

2023年 8月 30日

Appendix I of  
MPC Paper No. A/H25/22

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 30 AUG 2023.  
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-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# “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

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H25/22
	Date Received 收到日期	30 AUG 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the 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(下稱「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 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。該份文件可從委員會的網頁下載 (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 號北角政府合署 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 樓及新界沙田上禾輦路 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. 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。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. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構 )

SYSTEM MANAGEMENT DIVISION, SEWAGE SERVICES BRANCH, DRAINAGE SERVICES DEPARTMENT

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

WSP (ASIA) LIMITED

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	GOVERNMENT LAND AT TUNNEL APPROACH REST GARDEN, WAN CHAI
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>1,090 (SITE A: 540m<sup>2</sup>, <input checked="" type="checkbox"/> Site area 地盤面積 SITE B: 550m<sup>2</sup>) ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 176.5 (SITE A: 48m<sup>2</sup>, <input checked="" type="checkbox"/> Gross floor area 總樓面面積 SITE B: 128.5m<sup>2</sup>) ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>1,090 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/5
(e) Land use zone(s) involved 涉及的土地用途地帶	"OTHER SPECIFIED USES" ANNOTATED "AMENITY AREA" AND "ROAD"
(f) Current use(s) 現時用途	<p>OPEN SPACE AND AMENITY AREA AT TUNNEL APPROACH REST GARDEN</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross 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)</p>

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 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

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

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



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / ~~Utility installation for private project~~  
第(iii)類 公用事業設施裝置/~~私人發展計劃的公用設施裝置~~
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross 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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p>		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)
	FLOW INTERCEPTION DEVICE	1	APPROX. 16m (L) x 3m (W) x 2.6m (H) x 4.22m (DEPTH)
	UNDERGROUND DRY WEATHER FLOW PUMPING STATOIN	1	APPROX. 11-12m (L) x 10m (W) x 7m (DEPTH)
	ELECTRICAL AND MECHANICAL KIOSK	1	APPROX. 5.2m (L) x 2.7m (W) x 2.9m (H)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

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

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 .....storeys of basements 層地庫  
☐ exclude 不包括 .....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

.....

.....

.....

.....

.....

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

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

(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)

DECEMBER 2028

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) GLOUCESTER ROAD <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

**9. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 350 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 8 ..... m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input 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> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>DETAILS REFER TO TREE SURVEY REPORT OF APPENDIX H.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													



**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. 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。如有需要，請另頁說明。


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。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



LI CHI WA

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

DIRECTOR

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☒ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

MICE, MIMStructE, RPE (CVL, STL)

on behalf of  
代表

WSP (ASIA) LIMITED



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

Date 日期

25 AUGUST 2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully 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:

委員會就這宗申請所收到的個人資料會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) 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  
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) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
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，或亦會向其他人士披露，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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	GOVERNMENT LAND AT TUNNEL APPROACH REST GARDEN, WAN CHAI 位於灣仔隧道入口處休憩花園的政府土地		
Site area 地盤面積	1,090 (SITE A: 540m <sup>2</sup> , SITE B: 550m <sup>2</sup> ) sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,090 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/5 灣仔北分區計劃大綱草圖編號S/H25/5		
Zoning 地帶	"OTHER SPECIFIED USES" ANNOTATED "AMENITY AREA" AND "ROAD" 其他指定用途 (美化市容地帶) 及道路		
Applied use/ development 申請用途/發展	PROPOSED PUBLIC UTILITY INSTALLATION (DRY WEATHER FLOW INTERCEPTOR) 擬議公共事業設施裝置(旱季截流閘)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	176.5m <sup>2</sup> <input checked="" type="checkbox"/> About 約 (SITE A: 48m <sup>2</sup> , <input type="checkbox"/> Not more than SITE B: 128.5m <sup>2</sup> ) 不多於	SITE A: 0.9, <input checked="" type="checkbox"/> About 約 SITE B: 0.234 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3 (INCLUDING FLOW INTERCEPTION DEVICE, UNDERGROUND WEATHER FLOW PUMPING STATION AND ELECTRICAL AND MECHANICAL KIOSK)	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	FLOW INTERCEPTION DEVICE 2.6m (H), 4.22m (DEPTH) UNDERGROUND WEATHER FLOW PUMPING STATION 7m (DEPTH) ELECTRICAL AND MECHANICAL KIOSK 2.9m (H)	
		FLOW INTERCEPTION DEVICE 6.9 mPD UNDERGROUND WEATHER FLOW PUMPING STATION -4 mPD ELECTRICAL AND MECHANICAL KIOSK 7.2 mPD	
		SITE A: 1, SITE B: 1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)			
(iv) Site coverage 上蓋面積	SITE A: 8.9 % SITE B: 2.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		



Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



**Drainage Services Department**  
**Sewage Services Branch**  
**System Management Division**  
5/F., Western Magistracy,  
2A Pok Fu Lam Road, HK.

**渠務署**  
**污水處理服務科**  
**系統管理部**  
香港薄扶林道2A號  
西區裁判法院5樓

本署檔號 Our Ref : (0114A0) in DSD SM 8/CE392020/  
來函檔號 Your Ref :  
電話 Telephone : (852) 2159 3423  
圖文傳真 e-Fax : (852) 3104 6439

**By Hand and Email**

WSP (Asia) Limited  
7/F, One Kowloon  
1 Wang Yuen Street  
Kowloon Bay  
Hong Kong  
(email: hkg-2512209A-ce39@wsp.com)  
(Attn.: Mr. Calvin C W LI, Project Manager)

22 August 2023

Dear Sir,

**PWP Item No. 4444DS**  
**Construction of Dry Weather Flow Interceptor at Wan Chai East**  
**Application for Planning Permission under Section 16**  
**of Town Planning Ordinance for Construction of Dry Weather Flow Interceptor**  
**at Wan Chai East**

We, Drainage Services Department, HKSAR Government, hereby write to authorize your company, WSP (Asia) Limited, as our authorized agent in handling all relevant matters in relation to the submission of Section 16 application for “Proposed Public Utility Installation for Flow Interception Device, Dry Weather Flow Pumping Station and Electrical and Mechanical Kiosk” to the Town Planning Board.

Yours faithfully,

( Dick S L LEE )

for Principal Project Coordinator/System Management Division  
Drainage Services Department

**THE GOVERNMENT OF THE HONG KONG  
SPECIAL ADMINISTRATIVE REGION**



**DRAINAGE SERVICES DEPARTMENT**

**PWP Item No. 4444DS**

**Construction of Dry Weather Flow Interceptor at Wan Chai East**

**Planning Statement**

**Application for Planning Permission  
Under Section 16 of Town Planning Ordinance for  
Construction of Dry Weather Flow Interceptor at Wan Chai East  
Under the Draft Wan Chai North Outline Zoning Plan No. S/H25/5**

**August 2023**

**Applicant:**

Sewage Services Branch  
System Management Division  
Drainage Services Department  
5/F, Western Magistracy,  
2A Pok Fu Lam Road, Hong Kong

**Consultants:**

WSP (Asia) Limited  
7/F, One Kowloon  
1 Wang Yuen Street  
Kowloon, Hong Kong

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**Fw: Section 16 Planning Application (Application No. A/H25/22) - Proposed  
Public Utility Installation (Dry Weather Flow Interceptor)**

13/09/2023 09:39

From: hkdpo\_pd/PLAND/HKSARG  
To: David Shing Tak LEUNG/PLAND/HKSARG@PLAND

----- Forwarded by hkdpo\_pd/PLAND/HKSARG on 13/09/2023 09:38 -----

From: <tpbpd@pland.gov.hk>  
To: <hkdpo@pland.gov.hk>  
Cc: <rccng@pland.gov.hk>  
Date: 04/09/2023 17:26  
Subject: FW: Section 16 Planning Application (Application No. A/H25/22) - Proposed Public Utility  
Installation (Dry Weather Flow Interceptor)

---

From: Liu, Esther Wai-Shuen <Esther.Liu@wsp.com>  
Sent: Monday, September 4, 2023 5:07 PM  
To: tpbpd@pland.gov.hk  
Cc: Li, Calvin Chi-Wa <Calvin.CW.Li@wsp.com>; Cheng, Alice Yi-Ching <Alice.Cheng@wsp.com>; Li,  
Ellis Chi-Pan <Ellis.Li@wsp.com>; karenkychan@dsd.gov.hk; sllee02@dsd.gov.hk  
Subject: Section 16 Planning Application (Application No. A/H25/22) - Proposed Public Utility  
Installation (Dry Weather Flow Interceptor)

Dear Town Planning Board Secretariat

Further to the discussion with the District Planning Officer, please kindly note that the plot ratio of Site A mentioned in Page 14 of the Application Form for the above captioned application shall be 0.09. Should you have any questions for the above, please feel free to contact me at 2579 7475.

