/> Domestic Part 住用部分	
TFA 總樓面面積	..... sq.m.平方米
number of units 單位數目	.....
average unit size 單位平均面積	..... sq.m.平方米
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-Domestic Part 非住用部分	TFA 總樓面面積
<input type="checkbox"/> eating place 食肆	..... sq.m.平方米
<input type="checkbox"/> hotel 酒店	..... sq.m.平方米
	(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"/> shop and services 商店及服務行業	..... sq.m.平方米
<input checked="" 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)/TFA(s) 請註明用途及有關的地面面積 / 總樓面面積)
	Academic block (Site A).....
	1060m² (existing) + 920m²(new)=1980m²....

<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/TFA(s) 請註明用途及有關的地面面積/ 總樓面面積)
	Residential block (Site F).....
	220m² (existing) + 100m²(new)=320m²....

<input type="checkbox"/> Open Space 休憩用地	(please specify land area(s) 請註明地面面積)
	private 私人
	..... sq.m.平方米
	public 公眾
	..... sq.m.平方米
<input checked="" type="checkbox"/> Transport-related Facilities 與運輸有關的設施	parking spaces 停車位
	(please specify type(s) and number(s)) (請註明種類及數目)
	4 relocated car parking spaces (Site A)

	loading/unloading spaces 上落客貨車位
	(please specify type(s) and number(s)) (請註明種類及數目)

	other transport-related facilities 其他與運輸有關的設施
	(please specify type(s) and number(s)) (請註明種類及數目)

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

Part 7 (Continued) 第 7 部分 (續)

Form No. S16-5 表格第 S16-5 號

7. Development Proposal (Continued) 擬議發展計劃 (續)

Other uses/developments (Continued) 其他用途/發展(續)

Development Schedule (Continued) 發展細節表(續)

Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block No. 座數]	[Floor(s) 層數]	[Proposed Uses(s) 擬議用途]
Academic Block	Basement	New Sprinkler tank, new E&M room, Crawl Space, Existing store, existing fishing equipment room, existing Outdoor equipment room, existing shower room, new F.S.tank
	G/F	New Aquarium, new biodiversity centre, new store, new Workshop, reception, main laboratory, storage
	1/F	new offices, new seminar room, new PG student station, molecular laboratory
	R/F	New Flat Roof (Outdoor Aquarium), ac outdoor unit with wind guard wall
Residential Block	Basement	Foul water holding tank, E&M room, water tank
	G/F	Bedrooms, common room, kitchen, toilet, entrance lobby, Lounge, bathroom

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

4 relocated car parking spaces at Site A

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 There is an existing access. 有一條現有車路

There is a proposed access. 有一條擬議車路

(please illustrate on plan and specify the width 請在圖則顯示, 並註明車路的闊度)

Please refer to the attached Planning Statement for details.

No 否

Anticipated completion time of the development proposal (by phase (if any)) (e.g. June 2008)

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

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2008年6月)

(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)

Tentative Completion: December 2020

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

8. Impacts of Development Proposal 擬議發展計劃的影響			
If necessary, please use separate sheets to provide justifications and/or measures to minimize possible adverse impacts. 如需要的話，請另頁提供理由及/或盡量減少可能出現不良影響的措施。			
Does the development proposal involve alteration or extension of existing building? 擬議發展計劃是否包括現有建築物的改動或擴建?	Yes 是 <input checked="" type="checkbox"/>	Please provide details 請提供詳情 Please refer attached planning statement.	
		
	No 否 <input type="checkbox"/>	
Does the development proposal involve land-filling/pond-filling/excavation/diversion of streams/site-formation*? 擬議發展計劃是否需要進行填土/填塘/挖土/河道改道/地盤平整*工程?	Yes 是 <input checked="" type="checkbox"/>	Please specify the details, and indicate on site plan(s) the extent of site formation (including land/pond filling), the filling/ excavation level(s) and the existing ground levels, and the particulars of diversion of stream 請註明詳情，以及在地盤平面圖上示明地盤平整工程（包括填土/填塘）的範圍、填土/挖土的深度和現時地面高度及河道改道工程的細節 Excavation within "SSSI" is required for utilities installation... Please refer attached planning statement.	
		Total excavation within "SSSI" is approximately 1,290m ³	
		Excavation area at Site A is same as previous approved scheme under AVH18/79	
	No 否 <input type="checkbox"/>	
Would the development proposal involve felling of trees and/or cause damage to branches and roots of trees? 擬議發展計劃是否需要砍伐樹木及/或是否會對樹枝和樹根造成破壞?	Yes 是 <input checked="" type="checkbox"/>	Please state the number, diameters at breast height and species of the affected trees (if possible) and whether there are any replanting/landscaping proposals 請說明受影響樹木的數目、及胸高度的樹幹直徑、品種(倘知)及有否重新植樹/美化環境計劃 Please refer Tree Preservation and Landscape Proposal as Attached planning statement.	
		
	No 否 <input type="checkbox"/>	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	Please state measures(s) to minimize the impact(s) 請註明盡量減少影響的措施 Please refer to attached planning statement.	
		

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. (Preferably not more than 500 words in English and/or Chinese. 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(篇幅宜不超過500個英文字及/或中文字，如有需要，請另頁說明。)

The applicant intends to carry out utility installation works and ancillary excavation works for the proposed in-situ extension of the existing Academic Block and the Residential Block of the Swire Institute of Marine Science (the Institute). The application site falls within the 'Site of Special Scientific Interest' (SSSI) zone, 'Green Belt' (GB) zone and "Other Specified Uses" ("OU (Radio Communication Station)"). According to the approved Tai Tam & Shek Outline Zoning Plan No. S/H18/10, the applied use requires permission from the Town Planning Board. The utility installation helps to improve the reliability of the utility and support the extension works of the existing institute, which enables the Institute to continue its contribution to Marine Reserve and the Community. (The applicant has employed an environmental consultant to apply for an Environmental Permit. Direct Environment Permit was issued on 12 June 2017.)

10. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, site plans, other relevant plans, drawings and other documents submitted with the application. 請列明連同申請一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。

Please refer to the attached Planning Statement.

.....

.....

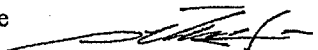
.....

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。

Signature

簽署



.....
Vetus Lau Tak Cheung
.....

Name in Block Letters 姓名(以正楷填寫)

Applicant / Authorized Agent*

申請人/獲授權代理人*

Director & Authorized Person

Position (if applicable) 職位(如適用)

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

 HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of

代表

Percy Thomas Partnership (HK) Ltd.

Company/Organization Name and Chop (if applicable)

公司 / 機構名稱及蓋章(如適用)

Date

日期

26 Nov 2018

Warning 警告

Any person who knowingly or willfully 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况下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

- (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
- (b) facilitating communication between the applicant and the Secretary of the Board / Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申請所收到的個人資料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) 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) 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

* 請刪去不適用者

請在不適用的項目填寫「不適用」

PERCY THOMAS

ARCHITECTS
Planners and Designers



TPB ref: A/H18/84

1st February 2019

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

By Hand

Dear Sir

Submission of Amendment to the Approved Scheme under Application No. A/H18/79 in Support of the Proposed in-situ Expansion of the SWIRE Institute of Marine Science (SWIMS) at AHX-879, Cape D' Aguilar, Shek O
Further Information for Clarification

Further to the Application Form and the supplementary Planning Statement for captioned submitted on 26 November 2018.

Clarification on comments from Director of Agriculture, Fisheries and Conservation

We would like to clarify the following:

1.)	<p>Please be clarified that the alignment of the portion of fire services water pipe from Nga Choi Hang Tsuen to SWIMS should refer Figure 4.12 while the alignment of the remaining portion of fire services water pipe once entrance the SWIMS which near and within area zoned "SSSI" should zoom in and refer Figure 4.13 (Refer Appendix A).</p> <p>The alignment of fire services water supply pipe is proposed to follow exactly the same routing of existing potable water supply pipe leading from Nga Choi Hang Tsuen to SWIMS as shown in Figure 4.12. Once entering the SSSI zone, the fire services water pipe is proposed to run either underneath existing concrete paved road or at grade along existing external concrete stair between Site A and Site B as shown in Figure 4.13. Thus, excavation is needed for the fire services water pipe installation but only limited within concrete paved area. So wooden area within "SSSI" area is not involved for excavation and species of conservation importance including <i>Millettia oraria</i> according to aforesaid Project Profile will not be affected.</p>
2.)	<p>Please be clarified that the alignment of the fire services water pipe should refer Figure 4.12 & Figure 4.13. For the discrepancy in Figure 0.2, we would like to supplement our application with the following information:</p> <ol style="list-style-type: none">1. 1 copy of revised page 2 to replace the original page 2 of the planning statement (Refer Appendix B).



Clarification on Traffic Arrangement at Excavation Area during Construction

We would like to clarify the following:

1.)	<p>For excavation area during construction stage, please be clarified that fibre-glass flooring panel with adequate loading for vehicle and light fire appliance will be provided to maintain the traffic and EVA purpose.</p> <p>The overall excavation works will be carried out in several phases and limited to open up approximately 10 to 20 meters in length at once time subject to site condition. Reinstate the excavated trench with cover up of flooring panel after site works closure by daily basis is proposed. Also, contractor will reinstate the cover up with flooring panel immediately once receive fire signal to maintain the EVA purpose if necessary. The above provision and measure will be provided by the contractor who carry out the excavation works in future.</p>
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Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9699 or our Mr Cliff Ip at 2957 9611.

Yours faithfully
for Percy Thomas Partnership (HK) Ltd.

A handwritten signature in black ink, appearing to read 'Vetus Lau', with a long horizontal stroke extending to the left.

Vetus Lau
Authorized Person

VL/CI/31122(1)32.1/Z000729

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\TPB\2019-2-1 SWIMS Section 16_Application (Clarification_3 AFCD & Traffic).doc
Encl.

cc

The University of Hong Kong

- Mr John Sung w/e (Fax: 2517 0456)

- Mr K.B. Wong

Wong & Cheng Consulting Engineers Ltd

- Mr Sammy Chan w/e (Fax: 2865 6610)

Arcadis

- Mr Chris Cheng w/e (Fax: 2805 5028)

Appendix A

**Comments from Director of Agriculture, Fisheries and Conservation
(Contact Person: Ms. Josephine CHENG, Tel: 2150 6942)**

2. It is noted from Section 8.4 of the Planning Statement that the works except the 80mm diameter fire services water pipe and the 350mm diameter storm water pipe are covered in the Project Profile PP-548/2017 for the Environmental Permit subsequently issued (EP-537/2017). Although it is stated in the Planning Statement that both items are not Designated Projects requiring Environmental Permit under EIAO, it is noted from Figure 4.12 and Table 4.1 that the fire services water pipe is about 1.7km long passing through areas zoned "GB" and "SSSI", and involve excavation within a wooded area. According to the aforesaid Project Profile, species of conservation importance including *Millettia oraria* (香港崖豆藤), were found in the vicinity of the proposed alignment. Besides, a portion of the proposed at-grade alignment would encroach onto the wooded area zoned "SSSI", hence the description at Section 8.0d stating that "once entering the SSSI Zone, the fire services water pipe is proposed to run either underneath existing concrete paved vehicular access road/footpath or at-grade along existing external concrete stair between Site A and B" appears inappropriate. The applicant should clarify the potential ecological impact arising from the proposed fire services water pipe.

2. It appears that the alignments of the fire services water pipe are not the same in Figure 0.2 and Figure 4.12, the applicant should clarify.

