

Attachment 1

Replacement Pages of
Planning Statement

EXECUTIVE SUMMARY

1. PURPOSE OF SUBMISSION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed 'utility installation for private project (pump station for salt and fresh water system)' in "Government, Institution or Community" ("G/IC") zone on the Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/38 at Government Land in D.D. 186, Tung Lo Wan Hill Road, Sha Tin (hereafter referred to as the 'Application Site') under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

A Section 12A (S12A) Application (No. Y/ST/58) to rezone Lot 380 RP (Part) in D.D. 186, Tung Lo Wan Hill Road, Sha Tin from "Green Belt" and "G/IC" zones to "Residential (Group B)3" for a proposed residential development was approved by the Board on 13.1.2023. The draft OZP incorporating the abovementioned amendment has been subsequently approved by the Chief Executive in Council on 28.5.2024.

Under the approved S12A Application, a Water Supply Impact Assessment (WSIA) was submitted to assess the potential water supply impact induced by the residential development. As the proposed residential development site has no existing fresh and salt water supply, the submitted WSIA indicated that an off-site sump and pump station and associated rising mains are required for the supply of fresh water and salt water to the residential development as a mitigation measure to the potential water supply impacts. A set of drawings was submitted along with the WSIA, depicting the location, pipe alignment, and the design of the proposed pump station and the associated rising mains.

According to the OZP, the proposed pump station (hereafter referred to as the 'Proposed Station') for salt and fresh water system in support of the approved residential development are regarded as 'utility installation for private project', which is a Column 2 use in the subject "G/IC" zone. As such, the Applicant submits herewith the subject S16 application to facilitate the implementation of the Proposed Station for the Board's approval.

2. THE PROPOSED PUMP STATION

The Application Site (about 237m²) is situated on a man-made slope at To Fung Shan, northwest of the town centre of Sha Tin and it is accessible via Tung Lo Wan Hill Road. The Application Site is currently a piece of Government Land that falls within a portion of the Government Land Allocation No. ST 336 allocated to Leisure and Cultural Services

Department. Upon approval of the current planning application, the Applicant will negotiate with Lands Department to implement the Proposed Station.

The proposed single-storey pump station, with a building height of around 4.2m (main roof level about 52.15mPD), provides two twin water tank and two water pumps for fresh water and salt water, respectively, to serve the water demand of the approved residential development. The tentative completion year of the Proposed Station is 2033 and it will be constructed, operated and maintained by the Applicant.

3. KEY JUSTIFICATIONS

Major development justifications in support of the application are listed as follows:

- At present, there is no proper salt and fresh water supply provided to the approved residential development. As such, the Proposed Station is an essential infrastructure project to cater for the water demand of the approved residential development.
- The location of the Proposed Station is the most optimal location, which is similar to that as identified under the previous WSIA report for the approved residential development. Due consideration has been given to the site condition and surrounding context.
- The Proposed Station is only a small-scale utility installation instead of a large-scale development. Relevant planning criteria, which are applicable to this case, as stated in the Town Planning Board Guidelines No. 16 for Application for Development/Redevelopment within "Government, Institution or Community" Zone for Uses Other Than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance could be met.
- Various technical assessments have been conducted to demonstrate the proposed small-scale pump station would not cause any significant impacts in tree and landscape, visual, geotechnical, traffic, environmental and drainage aspect.

In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider favourably this S16 application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據《城市規劃條例》第 16 條(第 131 章)，向城市規劃委員會(下稱「城規會」)遞交規劃申請(下稱「本申請」)，在沙田銅鑼灣山路丈量約份第 186 約附近一塊政府土地(下稱「申請地點」)，於沙田分區計劃大綱核准圖(下稱「大綱圖」)編號 S/ST/38，屬「政府、機構或社區」地帶的地盤上擬議作「私人發展計劃的公用設施裝置(海水及食水泵房)」(下稱「擬議泵房」)。

擬議泵房實為支持一宗第 12A 條改劃申請(編號 Y/ST/58)，將沙田銅鑼灣山路丈量約份第 186 約地段第 380 號餘段(部分)由「綠化地帶」及「政府、機構或社區」改劃為「住宅(乙類)3」地帶，以進行擬議住宅發展。該改劃申請於二零二三年一月十三日獲城規會批准，而納入上述修訂的大綱圖其後已於二零二四年五月二十八日獲行政長官會同行政會議核准。

