

**Appendix Ia of  
MPC Paper No. A/H9/85**

Your Ref.

By email and by hand

Our Ref. 408332-0383

Date 20 October 2023

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

Dear Sir / Madam,

**PWP No.4451DS****Construction of Dry Weather Flow Interceptor at Shau Kei Wan –  
Investigation, Design and Construction****Application for Planning Permission under Section 16 of the Town Planning Ordinance  
(Application No. A/H9/85)**

We are writing in reference to the aforementioned application and the Further Information (FI) we previously provided in our letters with reference numbers 408332-0377 (FI No.1 dated 6 October 2023), 408332-0380 (FI No.2 dated 16 October 2023), and 408338-0382 (FI No.3 dated 19 October 2023). We are pleased to submit 40 copies of the consolidated Planning Study Report.

This consolidated report comprehensively response the comments received from the public and departments. Furthermore, minor format changes were made to "Appendix A - Traffic Impact Assessment Report" of the report without any alterations to the project scheme and the findings of the technical assessments. The consolidated Planning Study Report supersedes the initial planning study report and FI No.1 to FI No.3.

We kindly request that you use this report as the most up-to-date reference for the current application.

Should you have any queries, please feel free to contact our Mr. Chris Tse at 2608 7610 / [rsehf@binnies.com](mailto:rsehf@binnies.com), or the project officer of Drainage Services Department, Mr. Bob Y L Cheung at 2159 3414 / [yicheung@dstd.gov.hk](mailto:yicheung@dstd.gov.hk).

Yours faithfully,  
for and on behalf of  
BINNIES HONG KONG LIMITED

COLIN H.K. CHAN  
DEPUTY PROJECT MANAGER



CC/CT

Enclosure(s)

cc: Mr. CHEUNG Yan Long, Bob Engr/System Management Division 4, DSD



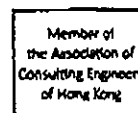
Binnies Hong Kong Limited  
43/F, AIA Kowloon Tower, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong  
賓尼士工程顧問有限公司  
香港九龍觀塘巧明街 100 號友邦九龍大樓 43 樓



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Your Ref.

By email and by hand

Our Ref. 408332-0384

Date 24 October 2023

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

Dear Sir / Madam,

**PWP No.4451DS**

**Construction of Dry Weather Flow Interceptor at Shau Kei Wan –  
Investigation, Design and Construction  
Application for Planning Permission under Section 16 of the Town Planning Ordinance  
(Application No. A/H9/85)**

Further to the submission of Consolidated Report under letter ref. 408332-0383 dated 20 October 2023 of the captioned application, we would like to clarify the following:

Connectivity of Aldrich Bay Promenade

For Application Site C (i.e. Portion of Aldrich Bay Promenade adjacent to Oi Kan Road), although it is located within Aldrich Bay Promenade, the connectivity along the waterfront promenade will be maintained throughout the construction, operation and maintenance periods. Upon completion of the construction, except for maintenance need (e.g. desilting or penstock replacement in rare occasions), the effective width of the footpath would be similar to its existing width.

Should you have any queries, please feel free to contact our Mr. Chris Tse at 2608 7610 / [tsehf@binnies.com](mailto:tsehf@binnies.com), or the project officer of Drainage Services Department, Mr. Bob Y L Cheung at 2159 3414 / [ylcheung@dsd.gov.hk](mailto:ylcheung@dsd.gov.hk).

Yours faithfully,  
for and on behalf of  
BINNIES HONG KONG LIMITED



COLIN H.K. CHAN  
DEPUTY PROJECT MANAGER

CC/CT  
Enclosure(s)

cc: Mr. CHEUNG Yan Long, Bob Engr/SMD4, DSD



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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.

**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/H9/85
	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 )

Binnies Hong Kong 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)	Portion of Aldrich Bay Park adjacent to Tai On Street (GLA-HK1055 (Part)); Portion of Hing Man Street carpark (EHX-550 (Part)); Portion of Aldrich Bay Promenade adjacent to Oi Kan Road (GLA-HK920 (Part)); and Portion of Aldrich Bay Promenade adjacent to Oi Lai Street (GLA-HK920 (Part))
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3,401 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,033 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 3,401 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Shau Kei Wan Outline Zoning Plan No. S/H9/19
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Space & Road
(f) Current use(s) 現時用途	Open spaces at Aldrich Bay Park and Aldrich Bay Promenade, and short term tenancy carpark at Hing Man Street (Hing Man Street carpark)  (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)

#### 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**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<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
	<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
	<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
(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))			
(b) Intended use/development 有意進行的用途/發展			

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置																			
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置																			
	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																			
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td>Electrical and Mechanical Cabinet</td> <td>1</td> <td>2.9m (L) x 2.4m (W) x 2m (H) (refer to Figure 6C and 7C)</td> </tr> <tr> <td>Electrical and Mechanical Kiosk</td> <td>2</td> <td>7.9m (L) x 6.1m (W) x 4.5m (H) 9.4m (L) x 6.8m (W) x 4.5m (H) (refer to Figure 6A, 6D, 7A-2 and 7D)</td> </tr> <tr> <td>Flow Interception Device</td> <td>4</td> <td>6.75m (L) x 2.5m (W) x 0.6m (H) 6.27m (L) x 2.5m (W) x 0m (H) 27.27m (L) x 2.5m (W) x 0.6m (H) 6.1m (L) x 2.5m (W) x 0m (H) (refer to Figure 6A to 7D)</td> </tr> <tr> <td>Underground Emergency Bypass Box Culvert</td> <td>4</td> <td>9.5 (L) x 3.38m (W) x 4.53m (H) 9.1m (L) x 3.14m (W) x 5.59m (H) 9.5m (L) x 4.41m (W) x 5.8m (H) 8.4m (L) x 3.05m (W) x 4.47m (H) (refer to Figure 6A to 6D, 7A-1, 7B-3, 7C and 7D)</td> </tr> <tr> <td>DWFI Building</td> <td>1</td> <td>36m (L) x 20m (W) x 8m (H) [East Wing] 20.4m (L) x 12m (W) x 6m (H) [West Wing] (refer to Figure 6B-1 and 6B-2)</td> </tr> </tbody> </table>	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)	Electrical and Mechanical Cabinet	1	2.9m (L) x 2.4m (W) x 2m (H) (refer to Figure 6C and 7C)	Electrical and Mechanical Kiosk	2	7.9m (L) x 6.1m (W) x 4.5m (H) 9.4m (L) x 6.8m (W) x 4.5m (H) (refer to Figure 6A, 6D, 7A-2 and 7D)	Flow Interception Device	4	6.75m (L) x 2.5m (W) x 0.6m (H) 6.27m (L) x 2.5m (W) x 0m (H) 27.27m (L) x 2.5m (W) x 0.6m (H) 6.1m (L) x 2.5m (W) x 0m (H) (refer to Figure 6A to 7D)	Underground Emergency Bypass Box Culvert	4	9.5 (L) x 3.38m (W) x 4.53m (H) 9.1m (L) x 3.14m (W) x 5.59m (H) 9.5m (L) x 4.41m (W) x 5.8m (H) 8.4m (L) x 3.05m (W) x 4.47m (H) (refer to Figure 6A to 6D, 7A-1, 7B-3, 7C and 7D)	DWFI Building	1	36m (L) x 20m (W) x 8m (H) [East Wing] 20.4m (L) x 12m (W) x 6m (H) [West Wing] (refer to Figure 6B-1 and 6B-2)	
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(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 地積比率限制 From 由 ..... to 至 .....  
☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %  
☐ Building height restriction 建築物高度限制  
 From 由 .....m 米 to 至 ..... m 米  
 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 非建築用地限制 From 由 .....m to 至 ..... m  
☐ 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  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)  
 .....  
 .....  
 .....

☐ 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****擬議發展計劃的行车通道安排**

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)) - Hing Man Street to the DWFI building <hr/> <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 checked="" 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 <u>1</u> 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.

如需的話，請另頁表示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</p> <p>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><input checked="" type="checkbox"/></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</p> <p>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.....1500... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....5 ~18.....m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></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 checked="" 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>For details, please refer to the attached Planning Study Report.....</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 checked="" type="checkbox"/>
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**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 Chapter 7 "Justifications" of the attached Planning Study Report.