Regards  
Esther Liu  
WSP (Asia) Limited

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

4 October 2023

Our ref. 2512209A-GN-00374

By Hand  
tpbpd@pland.gov.hk

Town Planning Board Secretariat  
15/F, North Point Government Offices,  
333 Java Road, North Point, Hong Kong.

Attn: The Secretary

Dear Sir/Madam,

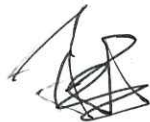
**Proposed Public Utility Installation for Flow Interception Device, Dry  
Weather Flow Pumping Station and Electrical and Mechanical Kiosk**

**Application for Planning Permission under Section 16 of the Town Planning  
Ordinance for Construction of Dry Weather Flow Interceptor at Wan Chai East  
Application No. A/H25/22**

We refer to the comments received for the captioned application. Enclosed please find the responses to comments and the further information for your consideration.

Should you have any queries or require further information, please feel free to contact our Mr. Calvin LI via email at [calvin.cw.li@wsp.com](mailto:calvin.cw.li@wsp.com) or Ms. Esther LIU at [esther.liu@wsp.com](mailto:esther.liu@wsp.com). In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

Yours faithfully,  
For and on behalf of  
WSP (Asia) Limited



 Calvin LI  
Project Director

  
CCWL/EL/BL/AC/kw

Encl.

cc. DSD - Ms. Karen CHAN

(w/e)

**Planning Application No. A/H25/22**  
**Application for Permission under Section16 of the Town Planning Ordinance for**  
**Construction of Dry Weather Flow Interceptor at Wan Chai East**  
**Submission of Further Information**



### **Responses to Comments**

<u>Item</u>	<u>Comments Received</u>	<u>Date</u>
1	Transport Department	20 September 2023
2	Railway Development Office, Highways Department	20 September 2023
3	Wan Chai District Leisure Services Office, Planning Section, LCSD	27 September 2023
4	Hong Kong East Tree Team, Planning Section, LCSD	27 September 2023
5	Hong Kong & Islands, Drainage Services Department	27 September 2023

<b>No.</b>	<b><u>Comments Received</u></b>	<b><u>Responses</u></b>
<b>1</b>	<b>Transport Department, Email dated 20 September 2023</b>	
1	Please clarify whether there will be any parking spaces or loading/unloading space designated for the DSD maintenance vehicles. If affirmative, please updated this Section and relevant drawings.	Please kindly note that there is no loading / unloading space designated for the DSD maintenance vehicles.
2	It was noted that the previously proposed additional operational access for Site B has been withdrawn. It is presumed that the shared-use vehicular access with LCSD will serve as the access to Site B and no temporary traffic arrangement will be required at public carriageway of Gloucester Road.	Please be confirmed that the shared-use vehicular access with LCSD will serve as the access to Site B and no temporary traffic arrangement will be required at public carriageway of Gloucester Road.
3	The agreed arrangement with LCSD regarding the opening of vehicular access shall be included in TIA report. Please also include details as described in the RtC to Section 4.4.9 of the Planning Application.	Noted. The agreed arrangement with LCSD has been incorporated in para. 3.2.2 and 3.2.3 of the extracted TIA ( <b>Annex A refers</b> ).  Noted, Section 4.4.9 of the Planning Statement has been updated ( <b>Annex B refers</b> ).
4	Appendix D – Traffic Impact Assessment (TIA) Figure CE39/I/TIA/301 is referred in paragraph 3.1.1 & 3.2.3, which is missing from the TIA report. Please review.	The proposed location of dry weather flow interceptors shown in Figure CE39/I/TIA/301 is outdated due to design development. To avoid confusion, the drawing - CE39/I/TIA/301 has been removed from Appendix D of the extracted TIA report.
5	It seems this is only the extract version of the TIA report. Please review and update the heading of the Appendix accordingly.	Noted and updated accordingly ( <b>Annex B refers</b> ).
<b>2</b>	<b>Railway Development Office, Highways Department, Email dated 20 September 2023</b>	
1	The proposed study boundary falls within the railway protection boundary of the existing East Rail Line. As the operation of the existing railway system is not under the jurisdiction of this office. I have no comment on the subject from railway development viewpoint. However, with reference to the procedures in DEVB TC(W) No. 1/2019, the project proponent should consult MTRCL with respect to operation, maintenance, safety and future construction of the existing railway network.	Noted, MTRCL has been consulted for the proposed DWFI works.
2	The proposed works will be located above the proposed North Island Line (NIL) under the Railway Development strategy-2014 (RDS-2014). Please note the following comments from NIL team:-  (i) It appears that the proposed two rising mains of dia. 450 are to be installed inside the existing 4243x2362 sewerage box culvert. Please confirm. Please also advise the bottom level of the above-mentioned existing box culvert.  (ii) Please provide the bottom levels of the proposed flow intercepting device with automatic penstocks for our further checking of the proposed NIL alignment.	(i) Please be confirmed that the proposed two rising mains of dia. 450 across Gloucester Road and Wan Shing Street are to be installed inside the existing 4243x2362 sewerage box culvert. The estimated bottom level of the existing 4243x2362 sewerage box culvert is at approx. -0.7mPD.  (ii) The bottom levels of the proposed flow intercepting device with automatic penstocks is at -0.15mPD.
<b>3</b>	<b>Wan Chai District Leisure Services Office, Planning Section, LCSD, 27 September 2023</b>	
	Please find the below comments from the <b>Wan Chai District Leisure Services Office</b> of this Department for your action:-	
1	It is noted that our comments have been addressed on the	Noted, the land area for all structures

<b>No.</b>	<b><u>Comments Received</u></b>	<b><u>Responses</u></b>
	RtoC. However, we iterate that the land area for all structures associated with the proposed Flow Interception Device with automatic penstocks, Dry Weather Flow Pumping Station and E&M kiosk (for Site A & Site B) should be carved out from the existing PGLA plan of Tunnel Approach Rest Garden (TARG) from LCSD and allocated to DSD for permanent land occupation and future's management and maintenance.	associated with the proposed Flow Interception Device with automatic penstocks, Dry Weather Flow Pumping Station and E&M kiosk will be carved out from the existing PGLA plan of Tunnel Approach Rest Garden (TARG) from LCSD and allocated to DSD for permanent land occupation and future's management and maintenance.
2	According to Appendix H - Tree Survey Report, a total of 33 nos. of existing trees of TARG were surveyed for Site A (7 nos.) and Site B (26 nos.). 10 trees are likely to be affected by the proposed works including 3 trees are proposed to be transplanted and 7 trees are proposed to be felled. The applicant should make every possible effort and measure to preserve and protect the existing trees from being adversely distributed and affected through careful and proper planning, design, working out and implementation of protective measures and site monitoring in all stage of the project. Should any trees inevitably be affected by the works, the project proponent should adhere to the requirement and procedure stipulated in DEVB TC(W) No. 4/2020 and relevant technical circulars, guidelines and requirements promulgated by the Greening, Landscape and Tree Management Section of the Development Bureau on tree preservation	Noted.
3	According to Tree Assessment Schedule of Appendix H - Tree Survey Report, T116 at Site B is proposed to be transplanted but it's ranked "Low" in suitability for transplanting. The applicant is advised to reassess the recommendation for T116 whether suitable for transplant/remove with fully justifications	<p>T116 is graded as average in terms of Form, Health and Structural Condition and have a medium rating in Amenity value. Considering this tree is a palm tree by which only small rootball size will be required for transplantation, therefore, T116 is suitable for transplanting.</p> <p>The suitability of transplanting T116 has been revised as 'Medium'. The revised Tree Assessment Schedule is provided in <b>Annex C</b>.</p>
4	The location of compensatory planting for T116 is not tally with our counter proposal to WSP, the project consultant via email reply on 4 September 2023.	Noted, the location of compensatory planting for T116 has been revised. The revised Compensatory Planting and Tree Transplanting Plan is provided in <b>Annex C</b> .
<b>4 Hong Kong East Tree Team, Planning Section, LCSD, 27 September 2023</b>		
	Please find the below comments from the <b><u>Hong Kong East Tree Team</u></b> of this Department for your action:-	
1	According to Appendix H - Tree Survey Report, it is noted that 10 trees within Tunnel Approach Rest Garden are likely to be affected by the proposed works. Among them, 3 trees are proposed to be transplanted while 7 trees are proposed to be felled. The project proponent is reminded to make every possible measure to preserve and protect the existing trees from being adversely affected through careful and proper planning, design, working out and implementation of protective measures and site monitoring in all stages of the project. Should any trees be inevitably affected, the project proponent should adhere to the requirement and procedure stipulated in DevB TC(W) No. 4/2020 and relevant guidelines promulgated by the Greening, Landscape and Tree	Noted.