4.0 INDICATIVE DEVELOPMENT PROPOSAL

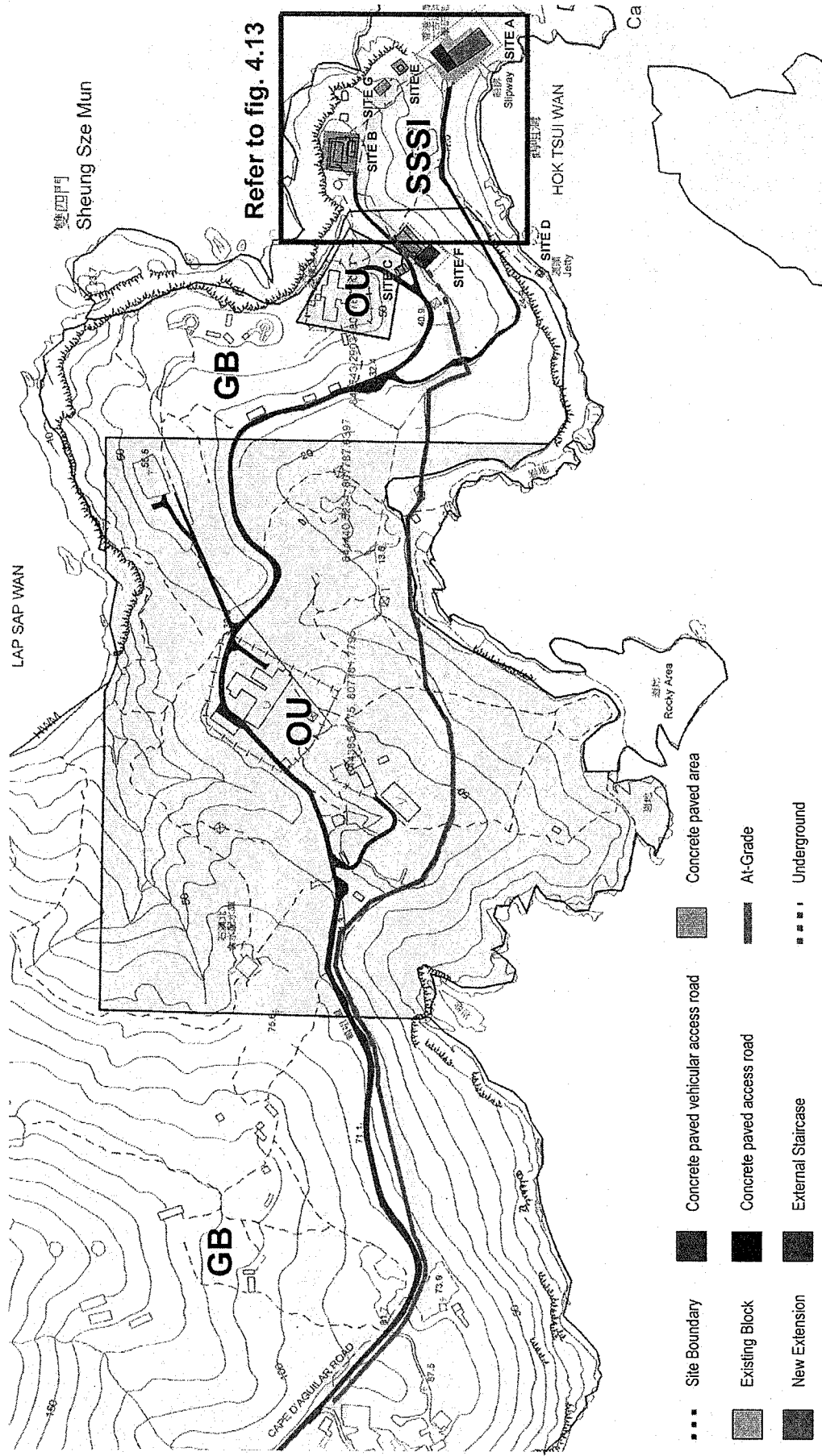


Figure 4.12 – Layout Plan Describing the Proposed At-grade and Underneath Concrete Paved Area Arrangement of Fire Services Water Pipe with Alignment

4.0 INDICATIVE DEVELOPMENT PROPOSAL

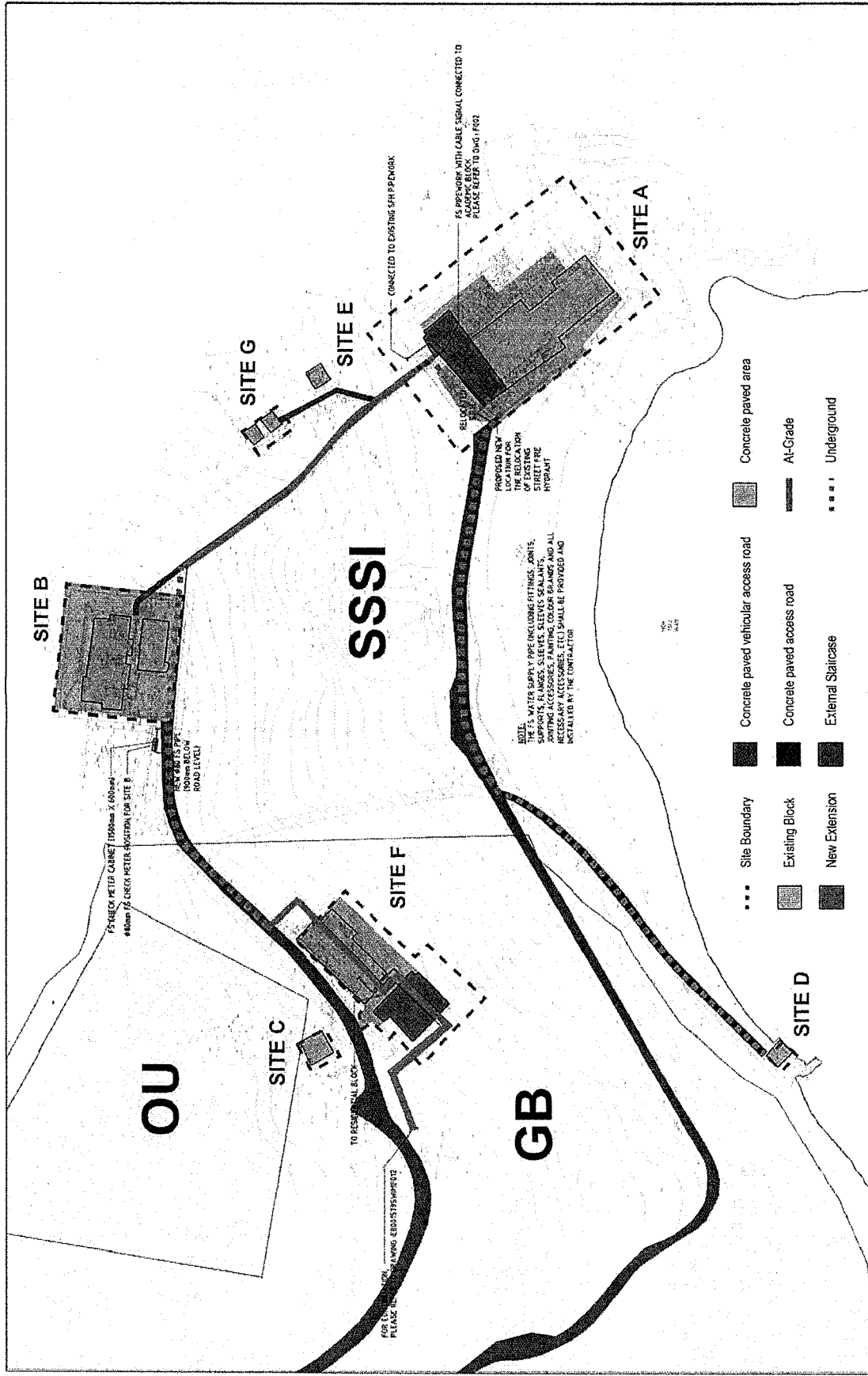


Figure 4.13 - Layout Plan Describing the Arrangement of Fire Services Water Pipe within SSSI with Alignment

Appendix B

EXECUTIVE SUMMARY

行政摘要

總規劃申請編號 A/H18/79 申請 A 座學術大樓的土地挖掘及 F 區住宅大樓的擴建工程於 2017 年 7 月 14 日已獲批，詳細可參考附錄 A 的批准信 TPB/A/H18/79 副本。現以香港大學名義支持太古海洋科學研究所(以下簡稱‘研究所’)的運作和發展，對這項核准計劃提交修訂本，連同景觀報告書徵詢城市規劃委員會的批准，研究所運營的地段及建築大樓詳見圖 0.1。

本文件包括以下內容：

- 建議使用的公用設施裝置的位置及路線如圖 0.2 所示；
- 增加 A 座學術大樓的總建築面積，由原先申請編號 A/H18/79 批准的 1,240 平方米增加至 1,980 平方米，以應對在詳細設計時為符合“建築物條例”而作出的內部佈局調整，詳細的樓面面積計算請參考本規劃圖明第 4.12 章；
- A 座及 F 區的景觀報告。

建議使用的公用設施裝置需進行土地控制工程的位置屬於“特殊科學價值地點”(SSSI)、“其他指定用途”(OU)和“綠化地帶”(GB)區域，根據經批准的大潭及石灣分區計劃大綱編號 S/H18/10，規劃工程的實施需要城市規劃委員會的規劃許可。

為支持研究所的海洋科學於本地及亞太地區的運作和發展，建議額外的公用設施裝置是非常重要的。

核准計劃 A / H18 / 79 的修訂本，內容如下：

- 支持直接環境許可申請的項目簡介，其副本附在本規劃圖明附錄 B 中；
- 環境保護署(環保署)於 2017 年 6 月 12 日發出的環保許可證 AEP-537/2017，本規劃圖明附錄 C 附有環保署批准副本；
- 2017 年 12 月 14 日在地政會議上批准了短期租約的修改。地區地政處於 2018 年 6 月 25 日發出的短期租約編號 SHX-1383 以及所有短期租約的續取通知書中列出的條款和條件，香港大學於 2018 年 7 月 12 日之同意及簽署回覆附於本規劃圖明附錄 G；
- 附錄 D 附上香港大學於 2015 年 9 月 16 日發出的政策支撥函。

建議的公用設施裝置的挖掘工程對現有環境潛在的影響已在本規劃圖明中進行了詳細說明，通過將公用設施裝置在現有的海濱土鋪設區域下方或在地面安裝，並實施緩解措施和監測，將不會對環境造成不利影響。

此外，所有用於運輸公用設施的管道或容器的直徑均小於 450 毫米，因此根據“環境影響評估條例”申請 A/H18/79 的修改本將為豁免工程，並且不需要環境許可證。



FOUL WATER PIPE
FIRE SERVICES WATER PIPE
SEA WATER PIPE
POWER CABLE & ELV CABLE DUCTS

Figure 0.2 – Aerial Photo Showing the alignment and locations of the proposed utilities and associated installation with ancillary excavation.



TPB ref: A/H18/84

14th February 2019

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

By Hand

Dear Sir

Proposed 'Field Study/Education/Visitor Center' (Extension of Academic Block) for Site A and Proposed 'Residential Institution' (Extension of Residential Block) for Site F and ancillary Utility Installation for Private Project and Excavation of Land under Application No. A/H18/84
Submission of Supplementary Information

Refer to Clarification Information submitted on 1 February 2019 and subsequent comments received from Director of Agriculture, Fisheries and Conservation on 12 February 2019, we would like to supersede the previous figure 0.2 and figure 4.12 and supplement our application with the following updated information:

1. 70 copies of revised page 2 to replace the original page 2 of the planning statement (Refer **Appendix A**); and
2. 70 copies of revised page 30 to replace the original page 30 of the planning statement (Refer **Appendix B**).

Clarification on comments from Director of Agriculture, Fisheries and Conservation

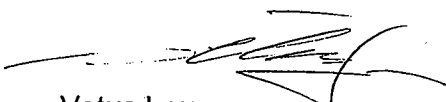
We would like to clarify the following:

1.)	<p>Our office carried out further site verification and investigation on the existing potable water supply pipe pass through a wooded area before entering into Site F. This portion of existing potable water supply pipe was found installed at grade on site (Refer site survey photos in Appendix C).</p> <p>The alignment of fire services water supply pipe is proposed to follow exactly the same routing of existing potable water supply pipe as shown in Figure 4.12 remains unchanged. Thus, the mentioned portion of fire services water supply pipe before entering into Site F will be installed at grade instead of underground (Refer Appendix B).</p> <p>Please note that the propose fire services water supply pipe will be fixed above existing potable water supply pipe which sitting on the existing concrete plinth, so no excavation within wooden area is proposed.</p>
2.)	<p>For portion of at-grade alignment encroach onto the wooden area zoned "SSSI" near the "OU" zone, the same principle will be applied. The propose fire services water supply pipe will be fixed above existing potable water supply pipe which sitting on the existing concrete plinth, so no excavation within wooden area is proposed (Refer site survey photos in Appendix D).</p>



Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9699 or our Mr Cliff Ip at 2957 9611.

Yours faithfully
for Percy Thomas Partnership (HK) Ltd.



Vetus Lau
Authorized Person

VL/CI/31122(1)32.1/Z000737

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\TPB\2019-2-14 SWIMS Section 16_Application
(Clarification_3 AFCD)(supersede figure).doc
Encl.

cc

The University of Hong Kong

- Mr John Sung w/e (Fax: 2517 0456)

- Mr K.B. Wong

Wong & Cheng Consulting Engineers Ltd

- Mr Sammy Chan w/e (Fax: 2865 6610)

Arcadis

- Mr Chris Cheng w/e (Fax: 2805 5028)

**Comments from Director of Agriculture, Fisheries and Conservation
(Contact Person: Ms. Josephine CHENG, Tel: 2150 6942)**

Our previous comments have not been addressed. According to Figure 4.12, a portion of underground pipe would pass through a wooded area before entering into Site F. Our previous comments are still valid and the applicant should clarify the ecological impact. Besides, a portion of at-grade alignment would encroach onto the wooded area zoned "SSSI" near the "OU" zone, thus our comments on Section 8.0d are also still valid.