**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



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

MR. CHAN HIN KWONG, COLIN

Director of Projects

Name in Block Letters  
姓名（請以正楷填寫）

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

on behalf of  
代表

Binnies Hong Kong Limited



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

Date 日期

25/8/2023

(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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Portion of Aldrich Bay Park adjacent to Tai On Street (GLA-HK1055 (Part)) Portion of Hing Man Street carpark (EHX-550 (Part)) Portion of Aldrich Bay Promenade adjacent to Oi Kan Road and Oi Yin Street junction (GLA-HK920 (Part)) Portion of Aldrich Bay Promenade adjacent to Oi Lai Street (GLA-HK920 (Part)) 愛秩序灣公園近太安街的部分用地 (GLA-HK1055 (Part)) 興民街臨時停車場的部分用地 (EHX-550 (Part)) 愛秩序灣海濱公園近愛勤道的部分用地 (GLA-HK920 (Part)) 愛秩序灣海濱公園近愛禮街的部分用地 (GLA-HK920 (Part))		
Site area 地盤面積	3,401 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,401 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Shau Kei Wan Outline Zoning Plan No. S/H9/19 筲箕灣分區計劃大綱圖編號: S/H9/19		
Zoning 地帶	"Open Space" & "Road" 休憩用地 及 道路		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Dry Weather Flow Interceptor) 擬議公用事業設施裝置 (旱季截流器)		
(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	2,033 sq.m <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	8 (Electrical and Mechanical Cabinet 機電櫃 x 1) (Electrical and Mechanical Kiosk 機電室 x 2) (Flow Interception Device 水閘 x 4) (DWFI Building 旱季截流器建築物 x 1)	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)																											
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)																											
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)																											
	Non-domestic 非住用	<div style="text-align: right;">( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 )</div> <div style="text-align: right;"> <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) </div>																											
		<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Electrical and Mechanical Cabinet 機電櫃</td> <td style="width: 10%;">2 m</td> <td style="width: 10%;">米高</td> <td style="width: 20%;"></td> </tr> <tr> <td>Electrical and Mechanical Kiosks 機電室</td> <td>4.5 m</td> <td>米高</td> <td></td> </tr> <tr> <td>Flow Interception Device 水閘</td> <td>0-0.6 m</td> <td>米高</td> <td></td> </tr> <tr> <td>Underground Emergency 地下緊急箱形</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bypass Box Culvert 雨水隧道</td> <td>4.5-5.8 m</td> <td>米深</td> <td></td> </tr> <tr> <td>DWFI Building (East Wing) 旱季截流器建築物(東翼)</td> <td>8 m</td> <td>米高</td> <td></td> </tr> <tr> <td>DWFI Building (West Wing) 旱季截流器建築物(西翼)</td> <td>6 m</td> <td>米高</td> <td></td> </tr> </table>		Electrical and Mechanical Cabinet 機電櫃	2 m	米高		Electrical and Mechanical Kiosks 機電室	4.5 m	米高		Flow Interception Device 水閘	0-0.6 m	米高		Underground Emergency 地下緊急箱形				Bypass Box Culvert 雨水隧道	4.5-5.8 m	米深		DWFI Building (East Wing) 旱季截流器建築物(東翼)	8 m	米高		DWFI Building (West Wing) 旱季截流器建築物(西翼)	6 m
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<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)																													
Composite 綜合用途	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)																												
	<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)																												
	<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)																												
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)  _____	1       1

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</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 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"/>
_____		
<b>Reports 報告書</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 checked="" 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 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"/>
_____		
_____		

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。

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**Harbourfront Commission  
Task Force on Harbourfront Developments  
on Hong Kong Island**

**Minutes of Forty-third Meeting**

Date : 1 December 2022  
Time : 3:00 pm  
Venue : Room 1303, 13/F, Wing On Kowloon Centre, 345 Nathan  
Road, Kowloon

**Present (attending in person)**

Mr Vincent NG	Chairman, Harbourfront Commission
Mr Ivan HO	Chairman, Task Force on Harbourfront Developments on Hong Kong Island
Dr Caroline LAW	Representing Friends of the Earth (HK) Charity Limited
Mr Joel CHAN	Representing Hong Kong Institute of Urban Design
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr LEUNG Kong-yui	Representing the Chartered Institute of Logistics and Transport in Hong Kong
Dr CHUNG Shan-shan	Representing the Conservancy Association
Sr Francis LAM	Representing the Hong Kong Institute of Surveyors
Dr Frankie YEUNG	Individual Member

**Present (attending online)**

Mr Anthony CHEUNG	Representing the Hong Kong Institute of Architects
Ir Ringo YU	Representing the Hong Kong Institution of Engineers
Ms Iris HOI	Representing the Hong Kong Institute of Landscape Architects
Mr Edward LO	Representing the Hong Kong Institute of Planners
Mr Desmond NG	Representing the Real Estate Developers Association of Hong Kong
Mr Mac CHAN	Individual Member
Mr Karl KWOK	Individual Member
Miss Sunnie LAU	Individual Member
Dr Lawrence LI	Individual Member
Ms Angela SO	Individual Member

Hon Tony TSE

Individual Member

*Official Members (attending in person)*

Ms Leonie LEE	Commissioner for Harbourfront, Development Bureau (DEVB)
Ms Candy HO	Chief Traffic Engineer/Hong Kong (Ag.), Transport Department (TD)
Mr James CHU	Chief Engineer/South 3 (Ag.), Civil Engineering and Development Department (CEDD)
Mr Benjamin HUNG	Assistant Director (Leisure Services) 2, Leisure Cultural and Services Department (LCSD)
Mr Mann CHOW	District Planner Officer/Hong Kong, Planning Department (PlanD)
Mr William LEUNG	Secretary

*Official Members (attending online)*

Ms Anny TANG                      Senior Manager (Tourism) 21, Tourism Commission  
(TC)

*In Attendance*

Mr Peter MOK	Project Manager (Harbour) Special Duties, DEVB
Mr TONG Hui-ching	Architect (Harbour) 2, DEVB

### Absent with Apologies

Mrs Margaret BROOKE	Representing Business Environment Council
Ir Janice LAI	Individual Member

For Agenda Item 3

Mr Albert CHAN	Executive Director, Wong & Ouyang (HK) Ltd
Ms Margaret WONG	Executive Director, Wong & Ouyang (HK) Ltd
Ms Athena CHAU	Senior Associate, Wong & Ouyang (HK) Ltd
Mr YU Wai-wai	General Manager, Henderson Land Development Company Ltd.
Ms Karen TSOI	Deputy General Manager Landscape, Henderson Land Development Company Ltd.
Mr Randy LIEKENJIE	Deputy General Manager, Henderson Land Development Company Ltd.

Mr Edwin LEE	Senior Project Manager, Henderson Land Development Company Ltd.
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**For Agenda Item 4**

Mr Lawrence LEE	Principal Project Coordinator, Drainage Services Department (DSD)
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Mr Matthew KWAN	Senior Engineer/System Management Division 1, DSD
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Mr Kenneth KWONG	Senior Engineer/System Management Division 2, DSD
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Ms Karen CHAN	Senior Engineer/System Management Division 3, DSD
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Mr Ivan LO	Senior Environment Protection Officer (Sewerage Infrastructure) 2, Environmental Protection Department
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Mr Colin CHAN	Technical Director, Binnies Hong Kong Limited
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Mr Alfred HO	Architectural Assistant, Hsin Yieh Architects & Associates Limited
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Mr Calvin LI	Director, WSP (Asia) Limited
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Mr BEH Kiang Hioke Kentis	Director, A.LEAD Architects Ltd.
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**Item 4     Conceptual Design of Dry Weather Flow Interceptors at Wan Chai East, Causeway Bay and Shau Kei Wan (Paper No. TFHK/05/2022)**

Introduction

- 4.1     **The Chairman** welcomed representatives from Drainage Services Department (DSD) and its consultants to the meeting for presenting the proposals of Dry Weather Flow Interceptors (DWFIs) at Wan Chai East, Causeway Bay and Shau Kei Wan. He informed Members that an informal briefing on the subject had been held on 24 November 2022.
- 4.2     Upon the Chairman's invitation, **Mr William LEUNG** briefed Members on the background of the project as follows:
- (a) The Government had been striving to improve the water quality of Victoria Harbour waterfronts. In the densely populated old urban districts on both sides of Victoria Harbour, some polluted surface run-off would inevitably drain into the Harbour via the stormwater drainage system and affected the quality of the near-shore waters. To improve the water quality and alleviate odour nuisance at the waterfront of Wan Chai East, Causeway Bay and Shau Kei Wan, DSD was planning to construct DWFI in three areas, namely Wan Chai East, Causeway Bay and Shau Kei Wan; and
  - (b) DSD strived to blend in the DWFIs and relevant facilities with the adjacent neighbourhood, especially the Wan Chai promenade, the Tunnel Approach Rest Garden, Victoria Park,

Aldrich Bay Park, and Aldrich Bay Promenade.

### Presentation by the Project Proponent

- 4.3 Upon the Chairman's invitation, **Mr Calvin LI** briefed Members on the proposed conceptual design of Wan Chai East DWFI project while **Mr. Colin CHAN** briefed on the Causeway Bay and Shau Kei Wan DWFIs.