<b><u>No.</u></b>	<b><u>Comments Received</u></b>	<b><u>Responses</u></b>
	Management Section of Development Bureau on tree preservation.	
2	T116 at Site B is proposed to be transplanted. However, it is ranked "Low" in Suitability for Transplanting in the Tree Assessment Schedule. The applicant should consider and clarify if T116 is suitable for transplanting.	<p>T116 is graded as average in terms of Form, Health and Structural Condition and have a medium rating in Amenity value. Considering this tree is a palm tree by which only small rootball size will be required for transplantation, therefore, T116 is suitable for transplanting.</p> <p>The suitability of transplanting T116 has been revised as 'Medium'. The revised Tree Assessment Schedule is provided in <b>Annex C</b>.</p>
<b>5</b>	<b>Hong Kong &amp; Islands, Drainage Services Department, 27 September 2023</b>	
	I refer to your memo under reference regarding the captioned S16 planning application.	
1	For the preliminary Drainage Impact Assessment, please note that the applicant shall demonstrate that the freeboard/flood depth would not become worsen during the construction phase and after the development.	Noted, please be advised that mitigation measures (i.e. relining) will be provided and the proposed development will not affect the flood depth in the future.
2	For the preliminary Sewerage Impact Assessment, please note that I have no adverse comment from the public drainage services viewpoint.	Noted and thanks.

**ANNEX A – REVISED PAGES OF EXTRACTED TIA**

## 2.3 Existing Traffic Condition

2.3.1 Manual traffic count survey was carried out on a normal weekday to identify the AM and PM peak hours, which are 08:30 – 09:30 and 16:00 – 17:00 respectively.

2.3.2 Starting from mid of 2019, the amount of traffic flows may not be able to reflect the traffic condition of normal day due to the public events and Coronavirus disease 2019 (COVID-19). The traffic survey results obtain from the traffic survey within the AOI discussed in **Section 2.3.1** may not be representable. Thus, the traffic survey results are compared with the projected 2021 traffic flows by using the previous traffic data record from The Annual Traffic Census (ATC) published by Transport Department (TD) and produced a set of adjusted traffic data to modelate a 2021 normal day traffic condition for the traffic forecast. The ATC station to be considered are listed in **Table 2.3**. The adjusted 2021 normal day traffic flows are presented in **Figure CE39/I/TIA/201**.

**Table 2.3 ATC Station**

Station No	Road Name	From Road	To Road	Station Type
1002	Victoria Park Road	Gloucester Road	Island Eastern Corridor	Core (A)
1450	Tonnochy Road	Hung Hing Road	Gloucester Road	Coverage (C)
1451	Hung Hing Road	Tonnochy Road	Hung Hing Road FO <H159>	Coverage (C)
1452	Hung Hing Road FO <H159>	Hung Hing Road	Victoria Park Road	Coverage (C)
1458	Tonnochy Road	Gloucester Road	Hung Hing Road	Coverage (C)
1859	Marsh Rd & FO <H78>	Gloucester Road	Tonnochy Road	Coverage (C)
1863	Tonnochy Road FO <H171>	Gloucester Road	Tonnochy Road	Coverage (C)

2.3.3 Junction capacity and Volume/Capacity Ratio (V/C Ratio) analysis has been carried out in accordance with the procedures outlined in Transport Planning and Design Manual (TPDM) published by TD to reveal the existing performance of the critical junctions. The assessment results of key junctions and road links are tabulated in **Table 2.4** and **2.5**. Detailed junction capacity analysis are shown in **Appendix B**.

**Table 2.4 Year 2021 Junction Performance**

Index <sup>(1)</sup>	Junction Name	Year 2021 RC/DFC <sup>(3)</sup>	
		AM	PM
J1	Hung Hing Road/Tonnochy Road	96%	>100%
J2	Hung Hing Road/Marsh Road	42%	34%
J3	Hung Hing Road/Wan Shing Street	Free Flow	
J4	Hung Hing Road/Wan Shing Street	0.10	0.22
J5	Wan Shing Street/Wan Ying Street	0.11	0.20
J6	Marsh Road/Wan Ying Street	0.31	0.75

<sup>(1)</sup> Location of the key junctions are shown in Figure CE39/I/TIA/101.

<sup>(2)</sup> Junction Type refer to Table 2.1.

<sup>(3)</sup> Figures shown represent Reserve Capacity (RC) for the signalised junction and Design Flow to Capacity (DFC) ratio for the roundabout or priority junctions. Negative RC and DFC over 1.00 indicate overload conditions.



### **3. THE PROPOSED DRY WEATHER FLOW INTERCEPTORS FACILITY**

#### **3.1 Proposed Dry Weather Flow Interceptors**

- 3.1.1 The project will consist with 4 major components, i.e., 1) DWFI building; 2) E&M equipment building; 3) flow interceptor & bypass box culvert; and 4) pipelines. The preliminary location of those components are shown in **Figure CE39/I/TIA/301**.

#### **3.2 Proposed Vehicular Access**

- 3.2.1 The DWFI building is proposed to located at the corner lot of Hung Hing Road/Wan Shing Street. The vehiclular access point is proposed to be located at the Wan Shing Street.
- 3.2.2 The E&M equipment building and flow interceptor & bypass box culvert are proposed to be located at the Tunnel Approach Rest Garden Area. The vehicular access point is proposed to share use with the existing maintenance access of Tunnel Approach Rest Garden which owned by Leisure and Cultural Services Department (LCSD).
- 3.2.3 Based on the agreed arrangement with LCSD, DSD shall be required to inform LCSD in advance to open the gate of vehicular access before entering the existing loading/unloading area at Tunnel Approach Rest Garden. Since the frequency of using the LCSD access gate is not significant and communication with LCSD will be carried out in advance of using the gate, therefore, there should be no tail back waiting for the opening of vehicular access.
- 3.2.4 The location of the vehicular accesses for the DWFI building, E&M equipment building and flow interceptor & bypass box culvert are shown in **Figure CE39/I/TIA/301**.

#### **3.3 Proposed Co-use Coach Parking Facility**

- 3.3.1 According to EPD's Agreement No. CE 32/2015 (EP), the DWFI building will be co-used with the coach parking facility. A total of 8 coach parking spaces were suggested in the EPD's recommended scheme.
- 3.3.2 With reference to the Civil Engineering and Development Department (CEDD) Wan Chai Development Phase II (WDII) Wan Shing Street Coach Parking Area, the 8 coach parking spaces will be comprised of 5 light bus parking spaces and 3 coach parking spaces.
- 3.3.3 With the latest layout of the DWFI building, it can only provide 5 light bus and 3 coach. 1 no. of loading/unloading space is provided within the DWFI building for for operation and maintenance use.
- 3.3.4 The preliminary ground floor layout of DWFI building and co-used coach parking facilities is shown in **Figure CE39/I/TIA/302** and the swept path for the co-use coach parking facility and the loading/unloading bay for maintenance and operation use are in **Appendix C**.

### **3.4 Proposed Parking Facilities during Construction Stage**

- 3.4.1 To release the site for construction of the DWFI building, the 8 parking spaces discussed in **Section 3.3.2** will be temporary relocated to Fenwick Pier Street site. The proposed location of the temporary parking site and the driving route to/ from Wan Chai harbour front are shown in **Figure CE39/I/TIA/303**. The design of the temporary parking space will be subject to the detail design stage.

## 4.6 Traffic Forecast

4.6.1 With consideration of the above items, the traffic forecast has been prepared for the scenarios discussed in **Section 4.1.4** and are shown in **Figure CE39/I/TIA/401 to 404**.

## 4.7 Traffic Impact

4.7.1 Junction capacity analysis and V/C Ratio was carried out for the scenarios discussed in **Section 4.1.4**. The assessment results are tabulated in **Table 4.3** and **4.4**. Detailed junction capacity analysis are shown in **Appendix B**.

