

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輋路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-LYT/617 to 623, 633 and 634
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞函件

李偉良先生

李先生：

在劃為「農業」地帶及「綠化地帶」的新界粉嶺馬尾下村丈量約份第46約
地段第162號B分段第4小分段至第162號B分段第12小分段
興建屋宇（新界豁免管制屋宇-小型屋宇）
（履行規劃申請編號：A/NE-LYT/617 至 623, 633 及 634 的規劃許可附帶條
件（b）項）

本署於二零一八年五月十五日收到你有關履行附帶條件(b)項所提交的
排水建議。

渠務署總工程師／新界北（經辦人：余偉昌先生；電話：2330 1407）
審視你提交的資料後，認為有關的排水建議可以接受。因此，規劃許可附帶
條件(b)項已經部份履行。

申請人須落實已批准的排水建議，而落實的情況亦須符合渠務署總工程
師／新界北的要求，才可以完全履行附帶條件(b)項。請根據夾付在附件一的
意見安裝排水系統，並在工程完工後通知本署及提交照片記錄，以便安排視
察落實情況。

如有任何疑問，請與本署卓靜萍女士（電話：2158 6229）聯絡。

規劃署署長



（朱霞芬女士

代行）

二零一八年五月三十一日

我們的理想 - “透過規劃工作，使香港成為世界知名的國際都市。”
Our Vision - “We plan to make Hong Kong an international city of world prominence.”



規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-LYT/617-623 & 633-634
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

電郵函件

(經辦人：李偉良)

先生/女士：

擬在劃為「農業」及「綠化地帶」的新界粉嶺馬尾下村第 46 約
地段第 162 號 B 分段第 4 小分段至第 162 號 B 分段第 12 小分段
興建屋宇 (新界豁免管制屋宇-小型屋宇)

(履行規劃申請編號:A/NE-LYT/617 至 623、633 及 634 的
規劃許可附帶條件 (b) 項)

本處於二零二五年六月十六日收到你有關履行規劃許可附帶條件 (b)
項提交並落實排水建議，而有關情況必須符合渠務署署長或城市規劃委員會
的要求的資料，現回覆如下：

渠務署總工程師/新界北 (經辦人：戴瑋軒先生；電話：2300 1693) 已
審視你提交的文件，並認為你所提交的資料可以接納。你已經部分履行規劃許
可附帶條件 (b) 項。她的意見夾附在附件一 (只提供英文版本)。請你儘快
落實已批准的排水建議，以完全履行規劃許可附帶條件 (b) 項。

如你有其他規劃疑問，請與本處顏栢麟先生 (電話：2158 6094) 聯絡。。

規劃署署長

(曾永強  代行)