### Discussion

#### *General Comments*

- 4.4 Noting the loss of trees at Victoria Park including the area with the proposed DWFI in Causeway Bay caused by Typhoon Mangkhut, **the Chairman** enquired whether LCSD would carry out compensatory tree planting in for example the project sites. **Mr Benjamin HUNG** responded that according to LCSD's general guidelines, compensatory planting would be arranged to replace lost trees under any circumstances. LCSD would assess if the location was suitable for compensatory planting and set priorities for the action.
- 4.5 **Mr Joel CHAN** enquired if any Landscape Architects had participated in the projects. **Mr Colin CHAN** responded that apart from Engineers, there were Architect and Landscape Architect to work on the design of the projects.
- 4.6 **Mr Anthony CHEUNG** opined that the design of the proposed DWFIs was not pleasant and suggested the DWFIs to serve more than one purpose, such as provision of a library at the DWFI. **The Chairman** supplemented that the proposed DWFI at Wan Chai east would allow co-using with coach parking.
- 4.7 **The Chairman** enquired on the programme of the three projects. **Mr Lawrence LEE** responded that the projects were all Category B status. Regarding Causeway Bay DWFI which had greater urgency, the proponent was finalising the project details and would submit a planning application and invite tender in February 2023. The project team targeted to seek the funding approval from the Legislative Council in July 2023. As for the other two DWFI projects, the proponent would consult the relevant District Councils and enhance the design to incorporate

comments received from the local stakeholders.

*Wan Chai East DWFI*

- 4.8 **Mr Paul ZIMMERMAN** opined that the proposed DWFI project should be located at Tunnel Approach Rest Garden (TARG) rather than locating close to the harbourfront. **The Chairman** concurred and pointed out the low utilisation of TARG. **Mr Lawrence LEE** responded that the proposed location of the filtering station was close to the existing DSD Wan Chai East Preliminary Treatment Works, which was beneficial for regular disposal of the screened solid from the filtering station to Wan Chai East Preliminary Treatment Works. **Mr Calvin LI** added that there were several major site constraints in TARG making it technically infeasible of locating the filtering station there, including the Shatin-Central Link underneath TARG and the foundation of the bridges in the vicinity, etc. Hence, TARG was considered not a feasible location.
- 4.9 **Mr Anthony CHEUNG** expressed concern over the large structure of the DWFI building and urged the proponent to place certain facilities underground to reduce the building footprint.
- 4.10 **The Chairman** suggested the coach parking area and the DWF Filtering Station to be swapped to minimize the building mass by half. **Mr Calvin LI** responded that the parking area had to be located on G/F to facilitate coach access. Some of the facilities were already placed on the basement level. Moving the coach parking area to the other floors would require an access ramp and construction of the ramp for coaches which would take up space, yet there was short of space within the site area. The proposed arrangement of the parking spaces on G/F was considered the most optimal use of land.
- 4.11 **The Chairman** doubted the need for coach parking spaces at the proposed DWFI site while there would be a coach parking at Convention Avenue. He opined that it was not desirable to have a bulky structure at the harbourfront area. **Ms Candy HO** advised that the proposed coach parking spaces at Wan Shing Street formed part of CEDD's Wan Chai Development II project, and before the pandemic, there was a strong demand for coach parking in Wan Chai North. It was expected that with the gradual easing of the pandemic situation, there would be more



inbound tourists and the demand for coach parking in Wan Chai North would increase.

*Causeway Bay DWFI*

- 4.12 **Mr Paul ZIMMERMAN** suggested providing lawns instead of planting trees in the Victoria Park as there was a lack of lawn for public enjoyment. **Mr Colin CHAN** responded that they would work with LCSD to arrange tree planting appropriately and explore area with potential for providing more sitting-out areas in the park to suit the different needs of people.
- 4.13 **The Chairman** enquired about the greening ratio of the Victoria Park and whether it was an appropriate arrangement for the proposed DWFI taking some area of the park. **Mr Mann CHOW** responded the subject site was zoned as "Open Space" and DSD would need to submit a planning application. The Town Planning Board would decide whether to approve the change of use of the land.
- 4.14 **Mr Lawrence LEE** supplemented that the proposed building mass had been minimised. In view of the privacy of the residents across the street, the rooftop space would not be opened for public use. The project team would review the design to explore the feasibility of providing more facilities for public enjoyment.

*Shau Kei Wan DWFI*

- 4.15 **Dr Caroline LAW** enquired if the electrical and mechanical (E&M) kiosk would be fenced off and suggested fenceless design to facilitate pedestrian walkability. She also enquired the construction material to be used, and any facilities for public use. **Mr Colin CHAN** responded that there would be no fences at the DWFI. They would take into account Members' comments in further reviewing the design to provide public open space, if appropriate. Should there be facilities for public use, safe materials would be used.
- 4.16 **Mr Anthony CHEUNG** suggested providing some facilities such as benches for public enjoyment. **Dr Caroline LAW** concurred.

*Way Forward*

- 4.17 **The Chairman** concluded that the Task Force had no objection to the proposed Shau Kei Wan DWFI and invited the project team to take into account Members' views in enhancing the design of the project. Regarding the proposed DWFI in Causeway Bay, the Chairman concluded that the proposal was not desirable without incorporating the co-use concept and the fence-off approach depriving the public from enjoying the site which was originally a POS. However, due to the extremely tight time schedule as informed by DSD on this project, the Task Force did not raise objection for this project to proceed on for public interest at large. He remarked that more efforts would be needed in refining the design for enhancing public enjoyment and co-use arrangement. As regards the DWFI at Wan Chai East, he concluded that the proposal was not acceptable to the Task Force and DSD was asked to consult the Task Force again with a revised design after incorporating Members' comments and suggestions for the consideration of the Task Force.

**Secretariat**

**Task Force on Harbourfront Developments on Hong Kong Island**

**Harbourfront Commission**

**April 2023**

**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/H8/27; and area shown as ‘Road’ on the Approved Causeway Bay OZP No. S/H6/17	Proposed Public Utility Installation (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 Public Utility Installation (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

**Detailed Departmental Comments**

**1. Comments of the Chief Highway Engineer/Hong Kong, Highways Department (HyD):**

- (a) with reference to the drawing no. 408332/BIN/SKT041 in the TIA (**Appendix Ia**), it is noted that proposed manholes and intercepting pipes will be constructed underneath the existing public footpath and carriageway. The applicant should take adequate measures including any necessary investigations to prevent damage to existing drains and services in the vicinity. Should there be any damage, the applicant shall be held responsible for the cost of necessary repair. Any such damage shall be brought to the attention of this Regional Office immediately;
- (b) the applicant should carry out the works in strict compliance with the Code of Practice for the Lighting, Signing and Guarding of Road Works published by HyD;
- (c) the applicant should take adequate measures including any necessary investigations to prevent damage to existing drains and services in the vicinity. Should there be any damage, the applicant should be held responsible for the cost of necessary repair. Any such damage should be brought to the attention of his office immediately;
- (d) the applicant should take adequate measures to maintain the cleanliness of the adjacent carriageways and footways. In no case shall any earth, mud, debris, industrial waste, wastewater and the like be deposited from the site by construction vehicles. All earth, mud, debris and the like deposited on carriageway and footways should be removed immediately at by the concerned contractor; and
- (e) any affected public pavement should be reinstated to the satisfaction of his office and to the latest Highways Standards.

**2. Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office (RDO), HyD:**

With reference to DEVB TC(W) No. 1/2019 Railway Protection and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTR Corporation Limited (MTRCL) should be consulted with respect to the operation, maintenance, safety and any future works required for the existing Island Line network.

### **3. Comments of the Eastern District Leisure Services Office (EDLSO), LCSD**

- (a) since LCSD is responsible for management of the planter / area at Aldrich Bay Park and Aldrich Bay Promenade, the applicant is required to reinstate the affected amenity area after the completion of works or alienated to other managing department for land area requested. Besides, the proposed re-provisioned work should include irrigation system for his routine operation and watering of the said planter, if any. Subject to the satisfactory establishment of the reprovision of landscaped plantings, LCSD would consider to formally take over the vegetation maintenance of the planting;
- (b) the applicant is reminded to make every possible measure to preserve and protect the existing trees from being adversely affected by the proposed works through careful and proper planning, design, working out and implementation of protective measures, site monitoring and post-construction maintenance at all stages of the works. As some trees under his purview are identified to be affected, the applicant shall adhere to the procedures and requirements stipulated in DEVB TC(W) No. 4/2020 and relevant guidelines promulgated by the Greening, Landscape and Tree Management Section (GLTMS) of Development Bureau (DEVB) on tree preservation. The project proponent should engage qualified person to sets out the arrangements for Tree Works Vetting Panels (TWVPs) and follow guidelines for preparing and processing Tree Preservation and Removal Proposal (TPRP). His office reserves the right to offer more comments when TPRP / more information is available. Upon approval, the copy of approval from TWVP for the above-mentioned tree work proposal should be provided by the applicant to LCSD. No tree works for the concerned trees be allowed if no approval is granted;
- (c) the applicant is reminded to submit a formal application to LandsD on any permanent / temporary alienation of land under the project. Besides, the applicant should provide all detailed information for his further arrangement on permanent / temporary alienation of land currently under the purview of LCSD (including Eastern District Council's endorsement, area with layout, size and photos, time and reason for alienation, clear boundary, proposed fencing to be provided, etc.). His office would need ample time (at least 6 months) to process the approval for land alienation after obtaining all detailed information; and
- (d) should any compensatory trees are proposed to be handed over to LCSD for maintenance, prior consent and comment on the planting proposed from LCSD should be sought.

