



Drainage Services Department
Special Duty Division
42/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

渠務署
特別職務部
香港灣仔告士打道5號
稅務大樓42樓

來函檔號 Your Ref:
本署檔號 Our Ref: (00L6YN) in DSD SD 8/CE0739/196 Pt.1
電話 Tel: (852) 2594 7353
傳真 Fax: (852) 3104 6426

31 December 2020

Secretary of Town Planning Board
15/F., North Point Government Office
333 Java Road, North Point
Hong Kong

Urgent By Hand

Dear Sirs / Madams,

PWP Item No. 4355DS
Outlying Islands Sewerage Stage 2 - Lamma Village Sewerage Phase 2 Package 2B

Planning Application under Section 16 of Town Planning Ordinance
for Hung Shing Ye Sewage Pumping Station

Drainage Services Department is implementing the subject project which, aims at alleviating the water pollution problem in Lamma Island. The works involves construction of the proposed Hung Shing Ye Sewage Pumping Station.

We submit herewith 1) 5 duly signed copies of the application form, 2) 70 copies of the Planning Statement including locations plans, site plans and relevant drawings for application under Section 16 of Town Planning Ordinance for the proposed works under the project.

We should be grateful if you would consider our application. If you have any enquiry, please feel free to contact the undersigned at telephone no. 2594 7353 or email (hyuen@dtd.gov.hk).

Yours faithfully,

2021年 1月 2 1日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 21 JAN 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

(YUEN Ho-yan Janet)

for Principal Project Coordinator / Special Duty
Drainage Services Department

Encl.

c.c.

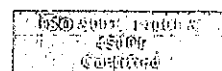
Town Plnr/Islands 5, PlanD
AECOM

(Attn.: Mr. Alex LAU) – w/e
(Attn.: Mr Glen SHUM) – w/o encl.

Fax No.: 2367 2976
Fax No.: 3922 9797

我們的抱負是提供世界級的污水和雨水處理排放服務，以促進香港的可持續發展。

Our VISION is to provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong.



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

2021年1月21日

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"
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

此文件在收到所有必要的資料及文件後才正式確認收到
申請的日期。

21 JAN 2021

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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

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/I-21/32
	Date Received 收到日期	21 JAN 2021

- 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)

Drainage Services Department, the Government of Hong Kong Special Administrative Region

香港特別行政區政府渠務署

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)

N.A. 不適用

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)	Existing Hung Shing Yeh Beach Sewage Treatment Plant 現有的洪聖爺灣石濾池污水處理廠 Government Lands in D.D. 4 Lamma Island 南丫島丈量約份第4約政府土地
(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 279(approx) sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 124(approx) sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 279(approx) sq.m 平方米 <input 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	Lamma Island Outline Zoning Plan No. S/I-LI/11 南丫島分區計劃大綱圖編號S/I-LI/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Space 休憩用地
(f) Current use(s) 現時用途	Sewage Treatment Works 污水處理廠 Total floor area 195 (approx) sq. m. 總樓面面積約195平方米 (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☒ 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)"[#].
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」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 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)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
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[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(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 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <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>Sewage Pumping Station 污水泵房</td> <td>1</td> <td>24.8m x 8.6m x 5.5m (top of parapet)</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Sewage Pumping Station 污水泵房	1	24.8m x 8.6m x 5.5m (top of parapet)						
	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)										
	Sewage Pumping Station 污水泵房	1	24.8m x 8.6m x 5.5m (top of parapet)										

(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

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

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

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

政府、機構或社區設施

☐ other(s) 其他

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

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

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

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

.....

.....

.....

.....

.....

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

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

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

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

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 2026

2026年6月

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><input 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))</p> <p>.....</p> <p><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)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>No 否</p>	<p><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</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>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?</p>	<p>Yes 是</p>	<p><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</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

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

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

如需要的話，請另頁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 No 否</p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情 The existing Hung Shing Yeh Beach Sewage Treatment Plant will be demolished and the proposed Hung Shing Ye Sewage Pumping Station will be constructed on the same site. 現有的洪聖爺灣石濾池污水處理廠將會被清拆並原址興建洪聖爺污水泵房</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 124 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 7.8 m 米 <input checked="" type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>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>.....</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 type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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 type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement (Paragraph 5).

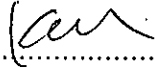
有關詳情請參考附帶的規劃說明 (第五段)。

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 an application to the Board 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. LEUNG Ka Kay, Gary 梁家麒 先生

Senior Engineer 高級工程師

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

Others 其他

on behalf of Drainage Services Department, the Government of the Hong Kong Special Administrative Region
代表 香港特別行政區政府渠務署

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

Date 日期 31/12/2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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[@]

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

[@] 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)		
	A/I-L/32		
Location/address 位置/地址	Existing Hung Shing Yeh Beach Sewage Treatment Plant 洪聖爺灣石滷池污水處理廠 Government Lands in D.D. 4 Lamma Island 南丫島丈量約份第4約政府土地		
Site area 地盤面積	279	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	279	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lamma Island Outline Zoning Plan No. S/I-LI/11 南丫島分區計劃大綱核准圖編號 S/I-LI/11		
Zoning 地帶	Open Space 休憩用地		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Sewage Pumping Station) 擬建公用事業設施裝置(污水泵房)		
(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	124 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.44 <input checked="" 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	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5.5 (top of parapet)	m 米 <input type="checkbox"/> (Not more than 不多於)
		9.73	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			% <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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

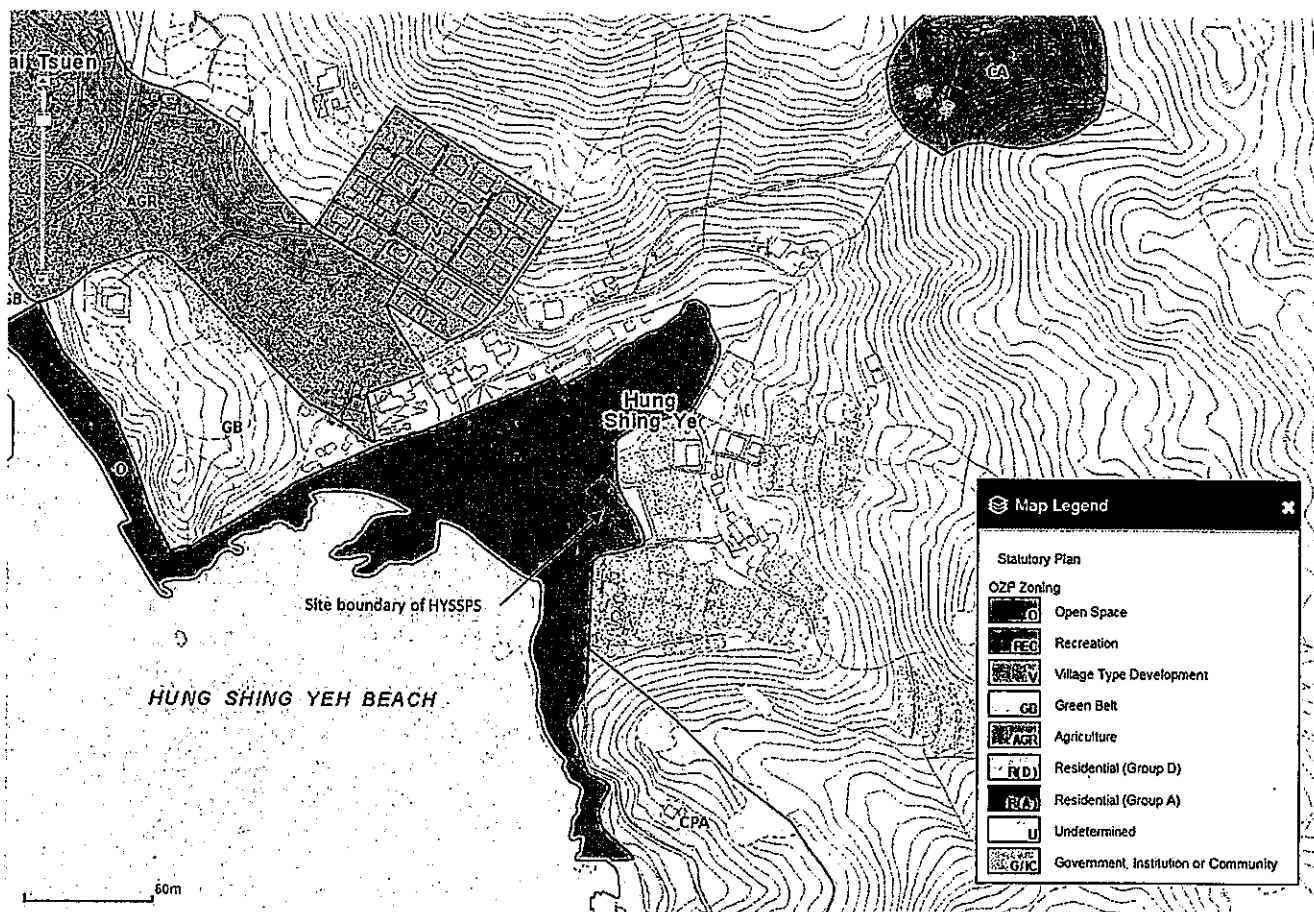
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input 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 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"/>

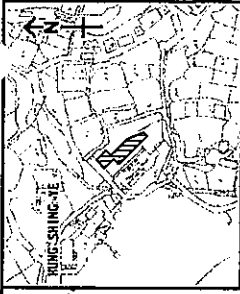
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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。



Part-print of the Approved Lamma Island Outline Zoning Plan No. S/I-LI/11



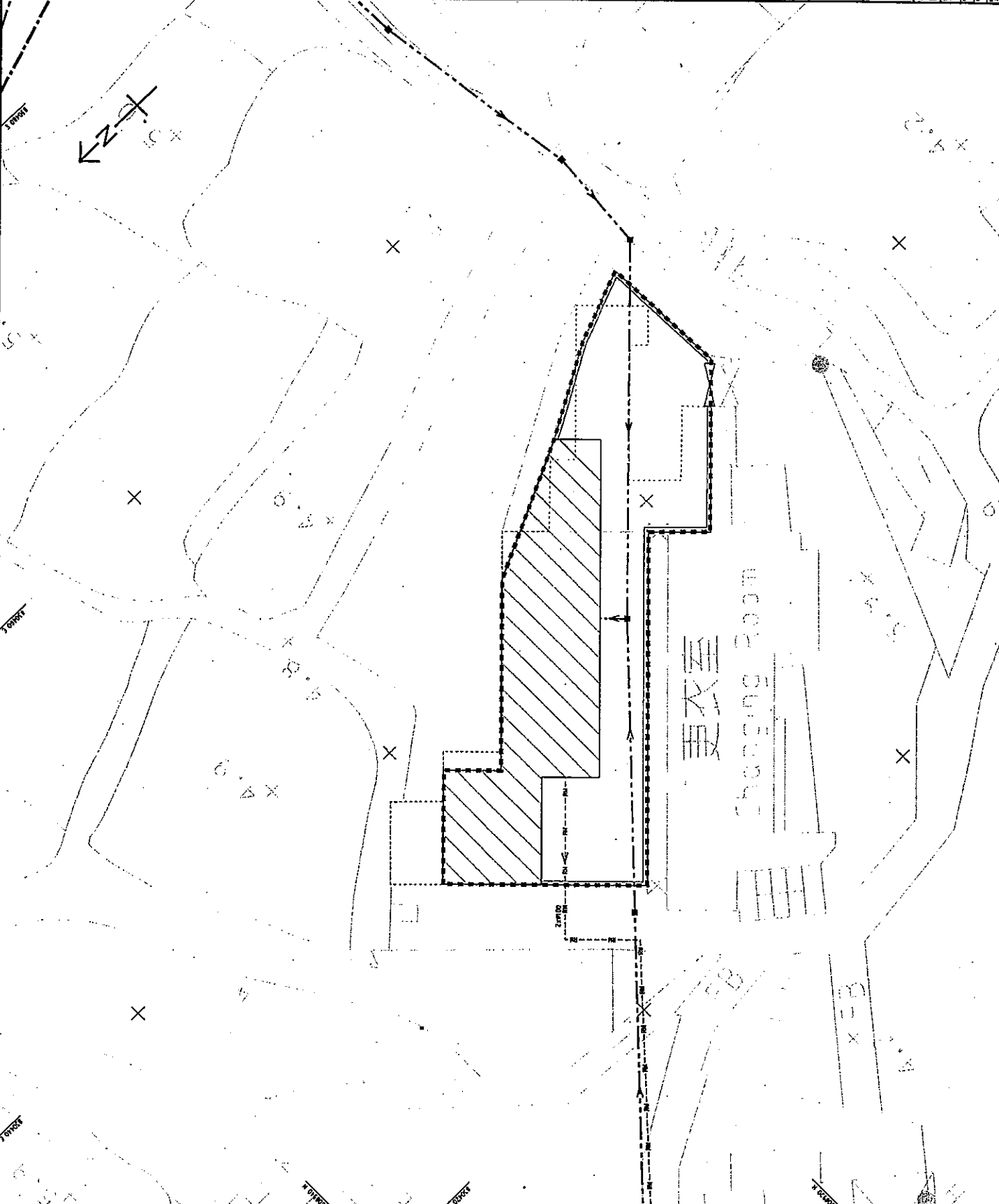
LOCATION PLAN
11.1.2000

NOTES:

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE REFERRED TO AS METERS ABOVE THE BENCHMARK.
3. COORDINATES ARE GIVEN IN METRIC UNITS.
4. COORDINATES ARE GIVEN IN METRIC UNITS.
5. COORDINATES ARE GIVEN IN METRIC UNITS.
6. COORDINATES ARE GIVEN IN METRIC UNITS.
7. COORDINATES ARE GIVEN IN METRIC UNITS.
8. COORDINATES ARE GIVEN IN METRIC UNITS.
9. COORDINATES ARE GIVEN IN METRIC UNITS.
10. COORDINATES ARE GIVEN IN METRIC UNITS.

LEGEND:

- Proposed Sewage Pumping Station Boundary
- Proposed Sewage Pumping Station Structure
- Proposed Boundary Wall
- Proposed Gravity Sewer
- Proposed Rising Main
- Proposed Manhole
- Existing Hung Shing Yeh Beach Sewage Treatment Plant



更衣室
Changing Room

SEWAGE SERVICES DEPARTMENT
THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION

HUNG SHING YE
SEWAGE PUMPING STATION
- SITE LAYOUT PLAN

AECOM

PROJECT NO.	60040941/FIGURE 2.1
DATE	11.1.2000
SCALE	1:100
BY	11.1.2000
CHECKED	11.1.2000
APPROVED	11.1.2000
DATE	11.1.2000
BY	11.1.2000
CHECKED	11.1.2000
APPROVED	11.1.2000

**Planning Statement
For Application for Planning Permission
For Development of Hung Shing Ye Sewage Pumping Station**

Submitted by

**Drainage Services Department
On Behalf of
The Government of the Hong Kong Special Administrative Region**

December 2020

(THIS IS A BLANK PAGE)

Executive Summary

This application is prepared by the Drainage Services Department to seek the planning permissions of the Town Planning Board (TPB) for construction of the proposed Hung Shing Ye Sewage Pumping Station (HSYSPS) on a piece of Government Land in Hung Shing Ye.

The proposed HSYSPS is a Public Utility Installation (PUI) which falls under Column 2 of the Schedule of Uses of the approved Lamma Island Outline Zoning Plan No. S/I-LI/11 for the Open Space Land Use Zoning. The use may be permitted with or without conditions on application to the Town Planning Board.