二零二五年七月十六日



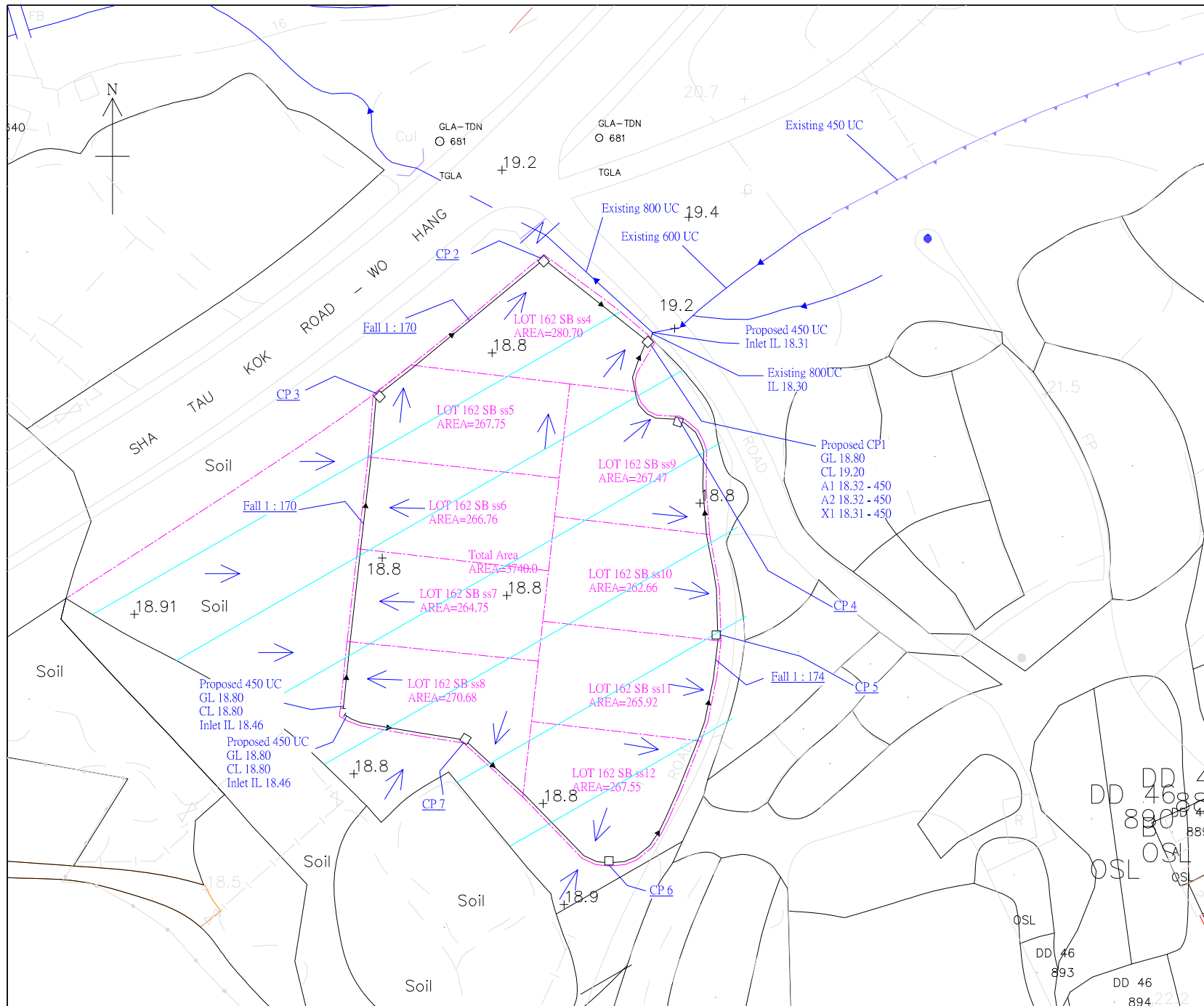
規劃署35周年
Planning Department 35th Anniversary

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Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. TAI Wai Hin, Wilson; Tel. No.: 2300 1693):

1. The applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his/her obligations to ensure that:
 - (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and
 - (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his/her lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.
2. The cover levels of proposed u-channels, manholes, and catch pits should be flush with the adjoining ground level.
3. The applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the application site (the Site). He/she should also ensure that the flow from the Site will not overload the existing drainage system.
4. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by the Drainage Services Department (DSD).
5. The existing discharge location to which the applicant proposed to discharge the stormwater from the Site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain agreement from the owner prior to commencement of proposed works.
6. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works.
7. The proposed drainage works, whether within or outside the Site, should be constructed and maintained by the applicant at his/her own expense.

8. For works to be undertaken outside the Site, the applicant should obtain prior agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners.
9. The applicant should make good all the adjacent affected areas upon the completion of the drainage works.
10. The applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.
11. As usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints).
12. The applicant should conduct site checking to confirm invert levels of the public drainage system to which the sewage from the Site is proposed to be discharged.
13. Upon completion of the works, the applicant should apply to DSD for audit of the drainage connections, using an "Helping Business Programme Form(HBP1)" form. The applicant may visit DSD's website (www.dsd.gov.hk) for details of connection audit fees and arrangements. Then, a joint inspection with DSD shall be arranged and those as-built drainage connection records and materials certificates should be furnished to DSD for record purpose.
14. The existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development.



LEGEND :

- Existing 600UC :
- Proposed 450 UC :
- Existing 800UC :
- Proposed 150mm pipe :
- Fall :
- Fall :
- Small house and Site Boundary
DLO Submit Ground Level 18.8:
- Proposed CP1
Drawing No. (C2406/1) :
- Proposed CP2 ~CP7
Drawing No. (C2405/1) :
- Catch Rainwater area
= 3618sq.m:

RE-Proposed Storm water

LOCATION :

DD76 Lot 162 SB ss4 ~ 162 SB ss12

Scale : N.T.S

Date : 2025-02-23

Drawing number : b1-2

批准的雨水排放圖