### **4. Comments of the Chief Engineer/Port Works, Civil Engineering and Development Department (CE/PW, CEDD):**

- (a) the proposed works should not cause any adverse impact to the structural integrity and stability of the existing marine structures, and should not affect his regular inspection and maintenance of the existing marine structures;

- (b) all necessary precautions should be taken to ensure that the structural integrity and stability of the existing marine structures / seawall would not be impaired throughout the construction of the proposed work. Movements and settlements of the marine structures/seawall should be closely monitored at regular intervals during the construction period;
- (c) given the proximity to the coastal area, for structures or facilities (in particular any proposed E&M items) situated along the coast, coastal risks arising from sea level rise, storm surge and waves should be taken into account in view of the effects of climate change and extreme weather, if necessary, with reference to the latest CEDD's Port Works Design Manual (PWDM) and its associated corrigenda. Mitigation measures should be considered, if required, to enhance the resilience of their structures and facilities including hard engineering (e.g. elevated E&M equipment to a higher level) and management measures (e.g. alert system) where applicable;
- (d) the proposed DWFI should not cause siltation for the adjoining seabed and thus impact upon maintenance dredging; and
- (e) in view of the proximity to public landing steps , i.e. Shau Kei Wan Typhoon Shelter Landing No. 4 (Structure No. HP073), TD (managing department of HP073) should be consulted from operation point of view.

**5. Comment the Director of Electrical and Mechanical Services (DEMS):**

- (a) there is an intermediate pressure underground town gas transmission pipeline in the vicinity of the site area. The applicant/consultant/works contractor should liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed work areas and any required minimum set back distance away from them during the design and construction stages of work; and
- (b) applicant/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition for reference. The Code can be downloaded via the following web-link:  
[https://www.emsd.gov.hk/filemanager/en/content\\_286/CoP\\_gas\\_pipes\\_2nd\\_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf).

**6. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):**

- (a) there are some existing fresh water mains within the Sites 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 the applicant considers that diversion of these water mains is required, they should study the feasibility of diverting these water mains. If diversion is considered feasible, the applicant should submit their proposal for WSD's consideration and approval. The water mains diversion work should be carried out by the applicant at their own cost to the satisfaction of WSD. WSD would only carry out the connection works to the existing network and the associated connection cost should be borne by the applicant; and

- (b) the exact lines and levels of WSD water mains should be established by hand dug trial pits on site if they are of significance to the applicant's works. Digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230915-121351-55174

提交限期

Deadline for submission:

29/09/2023

提交日期及時間

Date and time of submission:

15/09/2023 12:13:51

有關的規劃申請編號

The application no. to which the comment relates:

A/H9/85

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Nick Xi

意見詳情

Details of the Comment :

I am writing to oppose the above proposal.

First, there are not much parking area near this area, the new building will occupy the parking areas. More car park should be provided.

Second, many curbs will be made, those small flow inception device will eat up precious exercising and leisure spaces of nearby residences.

Third, the DWFI Building (East Wing) will be too close to Casio Mansion. Any noise and bad smell will be generated from the building? The building should be moved to other location.

2

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230927-104232-89291

**提交限期****Deadline for submission:**

29/09/2023

**提交日期及時間****Date and time of submission:**

27/09/2023 10:42:32

**有關的規劃申請編號****The application no. to which the comment relates:**

A/H9/85

**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Cheng Eing Yan

**意見詳情****Details of the Comment :**

在該地段現在有停車場，如果收回地段會影響80架車輛；由於西灣河沒有公眾停車場，沒有這個露天停車場將引起附近違泊情況。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-134517-55962

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 13:45:17

有關的規劃申請編號

**The application no. to which the comment relates:** A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. ho

意見詳情

**Details of the Comment :**

跟據A/H9/85文件中的圖則, 堵截及分流污水的地點是位於愛秩序灣公園及太安街的一個行人十字路口, 該地點是行人由西灣河地鐵站步行到公園或海邊的道選之路, 在該地點興建水閘, 在工程期間所產生的嘈音及從地底傳出地面的臭氣, 必定會影響附近鯉景灣的居民及港島民生書院的學生, 影響居民日常的生活, 請重新選擇地點以興建水閘。

4

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-134714-04569

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 13:47:14

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. LI

意見詳情

**Details of the Comment :**

跟據A/H9/85文件中的圖則,旱季截流器當中會用到cloth filter, coarse screen 及fine screen去過濾污水,但跟據網上資料顯示,這些設備是用於過濾污水中的固體,對於污水中的其他物質並沒有實際作用,而且對於污水所散發的臭味亦沒有幫助,所以花費巨額金錢去興建旱季截流器並未見可以改善筲箕灣當地的問題。而文件中附圖則顯示當中需要興建兩個巨大的地庫,當中必定會產生大量灰塵及嘈音,加上污水廠會位於人口稠密的地方,對當地居民做成大量不便及影響健康。而這個項目會改動現有的污水及雨水系統,這必定會令污水所帶來的問題更加嚴重,所以本人反對在筲箕灣興建旱季截流器。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-134814-56880

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 13:48:14

有關的規劃申請編號

**The application no. to which the comment relates:** A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss choi

意見詳情

**Details of the Comment :**

根據A/H9/85文件中的圖則顯示,旱季截流器佔用了西灣河露天時租停車場絕大部分,而作為筲箕灣地區少數的大型停車場,工程無疑會令當區居民少了近百個停車位,加上近期警方嚴厲執法,當區居民已經對泊車問題苦不堪言,工程無疑會令問題雪上加霜,請當局在興建濾水廠的同時確保當區的停車位沒有減少,如沒能確保有足夠的停車空間,請重新選擇地方去興建濾水廠.本人也同時希望當局在興建濾水廠的同時,興建一幢多層的停車場,以確保筲箕灣有足夠的停車空間。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-134915-41515

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 13:49:15

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. choi

意見詳情

**Details of the Comment :**

根據文件中的圖則顯示,旱季截流器當中運用了不同的設備去過濾污水,而本人十分擔憂過濾污水後所產生的垃圾及污泥會否做成二次污染,當區在文件中未有提及如何處理污泥及其他過濾過程中的污染物,如當局需要定期利用垃圾車去收集垃圾,垃圾車所帶來的臭氣及觀感問題會嚴重影響居民日常的使用,垃圾車經常入出濾水廠,加上興民街嚴重的違泊問題,垃圾車入出濾水廠無疑會與民街的交通問題更加嚴重,也可能因為垃圾車的出入而倒塞興民街的交通。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 230929-135025-49930

提交限期  
**Deadline for submission:** 29/09/2023

提交日期及時間  
**Date and time of submission:** 29/09/2023 13:50:25

有關的規劃申請編號  
**The application no. to which the comment relates:** A/H9/85

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. lau

意見詳情  
**Details of the Comment :**

我反對在興民街興建旱季截流器，理由如下。旱季截流器的工作原理是使用水閘來阻止和分流雨水，使其進入污水收集系統。這種舉措無疑會對現有的污水和雨水系統產生影響，然而，在有關當局的報告中，並未提及這種改變是否會增加水浸的風險。同時，我們也需要考慮到水閘是否會導致雨水無法順利地通過地下管道排入大海。因此，在當局決定建造截流器之前，我們應該要求進行充分的研究，以確保筲箕灣地區不會因為截流器而增加水浸的風險。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 230929-135328-67792

提交限期  
**Deadline for submission:** 29/09/2023

提交日期及時間  
**Date and time of submission:** 29/09/2023 13:53:28

有關的規劃申請編號  
**The application no. to which the comment relates:** A/H9/85

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. CHAN

意見詳情  
**Details of the Comment :**

According to the diagrams in Document A/H9/85, the location for blocking and diverting sewage is at a pedestrian crossroads situated in Aldrich Bay Park and Tai On Street. This location serves as a pathway for pedestrians traveling from Sai Wan Ho MTR Station to the park or the seaside. The construction of a water gate at this location is bound to generate noise and emit odors from below ground during the project's duration. This will undoubtedly impact the residents of nearby Carp Lake Bay and the students of Island Livelihood College, disrupting their daily lives. Therefore, we kindly request that an alternative location be considered for the construction of the water gate.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-135635-82602

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 13:56:35

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. martin

意見詳情

**Details of the Comment :**

According to the drawings in document A/H9/85, cloth filters, coarse screens, and fine screens are used in the dry season interceptor to filter sewage. However, online information indicates that these devices are primarily used to filter solids in sewage and have limited effectiveness on other substances in sewage. Furthermore, they do not assist in addressing the odor emitted by sewage. Therefore, investing a substantial amount of money in constructing a dry season interceptor does not appear to improve the local issues in Shau Kei Wan.