**Table 4.3 Junction Performance**

Index <sup>(1)</sup>	Junction Name <sup>(2)</sup>	RC/DFC <sup>(3)</sup>							
		2027 Reference		2027 Construction		2030 Reference		2030 Operation	
		AM	PM	AM	PM	AM	PM	AM	PM
J1	Hung Hing Road/Tonnochy Road	>100%	>100%	>100%	>100%	96%	>100%	96%	>100%
J2	Hung Hing Road/Marsh Road	30%	48%	30%	48%	22%	40%	22%	40%
J3	Hung Hing Road/Wan Shing Street	0.12	0.17	0.12	0.18	0.13	0.19	0.15	0.19
J4	Hung Hing Road/Wan Shing Street	0.11	0.24	0.11	0.24	0.11	0.26	0.11	0.26
J5	Wan Shing Street/Wan Ying Street	0.36	0.74	0.36	0.74	0.37	0.79	0.38	0.79
J6	Marsh Road/Wan Ying Street	0.13	0.13	0.13	0.13	0.13	0.14	0.13	0.14

<sup>(1)</sup> Location of the key junctions are shown in Figure CE39/I/TIA/101.

<sup>(2)</sup> Junction Type refer to Table 2.1.

<sup>(3)</sup> Figures shown represent Reserve Capacity (RC) for the signalised junction and Design Flow to Capacity (DFC) ratio for the roundabout or priority junctions. Negative RC and DFC over 1.00 indicate overload conditions.

**Table 4.4 Volume/Capacity Ratio**

Index <sup>(1)</sup>	Road Name <sup>(2)</sup>	V/C Ratio <sup>(3)</sup>							
		2027 Reference		2027 Construction		2030 Reference		2030 Operation	
		AM	PM	AM	PM	AM	PM	AM	PM
L1	Gloucester Road	0.64	0.58	0.64	0.58	0.68	0.61	0.68	0.61
L2	Gloucester Road Slip Road	0.70	0.63	0.70	0.63	0.74	0.67	0.74	0.67
L3	Gloucester Road	0.53	0.56	0.53	0.56	0.56	0.59	0.56	0.59

<sup>(1)</sup> Location of the key road links are shown in Figure CE39/I/TIA/101.

<sup>(2)</sup> Road Capacity refer to Table 2.5.

<sup>(3)</sup> Figure shown represent Volume/Capacity Ratio (V/C Ratio) for the road links. V/C Ratio exceeding 1.0 but within 1.2 indicates manageable degree of congestion; while V/C ratio exceeding 1.2 indicates on-set of more serious congestion.

4.7.2 As shown in **Table 4.3** and **4.4**, all the performance of the key junctions/road links will be in satisfaction.

**ANNEX B – REVISED PAGES OF PLANNING STATEMENT**

## FIGURES

Figure 1	Location Plan of Application Sites
Figure 2.1	Existing Site Context
Figure 2.2	Existing Planning Context
Figure 2.3	Existing Site Photos
Figure 3.1	General Layout Plan
Figure 3.2	Master Layout Plan
Figure 4.1	Landscape Section A
Figure 4.2	Landscape Section B
Figure 4.3	Landscape Section C
Figure 5.1	Photomontages
Figure 5.2	Photomontages

## APPENDICES

Appendix A1	Overall Layout Plan of Dry Weather Flow Interceptor
Appendix A2	Section of Proposed Flow Interception Device
Appendix A3	Layout Plan of Proposed Dry Weather Flow Pumping Station
Appendix A4	Layout Plan of Proposed Electrical and Mechanical Kiosk
Appendix B	Location Plan of Alternative Sites
Appendix C	Extract of Preliminary Environmental Review Report
Appendix D	Extract of Traffic Impact Assessment
Appendix E	Extract of Preliminary Drainage Impact Assessment
Appendix F	Extract of Preliminary Sewerage Impact Assessment
Appendix G	Preliminary Visual Impact Assessment
Appendix H	Tree Survey Report

#### Traffic Impact

- 4.4.8 The assessment years for construction and operation stages are 2027 and 2030 respectively. Traffic forecast has made reference to the historical trend of traffic growth and TPEDM planning data within the study area.
- 4.4.9 Traffic generation at construction stage will be temporary and limited to small number of vehicles delivering plants and construction materials. Long-term traffic generation will consist of visits by DSD maintenance vehicle with a frequency of 1-2 vehicles per day for the proposed FID and underground pumping station at TARG in general. Vehicular maintenance access is proposed to be share-used with the existing maintenance access of Tunnel Approach Rest Garden (under management by Leisure and Cultural Services Department (LCSD)). Coordination between DSD and LCSD will be carried out in advance before using the maintenance access. **DSD is required to inform LCSD to open the gate of vehicular access in advance before entering the existing loading/ unloading area at Tunnel Approach Rest Garden. Since the frequency of using the LCSD access gate is not significant and communication with LCSD will be carried out in advance of using the gate, therefore, there should be no tail back waiting for the opening of vehicular.** Location of the maintenance access is provided in **Figure 3.2**. Based on traffic impact assessment results, it is concluded that the proposed DWFI works is acceptable from the traffic engineering point of view. **Extract of Traffic Impact Assessment** is provided in **Appendix D**.

#### Drainage Impact

- 4.4.10 The drainage impact was assessed for the Application Site. Based on the hydraulic modelling results, the drainage impacts of proposed works are considered minimal. The surface of application sites is mainly composed of hard and soft landscape. The contributing catchment remained unchanged under the proposed works. Penstocks will be installed within the FID at the existing Wan Chai East Box Culvert to intercept the DWF. A section of the existing Wan Chai East Box Culvert will be modified for installing the penstocks at Tunnel Approach Rest Garden. The modification of box culvert will also include enhancement work to improve drainage performance. An emergency bypass culvert would be constructed to compensate for the loss in drainage capacity during temporary closure of cell for installation of penstocks during DWFI construction. The bypass culvert will serve as a backup provision to increase the flood protection level after completion of construction. Temporary drainage system will be implemented during construction and regular monitoring system will be carried out throughout the construction stage. It is anticipated that the proposed works would not impose any adverse drainage impact. Extract of preliminary drainage impact assessment is provided in **Appendix E**.

#### Sewerage Impact

- 4.4.11 There is no interface between the proposed works and existing sewers is anticipated. Hence, no sewerage impact is anticipated and no mitigation measures are considered

## **APPENDIX D**

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### **Extract of** Traffic Impact Assessment

**ANNEX C – REVISED PAGES OF TREE SURVEY REPORT & TREE PRESERVATION  
AND REMOVAL PROPOSAL**



## ANNEX C: TREE SURVEY SCHEDULE (UPDATED)

### Tree Assessment Schedule

Project Title: Dry Weather Flow Interceptor at Wan Chai (Contract No. SM 12/2021)

Date of Tree Survey: September 2021 and July 2022

Surveyed by : Angus CHAN (ISA Certified Arborist HK#1873A)