在已核准的改劃申請，申請人提交了一份供水影響評估，以評估擬議住宅發展在供水方面的潛在影響。由於該住宅發展的地盤沒有現有的食水和海水供應，提交的供水影響評估指出，需要提供場外泵房以及相關泵喉，以向住宅發展供應食水和海水，作緩解供水影響的措施。在供水影響評估中的圖則及繪圖描繪了擬議海水及食水泵房以及相關泵喉的位置、管道排列及設計。

為支持獲批的住宅發展而擬議的海水及食水泵房屬「私人發展計劃的公用設施裝置」用途，根據大綱圖，屬於「政府、機構或社區」地帶的第二欄用途。因此，申請人特此提交本申請，以落實擬議的海水及食水泵房，供城規會核准。

2. 擬議泵房

申請地點(約 237 平方米)位於沙田市中心西北方道風山的一個人造斜坡上，可經銅鑼灣山道前往。申請用地現時是一塊政府土地，屬於分配給康樂及文化事務署的政府撥地 GLA-ST 336 的一部分。規劃申請獲批

後，申請人將與地政總署協商落實擬議泵房的安排。

擬建的單層泵房約 4.2 米高(主天台樓層為主水平基準上約 52.15 米)，設有兩組孖水缸和兩組水泵，分別用於供應食水和海水，以滿足獲批的住宅發展的用水需求。擬建泵房暫定竣工年份為 2033 年，泵房將由申請人負責興建、營運及維護。

3. 主要理據

支持申請的主要理據如下：

- 獲批的住宅項目目前尚未有海水及食水供應，因此，擬議泵房為獲批住宅項目提供用水需求必要的一項基礎設施。
- 擬議泵房的位置與獲批的住宅項目中的供水影響評估所確定的位置類似，也充分考慮了申請地點和周邊地區的環境。因此，現時擬議泵房的位置是最佳的位置。
- 擬議泵房為一項小型基礎設施而非大型發展項目，但仍符合有關「擬在「政府、機構或社區」地帶內發展 / 重建作「政府、機構或社區」用途以外的用途而按照城市規劃條例第 16 條提出的規劃申請」的城市規劃委員會規劃指引的主要規劃準則。
- 多項技術評估證明擬議泵房不會對樹木和景觀、視覺、岩土工程、交通、環境和排水方面造成任何重大影響。

基於以上理據，現懇請城規會接納是次規劃申請。

Planning Criteria	Compliance under Proposed Scheme
For "G/IC" sites covered by mature trees and vegetation or located in areas of high landscape or amenity value, the design and layout of the proposed development should be compatible and should blend in well with the surrounding areas. The proposed development should not involve extensive clearance of existing natural vegetation, adversely affect the existing natural landscape, or cause adverse visual impact on the natural environment in the surrounding areas.	The Tree Survey conducted for the Proposed Station indicated that there is no endangered tree species and no rare and precious plants observed within the Application Site and a tree treatment proposal is submitted to enhance greenery within the Application Site.
The design and layout of the proposed development should have regard to the preservation of any existing buildings of historical or architectural values on or adjoining the application site.	There is no existing buildings of historical or architectural values located within or adjoining the Application Site.

4.4 No Adverse Technical Impacts Anticipated

4.4.1 Various technical assessments have been conducted to demonstrate the construction and operation of the proposed small-scale pump station would not cause any significant impacts in tree and landscape, visual, geotechnical, traffic, environmental and drainage aspect.

Tree and Landscape Aspect

4.4.2 A tree survey and tree treatment proposal identifying existing trees within the Application Site and proposing the tree treatment in relation to the construction of the Proposed Station are provided in **Appendix B**.

4.4.3 The tree survey conducted has identified a total 25 nos. of existing trees within the Application Site. Majority of the surveyed trees are in poor tree form, health or structural conditions with relatively low amenity value. No endangered trees species, rare and previous plants, registered Old and Valuable Trees and potential registrable trees in accordance with DEVB Technical Circular (Works) No. 5/2020 or "Champion" trees were observed within the Application Site.

4.4.4 Among the 25 nos. of surveyed trees within the Application Site, all trees are proposed to be felled. Due to the environmental and spatial constraints of the