Justifications of this application include:

- (i) the Application Site is the most suitable site for the proposed sewage pumping station;
- (ii) the necessity of constructing a sewage pumping station for proper collection and conveyance of sewage generated by Hung Shing Ye village area and Hung Shing Yeh Beach to Yung Shue Wan Sewerage Treatment Works for centralized treatment and disposal; and
- (iii) the proposed works have no adverse environmental, landscape, visual, traffic and drainage impacts.

At present, there is no public sewerage system supporting Hung Shing Ye. Sewage generated from the area is generally treated by septic tanks and/or soakaway systems which are often ineffective in removing pollutants that has caused pollution to the nearby watercourses. In order to alleviate the water pollution problem and to improve the sanitary condition of the environment, the government has planned to provide a public sewerage system under part of PWP Item No. 4355DS for the area in Hung Shing Ye including Hung Shing Yeh Beach for proper collection of sewage for subsequent conveyance to Yung Shue Wan Sewage Treatment Works for centralized treatment and disposal, as well as decommissioning of the existing Hung Shing Yeh Beach Sewage Treatment Plant. As Hung Shing Ye area and Hung Shing Yeh Beach are located at relatively low-lying areas, it is necessary to construct a pumping station for conveyance of sewage to the Yung Shue Wan Sewage Treatment Works.

The Application Site, with a total floor area of about 279 square metres comprises the structure of the proposed HSYSPS of about 124 square metres.

The proposed HSYSPS is located at the current site of Hung Shing Yeh Beach Sewage Treatment Plant and will eventually replace it. The proposed HSYSPS is a small scale building with one storey above ground level and one level of basement. The height of the structure above ground level is approximately 5.5 m and depth of basement is approximately 7.7 m. As a structure of non-domestic purpose, its basement will house pumping facilities including valves, piping, pumps and other fitting equipment while the one-storey building will house switch room and control panel as well as to provide necessary space for maintenance of the pumping equipment. The majority of these equipment will be underground.

The proposed works are planned to be commenced in the end of 2021 for completion and operation in 2026.

The proposed sewerage works under this application are essential facilities for proper collection and conveyance of sewage generated from Hung Shing Ye village area and Hung Shing Yeh Beach to the Yung Shue Wan Sewerage Treatment Works for centralized treatment and disposal. The proposed works will alleviate the water pollution problem and bring about environmental improvement to the area. The Applicant therefore requests the Board to approve this application.

行政摘要

這項規劃申請乃渠務署向城市規劃委員會(「城規會」)呈交，請求批准使用一塊位於南丫島洪聖爺的政府土地建設一所污水泵房(擬建洪聖爺污水泵房)。

擬建洪聖爺污水泵房屬公用事業設施裝置，其土地用途屬南丫島分區計劃大綱核准圖編號S/I-LI/11中的休憩用地用途的土地用途表內第二欄。申請人需得到城市規劃委員會允許才可在有條件或無條件下使用土地。

這項規劃申請的理由包括：

- 一、申請地點是最適合興建污水泵房的選址；
- 二、有需要興建一所污水泵房，從而把洪聖爺地區及洪聖爺泳灘產生的污水妥善地收集並輸送到榕樹灣污水處理廠作中央處理及排放；及
- 三、工程不會構成不良的環境、景觀、視覺、交通及排水系統等影響。

目前，洪聖爺地區沒有公共污水處理系統。該地區所產生的污水一般是通過化糞池及/或滲水系統處理，但這些系統往往無法有效地去除污染物，以致造成附近河道的污染。為了舒緩水污染的問題及改善環境衛生，政府已計劃在部份工務工程計劃編號4355DS轄下，為該地區提供公共污水收集系統以妥善收集該地區的污水，並輸送到榕樹灣污水處理廠進行中央處理和排放，同時取代現有的洪聖爺灣石濾池污水處理廠。因洪聖爺地區及洪聖爺灣泳灘位於地勢較低的地區，所以需要建造一所污水泵房和附屬的地下污水渠，從而把污水輸送到榕樹灣污水處理廠。

申請地點的面積共約279平方米，其中約124平方米的面積用作擬建洪聖爺污水泵房。

擬建洪聖爺污水泵房位於洪聖爺灣石濾池污水處理廠的現址，並將最終取代它。擬建洪聖爺污水泵房是一所規模小的建築物，包括一層高的樓房及一層地下室。建築物的高度距離地面約5.5米，而地下室的深度約7.7米。建築物為非住宅用途，地下室將設置泵水設施，包括閘門，管道，抽水泵和其他配件設備，而地面層的樓房將設置變壓器室和控制台，並提供維修泵水設備需要的空間。大部份設備將裝置在地底。

擬建渠務工程預計將於2021年年終動工，並於2026年完成及運作。

擬建渠務工程乃重要設施，旨在把洪聖爺地區及洪聖爺灣泳灘產生的污水妥善收集並輸送到榕樹灣污水處理廠作中央處理和排放。擬議工程可舒緩水污染問題，並改善區內環境。因此，申請人希望城規會批准是項申請。

(THIS IS A BLANK PAGE)

Content

1. Purpose
2. Project Description
3. Need for Hung Shing Ye Sewage Pumping Station
4. The Site and Proposed Layout of Sewage Pumping Station
5. Planning Justification
 - 5.1 Criteria for Choosing the Site and Availability of Alternatives
 - 5.2 Environmental Impacts
 - 5.3 Landscape Visual Impacts
 - 5.4 Traffic Impacts
 - 5.5 Drainage Impacts
 - 5.6 Utilities Impacts
 - 5.7 Slope Constraints
 - 5.8 Public Consultation
6. Conclusion
7. Enclosures

1. Purpose

This application is prepared by Drainage Services Department (DSD) to seek for planning permission from Town Planning Board (TPB) under Section 16 of Town Planning Ordinance for the construction of the proposed Hung Shing Ye Sewage Pumping Station (HSYSPS) in the original site of existing Hung Shing Yeh Beach Sewage Treatment Plant (HSYSTP). The concerned area is currently zoned for "Open Space (O)" under the approved Lamma Island Outline Zoning Plan No.S/I-LI/11. The purpose of this planning application is therefore to furnish members of the TPB with details of the development proposal, justification in support of the Application and other necessary information to facilitate consideration of this Application.

2. Project Description

At present, domestic sewage from unsewered areas within Hung Shing Yeh of Lamma Island Catchment is discharged into the nearby watercourses after treatment in private treatment facilities. Most of these private treatment facilities are septic tanks and soakaway systems in village houses. These facilities are often ineffective in removing pollutants due to their inadequate maintenance. Sewage discharged from these unsewered areas is a source of pollution to the existing watercourses and the receiving waters of Lamma Island.

The Environmental Protection Department (EPD) completed the Outlying Island Sewerage Master Plan Study in December 1994 and drew up a Sewerage Master Plan for Lantau Island, Cheung Chau, Lamma Island, Peng Chau and other smaller and less populated islands mainly to the west and south of Hong Kong.

The Outlying Islands Sewerage Master Plan Study comprised provision for upgrading and expanding the sewerage systems to cover unsewered areas and to cope with future developments in two stages. Those works accorded high priority and with limited land resumption were included in Stage 1 Works and the remaining sewerage works would be carried out in Stage 2 Works.

In June 2001, EPD completed the Outlying Islands Sewerage Master Plan Stage 2 Review Study (SMP Review). The study reviewed and updated the proposed sewerage infrastructure provisions before the initiation of Stage 2 Works in order to take into account latest information on the direction and trends of development. The study recommended to extend the village sewerage to Yung Shue Wan and

Hung Shing Ye in Lamma Island to cater for the sewage from the unsewered area developments therein and decommissioning of the existing Hung Shing Yeh Beach Sewage Treatment Plant (HSYSTP).

In February 2002, EPD completed the Preliminary Project Feasibility Study (PPFS) for Outlying Islands Sewerage Stage 2. Within PPFS, a sub-package Package 6A comprises of the extension of the sewerage system to Hung Shing Ye and construction of sewage pumping station in Hung Shing Ye, Lamma Island.

This application covers the proposed HSYSPS which is located at the existing site of HSYSTP and finally replacing it. It is necessary to construct this sewage pumping station in order to enable the sewage from the areas in Hung Shing Ye and Hung Shing Yeh Beach to be connected to the Stage 1 sewerage network for onward transmission to Yung Shue Wan Sewage Treatment Works (YSWSTW) for centralized treatment and disposal.

The zoning of the proposed site for HSYSPS is stipulated under the approved Lamma Island Outline Zoning Plan No. S/I-LI/11 as shown in **Enclosure 1**. It lies within areas zoned as "Open Space (O)". A sewage pumping station is classified as a "Public Utility Installation" under the classification of land uses specified in the Town Planning Ordinance (TPO). According to the Covering Notes attached to the OZP Plan No. S/I-LI/11, planning permission from Town Planning Board (TPB) under Section 16 of TPO is required prior to the development of the proposed HSYSPS.

3. Need for Hung Shing Ye Sewage Pumping Station

The proposed Hung Shing Ye sewerage system is the extension of Stage 1 Works and the system is to cater for the beach facilities of Hung Shing Yeh Beach and the existing and future village development in Hung Shing Ye.

Upon completion of the proposed sewage pumping station, the sewage from Hung Shing Ye village area and Hung Shing Yeh Beach will be collected in the proposed sewage pumping station and conveyed to the existing gravity sewerage network. Due to topographical constraint, the HSYSPS is considered necessary. Without this sewage pumping station, the sewage cannot be conveyed to the existing sewerage network for onward transmission to Yung Shue Wan Sewage Treatment Works for centralized treatment and disposal.

4. The Site and Proposed Layout of Sewage Pumping Station

The location and the application boundary of the proposed sewage pumping station are indicated on **Fig 2.1** at **Enclosure 2**. The application site is located at the existing footprint of HSYSTP which is at north east next to the existing changing room of Hung Shing Yeh Beach. Private lots located immediately east of the site and the nearest residential house is approximately 34m away. The north and south of the site are surrounded with concrete footpaths and covered with vegetation for further north and south.

The existing development HSYSTP is a small sewage treatment facility owned by Leisure and Cultural Services Department and operated by Drainage Services Department serving the beach facilities of Hung Shing Yeh Beach only. It mainly comprises of septic tanks, filtration tanks, humus tanks, chlorination chamber, pump chambers and switch room. Its function is to provide simple local sewage treatment by trickling filter for the sewage from the Hung Shing Yeh beach's facilities (mainly Hung Shing Yeh Beach public toilet). After treatment, the treated effluent will be discharged to the Ha Mei Wan into the marine water. The proposed development HSYSPS will replace the HSYSTP and convey the sewage from Hung Shing Yeh Beach facilities together with other sewage collected from Hung Shing Ye village to the Yung Shue Wan Sewage Treatment Works for centralized treatment and disposal. The proposed development (with sewage pumping function only) is considered to be more efficient and environmental friendly solution in improving village environment.

Fig 2.2 to **Fig 2.4** show the details of the proposed sewage pumping station. The pumping facilities including the valves, piping, pumps and other fitting equipment will also be located underground, occupying approximately 124 m² total floor areas with 5.5 m in height for the sewage pumping station. The structure will also be required to house the control panel and equipment as well as to provide space for maintenance of the pumping equipment. The sewage pumping station site will be enclosed by a permeable boundary wall, the total site area will be approximately 279m². The schedule of accommodations has been circulated to Property Vetting Committee for comment.

The application site is currently situated on an unleased government land. The proposed works including was gazette on 12 December 2014 and authorized on 12 June 2015. Application for Permanent Government Land Allocation is currently in

progress.

5. Planning Justification

5.1 Criteria for Choosing the Site and Availability of Alternatives

The choice of suitable site for accommodating HSYSPS is heavily constrained by the alignment of proposed sewerage system, the availability of Government land, topographic feature of the site, location of existing utilities and locals' view. Two potential sites have been identified for the proposed HSYSPS. **Enclosure 3** shows the two potential locations identified during investigation stage.

Site A

Site A is situated in government land that is partly encroach within Open Space and partly on Green Belt. . Notwithstanding no land resumption is required for the works, the proposed works may induce environmental impact to a sensitive receiver (a village house) adjoining to the site, The presence of the village house also blocked the access to the site which render this option not feasible.

Site B (The proposed site)

The site is located at the existing footprint of HSYSTP, which is about 120m east of Site A. This site is at north east next to the existing changing room of Hung Shing Yeh Beach and surrounded by an existing footpath. Under the proposed scheme, the existing HSYSTP would be decommissioned and convert to the proposed HSYSPS. Since the proposed HSYSPS is on an existing constructed site, the drainage characteristics of the site will remain unchanged. Besides, the new HSYSPS will fall entirely within the existing HSYSTP, additional land resumption is thus not required. The environmental impact to local residents is also considered minimal since it is relative far away from existing sensitive receivers. The proposed development will not affect the surrounding rural character. Therefore, Site B is recommended as the proposed site for HSYSTP.

Preliminary views have been sought from departments in 2011 and no adverse comment was received.

5.2 Environmental Impact

The HSYSPS is located at north of Hung Shing Yeh Beach. The design capacity (design average dry weather flow) of the proposed HSYSPS would be about 297 m³/day. The identified nearest sensitive receiver in the vicinity of the HSYSPS are summarized as follows.

Sensitive Receiver	Land Use	Nearest Distance to the boundary of HSYSPS (m)
House no. 38, Hung Shing Ye	Residential	34
Changing room of Hung Shing Yeh Beach	Recreational	2

The proposed HSYSPS is not classified as a designated project under F.3 and Q.1 of Part 1, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), as the sewage pumping station has an installed capacity (average dry weather flow) of not more than 2,000 m³ per day.

Environmental concerns to sensitive receivers, which are mainly noise, odour and water quality, have been reviewed in the Preliminary Environmental Review Report (PER) under the captioned project. Relevant part of the PER is extracted in **Enclosure 4**. Effective mitigation measures will be implemented to minimize environmental impacts during construction and operation of the sewage pumping station. With the mitigation measures properly implemented, HSYSPS will not constitute unacceptable adverse impacts on the nearest sensitive receivers. The proposed mitigation measures will fully comply with the relevant environmental standards and guidelines promulgated by the Environmental Protection Department.

5.3 Landscape/Visual Impacts

As there is no existing tree or vegetation within the application boundary, no endangered species or Registered Old and Valuable Trees is identified within the project site. Since the proposed HSYSPS is not located at areas of ecological value, no adverse ecological impact is expected.

The proposed HSYSPS is situated next to existing changing room of Hung Shing Yeh Beach such that it is proposed to utilize these sewage pumping stations to echo with the surrounding environment. The facade and boundary wall of the proposed pump house will be treated with materials and color scheme similar to the changing room. With appropriate and compatible architectural design of facade treatment, color scheme, construction materials and surface finishes of the proposed structure to adjacent landscape and visual setting purpose, the potential impacts on landscape and visual can be mitigated.

The proposed HSYSPS appears to be "Wooden Box" with greenery popping out from the roof as well as the external wall. The timber façade of the pump house, and boundary wall of the pumping station created visual connection to the surrounding natural environment. The visual permeability of the wall is achieved by the alternation timber fins and voids. Site photos showing the existing conditions of HSYSTP is at **Enclosure 5**. The photomontage and the landscape master plan of the proposed HSYSPS are shown in **Enclosure 5**.

5.4 Traffic Impacts

Since the proposed HSYSPS site is not located on public footways, no traffic impact is expected.

