

December 2024

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

in association with

AXXA GROUP LTD.

C M WONG & ASSOCIATES LTD.

MVA HONG KONG LIMITED

SAVILLS VALUATION AND PROFESSIONAL SERVICES LTD.

Section 16 Planning Application for Proposed Utility Installation for Private Project (Pump Station for Salt and Fresh Water System) in “Government, Institution or Community” Zone on Government Land in D.D. 186, Tung Lo Wan Hill Road, Sha Tin

TABLE OF CONTENTS

	<i>Page</i>
Executive Summary	ES1
中文摘要	ES3
1 INTRODUCTION	1
1.1 Background.....	1
1.2 Report Structure.....	2
2 SITE AND SURROUNDING CONTEXTS	3
2.1 Site Context	3
2.2 Surrounding Context	3
2.3 Land Status.....	3
3 THE SUBJECT MATTER – PUMP STATION.....	4
3.1 The Proposed Pump Station	4
3.2 Site Access	5
3.3 Lands Administration	5
3.4 Implementation	6
4 JUSTIFICATIONS	8
4.1 The Proposed Station in the Application Site is the Essential Infrastructure Project for the Approved Residential Development	8
4.2 The Proposed Location of the Pump Station Is the Most Optimal Location	8
4.3 The Proposed Station Meets the Main Planning Criteria for Consideration of Development within "G/IC" Zone under Relevant TPB Guidelines.....	10
4.4 No Adverse Technical Impacts Anticipated	12
5 CONCLUSION.....	18

List of Tables

	<i>Page</i>	
Table 3.1	Indicative Development Schedule	4
Table 3.2	Tentative Implementation Program	6
Table 3.3	Responsible Parties of the Proposed Station and Water Mains	7
Table 4.1	Summary of Proposed Station being in Compliance with TPB PG-No.1610	

List of Figures

	<i>Pages Following</i>	
Figure 1.1	Location Plan	1
Figure 1.2	Extract of Approved Sha Tin Outline Zoning Plan No. S/ST/38	1
Figure 2.1	Site and Surrounding Context	3
Figure 2.2	Landholding Plan	3
Figure 3.1	Proposed Pump Station and Water Mains under Approved Planning Application Y/ST/58	4
Figure 3.2	Proposed Pump Station and Water Mains Alignment Plan	4
Figure 3.3	Proposed Pump Station Layout Plan	4
Figure 3.4	Proposed Pump Station Section Plans	4
Figure 4.1	Landscape Proposal	13
Figure 4.2	Photomontage – Viewing from Tung Lo Wan Hill Road Garden	15

List of Appendices

Appendix A: Pump Station Design Report

Appendix B: Tree Survey and Tree Treatment Proposal

Appendix C: Geotechnical Review Report

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 which was agreed by relevant Government Departments along with the approved S12A Application.

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 flush water, respectively, to serve the water demand of the approved residential development. The tentative completion year of the Proposed Station is 2030 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，而該份供水影響評估中的圖則及繪圖連同改劃申請已獲得相關政府部門的同意。

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 2030 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：

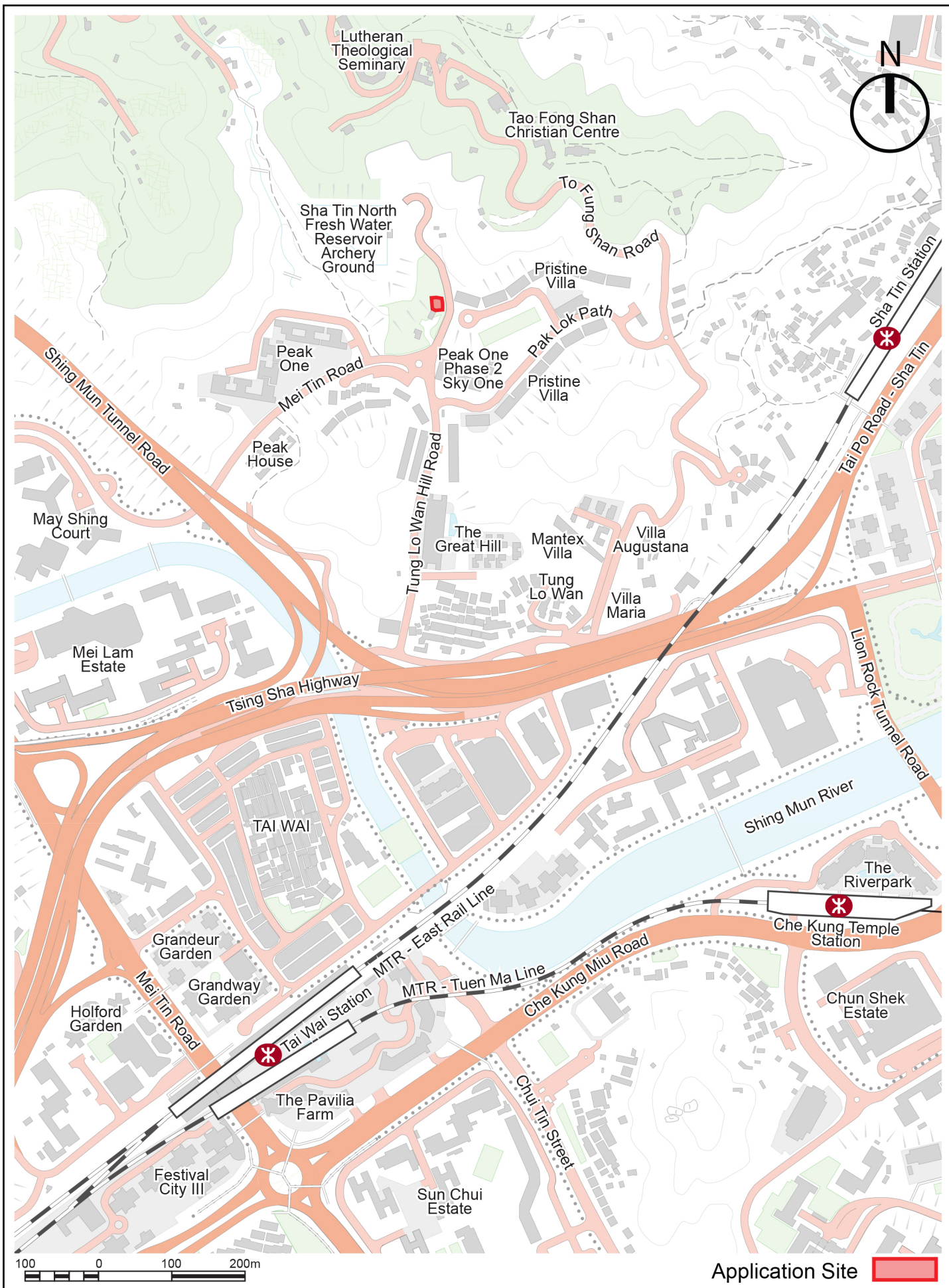
- 獲批的住宅項目目前尚未有海水及食水供應，因此，擬議泵房為獲批住宅項目提供用水需求必要的一項基礎設施。
- 擬議泵房的位置與獲批的住宅項目中的供水影響評估所確定的位置類似，也充分考慮了申請地點和周邊地區的環境。因此，現時擬議泵房的位置是最佳的位置。
- 擬議泵房為一項小型基礎設施而非大型發展項目，但仍符合有關「擬在「政府、機構或社區」地帶內發展 / 重建作「政府、機構或社區」用途以外的用途而按照城市規劃條例第 16 條提出的規劃申請」的城市規劃委員會規劃指引的主要規劃準則。
- 多項技術評估證明擬議泵房不會對樹木和景觀、視覺、岩土工程、交通、環境和排水方面造成任何重大影響。

基於以上理據，現懇請城規會接納是次規劃申請。

1 INTRODUCTION

1.1 Background

- 1.1.1 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 (the 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 (the Ordinance) (CAP. 131) (**Figures 1.1 and 1.2** refer).
- 1.1.2 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" ("GB") and "G/IC" zones to "Residential (Group B)3" ("R(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 Notes of the Approved Sha Tin OZP S/ST/38, the subject "R(B)3" zone is subject to maximum plot ratio restriction of 2.5 and maximum building height restriction of 140mPD.
- 1.1.3 During the S12A stage of the approved residential development, the Applicant has submitted a Water Supply Impact Assessment (WSIA) to assess the potential water supply impact induced by the residential development in which relevant Government Departments had no objection to. As the residential development site has no existing fresh and salt water supply, the submitted WSIA indicated that an off-site sump and pump system and associated rising mains are required for the supply of fresh water and salt water to the residential development as a proposed mitigation measure to the potential water supply impacts. Moreover, due to the level difference between the residential development site and the existing Sha Tin North Fresh Water Service Reservoir (STNFWSR), which will be providing water supply to the residential development, a pump station is required. 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. The tentative proposed location of the sump and pump system during the S12A stage was at the Tung Lo Wan Hill Road Garden, and it was concluded in the WSIA that the exact location is subject to further review. The WSIA and the drawings were submitted along with the S12A application and relevant Government Departments did not