Appendix A

EXECUTIVE SUMMARY

行政摘要

繼規劃申請編號 A/H18/79 申請 A 座學術大樓的土地挖掘及 F 區住宅大樓的擴建工程於 2017 年 7 月 14 日已獲批，詳細可參考附錄 A 的批准信 TPB/A/H18/79 副本。現以香港大學名義支持太古海洋科學研究所(以下簡稱‘研究所’)的運作和發展，對這項核准計劃提交修訂本，連同景觀報告書徵詢城市規劃委員會的批准。研究所運營的地段及建築大樓詳見圖 0.1。

本文件包括以下內容：

- (a) 建議使用的公用設施裝置的位置及路線如圖 0.2 所示；
- (b) 增加 A 座學術大樓的總建築面積，由原先申請編號 A/H18/79 批准的 1,240 平方米增加至 1,980 平方米，以應對在詳細設計時為符合“建築物條例”而作出的內部佈局調整，詳細的樓面面積計算請參考本規劃聲明第 4.12 章；
- (c) A 座及 F 區的景觀報告。

建議使用的公用設施裝置需進行土地挖掘工程的位置屬於“特殊科學價值地點”(SSSI)、“其他指定用途”(OU)和“綠化地帶”(GB)區域，根據經批准的大潭及石澳分區計劃大綱編號 S/H18/10，規劃工程的實施需要城市規劃委員會的規劃許可。

為支持研究所的海洋科學於本地及亞太地區的運作和發展，建議額外的公用設施裝置是非常需要的。

核准計劃 A/H18/79 的修訂本，內容如下：

- a. 支持直接環境許可申請的項目簡介，其副本附在本規劃聲明附錄 B 中；
- b. 環境保護署(環保署)於 2017 年 6 月 12 日發出的環保許可證 AEP-537/2017，本規劃聲明附錄 C 附有環保署批准函副本；
- c. 2017 年 12 月 14 日在地政會議上批准了短期租約的修改。地區地政處於 2018 年 6 月 25 日發出的短期租約編號 SHX-1383 以及所有短期租約的錄取通知書中列出的條款和條件，香港大學於 2018 年 7 月 12 日之同意及簽署回覆附於本規劃聲明附錄 G；
- d. 附錄 D 附上香港大學於 2015 年 9 月 16 日發出的政策支援函。

建議的公用設施裝置的挖掘工程對現有環境潛在的影響已在本規劃聲明中進行了評估和詳細說明，通過將公用設施放置在現有的混凝土鋪設區域下方或在地面安裝，並實施緩解措施和監測，將不會對環境造成不利影響。

此外，所有用於運輸公用設施的管道或容器的直徑均小於 450 毫米，因此根據“環境影響評估條例”申請 A/H18/79 的修改本將為豁免工程，並且不需要環境許可證。



- | | | | |
|-------|--|-------|-------------------------|
| ----- | FIRE SERVICES WATER PIPE | ..... | FOUL WATER PIPE |
| ..... | SEA WATER PIPE | ..... | STORM WATER PIPE |
| ----- | POWER CABLE & ELV CABLE DUCTS | | |

Figure 0.2 – Aerial Photo Showing the alignment and locations of the proposed utilities and associated installation with ancillary excavation

Appendix B

4.0 INDICATIVE DEVELOPMENT PROPOSAL

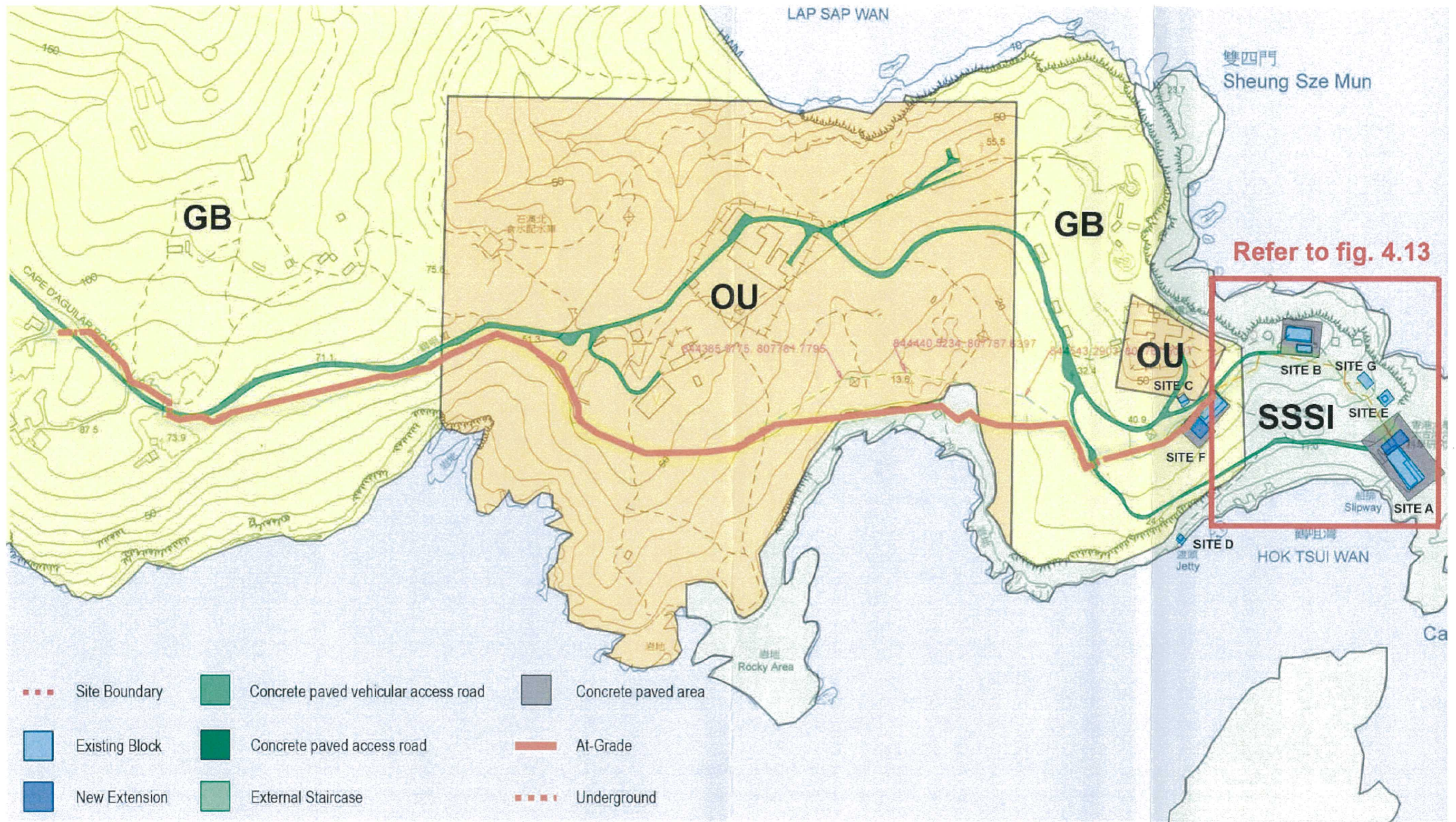


Figure 4.12 – Layout Plan Describing the Proposed At-grade and Underneath Concrete Paved Area Arrangement of Fire Services Water Pipe with Alignment

Appendix C

4.0 INDICATIVE DEVELOPMENT PROPOSAL

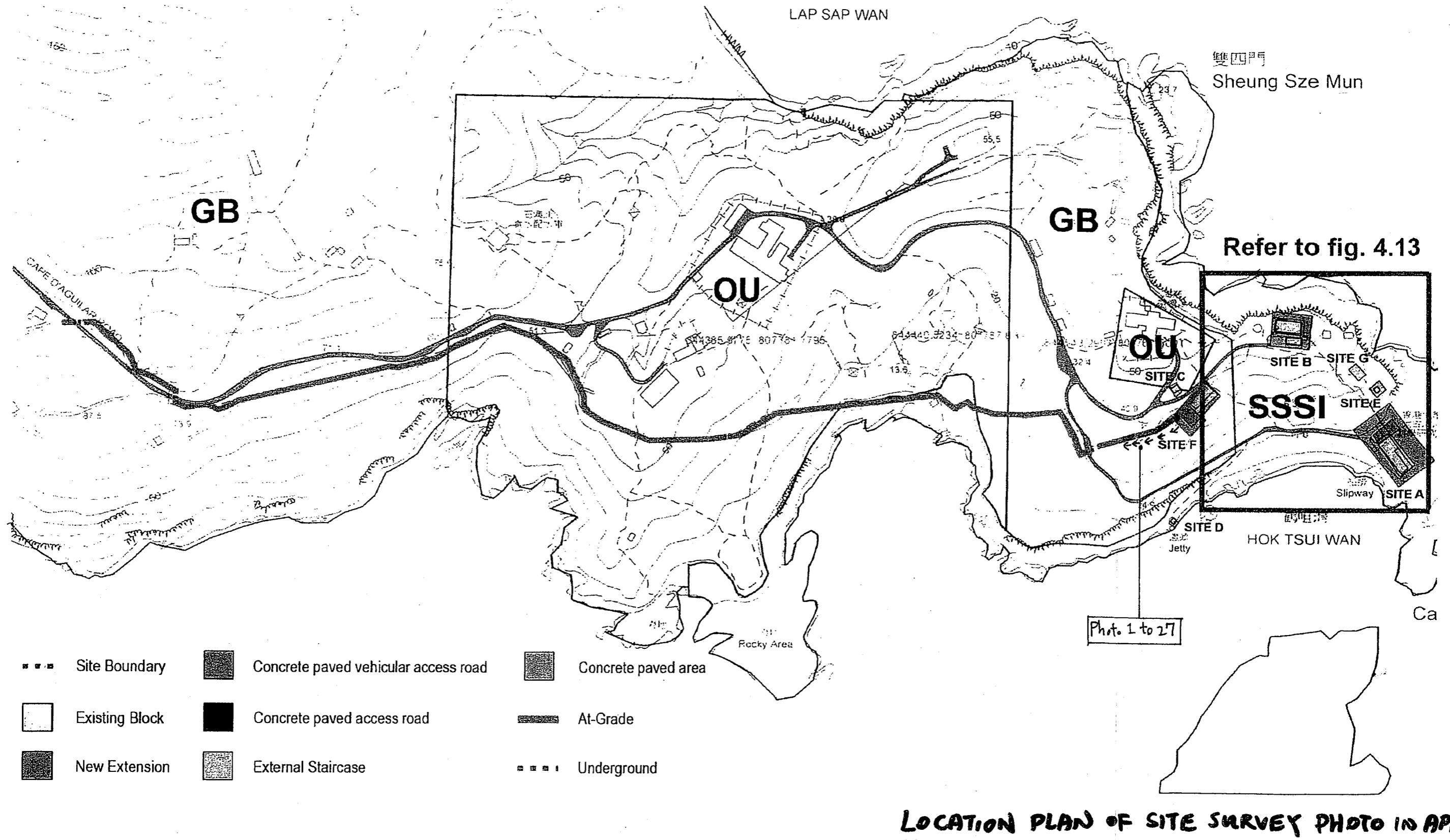


Figure 4.12 – Layout Plan Describing the Proposed At-grade and Underneath Concrete Paved Area Arrangement of Fire Services Water Pipe with Alignment

Proposed 'Field Study/Education/Visitor Center' (Extension of Academic Block) for Site A and Proposed 'Residential Institution' (Extension of Residential Block) for Site F and ancillary Utility Installation for Private Project and Excavation of Land under Application No. A/H18/84