Location	Tree No.	Species		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for Transplanting		Conservation status	Recommendation	Maintenance department to provide comments on TPRP		Additional remarks
		Scientific name	Chinese name	Height (m)	DBH (mm)	Crown Spread (m)	(high(H)/medium(M) / low(L))	(good(G) / average(A) / poor(P))	(high(H)/medium(M)/ low(L))	Remarks	(Retain / Transplant / Remove)	Before		After			
Site A	T1	<i>Livistona chinensis</i>	蒲葵	5	275	2	M	A	A	A	M	-	N	Transplant	LCSD	LCSD	
Site A	T2	<i>Ficus microcarpa</i>	細葉榕	5	220	2	M	A	A	A	M	-	N	Transplant	LCSD	LCSD	
Site A	T3	<i>Livistona chinensis</i>	蒲葵	5	285	2	M	A	A	A	M	-	N	Retain	LCSD	LCSD	
Site A	T4	<i>Ficus microcarpa</i>	細葉榕	5	260	2	M	A	A	A	M	-	N	Retain	LCSD	LCSD	
Site A	T61	<i>Archontophoenix alexandrae</i>	假檳榔	4	130	2	M	A	A	A	M	-	N	Retain	LCSD	LCSD	
Site A	T68	<i>Archontophoenix alexandrae</i>	假檳榔	4	155	2	M	A	A	A	M	-	N	Retain	LCSD	LCSD	
Site A	T69	<i>Archontophoenix alexandrae</i>	假檳榔	4	155	2	M	A	A	A	M	-	N	Retain	LCSD	LCSD	
Site B	T101	<i>Livistona chinensis</i>	蒲葵	3	260	2	M	A	A	A	M	-	N	Retain	LCSD	LCSD	
Site B	T106	<i>Archontophoenix alexandrae</i>	假檳榔	12	225	2	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T107	<i>Archontophoenix alexandrae</i>	假檳榔	10	225	2.5	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T108	<i>Archontophoenix alexandrae</i>	假檳榔	12	215	2	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T109	<i>Archontophoenix alexandrae</i>	假檳榔	12	235	2	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T110	<i>Archontophoenix alexandrae</i>	假檳榔	11	245	2	M	P	A	A	L	1, 2	N	Remove	LCSD	/	Bending trunk
Site B	T111	<i>Archontophoenix alexandrae</i>	假檳榔	10	170	2	M	A	A	A	L	2	N	Remove	LCSD	/	
Site B	T112	<i>Archontophoenix alexandrae</i>	假檳榔	11	215	2	M	A	A	A	L	2	N	Remove	LCSD	/	
Site B	T113	<i>Roystonea regia</i>	王棕	12	245	3	M	A	A	A	L	2	N	Remove	LCSD	/	
Site B	T114	<i>Bauhinia x blakeana</i>	洋紫荊	10.5	315	4	M	P	A	A	L	1, 2	N	Remove	LCSD	/	Wound, Crooked trunk
Site B	T115	<i>Roystonea regia</i>	王棕	11	300	4	M	A	A	A	L	2	N	Remove	LCSD	/	
Site B	T116	<i>Roystonea regia</i>	王棕	9	290	3	M	A	A	A	M	-	N	Transplant	LCSD	LCSD	
Site B	T117	<i>Archontophoenix alexandrae</i>	假檳榔	12	240	2	M	P	A	A	L	1	N	Remove	LCSD	/	Leaning trunk
Site B	T118	<i>Archontophoenix alexandrae</i>	假檳榔	12	200	2	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T119	<i>Archontophoenix alexandrae</i>	假檳榔	10	190	2	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T120	<i>Archontophoenix alexandrae</i>	假檳榔	13	195	3	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T121	<i>Archontophoenix alexandrae</i>	假檳榔	10	165	3	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T122	<i>Archontophoenix alexandrae</i>	假檳榔	12	210	3	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T123	<i>Archontophoenix alexandrae</i>	假檳榔	12	235	3	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T124	<i>Archontophoenix alexandrae</i>	假檳榔	14	240	2	M	A	A	A	L	3	N	Retain	LCSD	LCSD	Close to other trees
Site B	T125	<i>Archontophoenix alexandrae</i>	假檳榔	11	235	2	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T144	<i>Archontophoenix alexandrae</i>	假檳榔	12	210	4	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T145	<i>Archontophoenix alexandrae</i>	假檳榔	12	195	4	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T146	<i>Roystonea regia</i>	王棕	11	290	6	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T147	<i>Archontophoenix alexandrae</i>	假檳榔	12	245	5	M	A	A	A	L	2	N	Retain	LCSD	LCSD	
Site B	T148	<i>Bauhinia x blakeana</i>	洋紫荊	7	235	8	M	A	A	A	L	2	N	Retain	LCSD	LCSD	Cankers

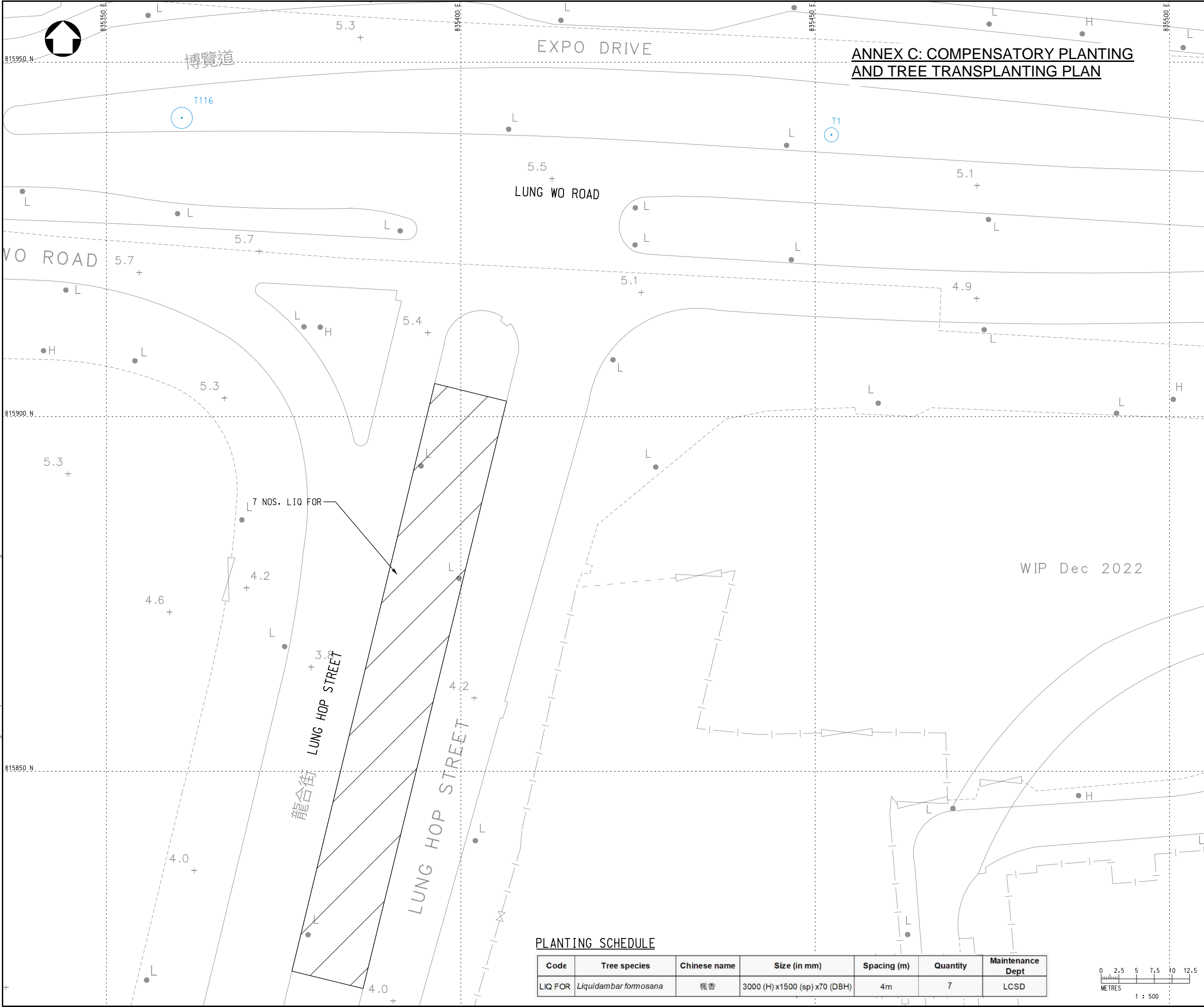
### Remarks:

#### Key to Suitability for Transplanting

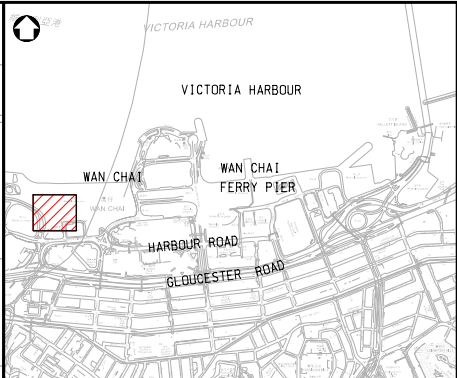
- Trees with poor form/health/structural condition (e.g. imbalanced form, leaning, with major cavity/cracks/splits);
- Irrecoverable form after transplanting (e.g. transplanting requires substantial crown and root pruning);
- Low chance of survival upon transplanting (species with low ability to tolerate transplanting; senescent tree with low post-transplantation survival rate) ;
- Undesirable species (e.g. *Leucaena leucocephala*);
- Dead tree;
- Trees grown under conditions which have limited the formation of root ball necessary for transplanting (e.g. steep slope, close to utilities, close to other trees, restricted root);
- Lack of access for transplantation machinery or vehicle;

#### Justification for Tree Removal


- Tree in direct conflict with the proposed works and rated "low" for suitability for transplanting
- Undesirable species
- Dead tree




ANNEX C: COMPENSATORY PLANTING  
AND TREE TRANSPLANTING PLAN



LEGEND :

 TRANSPLANTED TREE

 LOCATION FOR COMPENSATORY TREE(S)

WIP Dec 2022

-			
-			
Rev	Description	By	Date

Consultant




Project title  
AGREEMENT NO. CE 39/2020(DS)  
CONSTRUCTION OF DRY WEATHER FLOW  
INTERCEPTOR AT WAN CHAI EAST -  
INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing title  
COMPENSATORY PLANTING AND  
TREE TRANSPLANTING PLAN

(SHEET 2 OF 3)

Drawing no. CE39/S16/TS/003		Rev. -	
Drawn CAD	Date 06/23	Checked CL	Approved CL
Scale 1:500 (A3)		Status -	

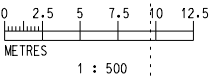
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DRAINAGE SERVICES DEPARTMENT  
GOVERNMENT OF THE HONG KONG  
SPECIAL ADMINISTRATIVE REGION

PLANTING SCHEDULE

Code	Tree species	Chinese name	Size (in mm)	Spacing (m)	Quantity	Maintenance Dept
LIQ FOR	<i>Liquidambar formosana</i>	楓香	3000 (H) x1500 (sp) x70 (DBH)	4m	7	LCSD





19 October 2023

By Hand  
tpbpd@pland.gov.hk

Our ref. 2512209A-GN-00376

Town Planning Board Secretariat  
15/F, North Point Government Offices,  
333 Java Road, North Point, Hong Kong.