The drawings in the document suggest that the construction of two large underground structures is required, which will inevitably generate a significant amount of dust and noise. Additionally, locating the sewage treatment plant in a densely populated area will cause considerable inconvenience and potentially impact the health of the local residents. Moreover, modifying the existing sewage and rainwater systems as part of this project is likely to exacerbate the problems associated with sewage.

For these reasons, I oppose the construction of a dry weather interceptor in Shau Kei Wan.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-140032-48601

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:00:32

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. siu

意見詳情

**Details of the Comment :**

According to the diagrams in document A/H9/85, it is evident that the dry weather interceptor occupies the majority of the Sai Wan Ho open-air temporary parking lot. As one of the few large parking facilities in the Shau Kei Wan area, this project undoubtedly results in the loss of nearly a hundred parking spaces for the local residents. Considering recent strict law enforcement by the police regarding parking issues, residents in the area are already struggling with a lack of parking space. This project is bound to exacerbate the problem.

We kindly request that the authorities, while constructing the water filtration plant, ensure that the parking spaces in the area are not reduced. If it is not possible to guarantee an adequate amount of parking space, please reconsider the location for building the filtration plant.

Additionally, we also hope that the authorities will simultaneously construct a multi-level parking facility while building the filtration plant to ensure that Shau Kei Wan has sufficient parking space.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 230929-140608-78372

提交限期  
**Deadline for submission:** 29/09/2023

提交日期及時間  
**Date and time of submission:** 29/09/2023 14:06:08

有關的規劃申請編號  
**The application no. to which the comment relates:** A/H9/85

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Cheung

意見詳情  
**Details of the Comment :**

I oppose the construction of dry weather interceptor on Hing Man Street for the following reasons. The working principle of a dry season interceptor involves using water gates to block and divert rainwater into the sewage collection system. Such an action will undoubtedly have an impact on the existing sewage and rainwater systems. However, the reports from the relevant authorities do not mention whether this change would increase the risk of flooding. Additionally, we also need to consider whether the water gates would hinder the smooth flow of rainwater through underground pipes into the sea. Therefore, before the authorities decide to build the interceptor, we should request comprehensive research to ensure that the Shau Kei Wan area does not face an increased risk of flooding due to the interceptor.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

230929-141420-16226

提交限期

Deadline for submission:

29/09/2023

提交日期及時間

Date and time of submission:

29/09/2023 14:14:20

有關的規劃申請編號

The application no. to which the comment relates:

A/H9/85

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheng

意見詳情

Details of the Comment :

I am against the construction of the dry weather interceptor on Hing Man Street for the following reasons:

Firstly, as indicated in Document A/H9/85, the proposed location for intercepting and diverting sewage is at a pedestrian crossroads near Aldrich Bay Park and Tai On Street. This location serves as a crucial pathway for pedestrians traveling from Sai Wan Ho MTR station to the park or the seaside. Constructing a water gate at this point is expected to generate noise and emit unpleasant odors during the construction phase, which will undoubtedly disrupt the daily lives of residents in Lei King Wan and students attending Hong Kong Island Munsang College in the vicinity. Thus, I strongly recommend reconsidering the choice of location for the water gate's construction.

Secondly, the diagrams in Document indicate that the dry weather interceptor will employ cloth filters, coarse screens, and fine screens to filter sewage. However, online sources suggest that these devices are primarily designed for solid waste filtration and may not effectively address other substances in sewage or mitigate sewage odor. Considering the substantial cost associated with constructing the dry weather interceptor, it is essential to assess whether it will lead to a significant improvement in local issues faced by Shau Kei Wan. Additionally, the diagrams in the document show the need for constructing two large underground facilities, which will inevitably generate considerable dust and noise. Given the project's location in a densely populated area, this could lead to significant inconveniences and health concerns for local residents. Furthermore, the project's modifications to the existing sewage and rainwater systems might worsen sewage-related problems. Hence, I am against constructing the dry weather interceptor in Shau Kei Wan.

Thirdly, the dry weather interceptor will occupy a substantial portion of the Sai Wan Ho open-air hourly parking lot. As one of the few large parking lots in the Shau Kei Wan area, this project will reduce the number of available parking spaces by nearly a hundred. Given the recent strict law enforcement by the police, parking problems in the area have already reached a critical point, and this project will exacerbate the situation. Therefore, I request that the authorities ensure that the construction of the filtration plant does not reduce available parking spaces in the area. If guaranteeing sufficient parking space is not feasible, please reconsider the location for building the filtration plant. Additionally, I urge the authorities to consider constructing a multi-story parking facility alongside the filtration plant to ensure an adequate supply of parking spaces in Shau Kei Wan.

Lastly, I am deeply concerned about the potential for secondary pollution resulting from the was

te and sludge generated during sewage filtration, as the document does not address how these by products will be managed. If garbage trucks are needed regularly to collect waste, the odors and visual disturbances caused by these vehicles will significantly affect residents' daily lives. The combination of garbage trucks entering and exiting the filtration plant, along with the severe issue of illegal parking on Hing Man Street, will exacerbate traffic problems in the area, potentially leading to congestion due to truck movements.

In conclusion, I oppose the construction of the dry weather interceptor on Hing Man Street for the reasons mentioned above. The operation of the interceptor, its impact on sewage and rainwater systems, parking concerns, and the potential for secondary pollution all necessitate a thorough evaluation and reconsideration by the authorities before proceeding with this project.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-144322-94819

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:43:22

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Si

意見詳情

**Details of the Comment :**

Reference to the application paper, three of the proposed FIDs are constructed at the existing Park areas of Shau Kei Wan while the proposed DWFI Building is just next to the residential building. The proposed developments will have significant impact on the existing environment and disruption to existing uses. However, we are having doubts about the capability of the DWFI to fulfill its design intend and make major and positive contribution to Shau Kei Wan Community. Moreover, the cost and effectiveness of the development, and even if there is any adverse impact to the existing stormwater drainage system have not been mentioned in the paper. The public cannot justify and determine if the development can have positive contribution to the society by themselves. As a result, the development should not be supported by the members. The applicant should reconsider the location of the DWFI and FID which shall have minimal impact to the public. Firstly, one of the FIDs would be located at east corner of Aldrich Bay Park. It is just next to the junction of Tai On Street and Oi Shun Road. This is a very busy junction for the Shau Kei Wan residents to access between Sai Wan Ho MTR station and promenade regions. On the other hand, the vehicular access to the FID is not yet shown. There are trees, bus stations, mini-bus stations at that region. The users of Aldrich Bay Park, students of Munsang College Hong Kong Island, residents of nearby residential estates are also affected directly and significantly during the construction period and even when the facility is under operation.

For the FID located at the Aldrich Bay Promenade near Oi Kan Road, it will almost block the access of the promenade. Moreover, the FID is also just next to a school – Aldrich Bay Government Primary School. It is very close to the teaching building and one of the access of the school. The impact should be significant and shall be explain in detail to the parents, students, residents, and all stakeholders. The promenade is already not large enough for the public to enjoy. The structure will make it worse. This location would be the worst choice for the public. Unfortunately, another FID located near Oi Lai Street is also just next to the Aldrich Bay Government Primary School. The School is the major victims. During construction stage, large pieces of park areas would be occupied by the site. Noise, ducts, odour, which will cause inconvenience to the public and students and even may harm the health of everyone. However, there is no compensation or mitigation schemes presented by the applicant such that the adverse impact to the public would be reduced to the lowest level. On the other hand, more than a dozen of large openings would be created in the park, pedestrian path, and promenade. Harmful gases or substances may be leaked from underground culvert. If toxic gases such as H<sub>2</sub>S or methane leak out, the consequence would be catastrophic. Furthermore, the applicant indicates that the routine maintenance would be required for every 3-6 months for all FIDs. However, the duration and scale of the works are not disclosed. If heavy vehicles or equipment are required. Part of the park areas would be occupied and would even cause adverse impact to the park users. Also, the school would be affected by the m

aintenance works.

For the DWFI building, the total floor area is over 1000m<sup>2</sup>. The site currently now is a temporary car park for Shau Kei Wan Residents. There is no any measures in the paper to describe how the traffic, parking demand can be resolved. The demand of private car parking would not be just disappeared. The illegal parking would become more serious and causing traffic jam in Shau Kei Wan District. Therefore, the applicant should be considered "co-use" scheme. As the "co-use" is already adopted in many government facilities, such as multi-purpose complex building. A multi-level car park can be constructed together with the DWFI buildings. Then the supply of the car parking spaces would not be significantly affected.