Site survey photos taken on 13 February 2019

Photo 1



Photo 2



Photo 3

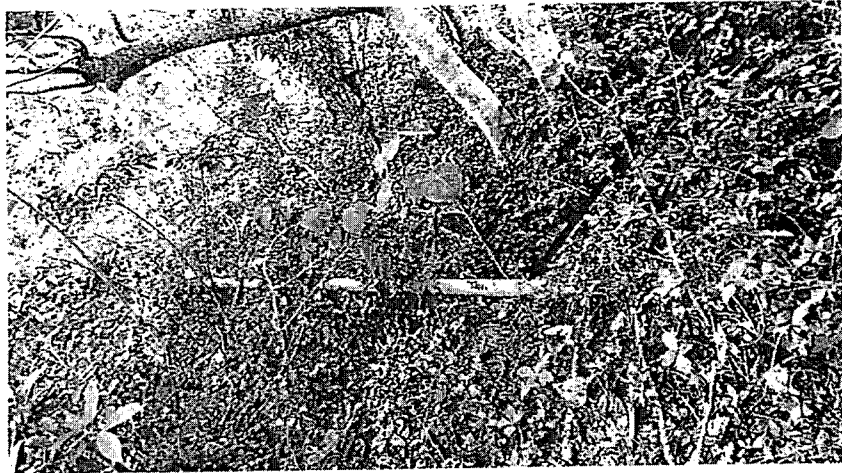


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

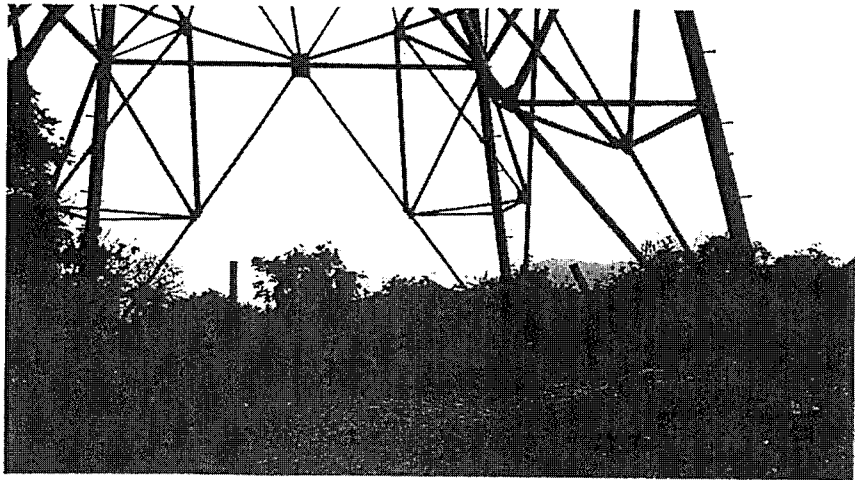


Photo 22



Photo 23

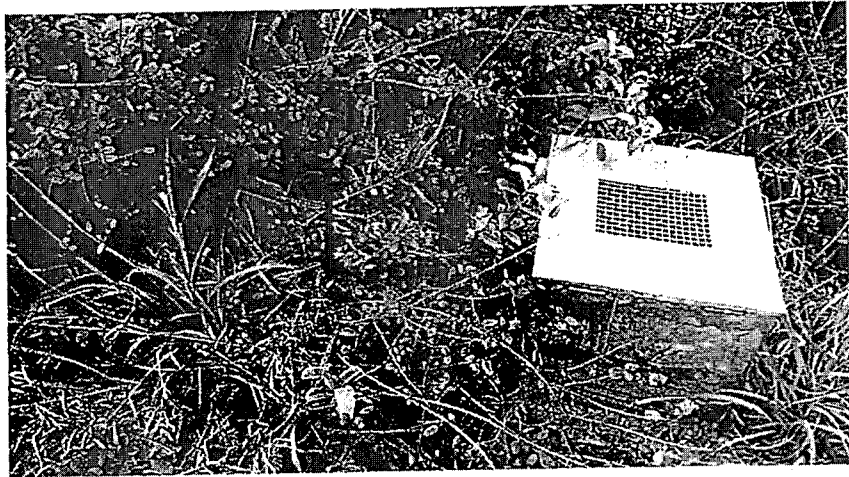


Photo 24

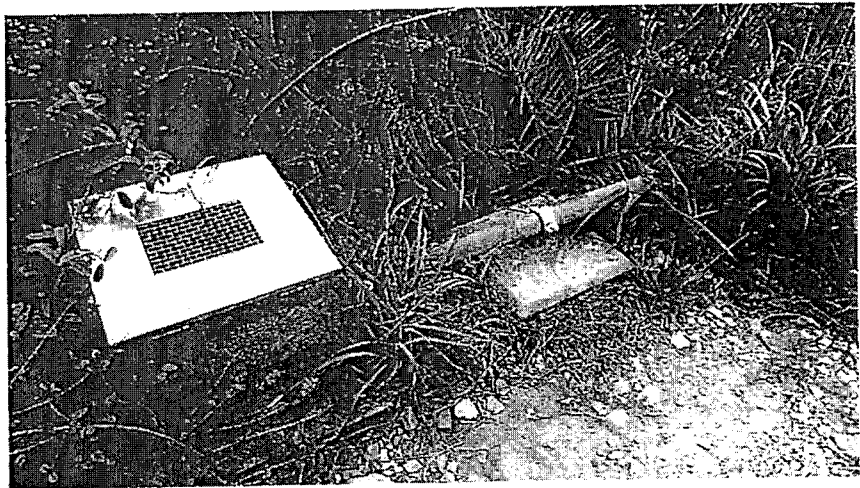


Photo 25



Photo 26



Photo 27

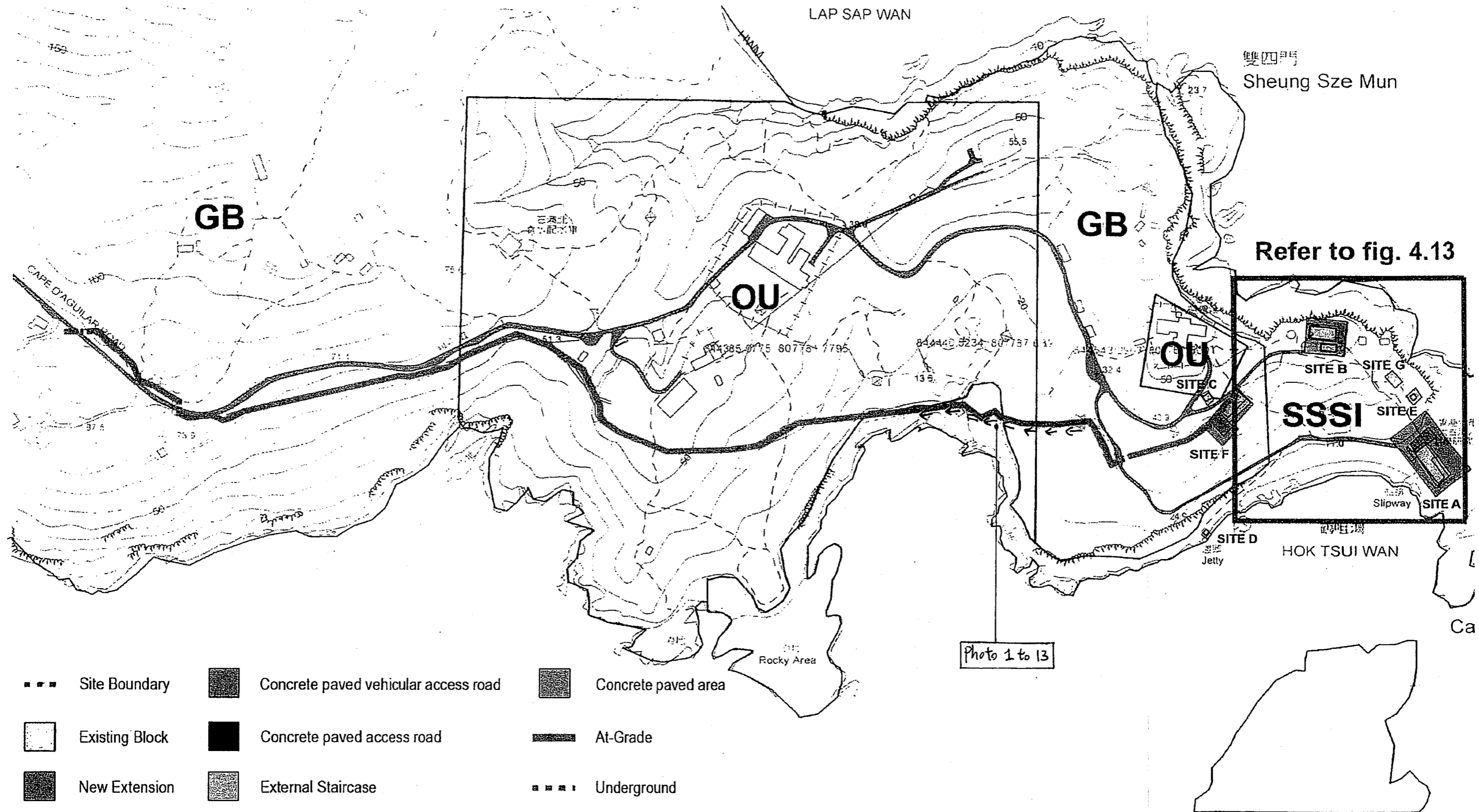


VL/CI/ml

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Appendix D

4.0 INDICATIVE DEVELOPMENT PROPOSAL



LOCATION PLAN OF SITE SURVEY PHOTO IN APPENDIX D

Figure 4.12 – Layout Plan Describing the Proposed At-grade and Underneath Concrete Paved Area Arrangement of Fire Services Water Pipe with Alignment

**Proposed 'Field Study/Education/Visitor Center' (Extension of Academic Block)
for Site A and Proposed 'Residential Institution' (Extension of Residential
Block) for Site F and ancillary Utility Installation for Private Project and
Excavation of Land under Application No. A/H18/84**

Site survey photos taken on 13 February 2019

Photo 1



Photo 2



Photo 3

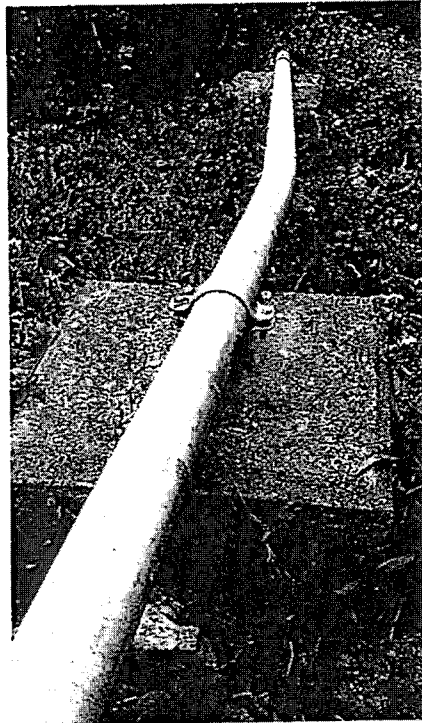


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

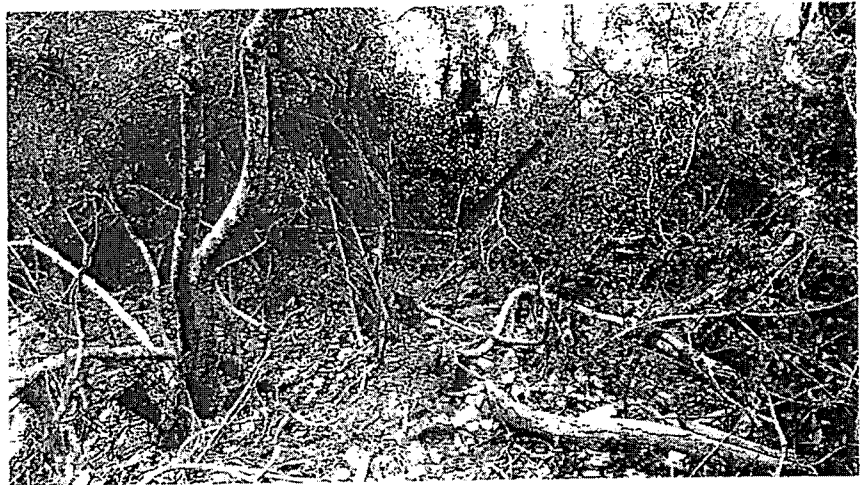


Photo 10



Photo 11



Photo 12

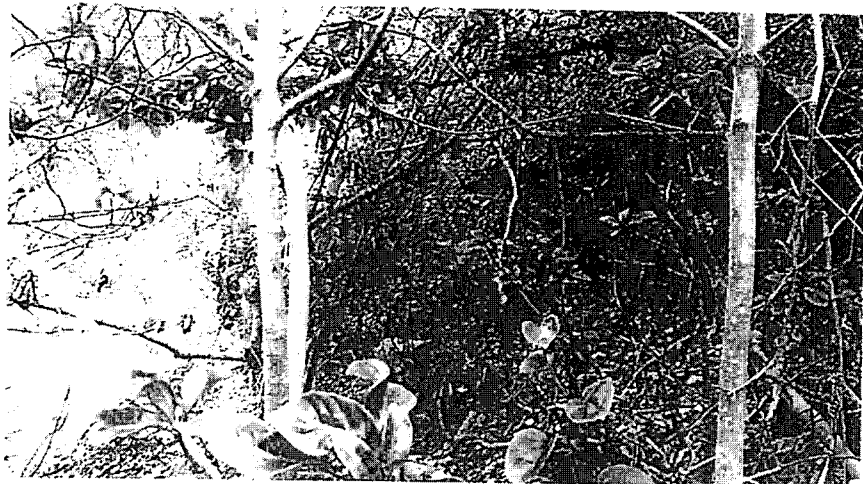


Photo 13



VL/CI/ml

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PERCY THOMAS

ARCHITECTS
Planners and Designers

TPB ref: A/H18/84

25th February 2019

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

By Hand

Dear Sir

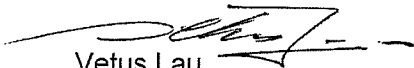
Proposed 'Field Study/Education/Visitor Center' (Extension of Academic Block) for Site A and Proposed 'Residential Institution' (Extension of Residential Block) for Site F and ancillary Utility Installation for Private Project and Excavation of Land under Application No. A/H18/84 - Submission of Supplementary Information

Refer to Comments received from Director-General of Communications on 29 February 2019 (**Appendix A**), we would like to clarify the following:

1.)	We confirm there is <u>no</u> ELV cable duct or association installation within OU (Radio Communication Station) Zone.
2.)	Comments of the relevant telecommunication operators had been sought, we would like to submit the following operators' written replies for your further consideration: 1.) Reach Networks Hong Kong Limited and Reach Cable Networks Limited (Appendix B); 2.) PCCW Global (HK) Limited (Appendix C); and 3.) PCCW-HKT Telephone Limited and Hong Kong Telecommunications (HKT) Limited (Appendix D). In conclusion, the relevant telecommunications operators have given no adverse comments on the proposed alignments of pipes, cable ducts as well as excavation in the application.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9699 or our Mr Cliff Ip at 2957 9611.