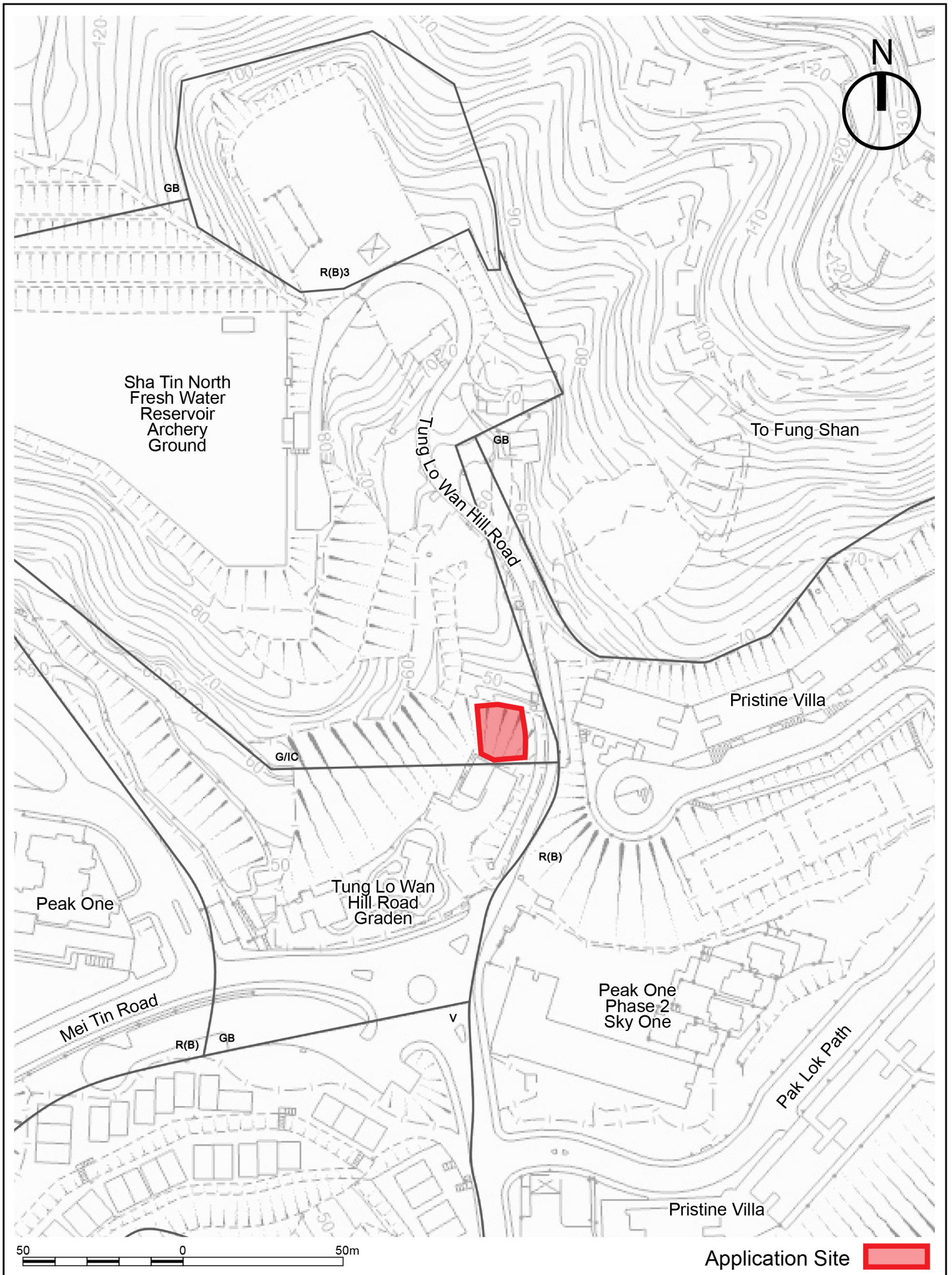
Application Site ■

**llewelyn
davies**

Title

Location Plan

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2024
Scale	Figure		
NA	1.1		



Application Site 

**llewelyn
davies**

Title
Extract of Draft Sha Tin Outline Zoning Plan No.
S/ST/38

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2024
Scale	Figure		
NA	1.2		

comment on the submissions.

1.1.4 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.

1.2 Report Structure

1.2.1 This planning statement includes the following sections:

Section 2: describes and analyses the Application Site, its surrounding and planning context, and reports the land status of the Application Site;

Section 3: depicts the Proposed Station;

Section 4: highlights the justifications of the Proposed Station; and

Section 5: concludes the planning statement.

1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to C**.

Appendix A: Pump Room Design Report

Appendix B: Tree Survey and Tree Treatment Proposal

Appendix C: Geotechnical Review Report

2 SITE AND SURROUNDING CONTEXTS

2.1 Site Context

2.1.1 The Application Site (about 237m²) is located at To Fung Shan, northwest of the town centre of Sha Tin. It is accessible via Tung Lo Wan Hill Road, which is connected to Mei Tin Road and Chung Lin Road and further linked to the wider road network in Sha Tin and Tai Wai.

2.1.2 It is situated on a man-made slope area and is sloping up from southern side to northern side with existing ground level ranging from +41mPD to +47mPD. **Figure 2.1** illustrates the site and surrounding context of the Application Site.

2.2 Surrounding Context

2.2.1 To the northwest of the Application Site is the STNFWSR, which falls within the same "G/IC" zone as the Application Site. To the south of the Application Site is a refuse collection point (RCP) managed by the Food and Environmental Hygiene Department and the Tung Lo Wan Hill Road Garden operated by the Leisure and Cultural Services Department (LCSD).

2.2.2 The Application Site is also surrounded by existing "R(B)" zones, accommodating a number of residential developments, e.g. Peak One to its west, Sky One to its south and Pristine Villa to its east.

2.2.3 The "R(B)3" zone accommodating the approved residential development with maximum plot ratio restriction of 2.5 and maximum building height restriction of 140mPD, which the Proposed Station intended to support of, is around 160m to the North of the Application Site.

2.3 Land Status

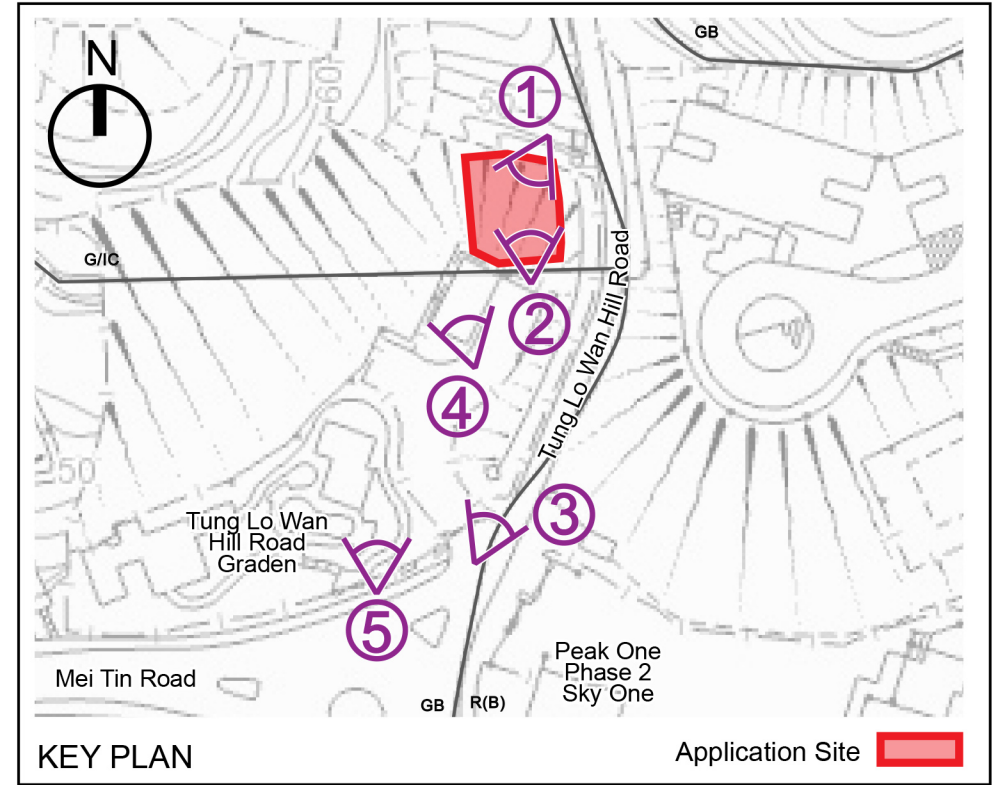
2.3.1 The Application Site is a piece of Government Land that falls within a portion of the Government Land Allocation No. ST 336 (GLA-ST 336) allocated to LCSD for the Tung Lo Wan Hill Road Garden (**Figure 2.2** refers). Upon approval of the current planning application, the Applicant will negotiate with the Lands Department (LandsD) to implement the Proposed Station.