During construction period, village vehicles over the public access road will be adopted to transport construction and demolition materials as well as construction materials. Waste management will also be implemented to control the quantities and types of C&D materials generated, maximizing the reuse and minimizing the disposal of construction materials. In view of the small size and limited driving speed of village vehicles, it is anticipated that the traffic impact during construction period will be kept at a minimal level.

5.5 Drainage Impacts

The proposed location for the HSYSPS is currently paved such that no additional runoff will be generated due to the proposed works. Besides, no existing drain will be affected by the work and therefore no adverse drainage impacts will be incurred.

5.6 Utilities Requirement

HSYSPS will require water, telemetry system and power supplies for operation needs. This can be sourced from the existing water/power supplies system around the proposed sewage pumping station.

5.7 Slope Constraints

The proposed site for HSYSPS is located in the ground without registered slope works in its neighborhood. Thus, the construction and operation of SPS will not affect any registered slopes.

5.8 Public Consultation

Public Consultation to the target groups, which include Rural Committee, Village Representatives, Local Communities and locals, have been conducted. It is found that the target groups generally support the implementation of the Project and understand that the Project will improve their living environment, especially the hygienic conditions. Despite this, there are several concerns raised by different group of people in the course of consultation including land issue, traffic issue, performance of the sewerage system and environmental issue. Those concerns and key issues identified have been addressed and incorporated into the design.

Meeting has been held in July 2011 with District Council to seek their support regarding the sewerage works in Hung Shing Ye for this project. We further consulted DC on 27 May 2019 and they maintained their support to the proposed works. The meeting minute is attached in **Enclosure 6**.

6. Conclusions

We target to commence construction of HSYSPS in end 2021 for completion in mid 2026. Without HSYSPS, the sewage generated from the villages and future development could not be conveyed to the Stage 1 sewerage network and delivered to YSWSTW for centralized treatment and disposal. The HSYSPS would also replace the existing HSYSTP and hence no further treated effluent would be discharged to the Ha Mei Wan into the marine water. The provision of the proposed sewage pumping station and sewerage network will effectively upgrade and expand the sewerage system to cover unsewered areas and to cope with future

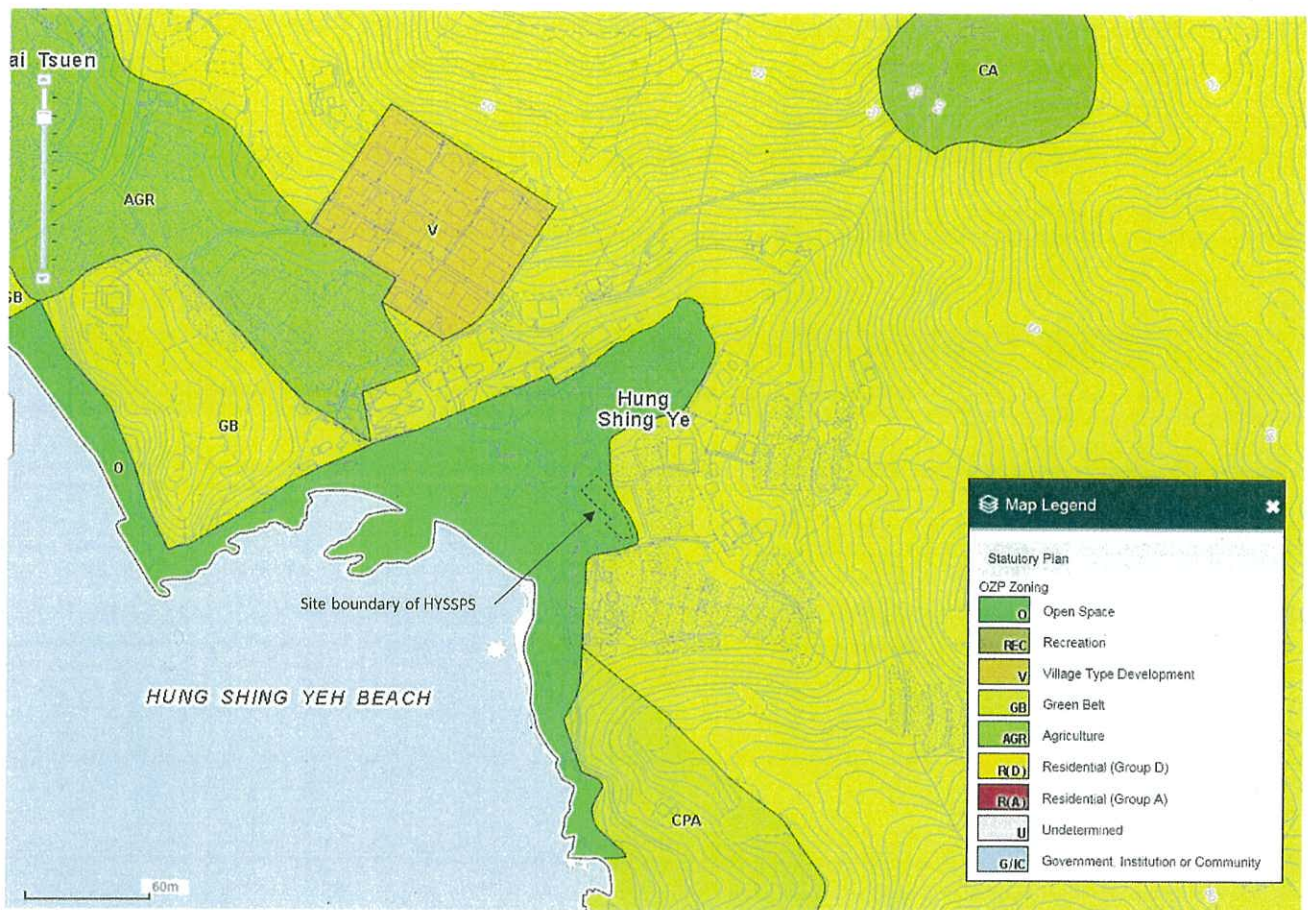
developments in Lamma Island.

7. Enclosures

- Enclosure 1 - Fig 1.1 – Part-print of Lamma Island Outline Zoning Plan No.S/I-LI/11 marked up with Hung Shing Ye Sewage Pumping Station
- Enclosure 2 - Fig 2.1 – Hung Shing Ye Sewage Pumping Station – Site Layout Plan
Fig 2.2 – Hung Shing Ye Sewage Pumping Station – General Arrangement (Sheet 1 of 3)
Fig 2.3 – Hung Shing Ye Sewage Pumping Station – General Arrangement (Sheet 2 of 3)
Fig 2.4 – Hung Shing Ye Sewage Pumping Station – General Arrangement (Sheet 3 of 3)
- Enclosure 3 - Potential Sites for Hung Shing Ye Sewage Pumping Station
- Enclosure 4 - Extracts from Preliminary Environmental Review
- Enclosure 5 - Site photos of the existing Hung Shing Yeh Beach Sewage Treatment Plant, Landscape Master Plan and Photomontage of the proposed Hung Shing Ye Sewage Pumping Station
- Enclosure 6 - Meeting papers and minutes of Tourism, Agriculture, Fisheries and Environmental Hygiene Committee

Enclosure 1

Fig. 1.1 - Part-print of Lamma Island Outline Zoning Plan No. S/I-LI/11
marked up with Hung Shing Ye Sewage Pumping Station



Part-print of the Approved Lamma Island Outline Zoning Plan No. S/I-LI/11

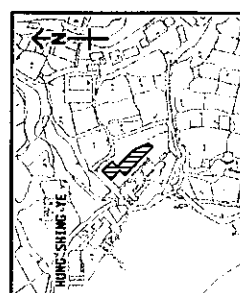
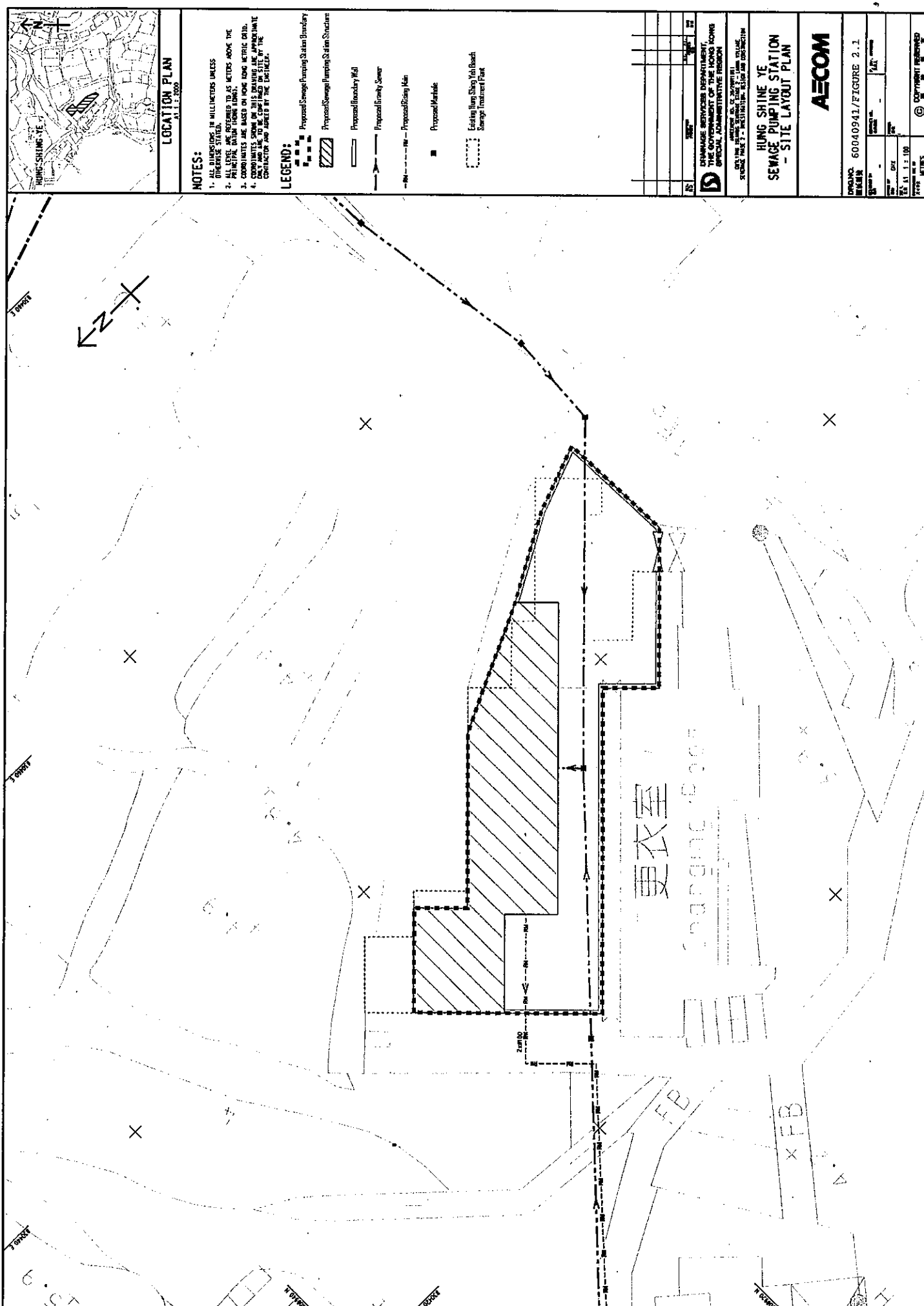
Enclosure 2

Fig 2.1 – Hung Shing Ye Sewage Pumping Station – Site Layout Plan

Fig 2.2 – Hung Shing Ye Sewage Pumping Station – General Arrangement (Sheet 1 of 3)

Fig 2.3 – Hung Shing Ye Sewage Pumping Station – General Arrangement (Sheet 2 of 3)

Fig 2.4 – Hung Shing Ye Sewage Pumping Station – General Arrangement (Sheet 3 of 3)



LOCATION PLAN A1.1.2.000

- NOTES:**
1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.
 2. ALL DIMENSIONS IN METERS TO 2 DECIMALS UNLESS OTHERWISE STATED.
 3. COORDINATES ARE BASED ON HONG KONG METRIC GRID.
 4. COORDINATES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR AND SHOWN BY THE CONTRACTOR.

- LEGEND:**
- Proposed Sewage Pumping Station Boundary
 - Proposed Sewage Pumping Station Structures
 - Proposed Boundary Wall
 - Proposed Gravity Sewer
 - Proposed Gravity Main
 - Proposed Manhole
 - Existing Hung Shing Ye Branch Sewage Treatment Plant

NO.	REVISION	DATE	BY	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

DRAINAGE SERVICES DEPARTMENT,
THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION

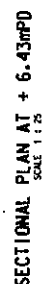
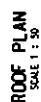
DESIGNED BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

HUNG SHING YE SEWAGE PUMPING STATION - SITE LAYOUT PLAN

AECOM

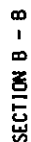
PROJECT NO.	60040941/FIGURE 2.1
DATE	14.11.11
SCALE	1:100
DATE	14.11.11
SCALE	1:100
DATE	14.11.11
SCALE	1:100
DATE	14.11.11
SCALE	1:100
DATE	14.11.11
SCALE	1:100

3. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NOS. 50040941/F ILLUSTR. 2-2 AND 2-4.

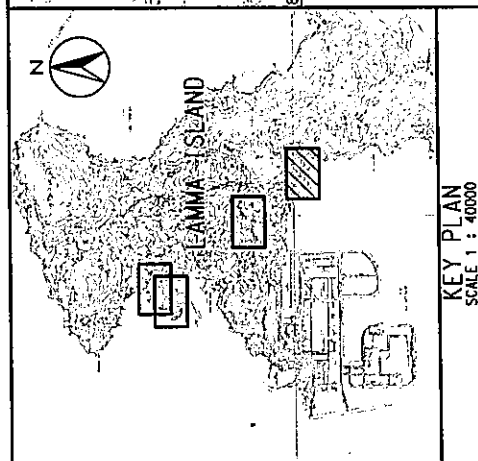
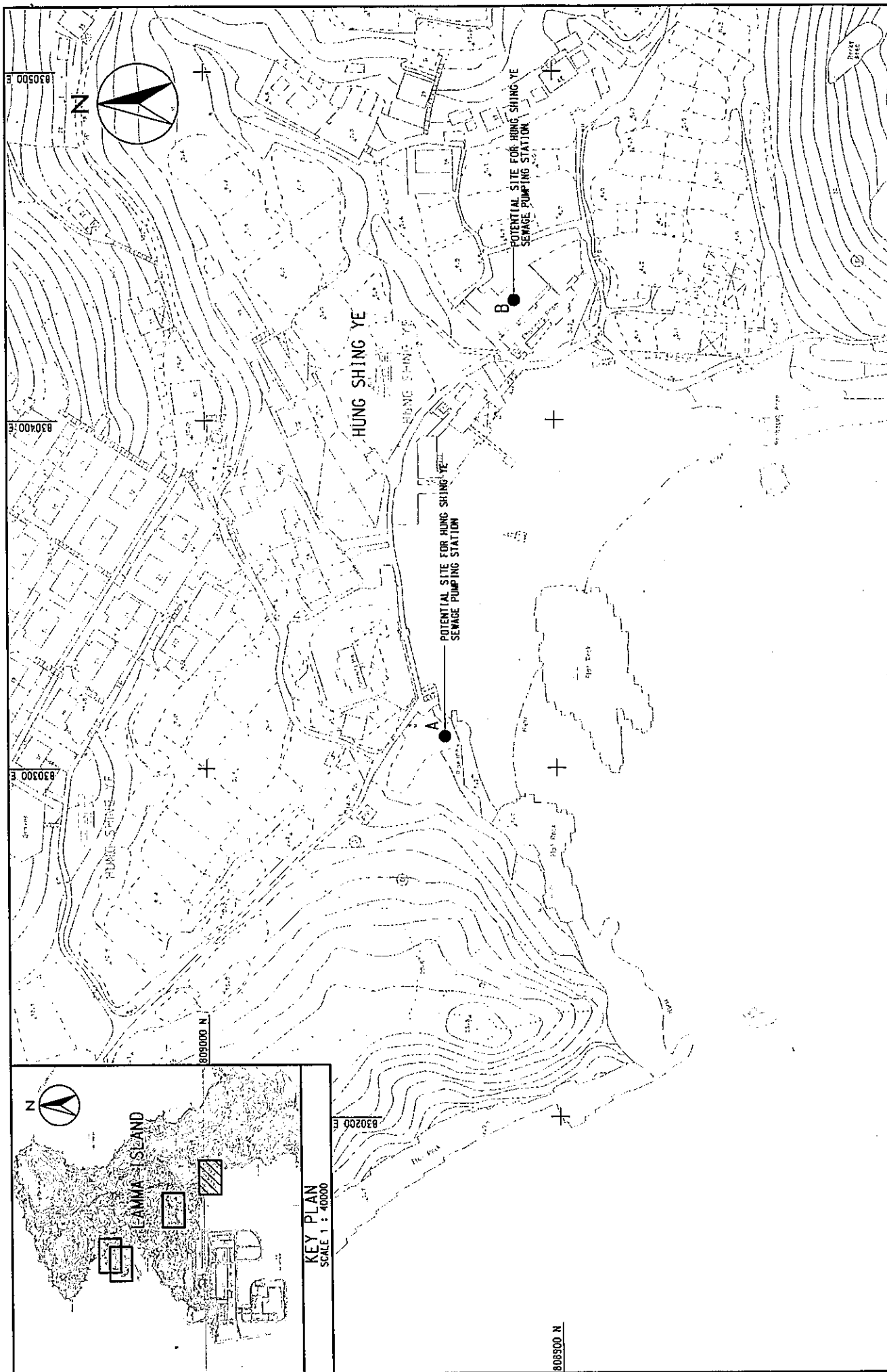