Yours faithfully
for Percy Thomas Partnership (HK) Ltd.


Vetus Lau
Authorized Person

VL/CI/31122(1)32.1/Z000740

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Encl.

cc

The University of Hong Kong
Wong & Cheng Consulting Engineers Ltd
Arcadis

- Mr John Sung w/e (Fax: 2517 0456)
- Mr Sammy Chan w/e (Fax: 2865 6610)
- Mr Chris Cheng w/e (Fax: 2805 5028)

10/F, Cheung Wah Industrial Building, 10-12 Shipyard Lane, Quarry Bay, Hong Kong. Tel: (852) 2811 1310 Fax: (852) 2564 8274

ptphk@ptp-architects.com.hk www.ptp-architects.com.hk

PERCY THOMAS PARTNERSHIP (HK) LTD., registered in Hong Kong

Appendix A

Comments from Director-General of Communications
(Contact Person: Ms. Vera CHUNG, Tel: 2961 6632)

2. Regarding the issue that you addressed to us in paragraph 5 of your memo, our response is as below –

(i) Page 25, section 4.8 of the Planning Statement of the application reads –

4.8 Cable Ducts for Extra Low Voltage (ELV) and Power Cable Duct & Associated Installation with Ancillary Works

.....
(b) The total run of cable ducts is approximately 430m of which 340m falls mainly within SSSI Zone with 90m falls within OU Zone [emphasis added].

However, we notice from the revised summary of Table 4.1 on page 33 of the Planning Statement (kept in Appendix B of the letter of 9 January 2019 from Percy Thomas Partnership (HK) Limited [TPB Ref: A/H18/80]) that **no** ELV cable duct (whether under concrete paved area or at-grade) will be laid within OU (Radio Communication Station) Zone. Please confirm whether there is any ELV cable duct or association installation within OU (Radio Communication Station) Zone. If your answer is affirmative, please seek comments of the relevant telecommunications operators as we advise in (ii) below; and

(ii) As there are telecommunications facilities already laid under and along the roads proposed for ducts and cable installation in the application, we advise that comments of the relevant telecommunication operators shall be sought. The contact information of the relevant operators is provided in Annex.

2. Subject to the applicant's clarification made (see paragraph 2(i) of our Memo) and further that the relevant telecommunications operators have given no adverse comments on the proposed alignments of pipes, cable ducts as well as excavation in the application (see paragraph 2(ii) of our Memo), this office does not have adverse comments on the application.

Annex

Contact Information of Relevant Telecommunications Operators

Reach Networks Hong Kong Limited and Reach Cable Networks Limited

Contact information

Name: Mr. Law Chit Lun
Position: Manager, Program Management
Postal Address: 6/F., Hermes House, 10 Middle Road, Tsimshatsui,
Kowloon
Telephone No.: 2809 0222
Fax No.: 2962 5683

PCCW Global (HK) Limited

Contact information

Name: Mr. Vincent Kou
Position: Assistant Vice President, Regulatory Affairs
Postal Address: 39/F, PCCW Tower, Taikoo Place, 979 King's Road,
Quarry Bay, Hong Kong
Telephone No.: 2883 7718
Fax No.: 2962 5111

**PCCW-HKT Telephone Limited and Hong Kong Telecommunications
(HKT) Limited**

Contact information

Name: Mr. Gilbert Choy
Position: Assistant Vice President, Regulatory Affairs
Postal Address: 39/F, PCCW Tower, Taikoo Place, 979 King's Road,
Quarry Bay, Hong Kong
Telephone No.: 2888 7677
Fax No.: 2962 5894

Appendix B



PERCY THOMAS PARTNERSHIP HK LTD.					
INCOMING DOCUMENT					
FILE REF.:					
DATE	15 FEB 2019				REC'D
TO					
INITIAL					
DATE					
ACTION					

Reach Networks Hong Kong Limited and
Reach Cable Networks Limited

6th Floor, Hermes House
10 Middle Road, Tsim Sha Tsui
Kowloon, Hong Kong
Tel: +852 2809 0222
Fax: +852 2962 5683

➤ Percy Thomas Partnership (HK) Ltd.
10/F, Cheung Wah Industrial Building
10-12 Shipyard Lane
Quarry Bay
Hong Kong

(Attention: Mr. Vetus T C Lau – Authorized Person)

By Mail and Fax: +852 2564 8274 (4 pages)

13 February 2019

Dear Mr. Lau,

**Expansion of Research and Residential Facilities for
The Swire Institute of Marine Science, Faculty of Science (SWIMS),
The University of Hong Kong at Cape D'Aguilar, Shek O, Hong Kong
Clarification of Proposed Pipeline Alignment**

➤ Reference is made to your letter dated 30 January 2019 seeking REACH's comments on the proposed pipe works installation works and our letter dated 05 Jul 2017.

Based on the information provided, REACH has no objection for the proposed pipe works installation works that will be carried out in close proximity to our underground telecommunication cables in the area.

To safe-guard the transmission networks and services to our users, REACH demands your office and sub-contractors to take precautionary measures during the water pipe/cable duct installations in the shaded regions as shown in the Appendixes.

Lastly, REACH requests your office to share the high-level project timeline on the installations as soon as there are any updates.



Should you have any questions, please feel free to contact me at 2809 0222.

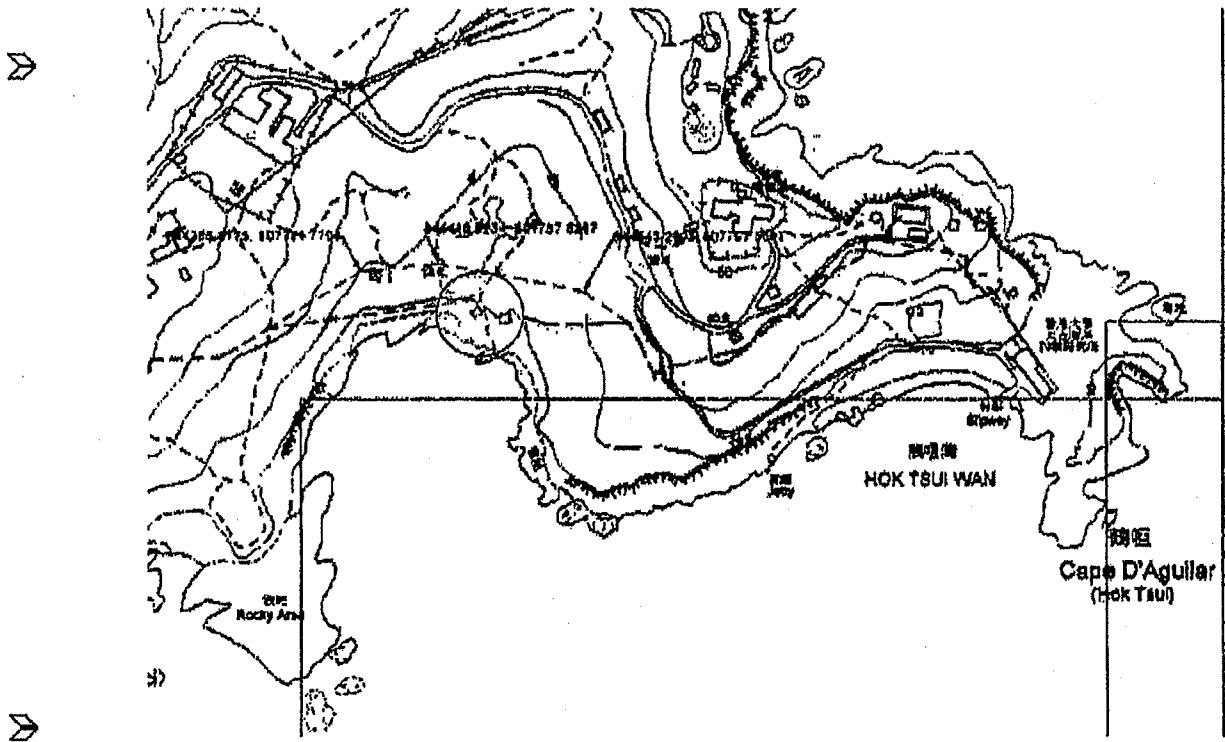
➤ Yours sincerely,

A handwritten signature in black ink, appearing to read "Chit-Lun LAW", with a large, sweeping flourish at the end.

Chit-Lun LAW (Mr.)
Manager
Program Management
REACH

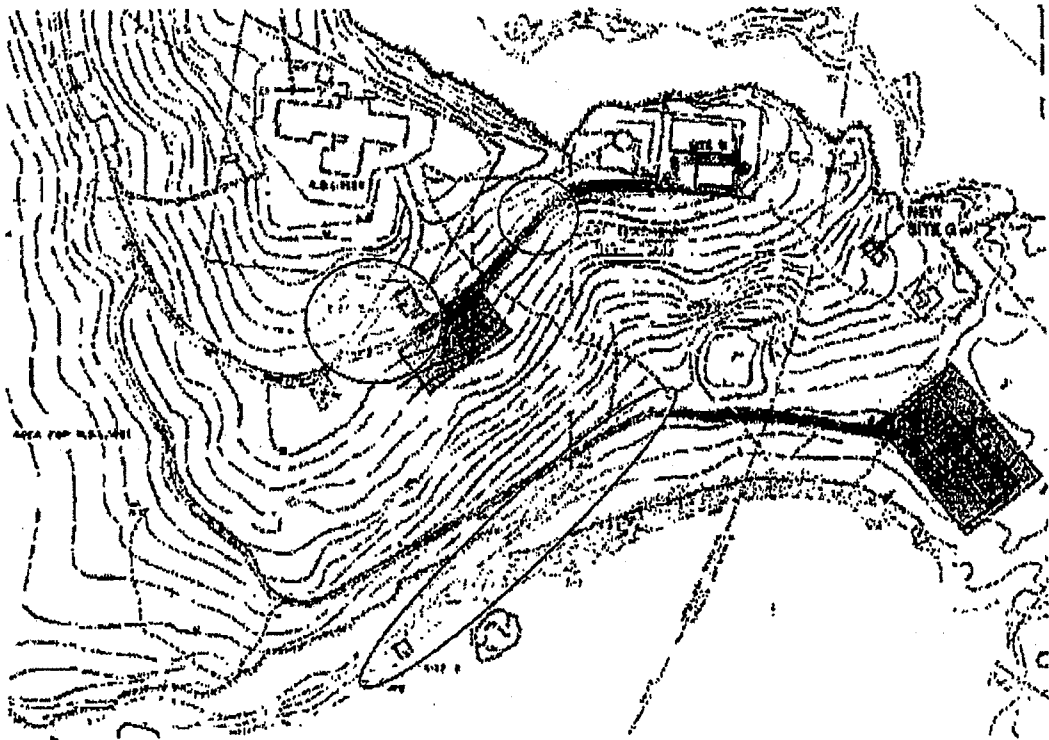


Appendix A





Appendix B





30 January 2019

Reach Networks Hong Kong Limited and Reach Cable Networks Limited **By Hand & Fax**
6/F Hermes House (fax no. 2962 5683)
10 Middle Road
Tsim Sha Tsui
Kowloon

For the attention of: Mr Law Chit Lun (Manager, Program Management)

Dear Mr Law,

**Expansion of Research and Residential Facilities for
The Swire Institute of Marine Science, Faculty of Science (SWIMS),
The University of Hong Kong at Cape d' Aguilar, Shek O, Hong Kong
Clarification of Proposed Pipeline Alignment**

We are the Authorized Person appointed by The University of Hong Kong (HKU) for the captioned project. To cope with the Expansion of Research and Residential Facilities for The Swire Institute of Marine Science, much needed additional utility suppliers is proposed. As part of the site falls within the area designated as Site of Special Scientific Interest (SSSI), pursuant to the approved Outline Zoning Plan (OZP), we have prepared and submitted an Amendment to the Approved Scheme under A/H18/84 to Town Planning Board on 26 Nov 2018 (Ref.: Section 16 Planning Application No. A/H18/84) applying for proposed utilities installations.