Existing Condition of Application Site viewed from the South-West of Tung Lo Wan Hill Road



Existing Condition of Application Site viewed from the North-West of Tung Lo Wan Hill Road



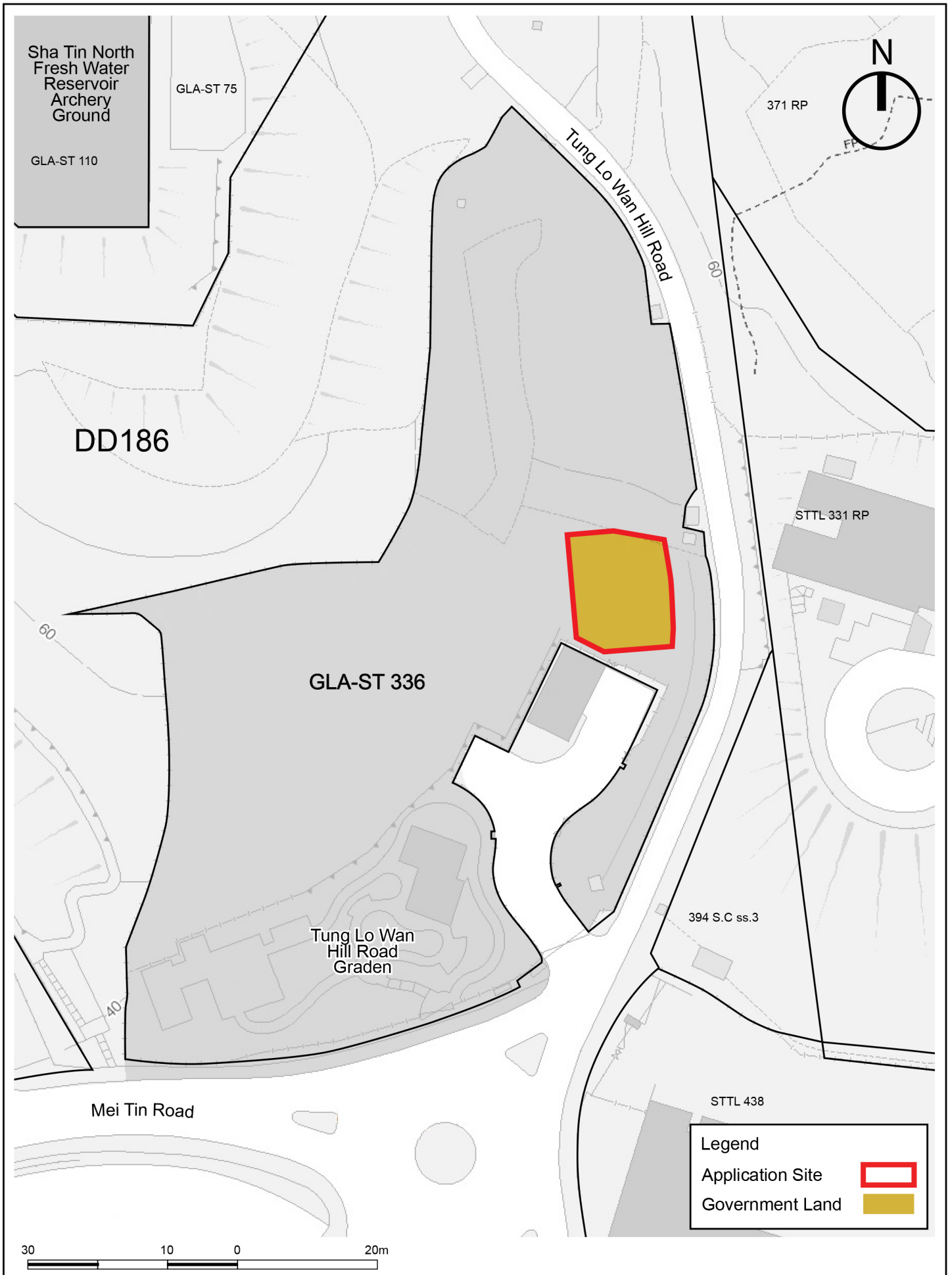
Existing View Near the intersection of Tung Lo Wan Hill Road and Mei Tin Road



Refuse Collection Point along Tung Lo Wan Hill Road



Tung Lo Wan Hill Road Garden



Legend	
Application Site	
Government Land	



Title	Landholding Plan			
	Checked	DH	Drawn	PW
	Rev	0	Date	Dec 2024
Scale	Figure			
NA	2.2			

3 THE SUBJECT MATTER – PUMP STATION

3.1 The Proposed Pump Station

3.1.1 According to the previously submitted WSIA of the approved S12A application, a new water mains system is required to cater to the water demand from the approved residential development as the residential development site has no fresh and salt water supply. Moreover, due to the significant level difference between the existing water mains connection point (around 37mPD) and the approved residential development site (around 77mPD), an off-site pump station is required to supply fresh and salt water to the approved residential development.

3.1.2 The submitted WSIA has depicted the tentative location of the pump station. The previously proposed location of the pump station is near Tung Lo Wan Hill Road Garden, as illustrated in **Figure 3.1**. The location of the Proposed Station and the alignments of the associated water mains is shown in **Figure 3.2**.

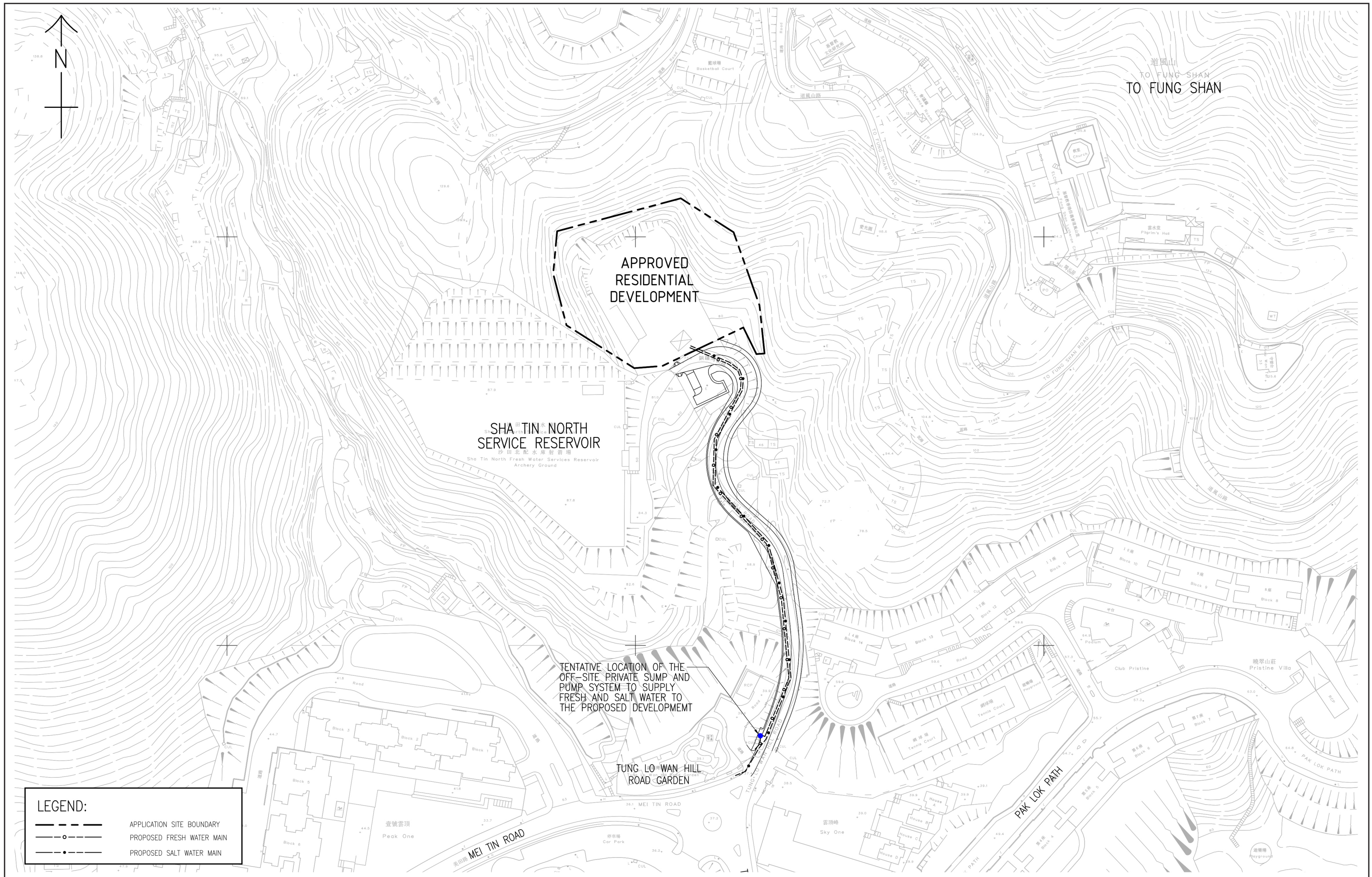
3.1.3 The proposed single-storey pump station, with a building height of about 4.2m (main roof level 52.15mPD) and gross floor area (GFA) of about 100m², provides two twin water tank and two water pumps for fresh water and flush water, respectively, to serve the water demand of the approved residential development (**Figures 3.3 and 3.4** refer). Key parameters of the Proposed Station are summarized in the development schedule below (**Table 3.1** refers). Details of the design of the Proposed Station are provided in **Appendix A**.