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
<div data-bbox="1145 147 1158 156">1</div> <div data-bbox="1145 156 1158 165">2</div> <div data-bbox="1145 165 1158 174">3</div> <div data-bbox="1145 174 1158 183">4</div> <div data-bbox="1145 183 1158 192">5</div> <div data-bbox="1145 192 1158 201">6</div> <div data-bbox="1145 201 1158 208">7</div> <div data-bbox="1145 208 1158 217">8</div> <div data-bbox="1145 217 1158 226">9</div> <div data-bbox="1145 226 1158 235">10</div> <div data-bbox="1145 235 1158 244">11</div> <div data-bbox="1145 244 1158 253">12</div> <div data-bbox="1145 253 1158 262">13</div> <div data-bbox="1145 262 1158 271">14</div> <div data-bbox="1145 271 1158 280">15</div> <div data-bbox="1145 280 1158 288">16</div> <div data-bbox="1145 288 1158 297">17</div> <div data-bbox="1145 297 1158 306">18</div> <div data-bbox="1145 306 1158 313">19</div> <div data-bbox="1145 313 1158 322">20</div> <div data-bbox="1145 322 1158 331">21</div> <div data-bbox="1145 331 1158 340">22</div> <div data-bbox="1145 340 1158 349">23</div> <div data-bbox="1145 349 1158 358">24</div> <div data-bbox="1145 358 1158 367">25</div> <div data-bbox="1145 367 1158 376">26</div> <div data-bbox="1145 376 1158 385">27</div> <div data-bbox="1145 385 1158 394">28</div> <div data-bbox="1145 394 1158 403">29</div> <div data-bbox="1145 403 1158 409">30</div>																													

1. THIS DRAWING TO BE READ IN CONNECTION WITH DRAWING NOS. 50046941/FIGURE 2.2 AND 2.3.

[illegible]

Enclosure 3
Potential Sites for Hung Shing Ye Sewage Pumping Station



AECOM	AGREEMENT NO. CE 39/2007(05)			
	OUTLYING ISLANDS SEWERAGE STAGE 2 - LAMMA VILLAGE SEWERAGE PHASE 2 - INVESTIGATION, DESIGN AND CONSTRUCTION			
	POTENTIAL SITE FOR HUNG SHING YE SEWAGE PUMPING STATION			
	FIG 3.1			
SCALE	A3 1 : 1000	DATE	NOV. 2009	
CHECK		DRAWN	DXL	
JOB NO.		DRAWING NO.		
		REV		

Enclosure 4
Extracts from Preliminary Environmental Review



THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION

DRAINAGE SERVICES DEPARTMENT

Agreement No. CE 39/2007 (DS)
Outlying Islands Sewerage Stage 2
Lamma Village Sewerage Phase 2
Investigation, Design and Construction

PRELIMINARY ENVIRONMENTAL REVIEW (REVISED FINAL)

AECOM ASIA CO. LTD.

December 2010

- The transportation of screened material during maintenance should be transported in an enclosed type carrier or vehicle and disposed off on the same working day;
- Checking and maintenance of the odour removal system should be implemented according to supplier recommendation to maintain the removal efficiency; and

3.8 Evaluation of Residual Impacts

Construction Phase

- 3.8.1 Since the construction works areas for the construction of the village sewers, rising mains and pumping stations are minor in scale and in short time period, the construction dust impact on nearby ASRs is anticipated to be negligible with effective dust suppression measures in place. Therefore, no adverse residual air quality impact would be expected during the construction phase of the Project.

Operational Phase

- 3.8.2 The major air quality impact during the operational phase of the Project would be the potential odour emissions from the three proposed SPSs. It is recommended the foul gas from the potential odour sources such as wet well in the enclosed building of SPSs to be ventilated through the deodorizers with at least 99.5% H₂S removal efficiency before discharging into the atmosphere. With the implementation of the above mitigation measures together with other measures recommended, no adverse residual air quality impact would be expected from the Project.

3.9 Monitoring and Audit Requirements

Construction Phase

- 3.9.1 With the implementation of the mitigation measures as stipulated in the *Air Pollution Control (Construction Dust) Regulation*, good site practices and audit, the dust impacts on sensitive receivers would be controlled. It is recommended weekly site audits be carried out in order to ensure the dust control measures are implemented and are working effectively.

Operational Phase

- 3.9.2 No monitoring and audit requirement is required for operation phase of the Project. A commission test for the deodorizers is recommended to check the effectiveness of the H₂S removal efficiency.

3.10 Conclusion

- 3.10.1 With implementation of regular site watering and good construction practices for dust minimization, construction dust impacts are not expected to be significant on the surrounding sensitive receivers. Requirements of Air Pollution Control (Construction Dust) Regulation and EPD's Recommended Pollution control Clauses for Construction Contracts are proposed to be incorporated into the contract.
- 3.10.2 During operational phase of the proposed sewers and rising mains, no environmental impact would be expected as all sewers and rising mains are underground. For the operation of the three SPSs in the Project, provision of deodorizers is recommended for the odour emission to ventilate through before discharging to the atmosphere. With effective implementation of the proposed mitigation measures, adverse odour impacts would not be expected.

- 4.9.1 Some residual impacts are likely to occur within villages environs for construction of village sewer/trunk sewer. However, the residual impacts are considered acceptable since each NSR would be affected by elevated noise levels for a very short period, generally of 2-3 days, for each activity. Weekly site audit shall be carried out to inspect the construction activities and works areas in order to ensure the recommended mitigation measures are being implemented and are effective.

Operation Phase

- 4.9.2 No adverse noise impact would be expected during operation of O Tsai, Tai Wan and Hung Shing Ye SPS. No operational noise monitoring would be required.

4.10 Conclusion

Construction Phase

- 4.10.1 During the construction phase, the unmitigated noise levels at most of the NSRs would experience noise level exceeding the noise criteria. To alleviate the noise impact, noise mitigation measures including the adoption of good site practices, quieter equipment, temporary/movable noise barrier and scheduling of construction works were recommended. With the recommended mitigation measures, short-term exceedance during the sewer construction is anticipated. Having considered that the construction of the sewer is unavoidable as it is an integral element of the Project and the short duration of the sensitive receivers experiencing the impacts, the residual impacts were considered acceptable.

Operation Phase

- 4.10.2 During operation phase, no adverse noise impact would be expected from the operation of the proposed O Tsai, Tai Wan and Hung Shing Ye SPS.

5.10 Conclusion

- 5.10.1 The key issue in terms of water quality during the construction phase of the Project would be the potential for release of sediment-laden run-off from surface works areas. Minimisation of water quality deterioration could be achieved through implementing adequate mitigation measures such as control measures on site run-off and drainage from the works areas to minimise construction site run-off. Proper site management and good housekeeping practices would also be required to ensure that construction wastes and other construction-related materials would not enter the nearby stream courses. Sewage effluent arising from the construction workforce would also be handled through provision of portable toilets.
- 5.10.2 With the implementation of these recommended mitigation measures, the construction works for the Project would not be expected to result in unacceptable impacts on water quality. Site inspections should be undertaken routinely to inspect the works areas in order to ensure the recommended mitigation measures are properly implemented.
- 5.10.3 In view of the potential adverse effect of emergency sewage bypass on the quality of the nearby stream courses, various precautionary measures are proposed to be incorporated in the design of the sewage pumping stations to avoid emergency bypass of sewage to the maximum practicable extent. With the incorporation of these proposed precautionary measures, the possibility of emergency sewage bypass would be extremely remote.

Enclosure 5

Site photos of the existing Hung Shing Yeh Beach Sewage Treatment Plant,
Landscape Master Plan and Photomontage of the proposed HSYSPS

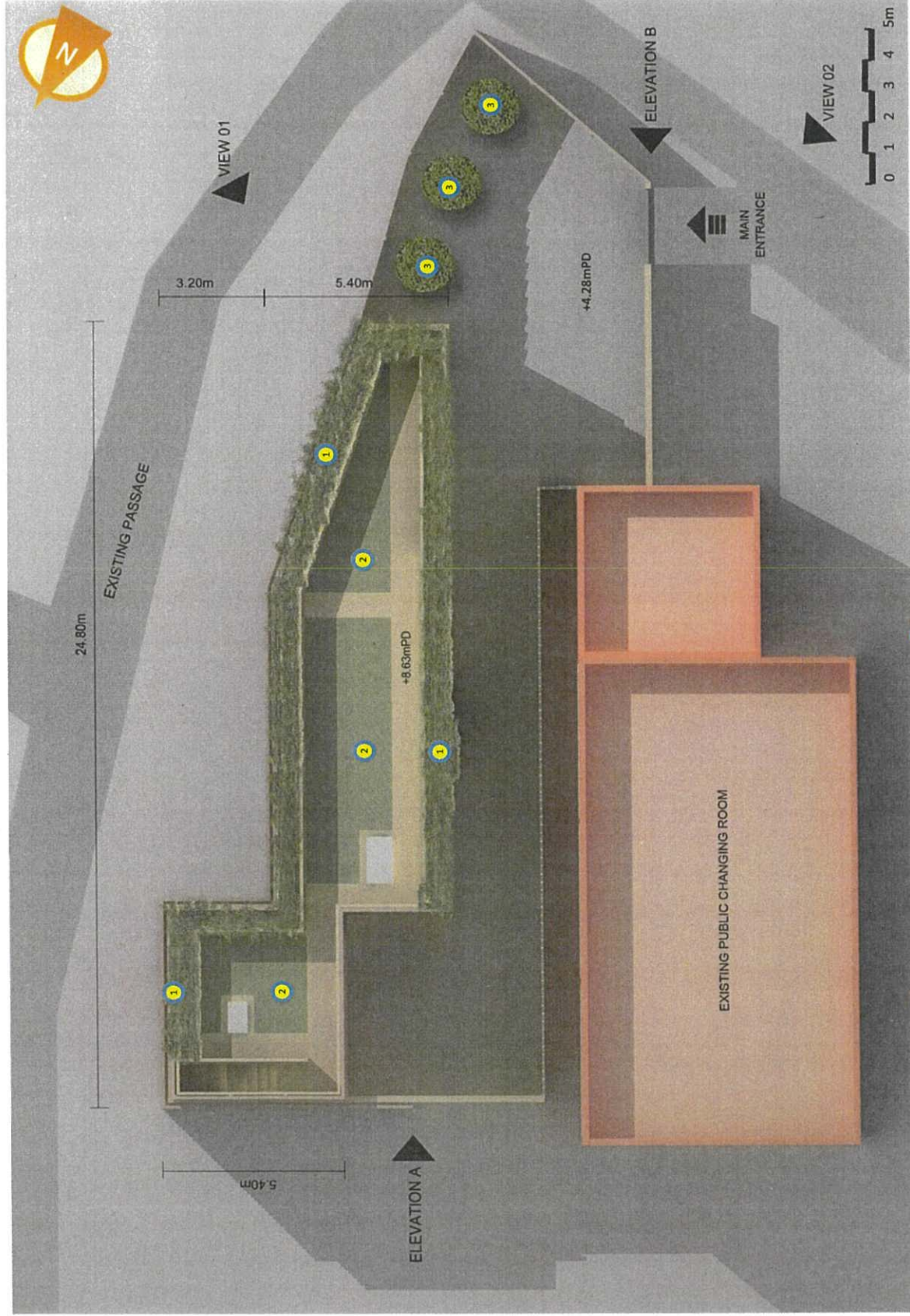


Photo 1 – Existing Hung Shing Yeh Beach Sewerage Treatment Plant



Photo 2 – Existing Hung Shing Yeh Beach Sewerage Treatment Plant

Landscape Master Plan



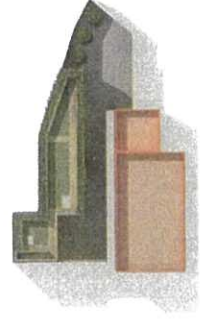
Imaginary scenery of the proposed design