However, there is another issue which cannot be resolved simply and easily, The DWFI building is just next to the Casio Mansion and Man Cheung Building. The operation and maintenance works of the DWFI building would be directly affected the residents of these two developments. This DWFI building which I believe, should have a lot of mechanical and electrical equipment, the noise, odour, vehicle access and any other potential operational works for the DWFI building and automatic interception device would also cause adverse impact to the park users and the residents. It is hardly imagining the users and residents should bear the noise and odour when they enjoy the leisure time in the Park, Promenade or even to be suffered at their home. Also, there is no mitigation measures provided to minimize the impacts for the stakeholders.

Furthermore, the paper extracted from the submitted documents only indicated that intercepting the dry weather flow can reduce the accumulation of debris, foul sediments and stagnant waters in the box culverts which are the source of odour from the dry weather flow. The applicant does not provide any strong prove or evidence during various public consultation, e.g. public exhibition, consultation with local residents, etc. to convince the public which the proposed DWFI building and the automatic flow interception device can solve the odour problem already continued for a long time at Shau Kei Wan Promenade. With reference to several research papers, they have pointed out that the cloth filter does not have the ability to remove the odour, H<sub>2</sub>S in gas form or in liquid form from the dry weather flow. The major function of the filter is to remove the physical particles from liquid. It is difficult for the public to believe that the environmental condition of promenade can be improved significantly by construction such facility in the vulnerable park areas.

In 2021, the urban renewal authority (URA) has started a survey to study the demand on the the renewal of Shau Kei Wan and Sai Wan Ho Districts. The focused areas are included in the catchment area of the box culverts included in this application paper. The applicant can make use of the renewal project to correct the misconnection of the sewer and stormwater drainage system. It is necessary to deal with the source but not just provide some treatments which no one knows the effectiveness. The applicant can implement some temporary measures such as traditional DWFI or hydro gel when the renewal projects of Shau Kei Wan/Sai Wan Ho not yet started. After that, the applicant can work with URA to solve this issue.

Lastly, there is no data about the operation of the DWFI. Would the DWFI stop operating during raining days? According to the records from Hong Kong Observatory, there is over 100 days per year with more than 1.0 mm rainfall. If the facility can only be operated for only about 200 days per year, the cost and efficiency of such facility would not be high to convince public for its necessity. A new technology with unknown effectiveness is proposed to be adopted in a new facility with uncertain cost and efficiency. I sincerely ask the board members to think carefully on this application which would cause permanently adverse impact to Shau Kei Wan District.

To conclude, I vigorously oppose the application of A/H9/85 – Proposed Public Utility Installation (Dry Weather Flow Interceptor).



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-144756-47227

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:47:56

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Law

意見詳情

**Details of the Comment :**

With reference to the application document, it is noteworthy that three of the proposed Flood Infrastructure Developments (FIDs) are planned within the existing park areas of Shau Kei Wan, while the proposed Drinking Water Facility Infrastructure (DWFI) Building is located in close proximity to a residential building. These proposed developments are poised to exert a significant influence on the current environment and disrupt existing uses. However, we harbor reservations regarding the DWFI's ability to meet its intended design objectives and make a substantial positive contribution to the Shau Kei Wan Community.

Furthermore, the document fails to provide insights into the cost-effectiveness of the development and whether it would have any adverse impacts on the existing stormwater drainage system. Consequently, the public lacks the necessary information to independently assess and determine whether the development can indeed bring about a positive contribution to society. Consequently, we cannot lend our support to the development in its current form.

We urge the applicant to reconsider the choice of location for both the DWFI and FIDs, with the aim of minimizing their impact on the general public.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-144908-23866

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:49:08

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Law

意見詳情

**Details of the Comment :**

One of the FIDs (Flow Interception Devices) is proposed to be situated at the eastern corner of Aldrich Bay Park, adjacent to the intersection of Tai On Street and Oi Shun Road. This junction serves as a vital thoroughfare for Shau Kei Wan residents traveling between Sai Wan Ho MTR station and the promenade areas. However, it's important to note that the plans for vehicular access to this FID have not been provided. This location also features trees and various transportation hubs, including bus and mini-bus stations. The construction and operation of this FID will have a direct and significant impact on the users of Aldrich Bay Park, students attending Munsang College Hong Kong Island, as well as residents living in nearby residential estates.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

230929-145049-29848

提交限期

Deadline for submission:

29/09/2023

提交日期及時間

Date and time of submission:

29/09/2023 14:50:49

有關的規劃申請編號

The application no. to which the comment relates:

A/H9/85

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Ma

意見詳情

Details of the Comment :

Regarding the FID situated at Aldrich Bay Promenade near Oi Kan Road, it is positioned in a manner that nearly obstructs access to the promenade. Additionally, this FID is in close proximity to Aldrich Bay Government Primary School, specifically near one of the school's teaching buildings and one of its entrances. The ramifications of this placement are substantial and should be elaborated upon comprehensively when communicating with parents, students, residents, and all relevant stakeholders. The promenade, already limited in size and accessibility for the general public, will further suffer due to the presence of this structure. Consequently, this location is highly unfavorable for public use. Regrettably, there is another FID located near Oi Lai Street, also in close proximity to Aldrich Bay Government Primary School. The school bears the brunt of the impact in this situation.

During the construction phase, substantial portions of the park area will be occupied by the construction site, resulting in noise, ductwork, and odors that inconvenience the general public and students, potentially even posing health risks to all parties involved. Unfortunately, the applicant has not put forth any compensation or mitigation strategies to alleviate the adverse effects on the public to the greatest extent possible. Furthermore, over a dozen significant openings will be created in the park, pedestrian paths, and promenade, potentially allowing harmful gases or substances to leak from underground culverts. In the event of leaks involving toxic gases such as H<sub>2</sub>S or methane, the consequences could be catastrophic.

Moreover, the applicant has mentioned the need for routine maintenance of all FIDs every 3-6 months but has not disclosed the duration and scale of these maintenance activities. If heavy vehicles or equipment are required for maintenance purposes, parts of the park area could be occupied, further negatively impacting park users. Additionally, the school's operations would be affected by these maintenance activities.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-145223-82294

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:52:23

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss siu

意見詳情

**Details of the Comment :**

Regarding the DWFI building, it encompasses a total floor area exceeding 1000m<sup>2</sup>. Currently, the site serves as a temporary parking area for Shau Kei Wan residents. Notably, the proposal lacks any measures detailing how traffic and parking demand will be addressed. It's essential to recognize that the demand for private car parking is unlikely to disappear, potentially exacerbating illegal parking and causing traffic congestion within the Shau Kei Wan District. Therefore, I suggest that the applicant consider adopting a "co-use" scheme, as this approach has already been successfully implemented in various government facilities, including multi-purpose complex buildings. This would entail constructing a multi-level car park alongside the DWFI building, ensuring that the supply of parking spaces remains relatively unaffected.

However, there is another issue that cannot be resolved as easily. The DWFI building is situated adjacent to the Casio Mansion and Man Cheung Building. The operation and maintenance activities of the DWFI building are likely to directly impact the residents of these two developments. Given the anticipated presence of significant mechanical and electrical equipment in the DWFI building, factors such as noise, odors, vehicle access, and any other operational activities associated with the DWFI building and its automatic interception device could negatively affect park users and nearby residents. It is challenging to imagine that users and residents should endure noise and odors while enjoying their leisure time in the Park or Promenade or even within the confines of their homes. Furthermore, no mitigation measures have been provided to minimize the impacts on the stakeholders.

# 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

**Reference Number:**

230929-145322-70519

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:53:22

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ming

意見詳情

**Details of the Comment :**

Moreover, the documents we have examined only indicate that intercepting the dry weather flow can have a positive impact on reducing the accumulation of debris, foul sediments, and stagnant water within the box culverts, which are the primary sources of odors originating from the dry weather flow. However, the applicant has not presented compelling proof or substantial evidence during various public consultation processes, including public exhibitions and discussions with local residents, to convincingly demonstrate that the proposed DWFI building and the automatic flow interception device will effectively address the persistent odor issue that has persisted for an extended period at Shau Kei Wan Promenade.