Table 3.1 Indicative Development Schedule

	Particulars
Site Area	About 237m ²
GFA	About 100m ²
Plot Ratio	About 0.422
Site Coverage	About 42.2%
Number of Storeys	1
Building Height	About 4.2m (about 52.15mPD) ⁽¹⁾
Capacity	
- Fresh Water Sump Tank	15,700 L
- Flush Water Sump Tank	2,800 L

Remark:

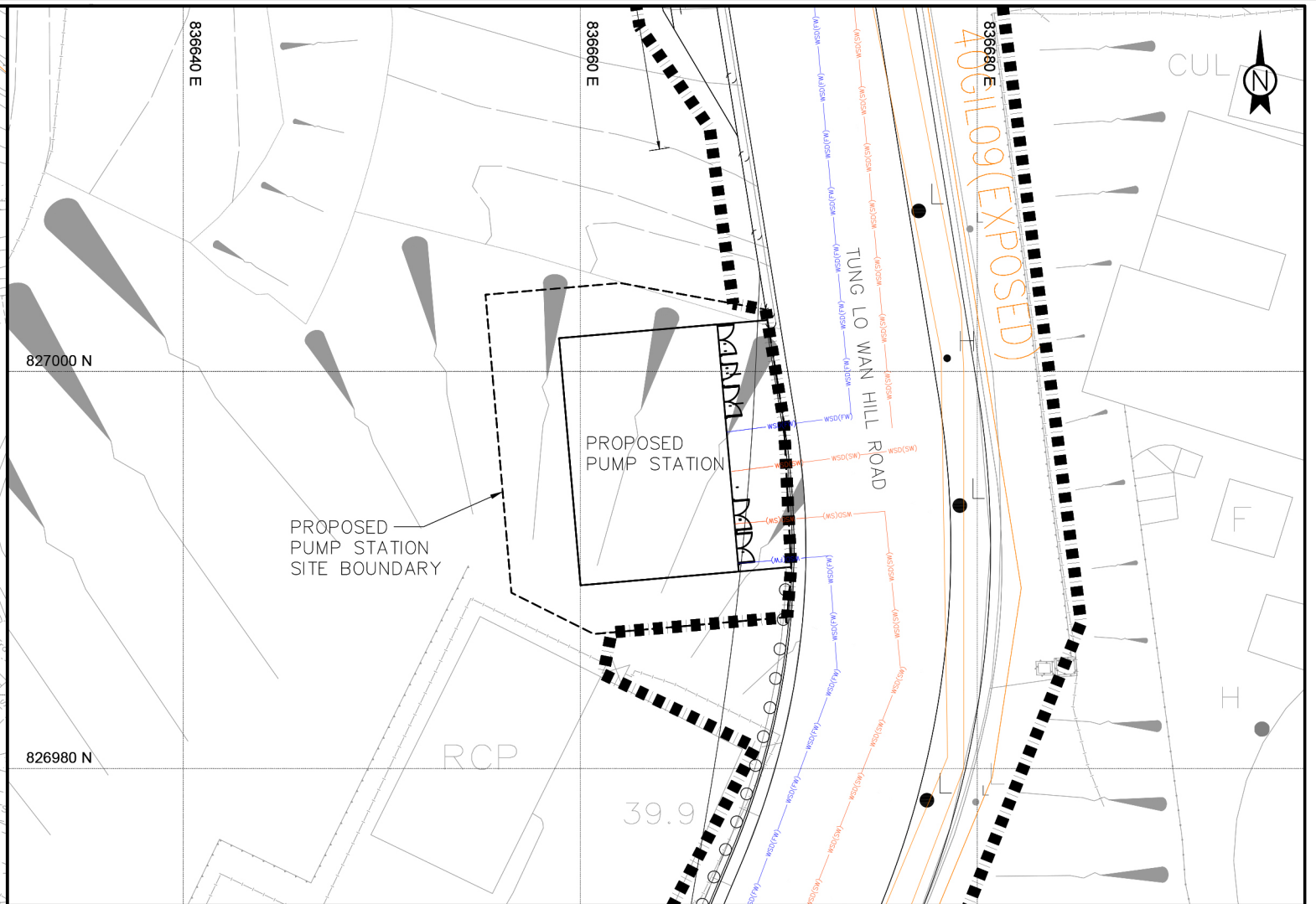
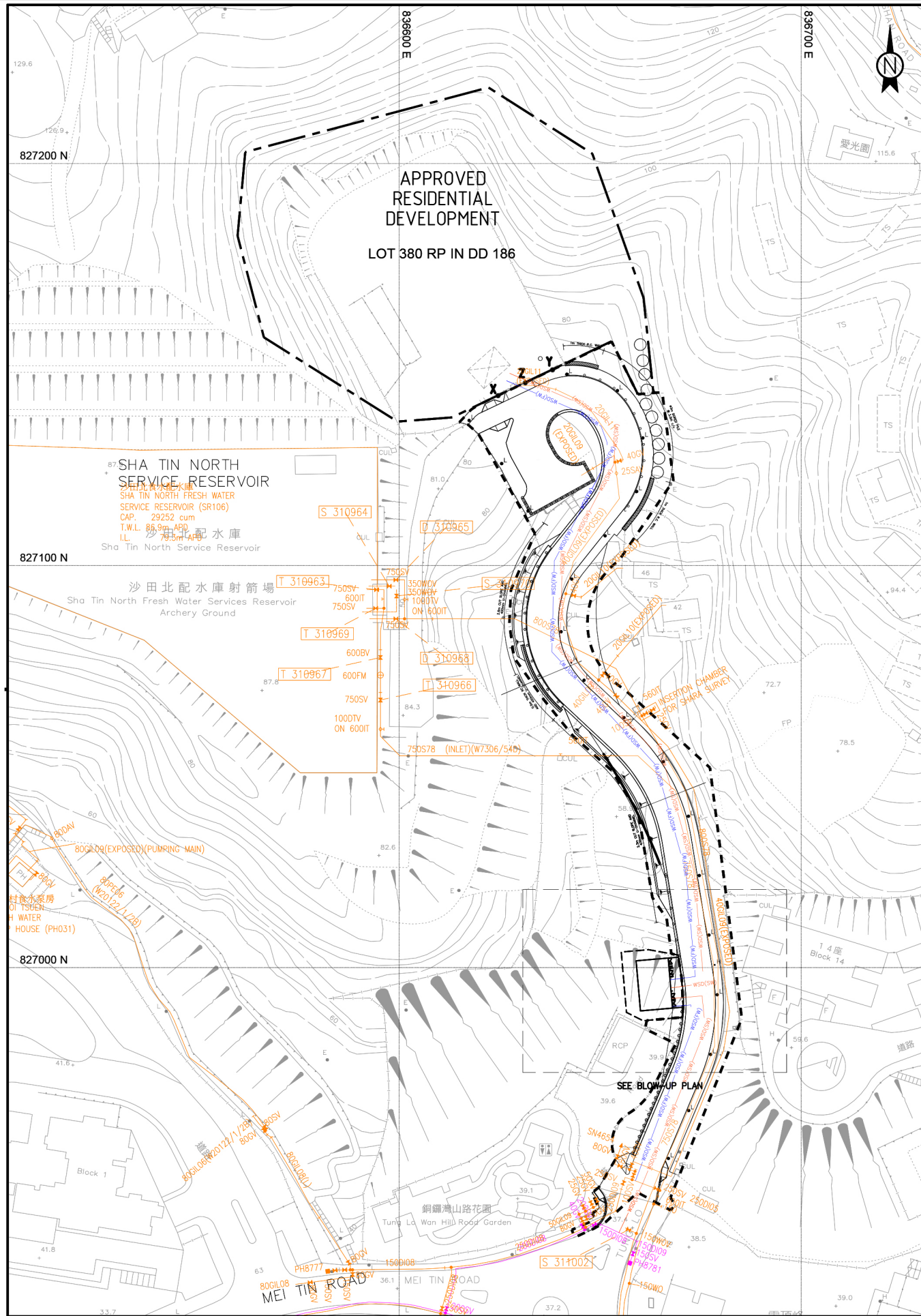
(1) based on a proposed foundation level of about 47.95mPD









Title

Proposed Pump Station and Water Mains under Approved Planning Application Y/ST/58

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2024
Scale	Figure 3.1		



BLOW-UP PLAN

- LEGEND :
-  LOT BOUNDARY
 -  PROPOSED ACCESS ROAD EXTENT
 -  EXISTING SALT WATER MAINS
 -  EXISTING FRESH WATER MAINS
 -  PROPOSED SALT WATER MAINS
 -  PROPOSED FRESH WATER MAINS