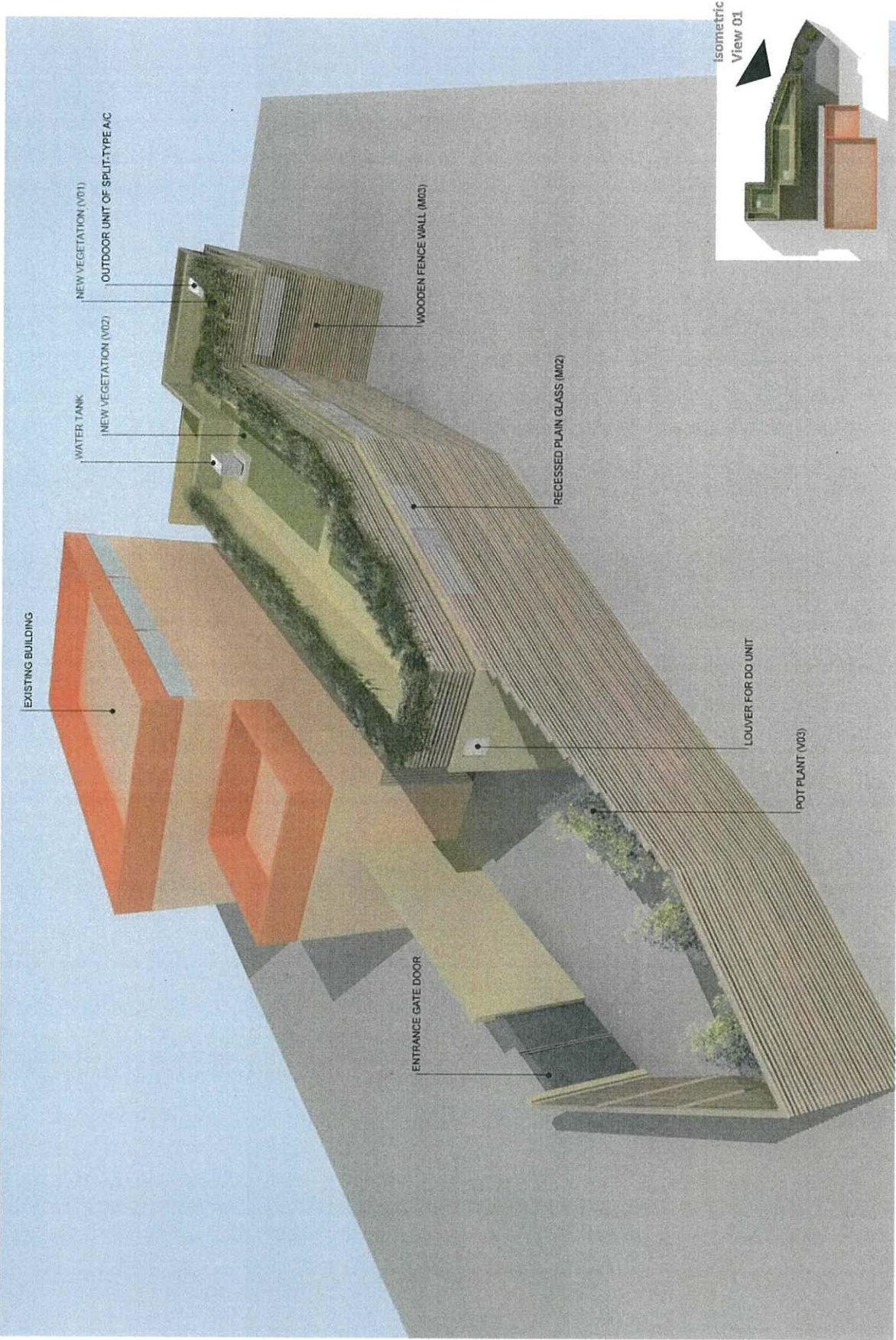
Imaginary scenery of the proposed design



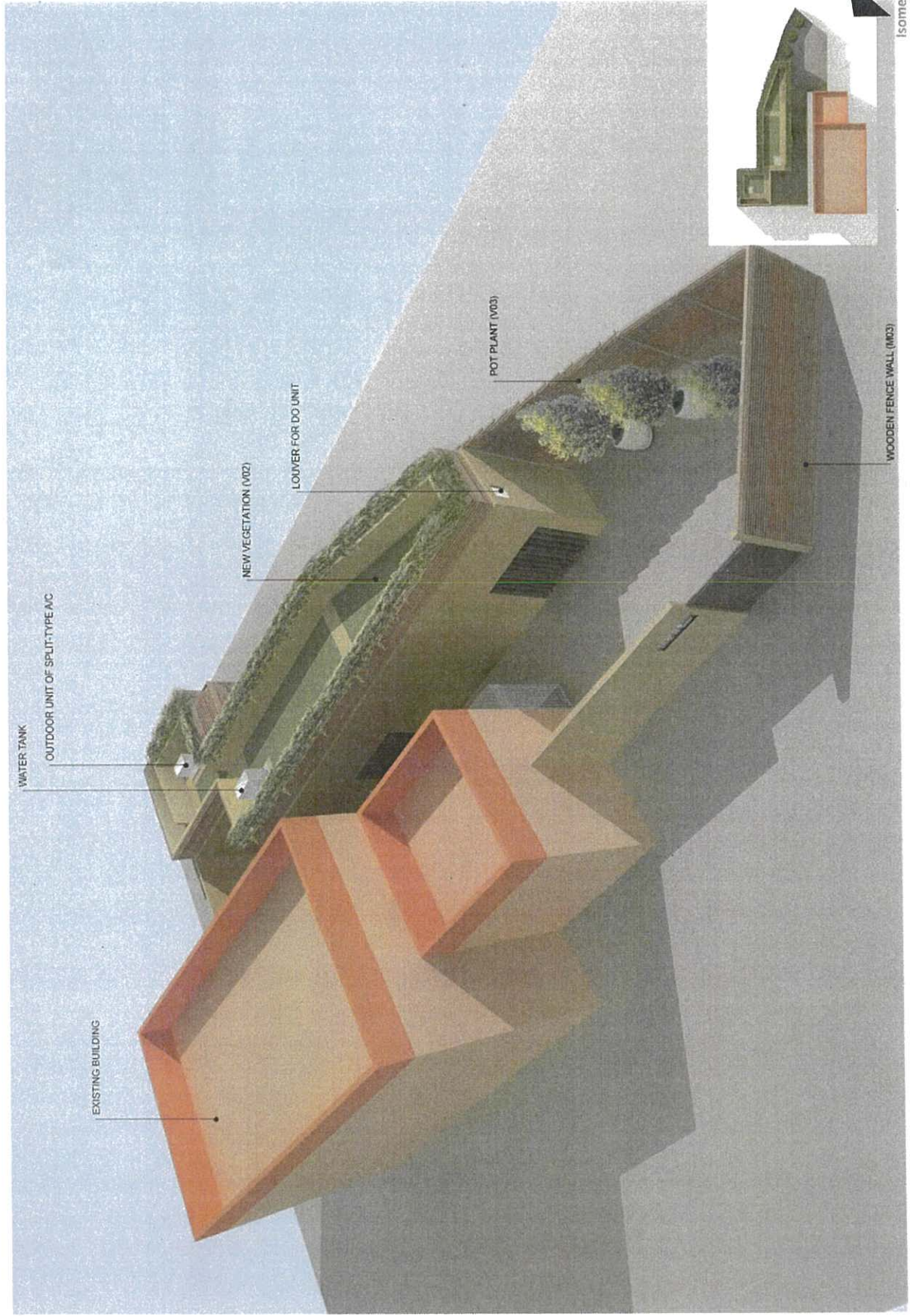
View 2



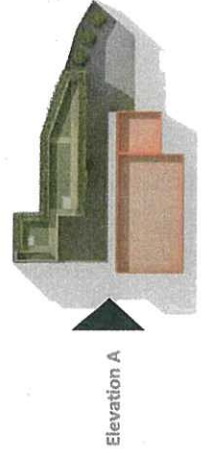
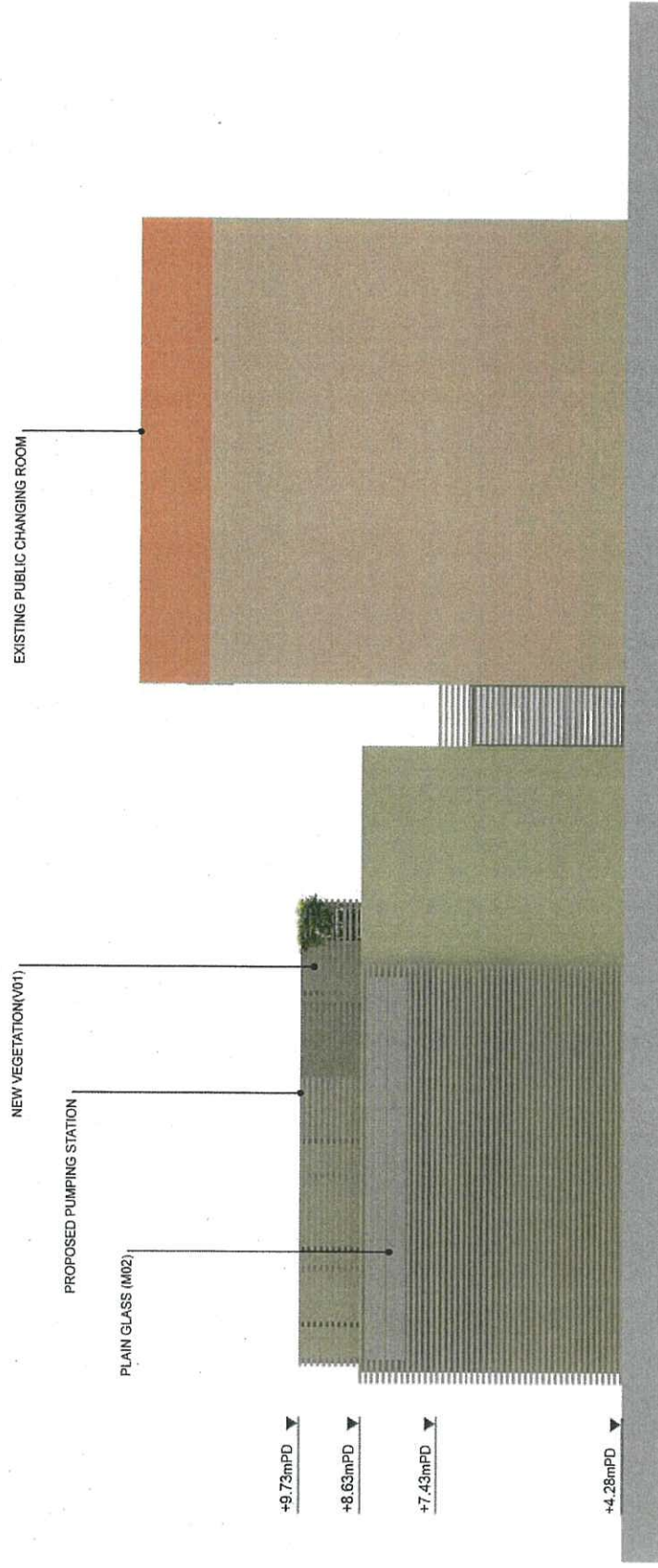
Isometric View 01



Isometric View 02



Elevation A



Enclosure 6

Meeting papers and minutes of Tourism, Agriculture, Fisheries
and Environmental Hygiene Committee

2011年7月18日

討論文件

離島區議會
旅遊漁農及環境衛生委員會
文件 TAFEHC 26/2011 號

工務計劃項目第 4355DS 號
離島污水收集系統第 2 階段 – 南丫鄉村污水收集系統第 2 期

1 目的

- 1.1 本文件旨在向離島區議會旅遊漁農及環境衛生委員會介紹工務計劃項目第 **4355DS** 號 – 「離島污水收集系統第 2 階段-南丫鄉村污水收集系統第 2 期」的工程，藉此收集委員對這項工程計劃的意見，並希望得到委員會的支持，使工程項目可依時間表開展。

2 背景

- 2.1 為配合南丫島的預期人口增長和長遠發展、改善島上衛生環境及榕樹灣附近水域的水質，政府建議在榕樹灣及索罟灣興建一套完善的污水收集、處理及排放系統。我們已於 2008 年 1 月正式開展「南丫鄉村污水收集系統第 1 期工程」，工程範圍主要包括於榕樹灣及索罟灣中心區域興建公共污水收集系統，有關工程的主體部份亦於今年 3 月底大致上完成。
- 2.2 是次向各委員簡介的第 2 期工程計劃，主要是將第 1 期工程計劃的公共污水收集系統伸延至另外 18 個未敷設污水渠的鄉村及地區（包括：澳仔、大坪、寶華園(部份)、榕樹壟新村、榕樹壟舊村、大山東、大山中、大山西、大園村、沙埔舊村(部份)、沙埔新村(部份)、榕樹灣後街(部份)、橫壟、大灣舊村、大灣新村、高壟(部份)、大灣肚和洪聖爺），以進一步改善南丫島的環境狀況，和提升居民的生活質素。

3 工程描述及時間表

- 3.1 「南丫鄉村污水收集系統第 2 期工程」將會為上述 18 個鄉村及地方提供公共污水收集系統，並於澳仔、大灣和洪聖爺三處地方建造污水泵房，將收集的污水輸送到第 1 期工程計劃的榕樹灣污水處理廠處理後排放。

- 3.2 此項工程預計將於 2012 年年底至 2013 年年初開始施工。根據第 1 期工程所得的經驗，以第 2 期工程範圍涉及 18 個鄉村及地方，整體工程的施工期約須 5 年，如得到村民的支持和合作，我們希望能分階段於 2017 年完成這項公共污水收集系統工程。

4 影響及紓緩措施

- 4.1 污水渠建造 — 鄉村污水渠的走線將集中在村內的行人通道，以減低對私人地權的影響。我們將會採用分段式開坑挖掘方法進行敷設污水渠，減少土坑長度，另外亦盡量避免在村內使用重型機械，減少對公眾的不便。
- 4.2 交通安排 — 我們已就此項工程進行綜合交通影響評估。在施工期間，我們將會實施相關的人流及交通紓緩措施。由於大部份工程會在鄉村內的通道進行，紓緩措施包括提供臨時行人通道，於繁忙時段（例如週末及假日、午膳時間等）及每日完工後為該通道上之土坑鋪上蓋板，以便居民及遊客出入，務求把工程所帶來的交通影響減至最低。
- 4.3 環境考慮 — 我們已完成初步環境檢討報告，在施工期間，我們將會切實執行檢討報告內的建議紓緩措施來控制噪音、塵埃、廢料及工地所產生的廢水，以把工程施工對環境帶來的暫時影響減低至可接受水平。其中紓緩措施包括：
- 使用產生較少噪音的設備及隔音屏障；
 - 定期於地盤灑水，避免塵土飛揚；
 - 妥善覆蓋工程所產生的建築廢料(如泥土及石塊等)；及
 - 嚴格處理工地所產生的污水。
- 4.4 污水泵房建造 — 此項工程中擬建的三所污水泵房（位於澳仔、大灣和洪聖爺）將實施多項針對空氣質素、噪音以及泵房外觀的紓緩措施，包括採用活性碳除臭裝置、使用產生較少噪音的設備及隔音設施、以及泵房外觀綠化等。環境檢討報告顯示，以上紓緩措施能有效把泵房日常操作對環境所帶來的影響減低至可接受水平。

- 4.5 土地徵收 — 由於公共污水收集系統設施必須建於政府土地內，以方便渠務署日後進行保養及維修工作，基於地理環境的限制及工程上的須要，我們將徵收部份私人土地。然而，我們將會盡量減少徵收私人土地的範圍及分割私人土地，以避免影響私人土地的發展。
- 4.6 村屋戶主接駁污水渠 — 渠務署會鋪設公共污水渠至各村屋私人土地邊界的接近位置，方便戶主其後把該屋的私人污水渠接駁至公共污水渠。當公共污水渠的鋪設完成後，環境保護署將會按《水污染管制條例》，通知戶主於指定日期內，把該屋的污水接駁至公共污水渠。這接駁工程、包括位於私人地界內的連接渠及終端沙井（即俗稱尾井）的建造及維修，須由村屋戶主負責。在接駁工程完成後，用戶便與全港所有享用公共排污服務的用戶一樣，須要繳交排污費。

5 諮詢及刊憲

- 5.1 我們曾於 2008 年 10 月就此項工程計劃向南丫島北段鄉事委員會作出前期諮詢，其後亦分別與各村村代表進行實地會議及諮詢他們對污水渠走線的意見，他們均表示原則上支持此項工程計劃。
- 5.2 現時此項工程計劃已進入詳細設計階段。我們已就有關的工程範圍及細節於今年 5 月 29 日再次諮詢南丫島北段鄉事委員會，及於 6 月 11 日在南丫島舉行公眾諮詢會議，他們普遍支持和歡迎此項工程計劃。待收集貴委員會的意見及得到支持後，我們將會盡快進行刊憲程序，使第 2 期工程項目可以如期展開。
- 5.3 歡迎各委員就上述工程計劃提出意見，並希望得到貴委員會的支持。