Pursuant to the request from Director-General of the Communications Authority on 29 January 2019, we write to seek your comments on the proposed pipe works installation works of which details are described below:

- a. 1no. of 100mm diameter foul water pipe between Site B and F;
- b. 1no. of 100mm diameter vent pipe serving the sewage holding tank at Site F and terminating at the flat roof of the Transformer Room and Main Switch Room at Site C;
- c. 100mm diameter sea water pipe delivering sea water from sea water pump house at Site D via pump room at Site E then Academic Block at Site A;
- d. 3nos. of 100mm diameter cable ducts which housing power cable from main switch room at Site C via Student Residential Blocks at Site F and B then Pump Room at Site E, Academic Block at Site A and Sea Water Pump House at Site D;
- e. 1no. of 100mm diameter cable duct which housing extra low voltage (ELV) cables from main switch room at Site C via Student Residential Blocks at Site F and B then Academic Block at Site A;
- f. 1no. of 80mm diameter fire services water pipe delivering fire services water from Nga Choi Hang Tsuen to fire services water and sprinkler water tanks in Academic Block at Site A, B and F;
- g. 1no. of 350mm diameter storm water pipe with 5nos. of manholes receiving storm water collected from Site B and A.



80mm Diameter Fire Services Water Supply Pipe (from Nga Choi Hang Tsuen to SWIMS)

To enhance the fire safety of SWIMS and in compliance with the current Standards and Codes, an 80mm diameter fire services water supply pipe is proposed to connect to the water main at Nga Choi Hang Tsuen. The proposed fire services water supply pipe installation and alignment were discussed with your office in 2017 and a meeting was held at our office with presence of representatives from your office, PCCW Global (HK) Limited and PCCW-HKT Telephone Limited and Hong Kong Telecommunications (HKT) Limited, your letter to our office dated 5th July 2017 is referred and copy attached with this letter as **Appendix A** for your easy reference. At the said meeting pipe works alignment with installation detailed was presented. Generally, alignment of fire services water supply pipe is proposed to follow exactly the same routing of existing potable water supply pipe leading from Nga Choi Hang Tsuen to SWIMS, please refer to diagram attached in **Appendix B** which showing the proposed pipe alignment. As no objection was raised by the presence at the said meeting, we proceed the submission to Town Planning Board in November 2018.

For Other Utilities Installations between Site A, B, C, D, E and F

Other essential utility suppliers are also proposed to keep SWIMS in good operational condition have been detailed in our submission to Town Planning Board of which relevant section is extracted and attached with this letter as **Appendix C** for easy reference.

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Please be assured of that carrying out of the proposed utilities installations works will be under stringent supervision and monitoring to ensure your Guideline for Excavation and Related Work are strictly complied. The installation will merely take up portion existing concrete paved road and if any installation belongs to your company found during the works, we will report to your office immediately.

In view of the scheduled Board Meeting on 22nd February 2019 and forthcoming Chinese New Year, your reply before **1 Feb 2019** will be much highly appreciated.

Should further clarification or information required, please feel free to contact the undersigned or our Project Architect, Mr Cliff Ip, on 2957 9611 or [REDACTED]

Thank you for your attention.

Yours faithfully
For and on behalf of
Percy Thomas Partnership (HK) Ltd.

Vetus T C Lau
Authorized Person
VL/C/31122(1)31.3/ Z000732

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\Reach Networks HK Ltd\2019-01-30 Enquiry on the pipeline routing.doc

Encl.

cc

Planning Department
Office of the Communication Authority
The University of Hong Kong
Wong & Cheng Consulting Engineers Ltd
Arcadis

- Mr Edwin Lee	w/e	(Fax: 2895 3957)
- Mr KL Yeung	w/e	(Fax: 2962 5683)
- Mr John Sung	w/e	(Fax: 2517 0456)
- Mr Sammy Cheng	w/o	(Fax: 2865 6610)
- Mr Andrew Pallett	w/o	(Fax: 2805 5028)

Appendix C

14 February 2019

Percy Thomas Partnership (HK) Ltd.
10/F, Cheung Wah, Industrial Building
10-12 Shipyard Lane
Quarry Bay
Hong Kong

By mail and email
(vlau@ptp-architects.com.hk)

(Attn: Mr. Vetus TC Lau - Authorized Person)

Dear Mr. Lau:

**Expansion of Research and Residential Facilities for
The Swire Institute of Marine Science, Faculty of Science (SWIMS),
The University of Hong Kong at Cape D'Aguilar, Shek O, Hong Kong
Clarification of Proposed Pipeline Alignment**

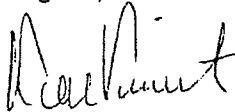
I refer to your letter dated 30 January 2019 seeking our comments on the subject proposed pipeline alignment.

PCCW Global does not object the proposed pipeline alignment and installation works intended to be carried out near our telecommunication facilities; subject to all necessary precautionary measures will be taken when works are performed in the close vicinity of our existing facilities. We are aware that our counterpart Hong Kong Telecommunications (HKT) Limited has written to your office on 4 February 2019 (Ref#:HKT_20190204-0001-R-HKT) advising on the same subject matter involving the relevant facilities. PCCW Global is in total agreement with the HKT's advices so would urge you and your contractors to follow all HKT's advices diligently.

Furthermore, I would be grateful if you would inform us the detailed installation schedule of the subject pipeline project so we could arrange our cable colleague to monitor the installation.

Should you have any queries, please contact myself at 2883 7718.

Best regards,



Vincent Kou
Assistant Vice President, Regulatory Affairs

This message (and any attachments) may contain information that is confidential, proprietary, privileged or otherwise protected by law. The message is intended solely for the named addressee (or a person responsible for delivering it to the addressee). If you are not the intended recipient of this message, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please destroy the message or delete it from your system immediately and notify the sender.



30 January 2019

PCCW Global (HK) Limited
39/F PCCW Tower
Taikoo Place, 979 King's Road,
Quarry Bay, Hong Kong

By Hand & Fax
(fax no. 2962 5111)

For the attention of: Mr Vincent Kou (Assistant Vice President, Regulatory Affairs)

Dear Mr Kou,

**Expansion of Research and Residential Facilities for
The Swire Institute of Marine Science, Faculty of Science (SWIMS),
The University of Hong Kong at Cape d' Aguilar, Shek O, Hong Kong
Clarification of Proposed Pipeline Alignment**

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Pursuant to the request from Director-General of the Communications Authority on 29 January 2019, we write to seek your comments on the proposed pipe works installation works of which details are described below:

- a. 1no. of 100mm diameter foul water pipe between Site B and F;
- b. 1no. of 100mm diameter vent pipe serving the sewage holding tank at Site F and terminating at the flat roof of the Transformer Room and Main Switch Room at Site C;
- c. 100mm diameter sea water pipe delivering sea water from sea water pump house at Site D via pump room at Site E then Academic Block at Site A;
- d. 3nos. of 100mm diameter cable ducts which housing power cable from main switch room at Site C via Student Residential Blocks at Site F and B then Pump Room at Site E, Academic Block at Site A and Sea Water Pump House at Site D;
- e. 1no. of 100mm diameter cable duct which housing extra low voltage (ELV) cables from main switch room at Site C via Student Residential Blocks at Site F and B then Academic Block at Site A;
- f. 1no. of 80mm diameter fire services water pipe delivering fire services water from Nga Choi Hang Tsuen to fire services water and sprinkler water tanks in Academic Block at Site A, B and F;
- g. 1no. of 350mm diameter storm water pipe with 5nos. of manholes receiving storm water collected from Site B and A.



80mm Diameter Fire Services Water Supply Pipe (from Nga Choi Hang Tsuen to SWIMS)

To enhance the fire safety of SWIMS and in compliance with the current Standards and Codes, an 80mm diameter fire services water supply pipe is proposed to connect to the water main at Nga Choi Hang Tsuen. The proposed fire services water supply pipe installation and alignment were discussed with your office in 2017 and a meeting was held at our office with presence of representatives from your office, Reach Networks Hong Kong Limited, Reach Cable Networks Limited and PCCW-HKT Telephone Limited and Hong Kong Telecommunications (HKT) Limited, your letter to our office dated 5th July 2017 is referred and copy attached with this letter as **Appendix A** for your easy reference. At the said meeting pipe works alignment with installation detailed was presented. Generally, alignment of fire services water supply pipe is proposed to follow exactly the same routing of existing potable water supply pipe leading from Nga Choi Hang Tsuen to SWIMS, please refer to diagram attached in **Appendix B** which showing the proposed pipe alignment. As no objection was raised by the presence at the said meeting, we proceed the submission to Town Planning Board in November 2018.

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Should further clarification or information required, please feel free to contact the undersigned or our Project Architect, Mr Cliff Ip, on 2957 9611 or [REDACTED].

Thank you for your attention.

Yours faithfully
For and on behalf of
Percy Thomas Partnership (HK) Ltd.

Vetus T C Lau
Authorized Person

VL/C1/31122(1)31.3/ Z000733

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\PCCW Global HK Ltd\2019-01-30 Enquiry on the pipeline routing.doc

Encl.

cc

Planning Department
Office of the Communication Authority
The University of Hong Kong
Wong & Cheng Consulting Engineers Ltd
Arcadis

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- Mr Andrew Pallatt	w/o	(Fax: 2805 5028)

Appendix D

Mr. Vetus T C Lau
Percy Tomas Architects Planners and Designers
10/F, Cheung Wah Industrial Building
10-12 Shipyard Lane
Quarry Bay
Hong Kong

Your ref : VL/CI/31122(1)31.3/Z000734

Our ref : HKT-20190204-0001-R-HKT

Our tel : 2888 1863

Our fax : 2527 0792

Date : 4 February 2019

WITHOUT PREJUDICE

By Registered Mail & E-mail

Dear Vetus T C Lau,

Expansion of Research and Residential Facilities for The Swire Institute of Marine Science, Faculty of Science (SWIMS), The University of Hong Kong at Cape D' Aguilar, Shek O, Hong Kong.
Clarification of Proposed Pipeline Alignment

We refer to your letter dated 30 January 2019 regarding the captioned project.

We have not particular comment for your work at Cape D' Aguilar. The relevant works should avoid affecting our operation of equipment and facilities.

We enclose a set of plan(s) indicating the approximate position of our existing or proposed underground plant in the area of your proposed excavations. The information contained in the plan(s) can only be used in conjunction with the proposed work and must not be disclosed to other third parties.

For avoidance of doubt, the information in this letter or in any of its attachment shall not prejudice or compromise our right to sue you for any loss or damage caused to our plant(s), nor shall it alter your duty of care to exploit adequate measures to avoid damaging our plant(s).

Please be reminded that the information on the plan(s) could be significantly different from the actual situation in terms of both depth and alignment due to various reasons. You are expected to follow the attached Guidelines for Excavation and Related Work whenever your proposed work is conducted on the site. In particular, we expect utmost caution on your side when excavating in the area and, to that end, you should locate our plant(s) by hand excavation.

You are also hereby put on notice that any damage to our telecommunications cable could interrupt telephone services, mobile-phone services, internet services, data services, 999 or emergency help line services, international telephone services, TV services, stock market operation, medical services and banking services in many areas affecting many people. It is also a threat to public safety. In the event that we suffer any losses, costs or damages as a result of your operations, you will be held liable to indemnify us for all such losses, costs and damages arising from your actions.

In order to draw your workers' attention to the existence of our underground plant nearby, our Plant Protection Officer may post or otherwise display a warning poster of A4 size in the vicinity of your construction site. Please however note that your duty of care corresponding to our underground plant(s) is independent of whether the poster is displayed or seen.

Please convey all the information regarding our plant(s) to your workers, including your sub-contractors. Please complete the attached form to inform us of the details of your representative on the site on or before 25 February 2019. You are also advised to notify us of the actual date of commencement of work in your site with at least 3 days' notice in writing to our Mr K K Wu.

For general inquiries about plant protection, please contact our Mr K K Wu on 2927 1828.

Yours sincerely,

W K Siu 
For and on behalf of
Hong Kong Telecommunications (HKT) Limited
Enc.

Return Slip By Fax

Re: Expansion of Research and Residential Facilities for The Swire Institute of Marine Science, Faculty of Science (SWIMS), The University of Hong Kong at Cape D' Aguilar, Shek O, Hong Kong.
Clarification of Proposed Pipeline Alignment

Ref: HKT-20190204-0001-R-HKT

Date : _____
From : Mr Vetus T C Lau
Name of Company : Percy Thomas Architects Planners and Designers
Telephone No. : 2811 1310
Fax No. : 2564 8274

To: HKT - ECMSC Manager : Mr K K Wu Fax No. : 2512 2137
Tel. No. : 2927 1828

Please see the details of the site representative.

Name In Block Letters : _____
Name of Company : _____
Position : _____
Contact Telephone No. : _____
Fax No. : _____

080630/0114

Guidelines for Excavations and Related Work

You are reminded to adopt whatever measures necessary (including but without limitation the following measures) to avoid any damage to our telecommunications plant at all times when you are carrying out your works. Please note that these measures are by no means exhaustive. You are required to implement and procure your personnel to implement any effective measures on-site as appropriate. You acknowledge that any interruption or damage to our plant will substantially affect our services provide to our customers. We shall hold you liable for any loss or damages whatsoever and however incurred to our plant as a result of your operations or works carried out. For any queries, please contact our Operation and Maintenance Control (OMC) at 2888 9889, or directly to our Plant Protection Officer as appropriate.