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2024
Scale		Figure	3.2

WATER TANK SCHEDULE

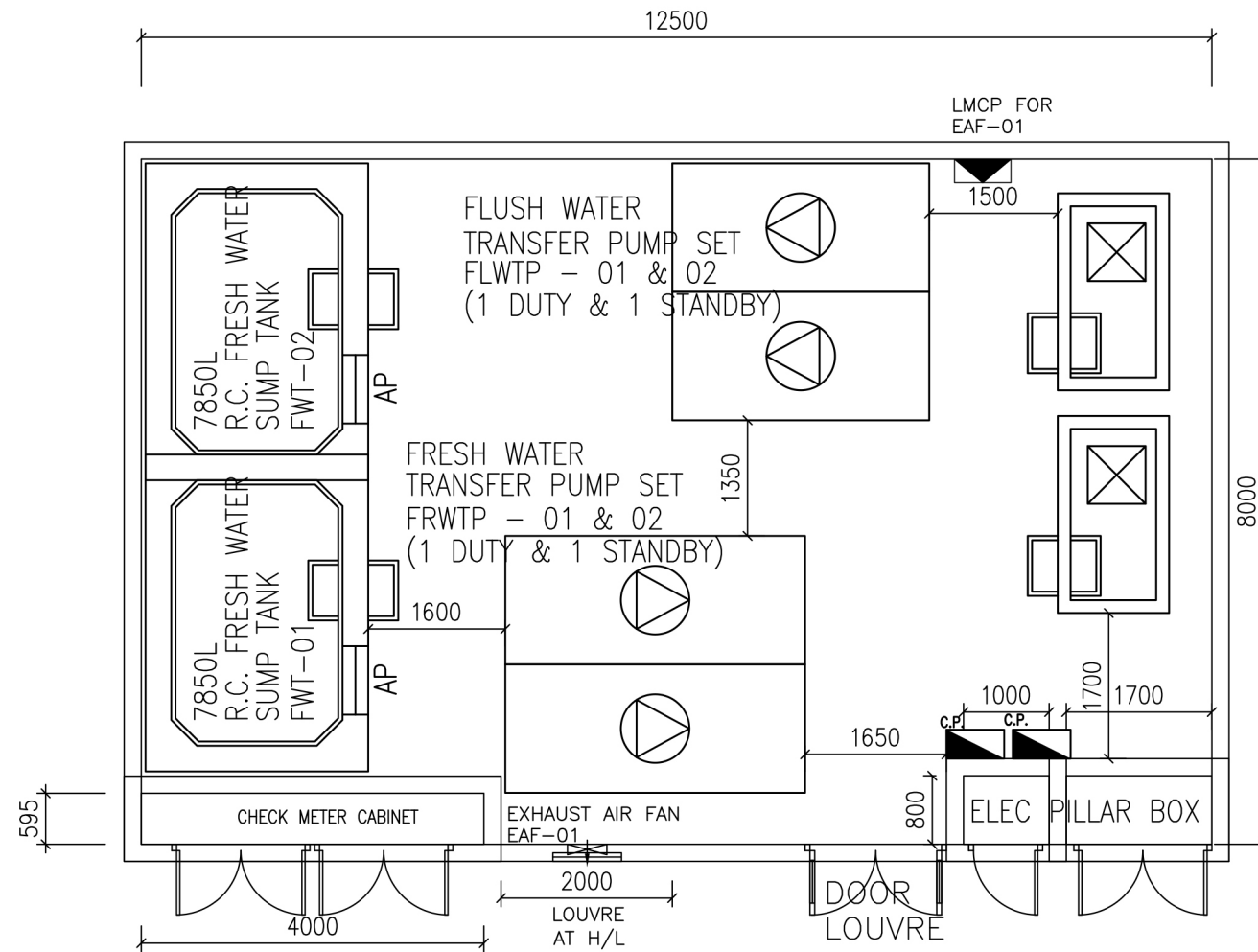
System	Water Tank Name	Tank Material	Water Tank Arrangement	Water Tank Designation	Location	Storage Capacity (L)		
						Chamber 1 of Twin Tank	Chamber 2 of Twin Tank	Total
Fresh Water System	Fresh Water Sump Tank	Reinforced Concrete	Twin-Tank	FRWT-01 & 02	G/F Sump Pump Room	7850	7850	15700
Flush Water System	Flush Water Sump Tank	Fibreglass	Twin-Tank	FLWT-01 & 02	G/F Sump Pump Room	1400	1400	2800

WATER PUMP SCHEDULE

Pump No.	Pump Services	Location	Flow Rate (L/s)	Pump Head (m)	Speed (rpm)	Required Pump Power (kW)	Rated Motor Power (kW)	Starting Method	Pump Casing
FRWTP-01&02	Fresh Water Transfer Pump Set (1 Duty & 1 Standby)	G/F Sump Pump Room	30.00	95.00	1450	58.25	75	3-phase, Star-delta	Casted Stainless Steel Grade 316
FLWTP-01&02	Flush Water Transfer Pump Set (1 Duty & 1 Standby)	G/F Sump Pump Room	4.00	85.00	1450	6.95	7.5	3-phase, Star-delta	Close Grain Cast Iron

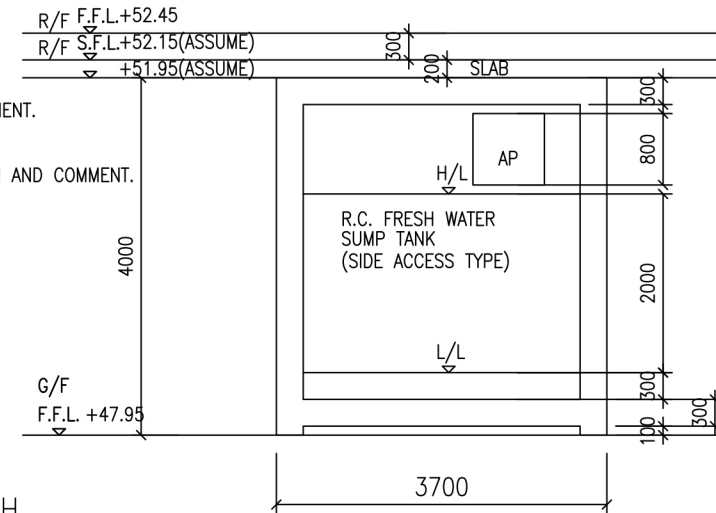
REMARKS:

- THE LOUVER AND EXHAUST AIR FAN AS SHOWN IN THE LAYOUT DRAWING ARE INDICATIVE ONLY. THE VENTILATION DESIGN AND THE CORRESPONDING PROVISION AND SPECIFICATION SHALL BE SUBJECTED TO MVAC DESIGNER'S INPUT. THE OVERALL PUMP ROOM SIZE SHALL BE FURTHER ADJUSTED IF NECESSARY SUBJECTED TO MVAC DESIGNER'S DESIGN AND COMMENT.
- THE ELECTRICAL PILLAR BOX AS SHOWN IN THE LAYOUT DRAWING IS INDICATIVE ONLY. THE ELECTRICAL SYSTEM DESIGN AND THE CORRESPONDING SPECIFICATION SHALL BE SUBJECTED TO ELECTRICAL DESIGNER'S INPUT. THE OVERALL PUMP ROOM SIZE SHALL BE FURTHER ADJUSTED IF NECESSARY SUBJECTED TO ELECTRICAL DESIGNER'S DESIGN AND COMMENT.

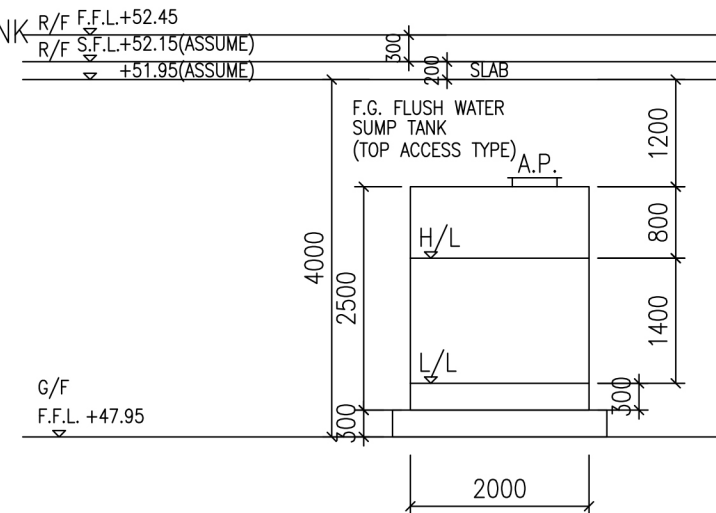


PROPOSED ROOM INTERNAL DIMENSION
= 12.5m(L) X 8m(W) X 4m(H)
(WITH 4m CLEAR HEADROOM REQUIRED)