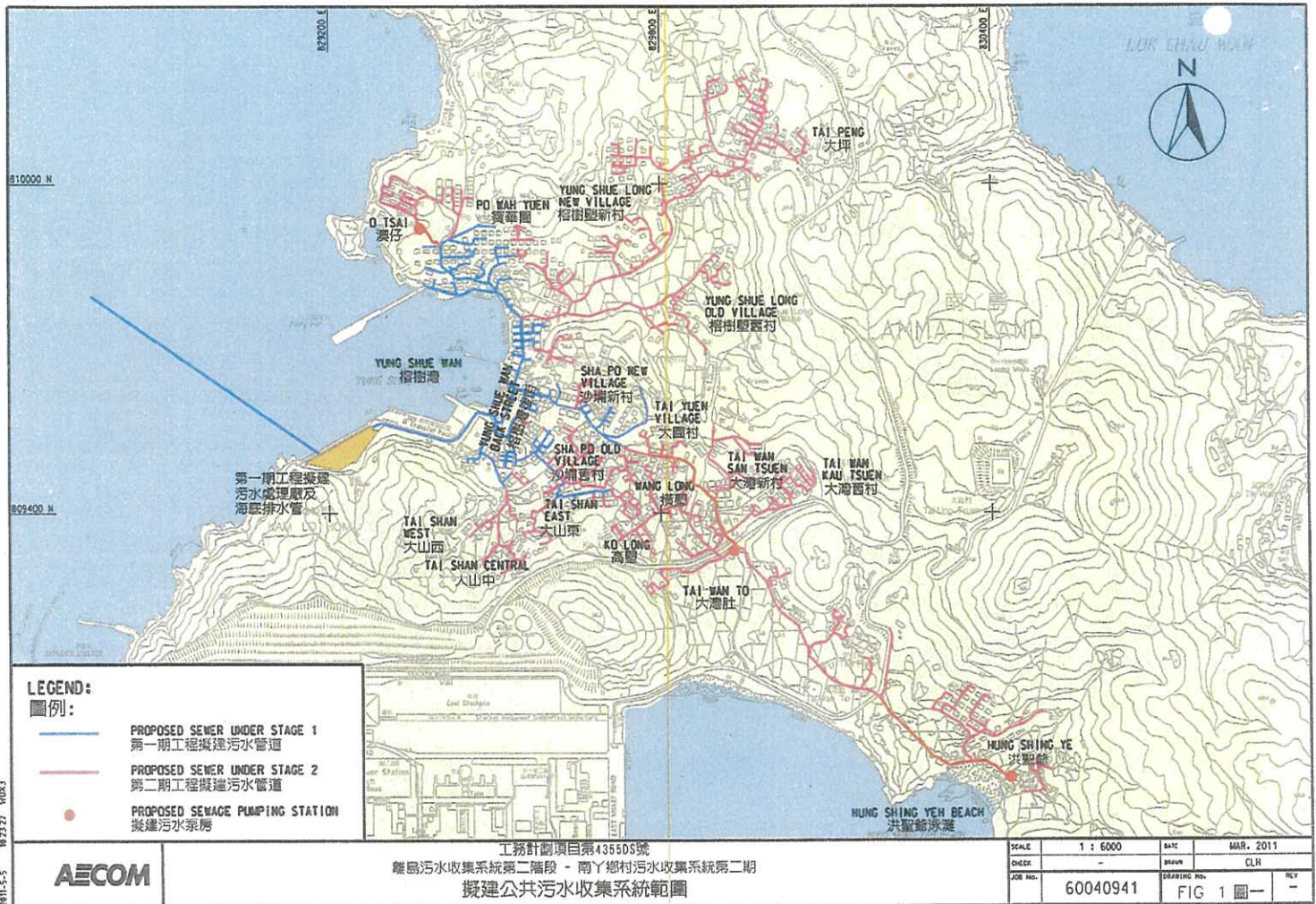
6 附件

圖一 - 擬建公共污水收集系統範圍

圖二 - 污水泵房外觀的初步設計合成圖

渠務署

2011 年 7 月





擬建大灣污水泵房



擬建洪聖爺污水泵房



擬建澳仔污水泵房

工務計劃項目第 4355DS 號
離島污水收集系統第 2 階段 -
南丫鄉村污水收集系統第 2 期

圖二
污水泵房外觀的初步設計合成圖

(註：附圖所示為污水泵房外觀的初步設計合成圖，日後有可能按實際情況作出修改。)

定 稿

離島區議會旅遊漁農及環境衛生委員會會議記錄

日期： 2011 年 7 月 18 日(星期一)

時間： 下午 2 時正

地點： 香港中環統一碼頭道 38 號海港政府大樓 14 字樓
離島區議會會議室

出席者

李桂珍女士(主席)

老廣成先生(副主席)

周玉堂先生, BBS

周轉香女士, BBS, JP

翁志明先生

李志峰先生, BBS

張國光先生

張 富先生

王少強先生

黃漢權先生

鄭國威先生

余麗芬女士

容詠嫦女士

黃福根先生

馬鎮添先生

林有爛女士

鄧家彪先生

梁兆棠先生

黃開榆先生

李國強先生

黃敬全先生

何威業先生

羅維洪先生

黃頌行先生

張志榮先生

應邀出席者

鄧日輝先生
區志廣先生
陳烈偉先生
林秀生先生
黎建雄先生
劉榮輝先生
陳興球先生
陳英健先生
周志深先生
高淑貞女士
鄧國強先生
鄭詩雅小姐
卓文婉小姐
周文聰先生
鄧國斌先生
梁玉珍女士

淨化海港計劃部高級工程師/4
淨化海港計劃部工程師/3
淨化海港計劃部工程師/7
高級工程師/顧問工程管理 3
工程師/顧問工程管理 3
排污基建組高級環境保護主任/3
排污基建組環境保護主任/33
項目經理
總工程師
高級項目經理
高級工程師/顧問工程管理(6)
工程師/顧問工程管理(11)
高級交通規劃師
駐地盤工程師
工程師
離島區副康樂事務經理 2

渠務署
渠務署
渠務署
渠務署
渠務署
環境保護署
環境保護署
艾奕康有限公司
博威工程顧問有限公司
博威工程顧問有限公司
水務署
水務署
艾奕康有限公司
艾奕康有限公司
艾奕康有限公司
康樂及文化事務署

列席者

莫華勳先生
周淑敏女士
鄭永輝先生
廖耀偉先生
郭樹志先生
黎桃珠女士
藍子川先生
黃志德先生
楊柳菁博士
譚雨川先生
姚祖望先生
謝翎翔先生(秘書)

新大嶼山巴士(一九七三)有限公司
新渡輪有限公司
離島區環境衛生總監
高級環境保護主任(區域南)5
水警海港警區警民關係主任
大嶼山警區社區聯絡主任
工程師
高級運輸主任/離島
郊野公園主任(大嶼山)
民政事務助理專員
高級工程督察
行政主任(區議會)2

食物環境衛生署
環境保護署
香港警務處
香港警務處
土木工程拓展署
運輸署
漁農自然護理署
離島民政事務處
離島民政事務處
離島民政事務處

因事缺席者

陳連偉先生
釋智慧大和尚, BBS
王舜義先生
余漢坤先生, JP
賴子文先生
黃威文先生
洪忠興先生

行政助理/地政(離島地政處)
香港旅遊發展局

地政總署

X

X

X

X

II. 離島污水收集系統第2階段-南丫鄉村污水收集系統第2期
(文件 TAFEHC 26/2011 號)

5. 主席歡迎介紹文件的嘉賓：

渠務署：

高級工程師
鄧日輝先生；

工程師
區志廣先生；

工程師
陳烈偉先生；

環境保護署：

高級環境保護主任(排污基建)
劉榮輝先生；

環境保護主任(排污基建)
陳興球先生；以及

艾奕康有限公司：

項目經理
陳英健先生。

6. 鄧日輝先生利用投影片介紹文件的內容。

7. 周玉堂議員支持該文件，並認為污水收集系統長遠有助改善區內的環境衛生。

8. 余麗芬議員讚揚渠務署就該工程所進行的前期工作，包括諮詢鄉事委員會、村代表、當地居民及外籍人士等。另一方面，她認為工程於2017年才竣工，時間較長，希望渠務署加快工程進度。她亦希望渠務署重新考慮興建大灣污水泵房的地點，以減少日後泵房操作時對居民的影響。此外，有居民擔心工程在開坑挖掘時會影響附近村屋的地基及發出噪音，以及關注污水渠的走線，雖然渠務署已提供路線圖，但居民未必能完全明白工程的內容，因此她希望渠務署稍後可安排職員向居民進行講解。

(會後註：渠務署已應余麗芬議員的要求，於2011年8月16日向南丫島北段鄉事委員會主席、副主席、特別代表及有關村代表講解部份污水渠的走線及進行實地視察。如有需要，渠務署亦樂意就其他污水渠的走線向鄉事委員會、村代表及居民再作講解。同時，渠務署亦在同日與有關村代表就大灣污水泵房的選址交換意見，並正研究其他選址的可行性。)

9. 委員沒有其他意見，並備悉及通過上述文件。

(周淑敏女士於議題討論期間進入會場。)

(鄧日輝先生、區志廣先生、陳烈偉先生、陳興球先生及陳英健先生於是項議題討論完畢後離開會場。)

X X X X

2019 年 5 月 27 日
討論文件

離島區議會
旅遊漁農及環境衛生委員會
文件 TAFEHC 22/2019 號

工程計劃第 4355DS 號
離島污水收集系統第 2 階段 - 南丫鄉村污水收集系統
第 2 期第 2 部分

1 目的

- 1.1 本文件旨在向離島區議會旅遊漁農及環境衛生委員會匯報工程計劃第 4355DS 號 - 「離島污水收集系統第 2 階段 - 南丫鄉村污水收集系統第 2 期第 2 部分」的最新進度，藉此收集各委員對此工程計劃的意見，使工程計劃可依時順利進行。

2 背景

- 2.1 為配合南丫島的預期人口增長和長遠發展、改善島上衛生環境及榕樹灣附近水域的水質，政府建議在榕樹灣及索罟灣興建一套完善的污水收集、處理及排放系統。
- 2.2 於 2011 年 7 月環境保護署聯同渠務署就工程計劃「南丫鄉村污水收集系統第 2 期」諮詢離島區議會旅遊漁農及環境衛生委員會。有關計劃旨在將公共污水收集系統逐步延伸至南丫島內未有公共污水收集系統的 20 個地區。計劃在會議上亦獲得委員的支持。
- 2.3 我們分階段推展「南丫鄉村污水收集系統第 2 期」計劃。第 1 部分工程(工程合約編號 DC/2013/04)為 13 個鄉村及地區，包括沙埔新村、沙埔舊村、榕樹灣後街、大山西、大山東、大山中、高壟、大園村(部分)、澳仔、寶華園、榕樹壟新村、榕樹壟舊村、大坪興建公共污水收集系統。有關工程合約已於 2018 年下旬大致完成。
- 2.4 我們現正為第 2 部分工程進行詳細設計，計劃將公共污水收集系統延伸至橫壟、大灣舊村、大灣新村、大灣肚、高壟(部分)、大園村(部分)和洪聖爺 7 個未有污水收集系統的地區，以改善上述地區的環境衛生。

3 工程計劃

- 3.1 本工程計劃包括將公共污水收集系統延伸至橫壆、大灣舊村、大灣新村、大灣肚、高壆(部分)、大園村(部分)和洪聖爺，並於大灣肚和洪聖爺建造污水泵房，收集污水至榕樹灣污水處理廠作處理及排放。工程計劃見附圖一。
- 3.2 在施工期間，我們將會實施相關的人流及交通紓緩措施，以方便居民及遊客出入，務求把工程所帶來的交通影響減至最低。
- 3.3 我們亦將會在施工期間切實執行初步環境檢討報告內的建議紓緩措施，例如使用隔音屏障、定期於地盤灑水等，來控制噪音、塵埃、廢料及工地所產生的廢水，以把工程施工對環境帶來的暫時影響減低至可接受水平。
- 3.4 我們盡量將污水渠走線設計在政府土地，以期減少徵收私人土地的範圍及對附近居民的影響。在施工期間我們亦會與公眾保持緊密溝通，以回應公眾的關注。
- 3.5 如獲得立法會財務委員會批准撥款，我們預計於 2020 年第三季展開工程，在 2025 第二季完成。

4 諮詢及刊憲

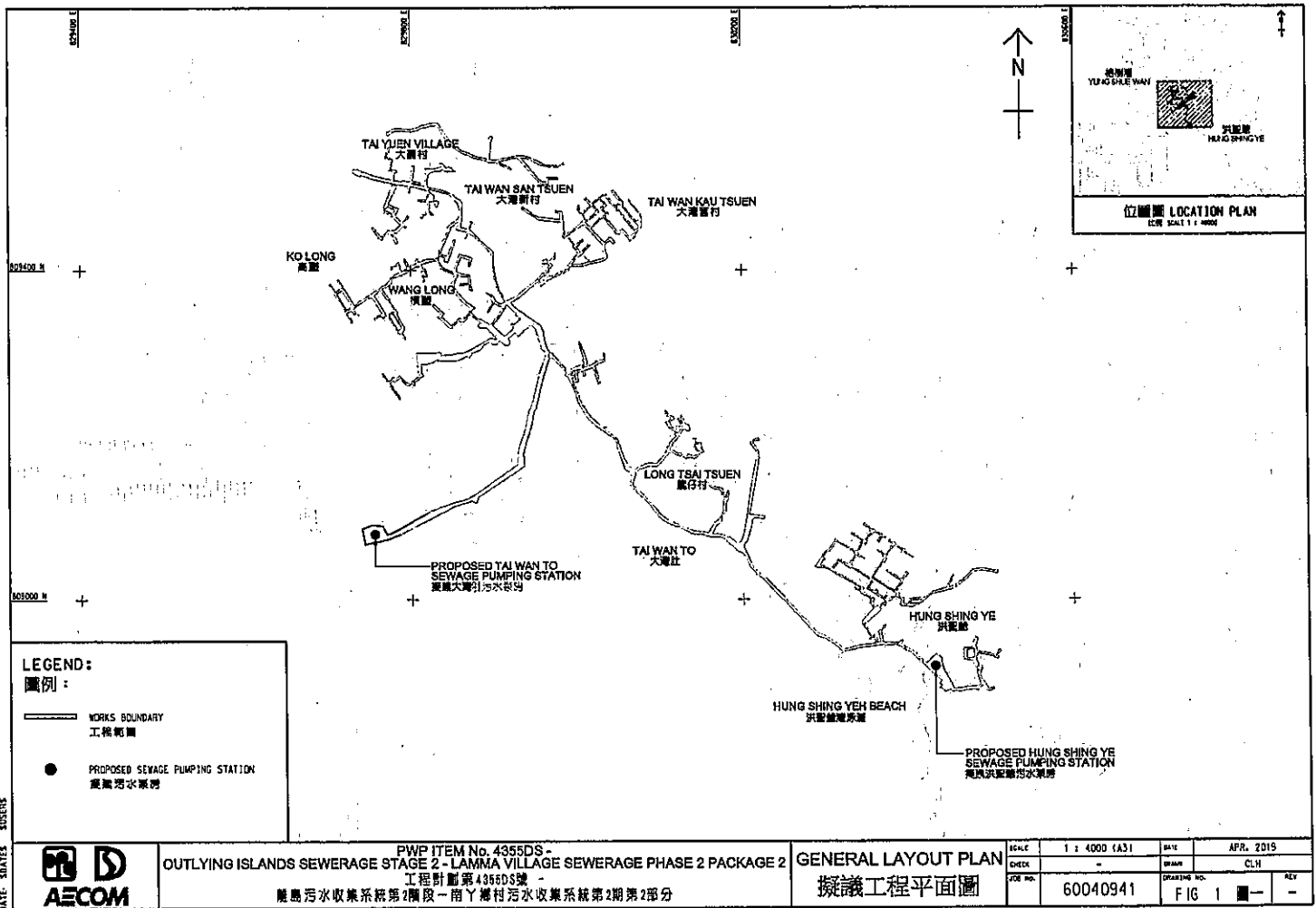
- 4.1 我們已分別於 2008 年 10 月及 2011 年 5 月 29 日就此項工程計劃諮詢南丫島北段鄉事委員會，及於 2011 年 7 月 18 日諮詢離島區議會轄下的旅遊漁農及環境衛生委員會。其後亦分別與各村村代表進行實地會議及諮詢他們對污水渠走線的意見，他們均表示原則上支持此項工程計劃。
- 4.2 我們將就此項計劃於 2019 年 5 月 19 日再次諮詢南丫島北段鄉事委員會。待收集離島區議會及鄉事委員會的意見後，我們將會盡快進行刊憲程序，使第 2 期第 2 部分工程計劃可以如期展開。