Attn: The Secretary

Dear Sir/Madam,

**Proposed Public Utility Installation for Flow Interception Device, Dry  
Weather Flow Pumping Station and Electrical and Mechanical Kiosk**

**Application for Planning Permission under Section 16 of the Town Planning  
Ordinance for Construction of Dry Weather Flow Interceptor at Wan Chai East  
Application No. A/H25/22**

We refer to the comments received for the captioned application. Enclosed please find the responses to comments and the further information for your consideration.

Should you have any queries or require further information, please feel free to contact our Mr. Calvin LI via email at [calvin.cw.li@wsp.com](mailto:calvin.cw.li@wsp.com) or Ms. Esther LIU at [esther.liu@wsp.com](mailto:esther.liu@wsp.com). In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

Yours faithfully,  
For and on behalf of  
WSP (Asia) Limited

Calvin LI  
Project Director

CCWL/EL/BL/AC/kw



Encl.

cc. DSD - Ms. Karen CHAN

(w/e)

**Planning Application No. A/H25/22**  
**Application for Permission under Section 16 of the Town Planning Ordinance for**  
**Construction of Dry Weather Flow Interceptor at Wan Chai East**  
**Submission of Further Information**

### **Responses to Comments**

<u>Item</u>	<u>Comments Received</u>	<u>Date</u>
1	Highways Department	4 October 2023
2	Public Comment	4 October 2023
3	Planning Department	9 October 2023
4	Transport Department	16 October 2023
5	Planning Department	18 October 2023

<b>No.</b>	<b><u>Comments Received</u></b>	<b><u>Responses</u></b>
<b>1</b>	<b>Highways Department, Email dated 4 October 2023</b>	
1	Comments about the possible impact on the adjoining highways structures arising from the captioned project are valid. Nevertheless, we have no adverse comment on the application from highways maintenance viewpoint.	Noted, structural impact assessment as well as instrumentation and monitoring plan to the highways structures will be provided for comment before commencement of the works to ensure that the proposed works would not affect the existing highways structures.
<b>2</b>	<b>Public Comment, Email dated 4 October 2023</b>	
1	<p>So why does DSD also intend to take a big chunk out of Victoria Park for the same purpose when this OU site is close by? The Opens Space here is ornamental as it is very far from residence and close to the tunnels so subject to high levels of pollution.</p> <p>This dept has far too large a budget that it spends on building facilities on space designated for parks, there is nobody left around to defend our public parks.</p> <p>The recent flooding in many areas indicates that the focus has been on 'easy' projects while those districts that could really benefit from the facilities are left to drown in mud.</p>	<p>The catchment area targeted by the proposed dry weather flow interceptor (DWFI) at Wan Chai East is not the same as the catchment area served by the DWFI located in Victoria Park. The flow interception device (FID) in the application site is designed to intercept the dry weather flow from the existing Wan Chai East drainage box culvert underneath the Tunnel Approach Rest Garden (TARG). The proposed works is to improve the water quality of the nearshore at Wan Chai East</p> <p>The FID is directly located above the downstream section of the existing Wan Chai box culvert aiming at optimizing the interception efficiency of the catchment. Moreover, Wan Chai is a well-developed urban area with congested above and underground structures, facilities and utilities, so in view of the spatial and technical considerations, TARG is the most suitable location for the proposed FID. Having said that, the impact on the open space and the landscape features in the application site should have to be minimized. Most of the proposed facilities will be housed at the underground to reduce the visual impact. FID will be designed to form part of the TARG as a sheltered seating bench, adding a new leisure element to the area. The affected landscape area in the TARG will be restored and in overall, the planning intention of "OU (Amenity Area)" zone for TARG will be unaffected. As a whole, the Government intends to implement DWFI projects because there is a need by adopting which to reduce the inflow of pollutants into Victoria Harbour, in order to improve the nearshore water quality of Victoria Harbour and the overall environment.</p>
<b>3</b>	<b>Planning Department, Email dated 9 October 2023</b>	
1	<b>Design of FID:</b> with reference to the Landscape Section A plan, it is noted that solar panel is proposed on the roof of the canopy of the FID. Please advise the purpose/function of such solar panel	The solar PV panel is proposed to support the lighting for the canopy of FID.
2	<b>Compensation of Trees:</b> according to Tree Survey Report and Tree Preservation & Removal Proposal, a compensatory ratio of 1:1 in terms of quantity would be achieved for the loss of 7 to-be-felled trees (i.e. 7 compensatory trees will be planted). Please clarify, in terms of <b>quality</b> , whether the compensatory trees will be of the same as/similar to those existing trees to be	The compensatory planting proposal has taken into consideration the principle as outlined in TC(W) 04/2020 Tree Preservation, in which the planting design strikes to balance the quantity and quality of tree planting. While the quantity aspect has been met, the proposed tree species and size are based on the available space of planting locations in the vicinity of

<b>No.</b>	<b><u>Comments Received</u></b>	<b><u>Responses</u></b>
	removed	Site. <i>Liquidambar formosana</i> is a native species, it is also on the recommended tree list for Sheung Wan, Wan Chai & Causeway Bay District GMP. Furthermore, some <i>Liquidambar. formosana</i> are already planted on the proposed locations. The proposed 7 nos. <i>Liquidambar formosana</i> would provide a harmonized landscape design and enhance the overall amenity value of the area.
3	As the application site is in close vicinity to the major carriageway of Gloucester Road and given that the FID at Site A would have a height of about 2.6m, please advise any sightline analysis to demonstrate that no impact would be induced to drivers	Sightline analysis was conducted for the proposed FID, it is confirmed that there is no impact induced to the drivers ( <b>Annex A</b> refers).
<b>4</b>	<b>Transport Department, Email dated 16 October 2023</b>	
1	The applicant should design and implement the traffic measures proposed in the Traffic Impact Assessment, including:	
•	The vehicular access point shall be share-used with the existing maintenance access of Tunnel Approach Rest Garden which owned by Leisure and Cultural Services Department (LCSD).	Noted.
•	DSD shall be required to inform LCSD in advance to open the gate of vehicular access before entering the existing loading/ unloading area at Tunnel Approach Rest Garden and there shall be no tail back waiting for the opening of vehicular access.	Noted.
•	The DWFI building will be co-used with the coach parking facility. The total number and location of temporary and permanent re-provisioning of parking facilities shall be agreed by TD.	Noted.
<b>5</b>	<b>Planning Department, Email dated 17 October 2023</b>	
	Grateful if you could also advise on the following:	
-	Construction period of the FID, E&M kiosks and pumping station	The construction period of FID is from February 2025 to September 2027, E&M Kiosk is from November 2025 to March 2026, pumping station is from October 2024 to November 2025.
-	Whether the park and footbridge leading to the Wan Chai Harbourfront will be affected during the construction period and whether the footbridge will be permanently affected. If yes, whether there is any mitigation measure;	During the construction period, part of the park will be temporarily closed for construction, however park facilities such as seating bench and Model Car Play Area etc. will not be affected by the construction works. As the park facilities will not be affected during the construction period, no mitigation measure is proposed.  Footbridge leading to the Wan Chai Harbourfront will not be affected by the construction works and therefore will not be permanently affected.
-	Arrangement of the routine inspection and maintenance for the FID, E&M kiosks and pumping station (such as duration, scale, whether fencing is required and whether affect the park user and pedestrian on the footbridge leading to the Wan Chai Harbourfront, mitigation measures (if any));	A small-scale routine inspection and maintenance works will be carried out in every 3-6 months for FID and E&M Kiosks and once per week for pumping station. No fencing is required for the small-scale routine inspection and maintenance works, park users and pedestrian on the footbridge leading to the Wan

<b><u>No.</u></b>	<b><u>Comments Received</u></b>	<b><u>Responses</u></b>
		Chai Harbourfront will not be affected.
-	Arrangement of maintenance desilting at the FID (such as duration, scale, whether fencing is required and whether affect the park user and pedestrian on the footbridge leading to the Wan Chai Harbourfront, mitigation measures (if any)).	Maintenance desilting of the box culvert would be carried out once for every 5 to 10 years. Tentative duration of maintenance works will range from 1.5 to 3 weeks. Fencing to enclose the works area will be required. During the maintenance period, pedestrian on the footbridge leading to the Wan Chai Harbourfront and majority of the park facilities will not be affected. The proposed seating facilities in front of the FID will be temporary closed. Although small amount of seating facilities will be affected, other seating facilities located within the park will be available for use, it's expected that impact to the park users is minimal.