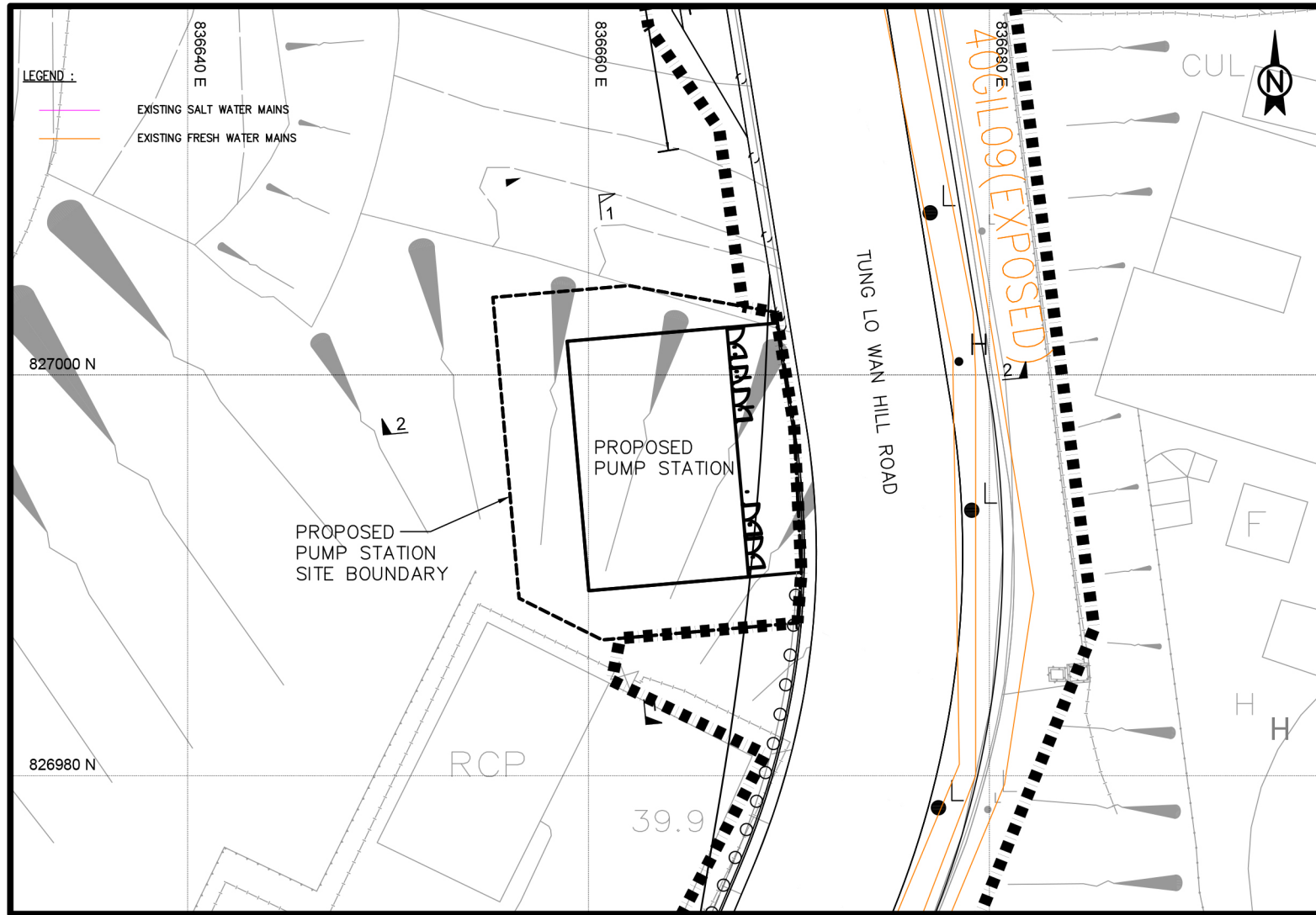
PROPOSED PUMP STATION LAYOUT



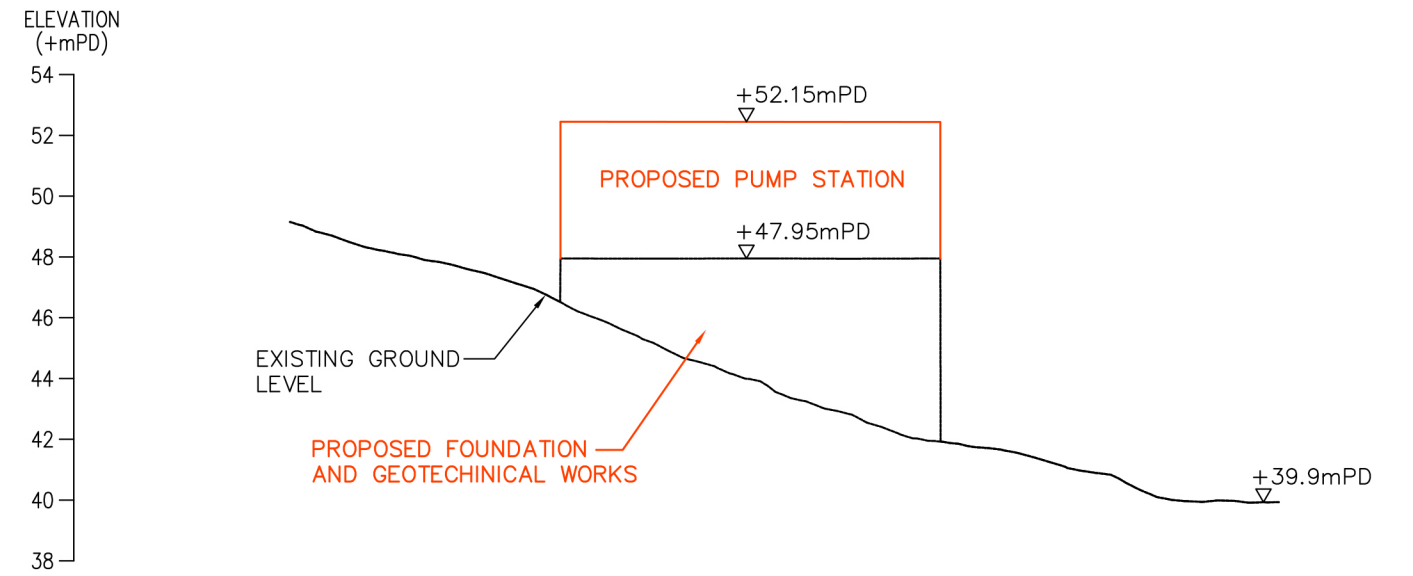
REQUIRED TANK CAPACITY = 7850L = 7.85m³
EFFECTIVE HEIGHT = 2m
REQUIRED EFFECTIVE AREA = 7.85/2 = 3.925m²
PROPOSED TANK AREA = 3.1m (L) X 2m (W) = 6.2m²
ASSUMING 50mm INTERNAL WALL FINISHING WITH CHAMFER:
PROPOSED TANK EFFECTIVE AREA = 5.55m² (MEASURED FROM CAD)
PROPOSED TANK OVERALL DIMENSION = 3.7m (L) X 2.6m (W) X 4m (H)
(WITH 4m CLEAR HEADROOM REQUIRED)



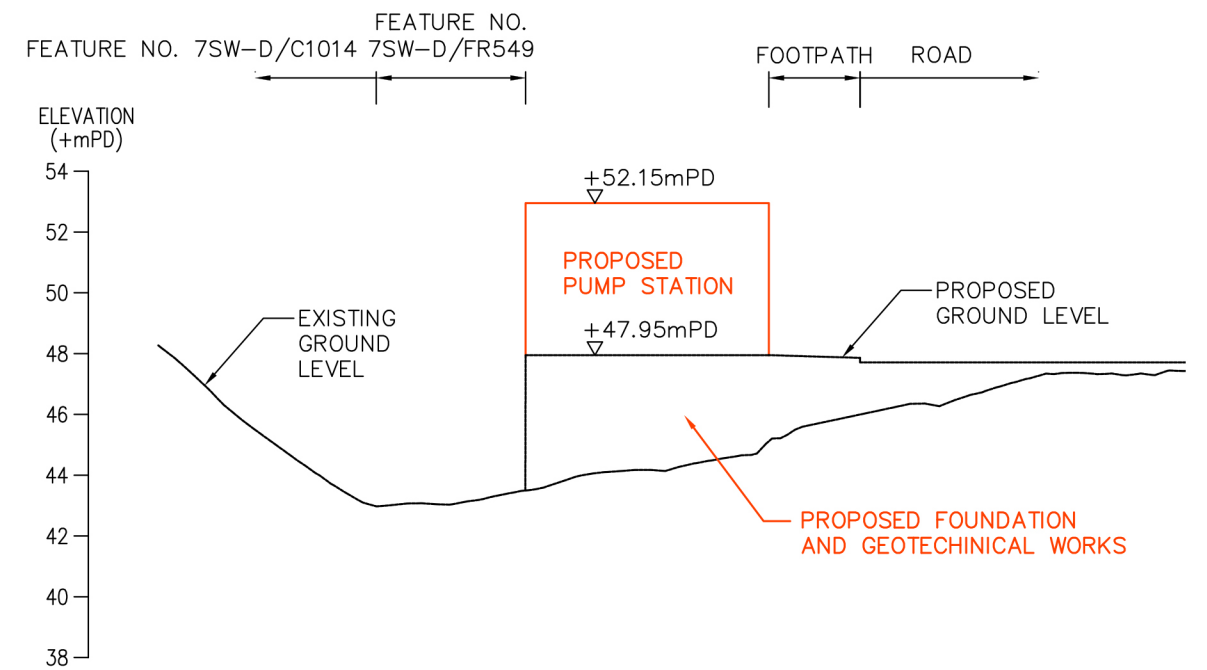
REQUIRED TANK CAPACITY = 1400L = 1.4m³
EFFECTIVE HEIGHT = 1.5m
REQUIRED EFFECTIVE AREA = 1.4/1.4 = 1m²
PROPOSED TANK EFFECTIVE AREA = 2m (L) X 1m (W) = 2m²
PROPOSED TANK OVERALL DIMENSION = 2m (L) X 1m (W) X 2.5m (H)
(WITH 4m CLEAR HEADROOM REQUIRED)



BLOW-UP PLAN



SECTION 1-1



SECTION 2-2

3.1.4 Regarding the source and routing of the water supply, the Proposed Station is proposed to draw water supply from the existing Sha Tin North Fresh Water Service Reservoir via an existing water mains connection point located at the junction of Mei Tin Road and Tung Lo Wan Hill Road. The fresh and salt water will then pass through the new water mains under the widened Tung Lo Wan Hill Road to the Proposed Station and be connected to the approved residential development also through the new water mains under the widened Tung Lo Wan Hill Road.