5 附件

圖一 南丫鄉村污水收集系統第 2 期第 2 部分-擬議工程平面圖

渠務署

2019 年 5 月



DATE: 2015.04.15
 STATES: SUSPENSE
 SFILES



PWP ITEM No. 4355DS -
 OUTLYING ISLANDS SEWERAGE STAGE 2 - LAMMA VILLAGE SEWERAGE PHASE 2 PACKAGE 2
 工程計劃第4355DS號 -
 離島污水收集系統第2階段-用丫灣村污水收集系統第2期第2部分

GENERAL LAYOUT PLAN
 擬議工程平面圖

SCALE	1 : 4000 (A3)	DATE	APR. 2015
CHECK	-	DRAWN	CLH
JOB NO.	60040941	DRAWING NO.	FIG 1 圖一
		REV	-

定 稿

離島區議會旅遊漁農及環境衛生委員會會議記錄

日期：2019 年 5 月 27 日(星期一)

時間：下午 2 時正

地點：香港中環統一碼頭道 38 號海港政府大樓 14 字樓
離島區議會會議室

出席者

李桂珍女士 (主席)

傅曉琳女士 (副主席)

周玉堂先生, SBS

余漢坤先生, JP

翁志明先生, BBS

陳連偉議員

黃漢權先生

黃文漢先生

何進輝議員

何紹基議員

黃秋萍議員

余麗芬女士

容詠嫦女士

鄭官穩先生

周浩鼎先生

郭 平先生

曾秀好女士

鄭國鑑先生, BH, JP

吳文傑先生

安民生先生

應邀出席者

蔡嘉敏女士
朱浩民先生
林卓峰先生
袁德成先生
岑楚良先生
譚子慧博士
楊柳菁博士

渠務署 署理高級工程師/顧問工程管理 3
渠務署 工程師/顧問工程管理 15
環境保護署 高級環境保護主任(排污基建)1
環境保護署 環境保護主任(排污基建)12
艾奕康有限公司 高級工程師
漁農自然護理署 郊野公園護理主任(港島)
漁農自然護理署 郊野公園主任(大嶼山)

列席者

楊善雯女士
黎明有先生
黎穎秀女士
郭志恒先生
李玉燕女士
何肇棠先生
冼佳慧女士
李劍民先生
黃志彪先生
葉家樂先生
鄧榮佳先生
陳天龍先生
陳婉兒女士

離島民政事務處 離島民政事務助理專員(2)
離島民政事務處 高級工程督察
食物環境衛生署 離島區環境衛生總監
地政總署 行政助理/地政(離島地政處)
香港警務處 助理警民關係主任(水警海港區)
香港警務處 警民關係組社區聯絡主任(大嶼山警區)
運輸署 高級運輸主任/離島 2
環境保護署 高級環境保護主任(區域南)5
水務署 工程師/香港及離島區(分配 6)
土木工程拓展署 保育事務主任/1 (大嶼山)
漁農自然護理署 漁業主任(執行)1
新大嶼山巴士(一九七三)有限公司
新世界第一渡輪服務有限公司

秘書

鄧琬珊女士

離島民政事務處 行政主任(區議會)2

因事缺席者

黃敬全先生
歐尚旻先生
許玉婷女士
周于楓女士

離島民政事務處 離島民政事務助理專員(1)
漁農自然護理署 農業主任(農業推廣)
香港旅遊發展局

歡迎辭

主席歡迎各政府部門代表、機構代表及委員出席會議，並介紹以下列席會議的部門代表：

- (a) 漁農自然護理署漁業主任(執行)1 鄧榮佳先生，他接替倫翠婉女士；
- (b) 香港警務處大嶼山警區警民關係組警長何肇棠先生，他暫代丘兆勝先生；
- (c) 香港警務處水警海港區警民關係主任李玉燕女士；以及
- (d) 土木工程拓展署保育事務主任/1 (大嶼山)葉家樂先生，他暫代唐懿芬女士。

2. 主席歡迎何紹基議員、何進輝議員、黃秋萍議員、鄺國鑑委員、安民生委員及吳文傑委員加入本委員會。委員備悉黃敬全委員、歐尚旻先生、許玉婷女士，以及香港旅遊發展局代表周于楓女士因事未能出席會議。

I. 通過 2019 年 3 月 25 日的會議記錄

3. 委員一致通過上述會議記錄。

II. 工程計劃第 4355DS 號－離島污水收集系統第 2 階段－南丫鄉村污水收集系統第 2 期第 2 部分 (文件 TAFEHC 22/2019 號)

4. 主席歡迎出席介紹文件的嘉賓：渠務署署理高級工程師/顧問工程管理 3 蔡嘉敏女士及工程師/顧問工程管理 15 朱浩民先生；環境保護署(環保署)高級環境保護主任(排污基建)1 林卓峰先生及環境保護主任(排污基建)12 袁德成先生；以及艾奕康有限公司高級工程師岑楚良先生。

5. 蔡嘉敏女士利用電腦投影片介紹文件內容。

6. 陳連偉議員感謝渠務署、環保署及顧問公司於本月中與各相關村代表及委員開會商討工程事宜。他希望相關部門及公司考慮當日會上提出

的意見，並向村代表匯報工程的最新情況及進度。他希望是項工程計劃能盡快通過及開展。

7. 余麗芬議員表示，現時大部分化糞池運作未如理想，村內經常發現有污水流出。她認為化糞池未能應付居民日常需要，希望渠務署盡快開展工程，並促請署方密切監察工程進度。

8. 周玉堂議員擔心第一期工程的污水處理廠未能應付第二期工程，詢問署方有否就此作出評估。

9. 蔡嘉敏女士綜合回應如下：

(a) 署方會密切跟進村代表及委員就第 2 期第 1 部分工程提供的意見及建議並作出改善。署方亦會在工程期間與村代表緊密溝通，以便他們了解工程內容。

(b) 署方的駐地盤工程人員會密切監察承建商的工程，以確保工程質素及審視進度。工程計劃現正在詳細設計階段，由於工程涉及刊憲、徵用私人土地、向城市規劃委員會申請改變土地用途，以及向立法會申請撥款等法定程序，署方會盡快處理，以期盡快開展工程。

(c) 有關第一期污水處理廠的設計處理量，已包括第 2 期範圍內預計人口增長所產生的污水量。

10. 主席請渠務署備悉委員意見，並促請署方盡快開展工程。

11. 委員支持上述工程計劃。

III. 食物環境衛生署改善香港環境衛生的策略和工作 (文件 TAFEHC 23/2019 號)

12. 主席歡迎出席介紹文件的嘉賓：食物環境衛生署(食環署)離島區環衛衛生總監黎穎秀女士。

13. 黎穎秀女士利用電腦投影片介紹文件內容。

14. 周浩鼎議員提出意見如下：



Drainage Services Department
Special Duty Division
42/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

渠務署
特別職務部
香港灣仔告士打道5號
稅務大樓42樓

來函檔號 Your Ref:
本署檔號 Our Ref: (00M0S5) in DSD SD 8/CE0739/196 Pt.1
電話 Tel: (852) 2594 7353
傳真 Fax: (852) 3104 6426

19 January 2021

Secretary of Town Planning Board
15/F., North Point Government Office
333 Java Road, North Point
Hong Kong

Dear Sirs / Madams,

PWP Item No. 4355DS
Outlying Islands Sewerage Stage 2 - Lamma Village Sewerage Phase 2 Package 2B

**Clarification for Planning Application under Section 16 of Town Planning
Ordinance for Hung Shing Ye Sewage Pumping Station**

I refer to my letter dated 31 December 2020 enclosing application form and Planning Statements for the subject application.

2. I would like to provide the following clarifications:

- (a) "Total site area (總地盤面積)" of the Application Site is 279 square metres while "gross floor area (總樓面面積)" for the structure of the proposed Hung Shing Ye Sewage Pumping Station under this Application is 124 square metres;
- (b) Plot ratio of the structure is 0.44. Please be advised that there is no material change to the captioned project since the approval of Technical Feasibility Statement of the project on 26 July 2017 (see attached), and therefore, paragraph no. 15 of FC 4/2017 is considered not applicable; and
- (c) The dimensions of the structure indicated in the table of Section 6(iii)(a) of the application form are for indicative only.

3. I hereby provide a revised Executive Summary in both English and Chinese and the revised chapter 4 which form parts of the submitted Planning Statements.

2021年 1月 21日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 21 JAN 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Cont'd/...2

4. If you have any enquiry, please feel free to contact the undersigned at telephone no. 2594 7353 or email (hyyyuen@dsd.gov.hk).

Yours faithfully,

(YUEN Ho-yan Janet)
for Principal Project Coordinator / Special Duty
Drainage Services Department

Encl.

c.c.

Town Plnr/Islands 5, PlanD
AECOM

(Attn.: Mr. Alex LAU) – w/o encl.
(Attn.: Mr Glen SHUM) – w/o encl.

Fax No.: 2367 2976
Fax No.: 3922 9797

(19)

MEMO**Urgent By Fax**

From Secretary for Development
 Ref. (5) in DEVB(W)3650/355/DS
 Tel. No. 3509 7368
 Fax No. 2537 1961
 Date 26 July 2017


To Director of Drainage Services
 (Attn.: Franky F K PONG)
 Your Ref. () in DSD CRR 7/4/0/1
 Dated 21.3.2017 Fax No. 2827 9352
 Total Pages 1

PWP Item No. 4355DS**Outlying Islands Sewerage, Stage 2 – Lamma Village Sewerage Phase 2****Revised Technical Feasibility Statement (TFS)**

The revised TFS of the above project submitted via your memo dated 21 March 2017 is considered acceptable. The revised TFS of the project is hereby approved by this Bureau in accordance with Financial Circular No. 4/2012.

2. The project cost is subject to cost vetting by the Project Cost Management Office (PCMO) when the project applies for upgrading to Cat B+ in the CWRAE.

3. You are reminded to upload the above approved TFS including the relevant supplementary/revised information, as well as the Project Definition Statement in the Public Works Programme Information System.

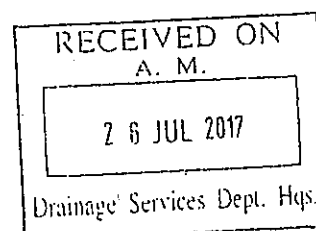

 (Tommy F K CHEUNG)
 for Secretary for Development

c.c. SFST
 DEP
 CE/CM, DSD

(Attn.: PAS(Tsy)(W))
 (Attn.: PEPO(SI))

By Fax
 2147 5240
 2519 0572
 2827 8526

Internal
 AS(PM)3, TO(PM)



Executive Summary

This application is prepared by the Drainage Services Department to seek the planning permissions of the Town Planning Board (TPB) for construction of the proposed Hung Shing Ye Sewage Pumping Station (HSYSPS) on a piece of Government Land in Hung Shing Ye.

The proposed HSYSPS is a Public Utility Installation (PUI) which falls under Column 2 of the Schedule of Uses of the approved Lamma Island Outline Zoning Plan No. S/I-LI/11 for the Open Space Land Use Zoning. The use may be permitted with or without conditions on application to the Town Planning Board.

Justifications of this application include:

- (i) the Application Site is the most suitable site for the proposed sewage pumping station;
- (ii) the necessity of constructing a sewage pumping station for proper collection and conveyance of sewage generated by Hung Shing Ye village area and Hung Shing Yeh Beach to Yung Shue Wan Sewerage Treatment Works for centralized treatment and disposal; and
- (iii) the proposed works have no adverse environmental, landscape, visual, traffic and drainage impacts.

At present, there is no public sewerage system supporting Hung Shing Ye. Sewage generated from the area is generally treated by septic tanks and/or soakaway systems which are often ineffective in removing pollutants that has caused pollution to the nearby watercourses. In order to alleviate the water pollution problem and to improve the sanitary condition of the environment, the government has planned to provide a public sewerage system under part of PWP Item No. 4355DS for the area in Hung Shing Ye including Hung Shing Yeh Beach for proper collection of sewage for subsequent conveyance to Yung Shue Wan Sewage Treatment Works for centralized treatment and disposal, as well as decommissioning of the existing Hung Shing Yeh Beach Sewage Treatment Plant. As Hung Shing Ye area and Hung Shing Yeh Beach are located at relatively low-lying areas, it is necessary to construct a pumping station for conveyance of sewage to the Yung Shue Wan Sewage Treatment Works.

The Application Site, with a total site area of about 279 square metres comprises the structure of the proposed HSYSPS of gross floor area of about 124 square metres.

The proposed HSYSPS is located at the current site of Hung Shing Yeh Beach Sewage Treatment Plant and will eventually replace it. The proposed HSYSPS is a small scale building with one storey above ground level and one level of basement. The height of the structure above ground level is approximately 5.5 m and depth of basement is approximately 7.7 m. As a structure of non-domestic purpose, its basement will house pumping facilities including valves, piping, pumps and other fitting equipment while the one-storey building will house switch room and control panel as well as to provide necessary space for maintenance of the pumping equipment. The majority of these equipment will be underground.

The proposed works are planned to be commenced in the end of 2021 for completion and operation in 2026.

The proposed sewerage works under this application are essential facilities for proper collection and conveyance of sewage generated from Hung Shing Ye village area and Hung Shing Yeh Beach to the Yung Shue Wan Sewerage Treatment Works for centralized treatment and disposal. The proposed works will alleviate the water pollution problem and bring about environmental improvement to the area. The Applicant therefore requests the Board to approve this application.