- It is of paramount importance that you have a good understanding of our plant at or near the site. Please make sure that you make due reference to the plans obtained from us indicating the approximate locations of our existing or proposed underground plant in the areas of your proposed excavations (see attached). From time to time, you should liaise with our OMC about the current marked up plans as appropriate in the process of your excavation.
- Please note that the depth and alignment of the plant may vary for various reasons, for instance, roadworks projects such as road widening or change of plant locations by other parties without our consent. Our underground ducts and cables may be found at a depth of some 4 metres (or over). Our network provides vital communications across the world and you acknowledge that any interruption or damage will affect our services in all aspects.
- It is of paramount importance that you locate our plant before excavations. Please make sure that you and your workers locate our plant before excavations. A non-destructive locator has to be used to locating the plant positions in conjunction with the marked-up plans and hand-dug trial holes. You are required to expose and support our plant before excavations. If any ducts or cables cannot be found as those shown in the marked-up plans, you should not proceed with your excavations (eg sheet piling works) but to contact our OMC or Plant Protection Officer as soon as possible.
- It is of paramount importance for you to ensure that your workers and personnel follow all procedures and good practices. You should make sure that all necessary information including marked-up plans and working instructions are communicated and passed to them in a timely manner. They have to fully take care of our plant including but not limited to providing adequate support and display of warning posters on-site during excavation. Please refer to the typical method of our plant support in Drawings EX UG 167, 168 and 169 as attached. In any circumstances, you should not move and do anything to our plant without obtaining our consent in advance. Please contact OMC or Plant Protection Officer in this regard in all cases.
- It is of paramount importance to ensure all your site people (e.g. supervisors, workers etc) are communicated and provided with adequate information about our plant and necessary precautionary measures are taken. Please make sure that they are kept informed at all times and any updated information is provided to them during your daily or regular meetings.

Please do not hesitate to call us if you have any queries. Your help would be very much appreciated.

In case of any inconsistency between the English version and the Chinese version, the English version shall prevail.

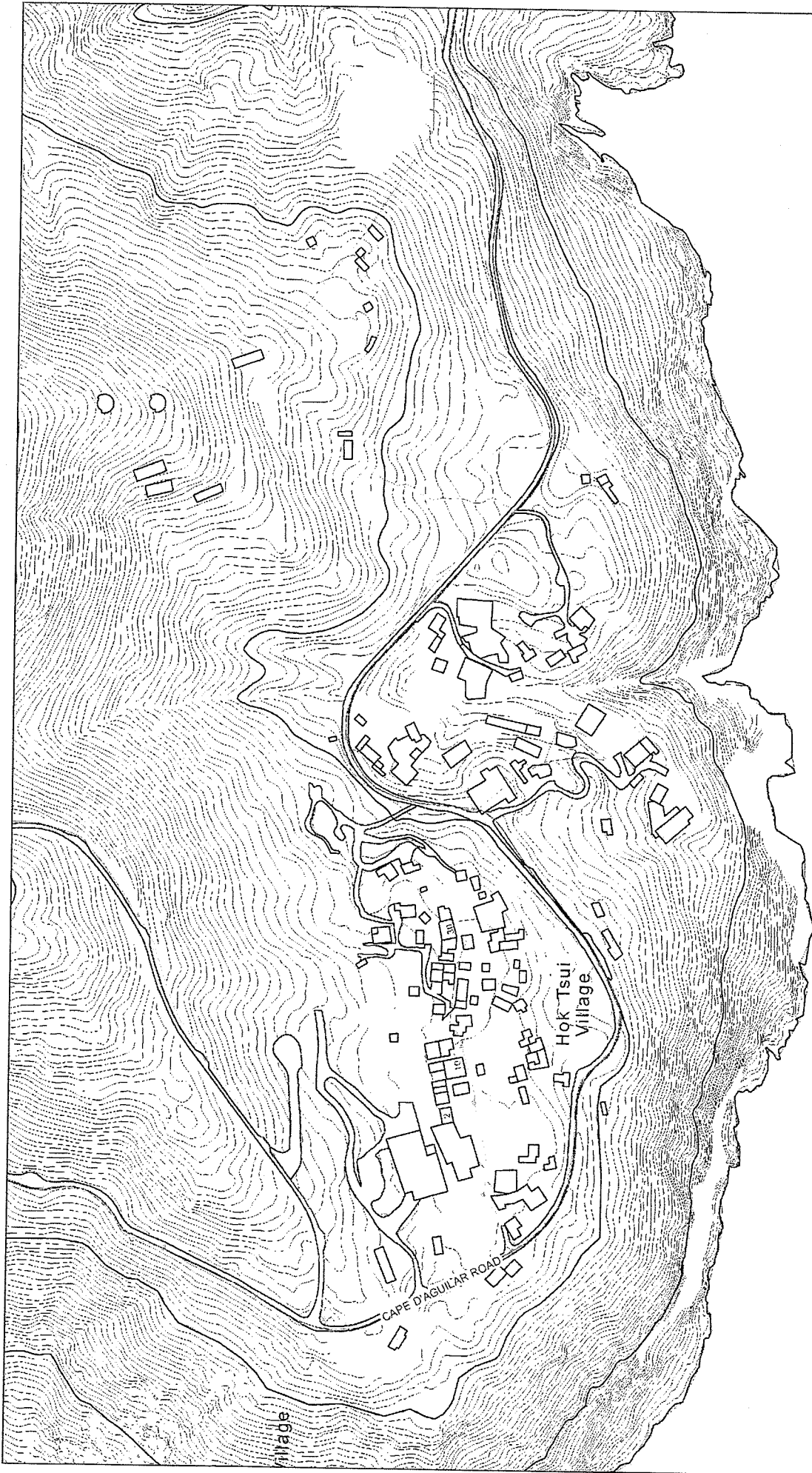
挖掘 及其相關工程之工作指引

當施工期間，閣下必須採取一切恰當的預防措施〔包括但不限於下列所述措施〕，以防止本公司的通訊網絡受破壞。請注意下列措施並非詳盡無遺，閣下應該明白到任何干擾或破壞，都會影響本公司的服務質素。倘若本公司的網絡因閣下之工程而引致任何損毀，閣下須賠償本公司的一切損失。如有任何疑問，請致電 2888 9889 與本公司戶外控制及維修中心聯絡，或直接聯絡我們的網絡保護主任。

- 閣下必須清楚了解工地及其相關範圍埋有本公司的地下設施。在施工前，閣下必須要向本公司索取最新地下設施圖則，此圖則提供本公司現有或擬鋪設的地下設施大概位置〔見附件〕。而在工程進行期間，閣下應該不時與本公司的戶外控制及維修中心保持緊密聯絡，方便掌握地下設施的最新情況。
- 閣下必須明白本公司地下設施的埋藏深度和位置，會受到不同因素影響而與紀錄有所差異。例如，道路拓寬工程或第三者在沒有得到本公司同意之下，而擅自更改設施的位置。我們的地下管道和電纜，埋藏深度有可能達到四米或以上。閣下亦應明白本公司的通訊網絡，覆蓋全球，任何中斷或損壞，將造成無可估計的影響。
- 閣下必須掌握本公司地下設施的正確位置。在挖掘工程展開前，確保工作人員先行根據圖則，結合無破壞性地下管綫定位儀和以人手挖探孔方式以確定本公司地下設施的正確位置，當埋藏於地下設施外露時，應加以承托及支撐。如果在現場無法找到圖則上標示的任何管道或電纜，切勿強行進行任何的鑽挖工程〔例如，打鋼板樁工程等〕，並盡快聯絡本公司的戶外控制及維修中心或網絡保護主任要求提供協助。
- 閣下必須確保你本人以及工作人員嚴格依循所有正確挖掘程序和方法。在施工過程中，閣下必須確保所有相關資料，包括地下設施圖則和工作指引，及時發放給有關工作人員。工作人員必須小心保護本公司的設施，包括：在工地範圍內張貼警告性海報，和對設施進行適當支撐和保護等。閣下及閣下之工作人員可以參考附件 EX UG 167, 168 及 169 所建議的保護方法。在任何情況下，未獲得本公司的同意，不得移動本公司任何設施。如有需要，請聯絡我們的戶外控制及維修中心或網絡保護主任。
- 閣下必須確保所有工地人員，包括主管、工人等，在施工前均已得到適當訊息，並依程序採取相應安全措施去保護我們的設備。請在日常或定期會議上，發佈本公司最新的地下設備圖則或資料與有關工作的人仕。

如有任何疑問，請致電給我們，本公司非常感激閣下的協助。

中、英文版本內容如有不符，概以英文版本為準。

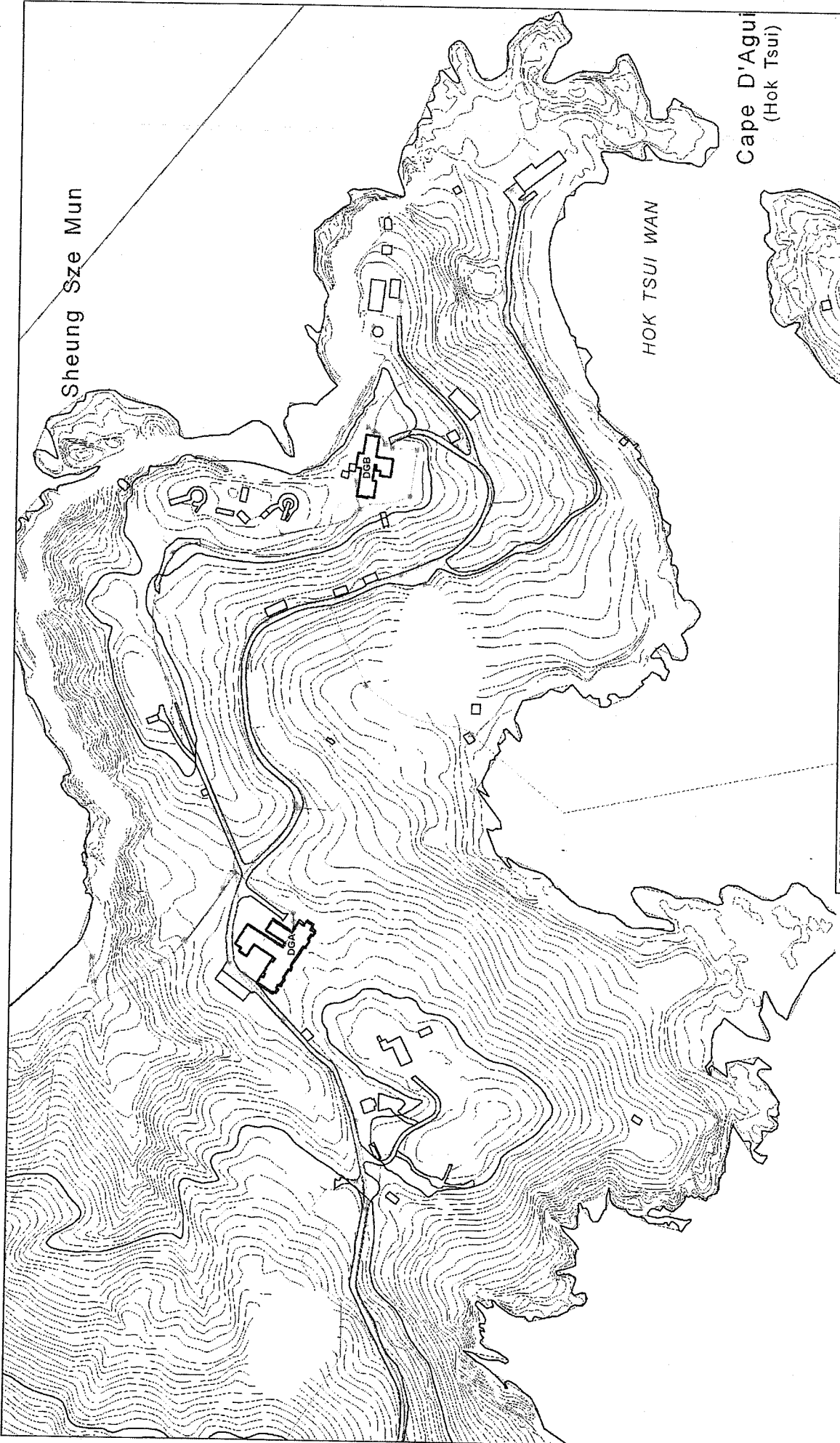


HKT		NOTES		EXISTING		PROPOSED	
OUTSIDE PLANT SERVICES		1 EXCEPT FOR YOUR PROPOSED CONNECTIONS COVERED BY THIS DRAWING, ALL WORK IS REFERRED TO APPROPRIATE AGENCIES FOR CONSTRUCTION.		MANHOLE		[Symbol]	
EACH AREA SHOWN		2 THESE DRAWINGS OR CALCULATIONS ARE THE PROPERTY OF HKT AND WILL BE KEPT ON FILE IN THE HKT ARCHIVES FOR FUTURE REFERENCE.		ADJUST BOX		[Symbol]	
SURVEY MAP No.		3 THE PROPOSED PLANT LOCATED OUTSIDE YOUR PROPERTY ARE NOT TO BE CONSIDERED AS A PART OF YOUR PROPERTY OR WORK BECAUSE ANY WORK OF REPAIRING THE SAME IS TO BE MADE AT YOUR OWNERS RISK AND AT YOUR OWNERS RISK.		DUCT		[Symbol]	
TS/NE200C		4 WHERE THE TOWNS SHOWN LONGS LIMITED PLANT IS INCLUDED		CABLE		[Symbol]	
LUU REF. No. V/LC/11/21/131 3/20/07/14				POLE		[Symbol]	
PREP. EMP/PC		SCALE 1:2500		CABLEST		[Symbol]	
CHKD. WK. SHU		DATE 04 FEB 2018		BURIED		[Symbol]	
DWG No. HKT-20190204-0001-R-HV1				COUPLING		[Symbol]	

