

**Previous s. 16 Application covering the Site for  
Proposed Public Utility Installation and Excavation of Land**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/SLC/145	Proposed Public Utility Installation (Sewage Pumping Station and Underground Sewers) and Excavation of Land	14.7.2017	A1 – A2

**Approval Conditions**

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

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that:
- (i) the proposed Sewage Pumping Station (SPS), associated access road, the proposed Underground Effluent Pipe (UEP) and the excavation of land for underground sewers as shown in the Report fall on unleased and unallocated government land except the associated access road and the excavation works will encroach upon a private lot, i.e. Lot 2760 in D.D. 316L (the lot). The lot is held under New Grant No. 4386 for agricultural use and has been proposed to be resumed under the Roads (Works, Use and Compensation) Ordinance (Cap 370) as applied by Section 26 of Water Pollution Control (Sewerage) Regulation (Cap 358, sub. Leg. AL) by virtue of Gazette Notice No. 1569 dated 25.2.2019 for the project “Part of PWP Item No. 4331 DS – Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works – Package 1”. Resumption of the lot shall be subject to authorization of the project under the aforesaid statutes;
  - (ii) the excavation works will encroach upon a Short Term Tenancy (“STT”) No. CX 2370 at an underground land stratum across Chi Ma Wan Road for the purposes of construction and maintaining a concrete trough for laying of cables and pipes for Lot No. 3090 in D.D. 316. The applicant shall take into account the presence of such STT in the design of their works;
  - (iii) the applicant is reminded to carry out necessary measures to ensure that no urns and graves will be disturbed throughout the entire period of implementation of the works. Also, the applicant shall be responsible for direct handling of any objection/resistance arising from the proposed works in the vicinity of the urns/graves;
  - (iv) the boundaries of the proposed SPS and the associated access road are very close to nearby private lots. The applicant is reminded to ensure that the proposed sewage pumping station and the associated access road and the implementation works shall be entirely on the government land;
  - (v) the proposed SPS, the associated access road and portion of the excavation works fall within Pui O Site of Archaeological Interest (Site No. AM78-0203). Also, the alignment of the UEP cuts across Waterworks Tunnel;
  - (vi) the applicant is reminded that any site access arrangement shall not lead to the surrounding areas being land-locked and inaccessible;
  - (vii) if the planning application is approved by the Board, the applicant will need to apply for a Government Land Allocation (“GLA”) for the proposed SPS and the associated access road. The applicant will also need to apply for Simplified Temporary Land Allocation (“STLA”) for the excavation works and the UEP on government land. There is no guarantee that the GLA and STLA can be approved. The GLA and STLA, if approved, will be subject to such terms and conditions as imposed by LandsD as appropriate;

- (b) to note the comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department (CEDD) that:
  - (i) the SPS site should be kept the minimum extent so to lessen the disturbance to natural environment. The building design should also blend in with the surrounding natural environment through incorporating more green features;
  - (ii) to minimize impact on fragmentation of habitat and animal crossing, the applicant is advised to consider improving the design of the fence / boundary wall of the SPS site by reducing the extent of physical barrier to an absolute minimum;
  - (iii) in view that there are frequent incidents of dumping or landfilling of construction and demolition (C&D) waste in Lantau, causing environmental nuisance and damage to areas of ecological value and leading to public concerns and complaints, the applicant should make the best effort to minimize the affected area and to ensure the C&D waste generated from the project would be properly handled to avoid depositing of C&D waste on the areas of ecological value. The applicant may also wish to consider measure to manage the access of the new road with the view to preventing dumping activities leading from this road. The applicant is advised to consider requiring the dump trucks involved in the Project to be equipped with Global Positioning System (GPS) or equivalent system for real time tracking and monitoring the movement and activities of the vehicles, with the view to enhancing waste management;
- (c) to note the comments of the Commissioner for Transport that Chi Ma Wan Road is not managed by the Transport Department;
- (d) to note the comments of the Director of Environmental Protection that the proposed development is subject to the statutory provisions of the Environmental Impact Assessment Ordinance (EIAO) and the issued Environmental Permit (No.: 538/2017). In case of any changes in design of the project, the permit holder should liaise with Environmental Protection Department whether there is any material change to the environmental impact of the Project under the provisions of the EIAO;
- (e) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by Buildings Department;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that there are existing waterworks installation falling within the application sites. Part of the application sites also falls within the 120m tunnel reserves. The applicant shall comply with the conditions of works in the vicinity of waterworks installations and within the water works reserve (WWR). There will be new proposed waterworks in Pui O under Siu Ho Wan Water Treatment Works Extension Project (Agreement No. CE82/2017(WS)). The applicant should liaise with Consultant Management Division of WSD for potential works conflict;
- (g) to note the comments of the Head of Geotechnical Engineering Office, CEDD that if there are any existing man-made features which could affect or be affected by the proposed development and newly formed man-made features in association with the development, they

should be dealt with under the requirements of Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002;

- (h) to note the comments of the Executive Secretary (Antiquities & Monuments) of the Antiquities and Monuments Office (ES(A&A), AMO) that the applicant is required to keep the AMO informed of discovery of antiquities or supposed antiquities in the course of the excavation works at the subject application site; and
- (i) to note the comments of the Director of Leisure and Cultural Services that the proposed public utility installation including SPS, underground sewers and UEP and its associated works shall not encroach onto the site boundary of leisure venues including gazetted beaches and shall not affect the operation and water quality of the gazetted beaches.