行政摘要

這項規劃申請乃渠務署向城市規劃委員會(「城規會」)呈交，請求批准使用一塊位於南丫島洪聖爺的政府土地建設一所污水泵房(擬建洪聖爺污水泵房)。

擬建洪聖爺污水泵房屬公用事業設施裝置，其土地用途屬南丫島分區計劃大綱核准圖編號S/I-LI/11中的休憩用地用途的土地用途表內第二欄。申請人需得到城市規劃委員會允許才可在有條件或無條件下使用土地。

這項規劃申請的理由包括：

- 一、申請地點是最適合興建污水泵房的選址；
- 二、有需要興建一所污水泵房，從而把洪聖爺地區及洪聖爺泳灘產生的污水妥善地收集並輸送到榕樹灣污水處理廠作中央處理及排放；及
- 三、工程不會構成不良的環境、景觀、視覺、交通及排水系統等影響。

目前，洪聖爺地區沒有公共污水處理系統。該地區所產生的污水一般是通過化糞池及/或滲水系統處理，但這些系統往往無法有效地去除污染物，以致造成附近河道的污染。為了舒緩水污染的問題及改善環境衛生，政府已計劃在部份工務工程計劃編號4355DS轄下，為該地區提供公共污水收集系統以妥善收集該地區的污水，並輸送到榕樹灣污水處理廠進行中央處理和排放，同時取代現有的洪聖爺灣石濾池污水處理廠。因洪聖爺地區及洪聖爺灣泳灘位於地勢較低的地區，所以需要建造一所污水泵房和附屬的地下污水渠，從而把污水輸送到榕樹灣污水處理廠。

申請地點的總地盤面積共約279平方米，其中約124平方米的總樓面面積用作擬建洪聖爺污水泵房。

擬建洪聖爺污水泵房位於洪聖爺灣石濾池污水處理廠的現址，並將最終取代它。擬建洪聖爺污水泵房是一所規模小的建築物，包括一層高的樓房及一層地下室。建築物的高度距離地面約5.5米，而地下室的深度約7.7米。建築物為非住宅用途，地下室將設置泵水設施，包括閘門，管道，抽水泵和其他配件設備，而地面層的樓房將設置變壓器室和控制台，並提供維修泵水設備需要的空間。大部份設備將裝置在地底。

擬建渠務工程預計將於2021年年終動工，並於2026年完成及運作。

擬建渠務工程乃重要設施，旨在把洪聖爺地區及洪聖爺灣泳灘產生的污水妥善收集並輸送到榕樹灣污水處理廠作中央處理和排放。擬議工程可舒緩水污染問題，並改善區內環境。因此，申請人希望城規會批准是項申請。

Hung Shing Ye in Lamma Island to cater for the sewage from the unsewered area developments therein and decommissioning of the existing Hung Shing Yeh Beach Sewage Treatment Plant (HSYSTP).

In February 2002, EPD completed the Preliminary Project Feasibility Study (PPFS) for Outlying Islands Sewerage Stage 2. Within PPFS, a sub-package Package 6A comprises of the extension of the sewerage system to Hung Shing Ye and construction of sewage pumping station in Hung Shing Ye, Lamma Island.

This application covers the proposed HSYSPS which is located at the existing site of HSYSTP and finally replacing it. It is necessary to construct this sewage pumping station in order to enable the sewage from the areas in Hung Shing Ye and Hung Shing Yeh Beach to be connected to the Stage 1 sewerage network for onward transmission to Yung Shue Wan Sewage Treatment Works (YSWSTW) for centralized treatment and disposal.

The zoning of the proposed site for HSYSPS is stipulated under the approved Lamma Island Outline Zoning Plan No. S/I-LI/11 as shown in **Enclosure 1**. It lies within areas zoned as "Open Space (O)". A sewage pumping station is classified as a "Public Utility Installation" under the classification of land uses specified in the Town Planning Ordinance (TPO). According to the Covering Notes attached to the OZP Plan No. S/I-LI/11, planning permission from Town Planning Board (TPB) under Section 16 of TPO is required prior to the development of the proposed HSYSPS.

3. Need for Hung Shing Ye Sewage Pumping Station

The proposed Hung Shing Ye sewerage system is the extension of Stage 1 Works and the system is to cater for the beach facilities of Hung Shing Yeh Beach and the existing and future village development in Hung Shing Ye.

Upon completion of the proposed sewage pumping station, the sewage from Hung Shing Ye village area and Hung Shing Yeh Beach will be collected in the proposed sewage pumping station and conveyed to the existing gravity sewerage network. Due to topographical constraint, the HSYSPS is considered necessary. Without this sewage pumping station, the sewage cannot be conveyed to the existing sewerage network for onward transmission to Yung Shue Wan Sewage Treatment Works for centralized treatment and disposal.

4. The Site and Proposed Layout of Sewage Pumping Station

The location and the application boundary of the proposed sewage pumping station are indicated on Fig 2.1 at Enclosure 2. The application site is located at the existing footprint of HSYSTP which is at north east next to the existing changing room of Hung Shing Yeh Beach. Private lots located immediately east of the site and the nearest residential house is approximately 34m away. The north and south of the site are surrounded with concrete footpaths and covered with vegetation for further north and south.

The existing development HSYSTP is a small sewage treatment facility owned by Leisure and Cultural Services Department and operated by Drainage Services Department serving the beach facilities of Hung Shing Yeh Beach only. It mainly comprises of septic tanks, filtration tanks, humus tanks, chlorination chamber, pump chambers and switch room. Its function is to provide simple local sewage treatment by trickling filter for the sewage from the Hung Shing Yeh beach's facilities (mainly Hung Shing Yeh Beach public toilet). After treatment, the treated effluent will be discharged to the Ha Mei Wan into the marine water. The proposed development HSYSPS will replace the HSYSTP and convey the sewage from Hung Shing Yeh Beach facilities together with other sewage collected from Hung Shing Yeh village to the Yung Shue Wan Sewage Treatment Works for centralized treatment and disposal. The proposed development (with sewage pumping function only) is considered to be more efficient and environmental friendly solution in improving village environment.

Fig 2.2 to Fig 2.4 show the details of the proposed sewage pumping station. The pumping facilities including the valves, piping, pumps and other fitting equipment will also be located underground, occupying approximately 124 m² gross floor area with 5.5 m in height for the sewage pumping station. The structure will also be required to house the control panel and equipment as well as to provide space for maintenance of the pumping equipment. The sewage pumping station site will be enclosed by a permeable boundary wall, the total site area will be approximately 279m². The schedule of accommodations has been circulated to Property Vetting Committee for comment.

The application site is currently situated on an unleased government land. The proposed works including was gazette on 12 December 2014 and authorized on 12 June 2015. Application for Permanent Government Land Allocation is currently in



Drainage Services Department
Special Duty Division
42/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

渠務署
特別職務部
香港灣仔告士打道5號
稅務大樓42樓

來函編號 Your Ref: TPB/A/I-LI/32
本署檔號 Our Ref: (00MKQ0) in DSD SD 8/CE0739/196 Pt.1
電話 Tel: (852) 2594 7253
傳真 Fax: (852) 3104 6426

Secretary of Town Planning Board
15/F., North Point Government Office
333 Java Road, North Point
Hong Kong

Dear Sirs / Madams,

Planning Application under Section 16 of Town Planning Ordinance
Location: Government Land in D.D. 4 LM, Hung Shing Ye, Lamma Island
(Application No. A/I-LI/32)

Technical Clarifications

I refer to our above application and your letter dated 28 January 2021 regarding the captioned. In response to departmental comments on the application, I would like to provide the following technical clarifications.

Site Layout

2. As shown in our site layout plan (Fig. 2.1) at Enclosure 2 of the Planning Statement, ground floor of the proposed development comprises ground floor of sewage pumping station structure (the hatched area) and a remaining area. The remaining area is designed as a 'vacant area' where necessary maintenance of large and bulky equipment would take place.

Gross Floor Area

3. The Gross Floor Area (GFA) of 124 square meter solely reflects the ground floor situation of the proposed structure. Ground floor of the proposed structure, which is designed to house switch room and control panel as well as to provide necessary space for maintenance of pumping equipment is GFA accountable. Basement of the proposed structure, which is designed to house underground water tank and associated pumping facilities including valves, pumps and other fitting equipment is non-GFA accountable.

In Response to LCSD's comments

4. In response to LCSD's advisory comments on the application, please find our technical clarification enclosed at Annex 1.

/- 2 -

5. Please be clarified that according to our record, LCSD is the user department of the existing Hung Shing Yeh Beach Sewage Treatment Plant.

6. If you have any enquiry, please feel free to contact the undersigned or our Ms. Janet YUEN at telephone no. 2594 7353 or email (hyyuen@dsd.gov.hk).

Yours faithfully,



(Gary LEUNG Ka-kay)
for Drainage Services Department

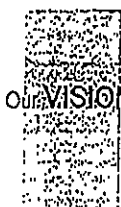
Encl.

c.c. w/e

Town Plnr/Islands S, PlanD
AECOM

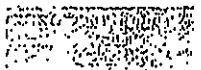
(Attn.: Mr. Alex LAU)
(Attn.: Mr Glen SHUM)

Fax No.: 2367 2976.
Fax No.: 3922 9797



我們的抱負是提供世界級的污水和雨水處理排放服務，以促進香港的可持續發展。

Our VISION is to provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong.



LCSD's comment	The Applicant's response
<p>draw the applicant's attention to the following points:</p> <ul style="list-style-type: none"> - The site concerned would be handed over to the applicant upon their contractor moving in; - The applicant would be the owner of the proposed HSYSPS and responsible for its' future management and maintenance; - The applicant should take into account that the insufficient lighting of the footpath behind the existing HSYSTP; and - The applicant should provide details remedial measures to solve the sewage treatment discharge from HSYB Toilet Block during the construction period. 	<p>Noted.</p> <p>Noted.</p> <p>Noted. The concern will be addressed in the detailed design of HSYSPS.</p> <p>A temporary sewage treatment plant will be provided by the Applicant to treat the sewage discharged from HSYB Toilet Block during the construction period, in order to meet the discharge standard specified in the discharge license for the existing HSYBSTP. The effluent will be discharged through the existing outfall of the HSYBSTP. The temporary sewage treatment plant will continue to operate until commissioning of HSYSPS.</p>



Drainage Services Department
Special Duty Division
42/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

渠務署
特別職務部
香港灣仔台士打道5號
稅務大樓42樓

來函編號 Your Ref: TPB/AI-LI/32
本署編號 Our Ref: (00MLMY) in DSD SD: 8/CE0739/196 Pt 1
電話 Tel: (852) 2594 7253
傳真 Fax: (852) 3104 6426

1 March 2021

Secretary of Town Planning Board
15/F., North Point Government Office
333 Java Road, North Point
Hong Kong

By fax only
(2877 0245)

Dear Sirs / Madams,

Planning Application under Section 16 of Town Planning Ordinance
Location: Government Land in D.D. 4 LM, Hung Shing Ye, Lamma Island
(Application No. A/I-LI/32)

Technical Clarifications

Further to my letter dated 26 February 2021 (our ref.: (00MKQ0) in DSD SD: 8/CE0739/196 Pt 1), I would like to provide technical clarifications on our response to LCSD's comment regarding the arrangement of the temporary sewage treatment plant (TSTP).

2. The TSTP will be installed by the Applicant within the Application Site. The TSTP will be demolished after commissioning of Hung Shing Ye Sewage Pumping Station. LCSD expressed no comment to the above arrangement during circulation of Engineering Design Report of the project "Agreement No. CE 39/2007 (DS) Outlying Islands Sewerage Stage 2 – Lamma Village Sewage Phase 2 – Investigation, Design and Construction". Further liaisons will be carried out with LCSD for the arrangement of plant installation and decommissioning of the existing Hung Shing Yeh Beach Sewage Treatment Plant.

3. If you have any enquiry, please feel free to contact the undersigned or our Ms. Janet YUEN at telephone no. 2594 7353 or email (hvyuen@dsd.gov.hk).

Yours faithfully,

(Gary LEUNG Ka-kay)
for Drainage Services Department

Encl

-2-

我們的目標是提供世界級的污水和雨水處理排放服務，以促進香港的可持續發展。

Our goal is to provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong.



c.c.

Town Planning Islands 5, Phase I
AECOM

(Attn: Mr. Alex LAU)
(Attn: Mr. Glen SHUM)

Fax No.: 2367 2976
Fax No.: 3922 9797

01-MAR-2021 16:19
01-MAR-2021 17:17
+ 852 2522 8426
96%
P.003
TOTAL P.003
P.003

致城市規劃委員會秘書:

專人送遞或郵遞: 香港北角渣華道 333 號北角政府合署 15 樓

傳真: 2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

5-1

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/I-LI/32

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

1. 如日後工程開展時, 部門必須事前與南丫島北段鄉事委員會及大灣村村代表開會;
2. 新泵房設在行人路旁, 加上附近街燈不足, 原本路面入夜已非常黑暗, 因此建議新泵房的外圍設計上添加照明設備。

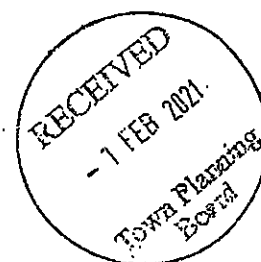
「提意見人」姓名/名稱 Name of person/company making this comment

南丫島北段鄉事委員會主席 - 陳連偉先生



簽署 Signature

日期 Date 01/02/2021



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年02月14日星期日 0:50
收件者: tpbpd
主旨: A/I-LI/32 DD 4 LM Hung Shing Ye Lamma
附件: Hung Shing Ye Beach - Google Maps.pdf

5-2

A/I-LI/32

Government Land in D.D. 4 LM, Hung Shing Ye, Lamma Island

Site area : About 279sq.m

Zoning : "Open Space"

Applied development : Sewage Pumping Station

Dear TPB Members,

While the plan is to redevelop and improve the existing pumping station, on checking out Google Map and the OZP website one has to question if it would not be better to relocate the facility to increase the space for beach related activities at the current site.

The primary beneficiaries of the facility will be the owners of the nearby village houses. Why are so many built on OS and GB zoning when the actual V zone is to one side? Google maps shows extensive removal of vegetation on GB. There has been no application or approval for this.

Is this also government land? What is going on? Is any enforcement action been taken? Could the pumping station be located on the trashed lots as they are also low lying?

When plans are put forward it is an opportune time to ask questions as about existing and optimal land uses.

Mary Mulvihill

Google Maps Hung Shing Ye Beach



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

Advisory Clauses

- (a) to note the comments of District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that the application for Permanent Government Land Allocation (PGLA) for construction of the subject proposed sewage pumping station is being considered by LandsD acting in the capacity as a landlord at its sole discretion. There is no guarantee that the application for PGLA will be approved. If the application for PGLA is approved, it would be subject to such terms and conditions as may be imposed by LandsD;
- (b) to note the comments of Director of Fire Services that Emergency Vehicular Access arrangement shall comply with Section 6, Part D of the 'Code of Practice for Fire Safety in Buildings 2011' which is administered by the Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (c) to note the comments of Chief Town Planner/Urban Design and Landscape that the applicant is advised to plant the shrubs at-grade within a fixed planter, as far as practicable, for healthy plant growth;
- (d) to note the comments of Head of the Geotechnical Engineering Office (GEO), Civil Engineering and Development Department that the study and design of all permanent geotechnical works, if any, in associated with the proposed pumping station should be submitted to GEO for checking in accordance with Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002;
- (e) to note the comments of Executive Secretary (Antiquities & Monuments), Antiquities & Monuments Office (AMO) that the applicant is required to inform AMO in case any antiquities or supported antiquities are discovered in the course of the excavation works; and
- (f) to note the comments of the Director of Leisure and Cultural Services (DLCS) that:
 - (i) the applicant should take into account that insufficient lighting of the footpath behind the existing Hung Shing Yeh Beach Sewage Treatment Plant; and
 - (ii) the applicant should provide details remedial measures to solve the sewage treatment discharge from Hung Shing Yeh Beach Toilet Block during the construction period.