Sheung Sze Mun

HOK TSUI WAN

Cape D'Agui
(Hok Tsui)



HKT		KEY OF PLANT	
OUTSIDE PLANT SERVICES		EXISTING	
EXIST. AREA: SKO		MANHOLE	
SURVEY MAP No. 15-NE-20C		JOINT BOX	
LUI REF. No. VJ/CJ/11/21/13_3/2000734		DUCT	
PREP. EMFC		CABLE	
CHK. WK SKU		POLE	
DWG. No. HKT-2019/02/04-0301-LR-HKT		CABINET	
		BURIED	
		COUPLING	
		PROPOSED	

NOTES

- EXCEPT FOR THE PROPOSED CABLE ROUTES AND MANHOLES, ALL OTHER FACILITIES SHOWN ON THIS MAP ARE FOR INFORMATION ONLY.
- THIS INFORMATION IS ACCURATE AS OF THE DATE OF THE SURVEY AND IS NOT GUARANTEED BY HKT.
- THE POSITION OF PLANT INDICATED ON THIS DRAWING IS APPROXIMATE AND DOES NOT REPRESENT THE EXACT POSITION OF THE PLANT. THE EXACT POSITION OF THE PLANT SHALL BE DETERMINED BY THE FIELD SURVEYOR.
- THE ACTIVE NETWORKS HAVING LIMITED PLANT FACILITIES ARE NOT SHOWN ON THIS MAP.

Map data reproduced with permission of the Director of Land, (C) Hong Kong Government



30 January 2019

PCCW-HKT Telephone Limited and
Hong Kong Telecommunications (HKT) Limited
39/F PCCW Tower
Taikoo Place, 979 King's Road,
Quarry Bay, Hong Kong

By Hand & Fax
(fax no. 2962 5894)

For the attention of: Mr Gilbert Choy (Assistant Vice President, Regulatory Affairs)

Dear Mr Choy,

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Yours faithfully
For and on behalf of
Percy Thomas Partnership (HK) Ltd.


Vetus T C Lau
Authorized Person

VLUCI/31122(1)31.3/ Z000734

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\PCCWHKT Ltd\2019-01-30 Enquiry on the pipeline routing.doc
Encl.

cc

Planning Department
Office of the Communication Authority
The University of Hong Kong
Wong & Cheng Consulting Engineers Ltd
Arcadis

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- Mr KL Yeung	w/e	(Fax: 2962 5683)
- Mr John Sung	w/e	(Fax: 2517 0456)
- Mr Sammy Cheng	w/o	(Fax: 2865 6610)
- Mr Andrew Pallett	w/o	(Fax: 2805 5028)

PERCY THOMAS

ARCHITECTS
Planners and Designers



TPB ref: A/H18/84

12th March 2019

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

By Hand

Dear Sir

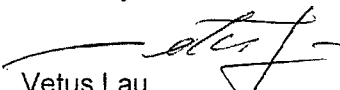
Proposed 'Field Study/Education/Visitor Center' (Extension of Academic Block) for Site A and Proposed 'Residential Institution' (Extension of Residential Block) for Site F and ancillary Utility Installation for Private Project and Excavation of Land under Application No. A/H18/84 - Further Information

Refer to Comments received from District Lands Officer/Hong Kong West & South on 11 March 2019 (**Appendix A**), we would like to clarify the following:

1.)	<p>Please be clarified that the transformer room at Site C is existing structure where there are no either A&A works or new building works proposed under this planning application. This existing structure - transformer room do not encroach the private lot no. RBL 1188.</p> <p>Furthermore, we would like to confirm there are not any overlap of the utilities within the private lot no. RBL 1188. The most nearest propose utility is only a new vent pipe (under Planning Application A/H18/84) to be constructed and installed at external wall of this existing transformer room at Site C where the vent pipe is totally outside and do not encroach the private lot no. RBL 1188.</p> <p>In conclusion, there is no land issue regarding on this for your kind consideration.</p>
2.)	<p>Due to above clarification, revise the proposed alignment to ensure no encroachment on private lot is not necessary.</p>

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9699 or our Mr Cliff Ip at 2957 9611.

Yours faithfully
for Percy Thomas Partnership (HK) Ltd.


Vetus Lau
Authorized Person

VL/CI/31122(1)32.1/Z000743

P:\31122 Swire Institute of Marine Science\Correspondence\Letter\TPB\2019-3-12 SWIMS Section 16_Application (Clarification_5 DLO).doc

Encl.

cc

The University of Hong Kong

- Mr John Sung

w/e

(Fax: 2517 0456)

Wong & Cheng Consulting Engineers Ltd

- Mr Sammy Chan

w/e

(Fax: 2865 6610)

Arcadis

- Mr Chris Cheng

w/e

(Fax: 2805 5028)

Appendix A

Comments from District Lands Officer/ Hong Kong West & South
(Contact Person: Ms. Amii KO, Tel: 2835 1552)

- (i) In accordance to Figure 1.5 and Figure 4.3 of the Application, it appears that the Site is slightly encroached on south east portion of the private lot no. RBL 1188, which is granted to Reach Networks Hong Kong Limited for submarine cable landing station. Hence, the applicant shall conduct detailed land status check and revise the proposed alignment to ensure no encroachment on private lot (if necessary).

Relevant Planning Applications Related to SWIMS

Application No.	Proposed Development	Date of Consideration	Decision of the Committee	Approval Conditions/ Rejection Reasons
A/H18/2	Academic Block, Residential Block and ancillary facilities at Sites A to E	9.12.1988	Approved with conditions	A1 to A3
A/H18/23	Extension of Academic Block at Site A and additional Residential Block at Site F	2.7.1993	Approved with conditions	A4 to A6
A/H18/35	New Academic Building near Site A and New Residential Block at Site G	16.5.1997	Rejected	R1 to R4
A/H18/38	New Academic Building near Site A	18.12.1998	Approved on review with condition	A7
A/H18/79	Extension of Academic Block and proposed Excavation of Land for Site A and Extension of Residential Block for Site F	23.6.2017	Approved with conditions	A8 to A10

Approval Conditions

- A1 A subdued colour scheme compatible with the countryside setting should be used for the proposed building structures to the satisfaction of the Director of Buildings & Lands
- A2 Proper landscaping treatment to the area around the proposed building structures should be implemented to the satisfaction of the Director of Buildings & Lands
- A3 Provision of vehicular access to the Residential Block to the satisfaction of the Commissioner for Transport
- A4 The submission and implementation of building design (including the colour scheme) to the satisfaction of the Director of Planning or of the Board
- A5 The implementation of landscaping treatment to the area around the proposed building structures to the satisfaction of the Director of Planning or of the Board
- A6 The provision of sewage treatment and disposal facilities to the satisfaction of the Director of Environmental Protection or of the Board
- A7 The submission and implementation of landscaping treatment to the area around the proposed building structures to the satisfaction of the Director of Planning or of the Board

- A8 The submission and implementation of a landscape and tree preservation proposal to the satisfaction of the Director of Planning or of the Board
- A9 The provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Board
- A10 The submission and implementation of the precautionary, protective and monitoring measures to the Cape D'Aguilar Lighthouse, the declared monument, to the satisfaction of the AMO, Leisure and Cultural Services Department or of the Board

Rejection Reasons

- R1 The proposed development is not in line with the planning intention for the "GB" zone which has a general presumption against development. The nature and scale of the proposed development are considered excessive and incompatible with the predominantly natural environment of the area.
- R2 There is no justification in the submission to demonstrate the need for the proposed development to be located within the "GB" zone and that suitable alternative sites are not available.
- R3 There is insufficient information and assessment in the submission to demonstrate that the proposed development will not cause significant adverse impacts on the environment and ecology of the area including the Hok Tsui SSSI and the Marine Reserve.
- R4 The increase in traffic flow as a result of the proposal will add burden to the existing narrow and winding access road serving the site.

FAX

To.....No.....Date.....

敬啟者規劃署署長：

本人陳玉笑是鶴咀村民，現時反對

Application No.

A/H18/84

1. 人車爭路日日有，曾經環保署員工不合作車前
退後不肯退讓變成4小時塞車，警察都要步行
入村指揮。

2. 當年政府批地是不供水，給海洋，食水管
只是3寸喉，擔心村民有水有得食，因為海地細
教低，能否解嗎？

3. 車線變行，能否負擔？如果發生^咩火警，消防員可能步
行入村救火，加上水源不足，可能危人生命倫亡。

4. 如渠4小時塞車有人要入院，4小時塞車，命
黃泉都來到醫院，海洋員出多過學生，發展
是為瑞數先解決路在3寸水喉，希望當局三思
望署長到村為路和水喉時清楚，不為感
或謝!!!

申請人 陳玉笑 電 [REDACTED]

2019-1-31 寫

FROM APLEICHAU LIAISON TEAM

TO

P.003/003

From:

28/01/2019 12:50

0413 P.001/001

FAX

5-2

香港香港仔海傍道3號F
逸港居1座
南區民政事務處王小姐收

王小姐鈞鑒：

AH18/84

近日得悉港大太古海洋科學研究所有意興建宿舍及遊客中心，以吸引更多遊客到訪鶴咀海岸保護區。向貴處反映鶴咀村居民互助會代表眾居民對此事提出強烈反對。

主要反對原因是鶴咀道係一條窄多路窄的單線行車路，路上區區幾個迴車處，本來只有持有許可證的香港電訊衛星發射站員工及村民的車輛才可進出行駛，但近幾年已經有大量旅客步行、駕車及的士進出使用鶴咀道，變成人車爭路，車輛倒車問題的情況司空見慣，鶴咀道的使用量已不勝負荷，行人安全亦沒有保障。若果加上建築工程、大型工程車及建築工人使用鶴咀道進出，行車數量必大量增加，必定使鶴咀道擠迫程度雪上加霜。

建議政府允換開鶴咀道至雙線行車路，以及加建人行道保障人車安全，又或者先將鶴咀村及茅菜坑村居民安置該地以減少人口及使用車之後才考慮任何大型工程。煩請貴處能將意見向規劃處反映，敬候。

祝 均安！



石澳鶴咀村居民互助會 謹上
2019年1月28日

邱潤芳

28-JAN-2019 12:53

96%

P.001

+852

96%

TOTAL P.003
P.003

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P.001

19-FEB-2019 16:05

+ 852 2522 8426

96%

Advisory Clauses

- (a) to apply to the District Lands Officer/Hong Kong West & South, Lands Department for land application;
- (b) to note the comments of the District Lands Officer/Hong Kong West & South, Lands Department that the applicant shall conduct detailed land status check and revise the proposed alignment to ensure no encroachment on private lot (if necessary);
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department regarding the requirements under the Building (Planning) Regulations during building plan submission;
- (d) to note the comments of the Director of Fire Services to observe the requirement of emergency vehicular access as stipulated in Section 6, Part D of the *Code of Practice for Fire Safety in Building 2011*;
- (e) to note the comments of the Antiquities and Monument Offices (AMO), Development Bureau as follows:
 - i. the applicant should provide the details of the proposed excavation and upgrading works to AMO for consideration before the commencement of the proposed works;
 - ii. the applicant should ensure that precautionary, protective and monitoring measures are carried out by the work contractor(s) to avoid any disturbance to the historic fabric and structural integrity of the Monument at all stages of the works;
 - iii. if in any event that damage is caused to the Monument or if the aforesaid measures are found insufficient to protect the Monument, AMO should be notified immediately and the works should be suspended at once until remedial action has been carried out to the satisfaction of AMO; and
 - iv. excavation and trenching work at the existing hard-paving road and footpath near the Monument should use hand-held tools as far as possible.
- (f) to note the comments of the Director of Electrical and Mechanical Services to observe the Electricity Supply Lines (Protection) Regulation and the *Code of Practice on Working near Electricity Supply Lines*; and
- (g) to note the comments of Chief Engineer/Construction, Water Supplies Department regarding the protection / maintenance of the adjacent water mains.