Several research papers we have referenced have specifically pointed out that cloth filters may not possess the capability to eliminate odors, particularly hydrogen sulfide (H<sub>2</sub>S) in both gaseous and liquid forms, from the dry weather flow. The primary function of these filters is to remove physical particles from liquids. Consequently, it is challenging for the public to have confidence that the environmental conditions of the promenade can be significantly improved by constructing such a facility in the environmentally sensitive park areas.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-145455-10772

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:54:55

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Wai

意見詳情

**Details of the Comment :**

In 2021, the Urban Renewal Authority (URA) initiated a survey aimed at assessing the demand for the revitalization of the Shau Kei Wan and Sai Wan Ho Districts. The specific areas of interest fall within the coverage zone of the box culverts mentioned in this application document. The applicant has the opportunity to use the renewal project as a means to rectify the misconnection issue between the sewer and stormwater drainage systems. It is essential to address the root cause rather than solely applying treatments of uncertain effectiveness. In the interim, the applicant can implement temporary measures such as traditional DWFI (Dry Weather Flow Interceptor) or hydrogel systems until the renewal projects in Shau Kei Wan and Sai Wan Ho are officially initiated. Subsequently, collaboration with the URA can be pursued to resolve this matter comprehensively.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-145553-69691

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:55:53

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. CHAN

意見詳情

**Details of the Comment :**

there is a lack of operational data available for the DWFI. Is it planned to cease operations during rainy days? Based on data from the Hong Kong Observatory, there are more than 100 days each year with rainfall exceeding 1.0 mm. If the facility can only operate for approximately 200 days annually, it raises concerns about both the cost-effectiveness and efficiency of such a facility, which may not be compelling enough to justify its necessity to the public. Introducing a new, unproven technology in a facility with uncertain costs and efficiency further adds to these concerns. I earnestly request the board members to carefully consider the potential permanent adverse impacts this application may have on the Shau Kei Wan District.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-145934-60242

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 14:59:34

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. chow

意見詳情

**Details of the Comment :**

諮詢文件參照，建議的三個洪水基礎建設（FIDs）位於筲箕灣現有的公園區域，而建議的飲用水設施基礎建設（DWFI）大樓則毗鄰住宅大廈。這些建議的發展將對現有環境產生重大影響，並干擾現有用途。然而，我們對DWFI是否能夠實現其設計意圖並對筲箕灣社區作出重大正面貢獻感到懷疑。此外，該發展的成本和效益，以及是否對現有的雨水排放系統產生不利影響，都未在文件中提及。公眾無法自行證明和確定該發展是否能對社會作出積極貢獻。因此，我們不應支持該項目。申請方應重新考慮DWFI和FID的位置，以減少對公眾的影響。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-150037-14293

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 15:00:37

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Hin

意見詳情

**Details of the Comment :**

位於愛秩序灣公園東北角的一個FID靠近大安街和愛順道交界處。這是筲箕灣居民往來西灣河地鐵站和海濱地區的繁忙交界處。然而，在文件中未提供車輛進出FID的通道。該區域擁有樹木、巴士站、小巴站等。愛秩序灣公園的用戶、香港島文生學院的學生、附近住宅區的居民在建設期間甚至在設施運營期間都會受到直接和重大的影響。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

230929-150132-01496

Reference Number:

提交限期

29/09/2023

Deadline for submission:

提交日期及時間

29/09/2023 15:01:32

Date and time of submission:

有關的規劃申請編號

A/H9/85

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. ling

Name of person making this comment:

意見詳情

Details of the Comment :

對於位於愛秩序灣愛勤道附近的FID，它幾乎將封閉海濱地區的通道。此外，FID也毗鄰愛秩序灣政府小學。它非常靠近該學校的教學樓和其中一個入口。影響應該是重大的，應該向家長、學生、居民和所有利益相關者詳細解釋。海濱地區已經不足以供公眾享受，該結構將使情況變得更糟。這個位置對公眾來說可能是最糟糕的選擇。不幸的是，另一個位於愛勤街附近的FID也毗鄰愛秩序灣政府小學。學校是主要受害者。在施工階段，大片公園區域將被用地占用。噪音、管道、氣味會給公眾和學生帶來不便，甚至可能危害到每個人的健康。然而，申請方未提出任何補償或減輕方案，以使對公眾的不利影響降至最低。另一方面，將在公園、人行道和海濱地區創建十多個大型開口。有害氣體或物質可能從地下下水道洩漏出來。如果有毒氣體，如H<sub>2</sub>S或甲烷洩漏出來，後果將是災難性的。此外，申請方指出，所有FID每3至6個月需要進行例行維護。然而，工程的持續時間和規模未披露。如果需要重型車輛或設備。公園區域的一部分將被用地佔據，甚至可能對公園用戶造成不利影響。此外，學校將受到維護工程的影響。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-150237-85539

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 15:02:37

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. KKC

意見詳情

**Details of the Comment :**

對於DWFI大樓，總樓面面積超過1000平方米。目前，該地點是筲箕灣居民的臨時停車場。文件中未提供任何措施來描述如何解決交通和停車需求。私家車停車需求不會消失。非法停車將變得更加嚴重，導致筲箕灣區交通擁堵。因此，申請方應考慮“共用”計劃。由於“共用”已經在許多政府設施中採用，例如多用途綜合大樓。可以與DWFI大樓一起建設多層停車場。然後，停車位供應不會受到顯著影響。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-150332-33133

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 15:03:32

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Quen

意見詳情

**Details of the Comment :**

DWFI大樓就在Casio Mansion和Man Cheung Building旁邊。DWFI大樓擁有大量的機械和電子設備，噪音、氣味、車輛進出和任何其他潛在的運營工作都會對這些兩個發展的居民造成直接的影響。當他們在公園、海濱或甚至在家中享受休閒時，很難想象用戶和居民應該忍受噪音和氣味。此外，未提供減輕利益相關者影響的減緩措施。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-150503-87746

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 15:05:03

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. ho

意見詳情

**Details of the Comment :**

從提交的文件中提取的文件僅顯示，截取乾燥季節流量可以減少堆積的碎片、惡臭沉積物和地下管道的死水，這是乾燥季節流量的源頭。申請方未在各種公開諮詢中提供任何有力的證據，例如公開展覽、與當地居民的諮詢等，以說服公眾，即建議的DWFI大樓和自動流量攔截裝置可以解決在筲箕灣海濱已經持續了很長時間的惡臭問題。根據一些研究論文的指出，布料過濾器無法去除乾燥季節流量中的氣體形式或液體形式中的氫硫（H<sub>2</sub>S）等惡臭氣體。過濾器的主要功能是從液體中去除物理顆粒。公眾難以相信在脆弱的公園區域建設此類設施可以顯著改善海濱地區的環境狀況。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-150600-97254

提交限期

**Deadline for submission:**

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提交日期及時間

**Date and time of submission:**

29/09/2023 15:06:00

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. benny

意見詳情

**Details of the Comment :**

在2021年，城市更新局（URA）已經開始了一項調查，研究了筲箕灣和西灣河區域更新的需求。重點區域包括此申請文件中包括的下水道箱涵集水區。申請方可以利用更新項目來糾正下水道和雨水排放系統的錯誤連接。需要處理來源，而不僅僅提供一些沒有人知道有效性的處理方法。在筲箕灣/西灣河的更新項目尚未開始之前，申請方可以實施一些臨時措施，例如傳統的DWFI或水凝膠。之後，申請方可以與URA合作解決此問題。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230929-150649-56622

提交限期

**Deadline for submission:**

29/09/2023

提交日期及時間

**Date and time of submission:**

29/09/2023 15:06:49

有關的規劃申請編號

**The application no. to which the comment relates:**

A/H9/85

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. man

意見詳情

**Details of the Comment :**

關於DWFI的運作，目前沒有運作數據。DWFI在雨天是否停止運作？根據香港天文台的記錄，每年有超過100天的降雨量超過1.0毫米。如果該設施每年僅能運作約200天，那麼該設施的成本和效益將不足以說服公眾其必要性。新技術的效益尚不明確的情況下，提出在成本和效益不確定的新設施中採用未知的技術。我誠摯地要求董事們仔細考慮這項申請，因為它將永久對筲箕灣區域造成不利影響。

總之，我強烈反對A/H9/85 - 提議的公用設施安裝（乾燥季節流量攔截器）的申請。

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# **A/H9/85 Aldrich Bay Park OS DSD**

29/09/2023 21:41

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/H9/85

Portion of Aldrich Bay Park adjacent to Tai On Street (GLA-HK 105 (Part));

Portion of Hing Man Street carpark (EHX-550 (Part));

Portion of Aldrich Bay Promenade adjacent to Oi Kan Road (GLA-HK 920 (Part));

Portion of Aldrich Bay Promenade adjacent to Oi Lai Street (GLA-HK 920 (Part))

Site area: About 3,401sq.m Government Land

Zoning: "Open Space" and Area shown as "Road"

Applied development : Dry Weather Flow Interceptor / 1 Vehicle Parking

Dear TPB Members,

Strongest Objections. DSD is taking the easy way out by depriving the community of public parks to facilitate its projects. Every application so far for DWFIs has been on OS zoning, both district parks and small sitting out areas. Because TPB rubber stamps the applications it is under no pressure to look for alternative sites.

Hong Kong is facing economic decline because of emigration, the falling birth rate and universal decline in demand for the consumption led lifestyle. Various talent schemes have been launched but at the same time the administration via applications like this is hell bent on ensuring that going forward the city will be an ever less attractive place to live in, particularly for families with young children. The already restricted amount of recreational space is being gradually reduced.