## **ANNEX A – SIGHTLINE ANALYSIS**



**ANNEX B – REVISED PAGE OF PLANNING STATEMENT**

## 2. DESCRIPTION OF THE PROPOSED WORKS

### 2.1 Description of the Sites

2.1.1 The Application Sites (Site A and Site B) are located at TARG. It covers an area of approximately 1,090m<sup>2</sup> (Site A: 540 m<sup>2</sup>, Site B: 550 m<sup>2</sup>) with existing hard paved area and amenity area within TARG. Minor reinstatement works of garden facilities will be provided during the construction period. Locations of the Application Site are provided in **Figure 1**.

2.1.2 The Sites are visible to the recreational users of TARG, travellers of Canal Road Flyover, Gloucester Road and the nearby public. Aerial and site photos showing the current condition with surrounding environment are provided in **Figure 2.1** and **Figure 2.3** respectively.

### 2.2 Proposed FID with Penstocks, DWFPS and Electrical and Mechanical Kiosk

2.2.1 The proposed FID and penstocks will be constructed at an existing open space within TARG. Area of the FID and penstocks is approx. 48m<sup>2</sup> (16m x 3m x 2.6m (H) x 4.22m (depth)). A section of the FID is provided in **Appendix A2**.

2.2.2 An underground DWFPS with a footprint of approx. 114.5m<sup>2</sup> (11-12m x 10m x 7m (depth)) is proposed to pump the intercepted dry weather flow to the DWFI building for filtering. Submersible pump will be installed in the underground DWFPS. To facilitate the operation of DWFPS and FID, one electrical and mechanical kiosk of approx. 14m<sup>2</sup> (approx. 5.2m x 2.7m x 2.9m (H)) is proposed to be constructed near to the underground DWFPS to provide electricity to the submersible pumps and FID. The layout plans of underground pumping station and electrical and mechanical kiosk are provided in **Appendix A3** and **A4** respectively.

2.2.3 A General Layout Plan of the proposed works within the Application Sites is provided in **Figure 3.1**.

### 2.3 Tentative Project Programme

2.3.1 The construction works for the proposed works are planned to start in 2024 for completion by 2028 tentatively.

**ANNEX C – REVISED COMPENSATORY PLANTING AND TREE TRANSPLANTING  
PLAN (CE39/S16/TS/002)**







維多利亞港  
VICTORIA HARBOUR

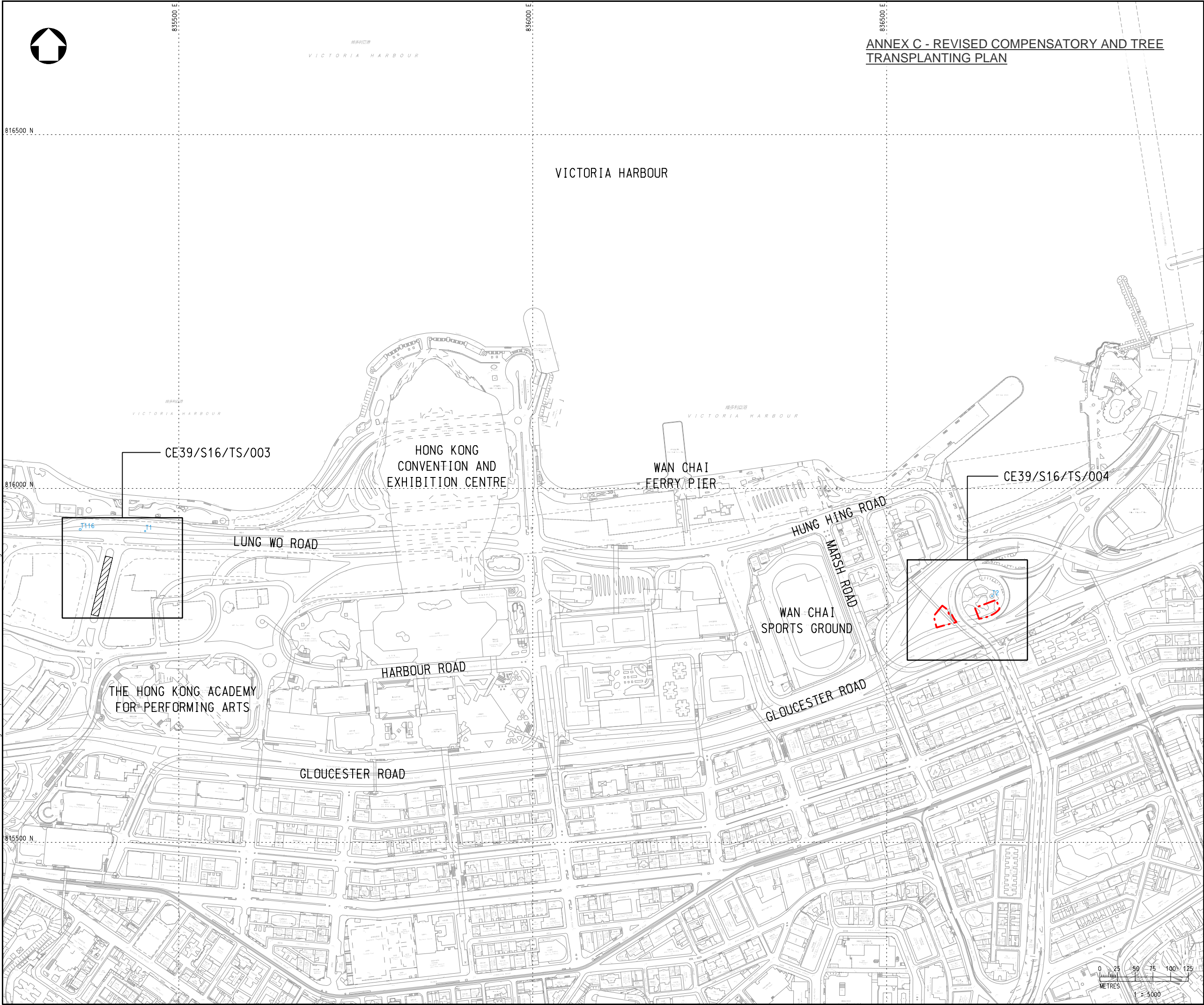
ANNEX C - REVISED COMPENSATORY AND TREE  
TRANSPLANTING PLAN


NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- BOUNDARY FOR S16 APPLICATION
-  TRANSPLANTED TREE
-  LOCATION FOR COMPENSATORY TREE(S)



-			
-			
Rev	Description	By	Date
Consultant			
			
Project title			
AGREEMENT NO. CE 39/2020(DS) CONSTRUCTION OF DRY WEATHER FLOW INTERCEPTOR AT WAN CHAI EAST - INVESTIGATION, DESIGN AND CONSTRUCTION			
Drawing title			
COMPENSATORY PLANTING AND TREE TRANSPLANTING PLAN			
(SHEET 1 OF 3)			
Drawing no.		Rev.	
CE39/S16/TS/002		-	
Drawn	Date	Checked	Approved
CAD	06/23	CL	CL
Scale	Status		
1:5000 (A3)	-		



DRAINAGE SERVICES DEPARTMENT  
GOVERNMENT OF THE HONG KONG  
SPECIAL ADMINISTRATIVE REGION

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**Andrew Chin Kan CHOW/PLAND**

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寄件者: Liu, Esther Wai-Shuen <Esther.Liu@wsp.com>  
寄件日期: 2023年10月20日星期五 14:24  
收件者: tpbpd/PLAND  
副本: David Shing Tak LEUNG/PLAND; Li, Calvin Chi-Wa; Li, Ellis Chi-Pan; Sui Lok  
LEE/SMD/DSD; Karen KY CHAN/DSD; Lam, Ben Chi-Pan; Cheng, Alice Yi-Ching; Andrew  
Chin Kan CHOW/PLAND; Floria Yik Ting TSANG/PLAND  
主旨: RE: Section 16 Planning Application (Application No. A/H25/22) - Proposed Public Utility  
Installation (Dry Weather Flow Interceptor)  
類別: Internet Email

Dear Town Planning Board Secretariat

Further to the discussion with HKDPO on 20 October 2023, please kindly find the following supplementary information as Further Information No. 3 for your consideration. As agreed with HKDPO, no hard copy of such FI No. 3 is required. Should you have any queries or require further information, please feel free to contact our Mr. Calvin LI via email at [calvin.cw.li@wsp.com](mailto:calvin.cw.li@wsp.com) or Ms. Esther LIU at [esther.liu@wsp.com](mailto:esther.liu@wsp.com). Thank you.