3.2 Site Access

3.2.1 The Proposed Station is to serve the approved residential development located at the upper end of Tung Lo Wan Hill Road. This existing single-track access road is proposed to be upgraded and widened into a single 2-lane carriageway for the section between the approved development and the roundabout at Mei Tin Road by the Applicant. The Proposed Station is directly abutting this widened Tung Lo Wan Hill Road (hereafter referred to as the 'Access Road'), the relevant road design is currently under coordination with the Transport Department (TD) in the on-going land exchange application for the approved residential development. The construction works for the Proposed Station and the road widening works are to be implemented in parallel and both expected to be completed on or before the occupation of the approved residential development.

3.3 Lands Administration

3.3.1 After obtaining the S12A approval for the proposed residential development on 13 January 2023, the Applicant has submitted a land exchange application to LandsD on 2 August 2023 for the approved residential development including the proposal for the Access Road. The land exchange application is currently in departmental circulation stage.

3.3.2 Further details of the Proposed Station are developed during the land exchange application process. Schematic of the external water mains and the extent of the pump station have been conveyed to Water Supplies Department (WSD), LCSD and Planning Department for consideration via LandsD in May 2024.

3.3.3 A portion of the government land allocated to LCSD under the GLA-ST 336 will be required for the formation of the Access Road and the construction of the Proposed Station. As such, adjustment of the GLA boundary will be necessary. The Applicant

is prepared to take up the maintenance and management responsibility of the portion of land affected by the Access Road and the Proposed Station under lease.

- 3.3.4 The applicant will liaise with relevant departments regarding the necessary procedures and notice relevant departments for departmental procedures and arrangement for boundary adjustment of GLA-ST 336 after obtaining the S16 planning approval from the Town Planning Board.

3.4 Implementation

- 3.4.1 The Proposed Station is practically required to put forward the approved residential development. Upon approval of the current planning application, the Applicant will further proceed with the on-going land exchange application and obtain any necessary agreement/permit from the relevant government departments, if required, before the commencement of the construction work of the Proposed Station. The tentative completion year of the Proposed Station is 2033 and the tentative implementation program of the Proposed Station are provided in Table 3.2 below.

Table 3.2 Tentative Implementation Program

Tentative Timeframe	
S16 Planning Approval	Q1 2025
Land Exchange Execution	Q2 2026
General Building Plans Approval	Q4 2027
Construction Period	From Q4 2027 to Q4 2033
Completion	Q4 2033

- 3.4.2 In line with the previous proposal, the Proposed Station and subsequent external water mains leading to the approved residential development will be constructed, operated and maintained by the Applicant while the external water mains between the existing fresh water and salt water main and the Proposed Station is proposed to be constructed by the Applicant and will be handed over to government upon completion of the construction works (**Appendix A** refers).

Table 3.3 Responsible Parties of the Proposed Station and Water Mains

Facilities	Construction Parties	Maintenance Parties
Proposed Station	Applicant	Applicant
Water supply facilities within the Application Site (internal water mains and water supply lead-in valves)	Applicant	Applicant
External water mains within the private section of the Access Road	Applicant	Applicant
External water mains between the existing fresh water and salt water mains and the private section of the Access Road	Applicant	WSD

4 JUSTIFICATIONS

4.1 The Proposed Station in the Application Site is the Essential Infrastructure Project for the Approved Residential Development

4.1.1 At present, there is no proper salt and fresh water supply provided to the proposed residential development, which was approved under Y/ST/58. As such, to facilitate the approved residential development, it is necessary to provide a sump and pump station to cater for the water demand of the approved residential development.

4.1.2 Under the approved planning application Y/ST/58, the Applicant has already proposed a tentative location for the construction of the pump station in the submitted WSIA and it has been approved with the residential scheme. The current application is submitted only to take forward the approved residential scheme and provide the necessary supporting utilities for the residential units before the occupation of the residential development.

4.1.3 In the meantime, the land exchange application of the approved residential development has been submitted by the Applicant and the details of the implementation of the associated road widening works and the pump station are conveyed to LandsD for department circulation. Schematic of the external water mains and the extent of the pump station have been circulated to relevant departments including WSD, LCSD and PlanD for consideration in May 2024 and liaisons with departments have been carried out.

4.2 The Proposed Location of the Pump Station Is the Most Optimal Location

4.2.1 Under the previous S12A approved scheme, a preliminary location (similar to the current proposed location) of the Proposed Station has been indicated in the WSIA report. The location of the Proposed Station is the most optimal location for the approved residential development with due consideration given to the site condition and surrounding context. Relevant departments indicated that they had no adverse comments to the previous S12A application for the residential development.

4.2.2 Considering that the approved residential development under Y/ST/58 is situated at a high elevation of about 77mPD with no existing water supply available, an off-site pump station is necessary to be constructed to provide water supply to the approved residential development.

- 4.2.3 As the existing water mains connection point is located at the junction of Mei Tin Road and Tung Lo Wan Hill Road at about 37mPD, the pump station is required to be positioned at a relatively low elevation to ensure that there is sufficient pressure for water supply to reach the pump station from the existing connection point and then further provide water supply to the approved residential development through the water pumps inside the pump station.
- 4.2.4 In the vicinity of the existing water mains connection point at low elevation, there are no acquired lands owned by the Applicant that are available for the construction of the pump station. To avoid straddling on any third-party lots, the current Application Site, which is a piece of inaccessible Government Land, has been selected for the construction of the pump station.
- 4.2.5 The Applications Site, even though falling within an area allocated under the GLA-ST 336 for the Tung Lo Wan Hill Road Garden, is currently an inaccessible area not directly accessible from the adjacent road nor from the Tung Lo Wan Hill Road Garden. Also, the Application Site is segregated from the Tung Lo Wan Hill Road Garden by an existing RCP and a minimum clearance of 3.65m will be maintained between the Proposed Station and the RCP. As such, the Proposed Station would not reduce the area of the Tung Lo Wan Hill Road Garden that is currently enjoyed by the public nor affecting the operation of the existing RCP. The Proposed Station would not affect any existing/planned use of this small piece of Government Land which is currently left idle.
- 4.2.6 Moreover, the Application Site entirely confines within the "G/IC" zone and does not encroach onto the adjacent "GB" zone such that it could limit the Proposed Station within development zoning only and give due respect to the planning intention of the "GB" zone. The proposed location is also situated on a relatively gentle slope compared to the surrounding area, in order to reduce the scale and dimension of the site works and also the possible impacts on the surrounding slope and facilities.
- 4.2.7 Regarding the layout and the size of the Application Site, the Proposed Station is designed to effectively balance the water supply demand for the residents while minimising the works area with the consideration of the required equipment, and the maintenance envelope of the Pump Station. A necessary 2.5m to 3.5m wide works area around the Proposed Station for construction works and temporary hoarding and footing works is designated based on the boundary of the Proposed Station to form the Application Site boundary, which is considered to be minimised.

Adequate space for operational and maintenance demand, such as replacement of equipment has also been reserved within the Application Site.

4.2.8 In terms of the size of the Proposed Station, the proposed building footprint and building height is carefully designed with the consideration of the dimension of the required equipment and water tanks inside the Proposed Station. In order to site the Proposed Station in the space available adjacent to the Access Road, to serve its function, a balance between the size of the building footprint and the building height had been designed accordingly to suit the site context.

4.3 The Proposed Station Meets the Main Planning Criteria for Consideration of Development within "G/IC" Zone under Relevant TPB Guidelines

4.3.1 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 (TPB PG-No.16) could be met. The guideline stated that use of "G/IC" sites for non-GIC uses which fall within Column 2 of the Notes for the "G/IC" zone may be permitted by the Board based on its individual merits and in accordance with the main planning criteria. The Proposed Station complies with the planning criteria set out in the guidelines, which is summarized as follows:-

Table 4.1 – Summary of Proposed Station being in Compliance with TPB PG-No.16

Planning Criteria	Compliance under Proposed Scheme
The proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities within the "G/IC" site.	There is no existing/planned GIC facility within the application site.
The proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas.	The Proposed Station is compatible with the surroundings GIC uses including the RCP and the public toilet within the Tung Lo Wan Hill Road Garden to its south.

Planning Criteria	Compliance under Proposed Scheme
<p>The scale and intensity of the proposed development should be in keeping with that of the adjacent area.</p>	<p>The proposed single-storey station is in line with the development intensity of the surrounding residential developments and will blend in with the surrounding single-storey GIC uses.</p>
<p>The proposed development should be sustainable in terms of the capacities of existing and planned infrastructure.</p>	<p>N/A <i>(The Proposed Station is a supporting infrastructure for an approved residential development.)</i></p>
<p>There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with HKPSG and to the satisfaction of TD. Adequate vehicular access arrangements should also be provided to the satisfaction of TD.</p>	<p>N/A <i>(No parking and loading/unloading demand is anticipated. Relevant road design is currently under coordination with TD.)</i></p>
<p>The proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area.</p>	<p>N/A <i>(Based on Annex VII of TPB Paper No. 10964 regarding the Provision of Major GIC Facilities and Open Space in Sha Tin Planning Area, the open space and major GIC facilities in the Sha Tin area are generally sufficient under HKPSG requirements.)</i></p>
<p>The proposed development should not cause the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts.</p>	<p>No adverse environmental impact is anticipated.</p>

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. 6/2020 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

Application Site, which is an existing slope, 11 nos. of new trees with higher ecological and aesthetic value will be provided surrounding the Proposed Station with replanting ratio of 1:0.44 to enhance greenery and compensate tree loss (**Figures 4.1** refer).

LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED VERTICAL GREEN WITH SELF-CLIMBING SPECIES
- PROPOSED NEW TREES (11 nos.)
- PROPOSED SHRUBS AND GROUNDCOVERS
- PROPOSED LAWN (0.60m Maintenance Path)
- HARD PAVED AREA
- +47.95 PROPOSED LEVELS



Title

Landscape Proposal

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2024
Scale	Figure		4.1

Visual Aspect

4.4.5 In terms of visual aspect, the building height of the Proposed Station has already been minimized to accommodate the necessary equipment. The Proposed Station is also partially sunken into the natural terrain from the view of Tung Lo Wan Hill Road to minimize the potential visual impact of the Proposed Station to the nearby residents/users.

4.4.6 To assess the visual impacts induced by the Proposed Station, two nearby viewpoints (i.e. from Tung Lo Wan Hill Road Garden and from the junction of Tung Lo Wan Hill Road and Mei Tin Road) are selected to illustrate that no adverse visual impacts are anticipated from the Proposed Station (see photos 1 and 2 below).



Photo 1: Viewing from Tung Lo Wan Hill Road Garden



Photo 2: Viewing from Junction of Tung Lo Wan Hill Road and Mei Tin Road

4.4.7 Photo 1 shows the view from Tung Lo Wan Hill Road Garden, a public open space that enables nearby residents to engage in recreation activities. The Proposed Station will be marginally visible from the viewpoint, thus, a photomontage is prepared to illustrate the visual impact of the Proposed Station (**Figure 4.2** refers). Although the upper portion of the Proposed Station is partially visible from this viewpoint, a significant portion of the Proposed Station is screened off by the existing trees, the public toilet located within the Tung Lo Wan Hill Road Garden and the adjacent RCP. Therefore, the visual impacts on the recreational users of the Tung Lo Wan Hill Road Garden induced by the Proposed Station is considered to be negligible.

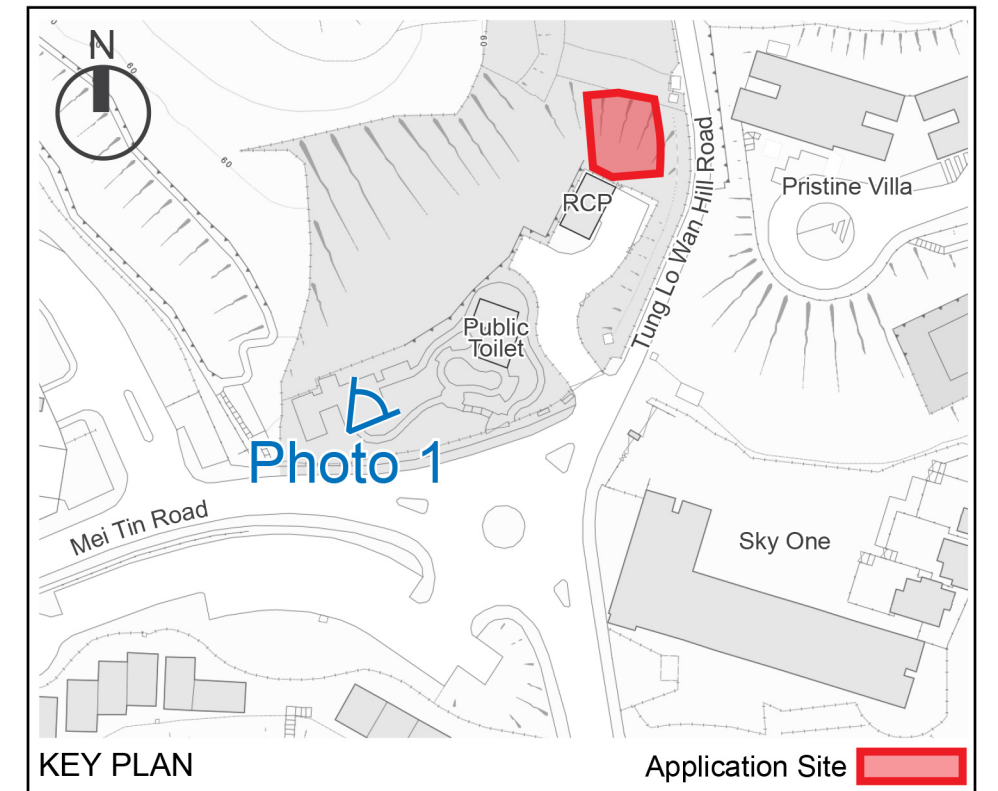
4.4.8 Regarding the view from the junction of Tung Lo Wan Hill Road and Mei Tin Road, which also serves as the ingress/egress point of the car park situated at Mei Tin Road, this viewpoint is an intersection point for both the pedestrian and vehicular movements among local residents. It is shown that the Proposed Station is completely screened off by existing building structures and vegetation inside the Tung Lo Wan Hill Road Garden and would not be visible from this viewpoint (Photo 2 above refers). As such, no visual impact on nearby travelers induced by the Proposed Station is envisaged.

4.4.9 From the southern side of the Proposed Station, which is inaccessible to the public, several screening measures have been proposed to obscure the Proposed Station from view. These measures include using subdued color and materials for the building façade, planting tall and evergreen trees as buffer vegetation, and providing vertical green with self-climbing species on the building façade. With these measures in place, it is anticipated that there will be no visual disruptions to the users of the adjacent Tung Lo Wan Hill Road Garden induced by the Proposed Station.

Geotechnical Aspect

4.4.10 A Geotechnical Review Report (GRR) has been prepared for the Proposed Station to assess the geotechnical feasibility of the Proposed Station. The details of the GRR are provided in **Appendix C**.

4.4.11 The Application Site falls within a man-made feature/slope 7SW-D/FR549 with two other man-made features/slopes 7SW-D/C1014 to its west and 7SW-B/FR25 to its south in the vicinity. To accommodate the Proposed Station, the feature boundary of the existing feature 7SW-D/FR549 is proposed to be reduced and modified. A



Existing Condition



Proposed Scheme

Title

Photomontage – Viewing from Tung Lo Wan Hill Road Garden

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2024
Scale	Figure 4.2		

comprehensive monitoring program is also proposed during the on-site construction work to safeguard the adjacent utilities and structures. For the single-storey Proposed Station, foundation schemes including footings on soil or mini-piles are foundation methods that are technical feasible. The foundation of about 47.95mPD is anticipated to site on sloped ground with the Pump Station floor level raised to match the adjacent Access Road.

4.4.12 The Proposed Station is classified as an unmanned plant room, which does not fall into standard facility Group 1-3 in Table 2.2 of Geo Report No. 138. Therefore, a natural terrain hazard study is not required. Based on the findings and review provided in the GRR, it is concluded that the construction of the Proposed Station is considered geotechnically feasible.

Traffic Aspect

4.4.13 There are no traffic demands for the Proposed Station except for occasional maintenance or repair works, therefore, vehicular run-in/out would not be provided. Maintenance agent can directly access to the location via the widened Access Road connecting to the approved residential development which is under the Applicant's management and maintenance. If any major repair works such as loading/unloading of machinery is required in future, temporary traffic arrangement would be proposed and agreement from relevant authorities will be sought prior to implementation. In view of the above, it is considered that the Proposed Station will not have any adverse traffic impact to the surrounding road network.

4.4.14 According to a preliminary estimation of construction traffic for the Proposed Station, only a minimal traffic volume (approx. 1-2 vehicles per hour in 2-way) is expected. This negligible traffic flow is insignificant and shall not bring about any noticeable impact to the adjacent local road network.

Environmental Aspect

4.4.15 The Proposed Station will be a fully enclosed pump room. It is similar in nature to other pump rooms provided within typical residential developments. The Proposed Station will be designed in compliance with Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG) and Environmental Protection Department Good Practice on the Control of Noise from Electrical & Mechanical Systems. As such, it is expected that the Proposed Station is acceptable from noise perspective.

4.4.16 In terms of air quality, no equipment in the Proposed Station is anticipated to

generate air pollutants and affect the nearby residents. Therefore, the Proposed Station is considered acceptable in air quality terms.

Drainage Aspect

4.4.17 Due to the small footprint of 100m², the Proposed Station is not of sufficient scale to make significant change to the drainage characteristics of the surrounding stormwater drainage system. Insignificant drainage impact is anticipated from the Proposed Station.

5 CONCLUSION

- 5.1.1 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)' at Government Land in D.D. 186, Tung Lo Wan Hill Road, Sha Tin.
- 5.1.2 The Proposed Station is necessary to cater for the water demand from an approved residential development under S12A Application Y/ST/58, as the residential development site has no existing fresh and salt water supply. Moreover, the Proposed Station concerns only a small piece of Government Land which has no designated use and there is no objection from relevant government departments to the previous S12A application.
- 5.1.3 The subject application is supported by the following justifications:
- The Proposed Station in the Application Site is the essential infrastructure project for the approved residential development;
 - the proposed location of the pump station is the most optimal location;
 - the Proposed Station meets the main planning criteria for consideration development within "G/IC" zone under relevant TPB Guidelines; and
 - no adverse technical impacts are anticipated from the Proposed Station.
- 5.1.4 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider the subject planning application favorably.