Under the 2030+ policy the community was promised that there would be an increase in the ratio of OS per resident from the current 1sq.m to 1.5sq.mts. But instead of introducing plans to increase the OS, many districts now face substantial reduction as government depts. and the URA take over thousands of sq.mts for projects that should be developed on GIC or OU zonings.

With this plan not one but four sections of OS are to be built on. The site area quoted 3,401sq.mts does not provide a true picture as it is obvious that the



structures will impact a much larger area. Of particular concern is the narrowing of the waterfront promenade. This is like the waterfront promenade to the west of HKCEC where passage is reduced to a narrow path to facilitate construction of more roads. How

It is clear from the images that the proposed structures are substantial in nature. Some trailing plants on the walls do not mitigate the fact that they would deprive the community of a large amount of open space and diminish and enclose what should be edifice free recreational area.

The proposed land grab of the open space is unacceptable.

- The maximum allowed built area on a local OS is 5%.
- The proposed use is not compatible with the planning intention of a park, all facilities should support active and passive recreational uses.
- Reduce the size and diversity of the OS.
- The development would take years, effectively creating disturbance to what should be tranquil environments.
- The visual impact of all four is negative, effectively replacing the current green background with concrete walls. The Hing Man Street images are particularly distressing as the recognized benefits of having some greenery on our streets will be practically eliminated.

In addition there is no indication why so many structures at so many locations instead of developing a composite facility.

TPB members must recognize that their appointed role and duty is to represent not the interests of the administration but that of the community. Approval of these projects is an invitation to the administration to move all types of unwelcome services to our parks so it can flog the sites they currently use for revenue.

Our parks are an essential amenity, even more so in a densely built environment like Aldrich Bay where most families live in small units in high rise buildings and have an urgent need of outdoor space where they can engage in active and passive recreation under the open skies. This is essential for both physical and mental wellbeing of the population.

It is time to call a halt to a policy of using parks and open space as land banks and dumping grounds, particularly as this policy has no support from the community and has no legal justification as it has neither been the subject of consultation nor formally promoted in any policy address to date.

The application should be rejected and DSD encouraged to make a genuine search for an alternative site, like schools to be decommissioned, etc.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of the Chief Highway Engineer/Hong Kong, Highways Department (HyD) that:
  - (i) with reference to the drawing No. 408332/BIN/SKT041 in the TIA Report, it is noted that proposed manholes and intercepting pipes would be constructed underneath the existing public footpath and carriageway. As the concerned area is under HyD's maintenance, the applicant should apply for an Excavation Permit via the Excavation Permit Management System (XPMS) from his office (i.e. Hong Kong Office of District and Maintenance Section, HyD) for any excavation works on public pavement or carriageway;
  - (ii) to carry out the works in strict compliance with the Code of Practice for the Lighting, Signing and Guarding of Road Works published by HyD;
  - (iii) to take adequate measures including any necessary investigations to prevent damage to existing drains and services in the vicinity. Should there be any damage, the applicant should be held responsible for the cost of necessary repair. Any such damage should be brought to the attention of his office immediately;
  - (iv) to take adequate measures to maintain the cleanliness of the adjacent carriageways and footways. In no case shall any earth, mud, debris, industrial waste, wastewater and the like be deposited from the site by construction vehicles. All earth, mud, debris and the like deposited on carriageway and footways should be removed immediately at by the concerned contractor; and
  - (v) any affected public pavement should be reinstated to the satisfaction of his office and to the latest Highways Standards;
- (b) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that with reference to DEVB TC(W) No. 1/2019 Railway Protection and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTR Corporation Limited (MTRCL) should be consulted with respect to the operation, maintenance, safety and any future works required for the existing Island Line network;
- (c) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD) that some portions of the Sites A and B are located within the Railway Protection Area and the proposed

development works within the Railway Protection Area shall comply with DEVB TC(W) No.1/2019 Railway Protection;

- (d) to note the comments of the Greening, Landscape and Tree Management Section (GLTMS) of DEVB that the tree management procedures regarding the Tree Preservation and Removal Proposal as given in DEVB Technical Circular (Works) (TC(W)) No. 4/2020 Tree Preservation should be strictly followed. In addition, views from the current and future maintenance departments of the trees concerned should be sought and fully considered;
- (e) to note the comments of the Director of Leisure and Cultural Services (DLCS) that:
  - (i) since LCSD is responsible for management of the planter / area at Aldrich Bay Park and Aldrich Bay Promenade, the applicant is required to reinstate the affected amenity area after the completion of works or alienated to other managing department for land area requested. Besides, the proposed re-provisioned work should include irrigation system for his routine operation and watering of the said planter, if any. Subject to the satisfactory establishment of the reprovision of landscaped plantings, LCSD would consider to formally take over the vegetation maintenance of the planting;
  - (ii) 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, site monitoring and post-construction maintenance at all stages of the works and adhere to the procedures and requirements stipulated in DEVB TC(W) No. 4/2020 and relevant guidelines promulgated by the GLTMS of DEVB on tree preservation;
  - (iii) the applicant should engage qualified person to sets out the arrangements for Tree Works Vetting Panels (TWVPs) and follow guidelines for preparing and processing Tree Preservation and Removal Proposal (TPRP). His office reserves the right to offer more comments when TPRP / more information is available. Upon approval, the copy of approval from TWVP for the above-mentioned tree work proposal should be provided by the applicant to LCSD. No tree works for the concerned trees be allowed if no approval is granted;
  - (iv) to submit a formal application to Lands Department on any permanent / temporary alienation of land under the project. Besides, the applicant should provide all detailed information for his further arrangement on permanent / temporary alienation of land currently under the purview of LCSD (including Eastern District Council's endorsement, area with layout, size and photos, time and reason for alienation, clear boundary, proposed fencing to be provided, etc.). His office would need ample time (at least 6 months) to process the approval for land alienation after obtaining all detailed information; and

- (v) should any compensatory trees are proposed to be handed over to LCSD for maintenance, prior consent and comment on the planting proposed from LCSD should be sought;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the subject planning application does not imply approval of tree works such as pruning, transplanting and felling. Approval from relevant departments should be sought for any proposed tree works prior to commencement of the works;
- (g) to note the comments of the Chief Engineer/Port Works, CEDD that :
  - (i) the proposed works should not cause any adverse impact to the structural integrity and stability of the existing marine structures, and should not affect his regular inspection and maintenance of the existing marine structures;
  - (ii) all necessary precautions should be taken to ensure that the structural integrity and stability of the existing marine structures / seawall would not be impaired throughout the construction of the proposed work. Movements and settlements of the marine structures/seawall should be closely monitored at regular intervals during the construction period;
  - (iii) given the proximity to the coastal area, for structures or facilities (in particular any proposed E&M items) situated along the coast, coastal risks arising from sea level rise, storm surge and waves should be taken into account in view of the effects of climate change and extreme weather, if necessary, with reference to the latest CEDD's Port Works Design Manual (PWDM) and its associated corrigenda. Mitigation measures should be considered, if required, to enhance the resilience of their structures and facilities including hard engineering (e.g. elevated E&M equipment to a higher level) and management measures (e.g. alert system) where applicable;
  - (iv) the proposed DWFI should not cause siltation for the adjoining seabed and thus impact upon maintenance dredging; and
  - (v) in view of the proximity to public landing steps , i.e. Shau Kei Wan Typhoon Shelter Landing No. 4 (Structure No. HP073), TD (managing department of HP073) should be consulted from operation point of view;
- (h) to note the comments of the Director of Electrical and Mechanical Services that:
  - (i) there is an intermediate pressure underground town gas transmission pipeline in the vicinity of the site area. The applicant/consultant/works contractor should liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas

installations in the vicinity of the proposed work areas and any required minimum set back distance away from them during the design and construction stages of work; and

- (ii) the applicant/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition for reference. The Code can be downloaded via the following web-link: [https://www.emsd.gov.hk/filemanager/en/content/286/CoP\\_gas\\_pipes\\_2nd \(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content/286/CoP_gas_pipes_2nd_(Eng).pdf);
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) there are some existing fresh water mains within the Sites 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 the applicant considers that diversion of these water mains is required, they should study the feasibility of diverting these water mains. If diversion is considered feasible, the applicant should submit their proposal for WSD's consideration and approval. The water mains diversion work should be carried out by the applicant at their own cost to the satisfaction of WSD. WSD would only carry out the connection works to the existing network and the associated connection cost should be borne by the applicant; and
  - (ii) the exact lines and levels of WSD water mains should be established by hand dug trial pits on site if they are of significance to the applicant's works. Digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation; and
- (j) to note the comments of the Director of Fire Services that:
- (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
  - (ii) the provision of Emergency Vehicular Access (EVA) shall 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. Shall the proposed work affect any EVA provision of nearby buildings or licensed premises in the area, a separate enquiry should be made to his department to ensure work feasibility.