*1. There is no insurmountable interface problem between the North Island Line and the proposed DWFI after the discussion with HyD and MTRCL. Nevertheless, the project proponent will keep updating HyD and MTRCL the design details of the DWFI works to address any potential interfacing issue.*

*2. The project proponent will consult MTRCL with respect to the operation, maintenance, safety and future construction of the existing railway network.*

Regards  
Esther Liu  
WSP (Asia) Limited  
Tel: 2579 7475

---

**From:** Liu, Esther Wai-Shuen

**Sent:** Thursday, October 19, 2023 3:05 PM

**To:** tpbpd@pland.gov.hk

**Cc:** dstleung@pland.gov.hk; Li, Calvin Chi-Wa <Calvin.CW.Li@wsp.com>; Li, Ellis Chi-Pan <Ellis.Li@wsp.com>; sllee02@dsd.gov.hk; karenkychan@dsd.gov.hk; Lam, Ben Chi-Pan <ben.lam2@wsp.com>; Cheng, Alice Yi-Ching <Alice.Cheng@wsp.com>; Andrew Chin Kan CHOW/PLAND <ackchow@pland.gov.hk>; Floria Yik Ting TSANG/PLAND <fytsang@pland.gov.hk>

**Subject:** Section 16 Planning Application (Application No. A/H25/22) - Proposed Public Utility Installation (Dry Weather Flow Interceptor)

Dear Town Planning Board Secretariat

Further to the comments received for the above captioned, please kindly find the attached responses to comments and further information (2<sup>nd</sup> batch) for your consideration. 70 nos. of hard copy will be sent to your

**Similar Applications for Dry Weather Flow Interceptor (DWFI)  
on other Outline Zoning Plans (OZPs)**

**Approved Applications**

<b>Application No.</b>	<b>Location</b>	<b>OZP(s) and Zoning(s)</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (MPC)</b>	<b>Approval Condition</b>
A/H8/437	Victoria Park adjacent to Gloucester Road, Causeway Bay	“Open Space” (“O”) and area shown as ‘Road’ on the Draft North Point OZP No. S/H8/26; and area shown as ‘Road’ on the Approved Causeway Bay OZP No. S/H6/17	Proposed DWFI	23.6.2023	(a)
A/K9/281	Open Space at Kin Wan Street, Hung Hom, Kowloon	“O” on the Approved Hung Hom OZP No. S/K9/28	Proposed DWFI	28.7.2023	(a)

**Approval Condition**

- (a) The submission and implementation of the fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board



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**A/H25/22**  
29/09/2023 21:07

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/H25/22 Tunnel Approach Rest Garden, Wan Chai DSD

Government Land (Open Space and Amenity Area) at Tunnel Approach Rest Garden, Wan Chai,

Site area: About 1,090sq.m

Zoning: "OU Amenity Area"

Applied development: Dry Weather Flow Interceptor / 1 Vehicle Parking

Dear TPB Members,

So why does DSD also intend to take a big chunk out of Victoria Park for the same purpose when this OU site is close by? The Opens Space here is ornamental as it is very far from residences and close to the tunnels so subject to high levels of pollution.

This dept has far too large a budget that it spends on building facilities on space designated for parks because ITS EASY STOOPID, THERE IS NOBODY LEFT AROUND TO DEFEND OUR PUBLIC PARKS AND IF THEY DO THEY WILL BE ARRESTED FOR ..... TAKE YOU PICK.

The recent flooding in many areas indicates that the focus has been on 'easy' projects while those districts that could really benefit from the facilities are left to drown in mud.

Hopefully some member will question what the priorities are.

Mary Mulvihill

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Hong Kong East, Lands Department that most of the application site is held by the Leisure and Cultural Services Department (LCSD) under temporary government land allocation No. GLA- THK 1890 for the Tunnel Approach Rest Garden (TARG). TARG is one of the public pleasure grounds specified in the Fourth Schedule to the Public Health and Municipal Services Ordinance (Cap. 132). Under s.107(l) of Cap. 132, the general management and control of TARG is vested in the Authority (i.e. Director of Leisure and Cultural Services (DLCS)). Site A falls entirely within the boundary of the above land allocation, while a majority of Site B falls within the above land allocation with a small portion within public footway (i.e. an elevated walkway and the connecting staircase). Relevant departments should be consulted for implementation of the works. There is a licence (H-3399) for installation and maintenance of cables traversing Site B. You should ensure that the proposed works would not affect the area for the said cables and consult the relevant party before implementation of the works;
- (b) to note the comments of the Commissioner for Transport that the vehicular access point should be share-used with the existing maintenance access of TARG which owned by LCSD. The Drainage Services Department (DSD) shall be required to inform LCSD in advance to open the gate of vehicular access before entering the existing loading/unloading area at TARG and there shall be no tail back waiting for the opening of vehicular access. The dry weather flow interceptor (DWFI) building to the northwest of the application Site (the Site), should be co-used with the coach parking facility. The total number and location of temporary and permanent re-provisioning of parking facilities should be agreed by her department;
- (c) to note the comments of the Commissioner of Police that the proposal should not cause adverse traffic obstruction in or beyond the site of works and each Temporary Traffic Arrangement involving works on public carriageway and/or footpath, if any, has to be submitted to Police, the Transport Department and other stakeholders for detailed comment prior to its implementation;
- (d) to note the comments of the Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD) that as the proposed public utility installation, in particular the underground dry weather flow pumping station (DWFPS) is in close proximity of some highways structures, structural impact assessment, as well as instrumentation and monitoring plan to the highways structures concerned should be submitted to HyD for comment before commencement of the works;
- (e) to note the comments of the CHE/Bridges & Structures, HyD that if there are any highways structures and/or its foundation to be adversely affected by any works, comments on such works from Bridges and Structures Division of HyD should be sought;
- (f) to note the comments of the CHE/Railway Development Division 2-2, HyD that the potential interface between the North Island Line and the proposed DWFI should be addressed in the design stage of the concerned DWFI. With reference to the procedures in Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 1/2019, MTRCL should be consulted with respect to operation, maintenance, safety and future construction of the existing railway network;
- (g) to note the comments of DLCS that the land area for all structures associated with the proposed flow interceptor device with automatic penstocks, DWFPS and electrical and mechanical (E&M) kiosk should be carved out from the existing government land allocation of TARG from LCSD

and allocated to you for permanent land occupation and future's management and maintenance. Besides, every possible measure should be made to preserve and protect the existing trees from being adversely affected through careful and proper planning, design, working out and implementation of protective measures and site monitoring in all stages of the project. Should any trees be inevitably affected, the requirement and procedure stipulated in DEVB TC(W) No. 4/2020 and relevant guidelines promulgated by the Greening, Landscape and Tree Management Section of Development Bureau on tree preservation should be adhered;

- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that there are some existing fresh water mains within the Site and are affected by the proposed development. Free access should be allowed for WSD at any time to carry out operation and maintenance of these water mains. In case diversion of these water mains is required, feasibility of diverting these water mains should be studied. If diversion is considered feasible, proposal should be submitted for WSD's consideration and approval. The water mains diversion work should be carried out by you at your own cost to the satisfaction of WSD. WSD will only carry out the connection works to the existing network and the associated connection cost should be borne by you. Also, the exact lines and levels of WSD's water mains should be established by hand dug trial pits on site if they are of significance to your works. Digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation; and
- (i) to note the comments of the Director of Fire Services that water supplies for firefighting and the fire service installations should be provided to the satisfaction of his department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The emergency vehicular access (EVA) provision should comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. Should the proposed work affected any EVA provision of nearby buildings or licensed premises in the area, separate enquiry should be made to his department to ensure work feasibility.