

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 **- 7 JUN 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.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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/NE-SSH/140
	Date Received 收到日期	- 7 JUN 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)

Light Time Investments Limited

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)

Llewelyn-Davies Hong Kong Ltd

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 107 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 107 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Coastal Protection Area"
(f) Current use(s) 現時用途	Currently, the site is largely a bare ground with little vegetation cover. (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所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 71 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 0.1 - 1.9 m 米 ☒ About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	Proposed Public Utility Installation (Underground Stormwater Drain)

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

(a) Nature and scale 性質及規模	☒ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度														
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Underground Stormwater Drain</td> <td>1</td> <td>about 1.7m (external diameter) x about 42.6m (length) x about 0.1m - 1.9m (depth of excavation)</td> </tr> <tr> <td>Temporary Waterproofed Membrane with Sand bags</td> <td>1</td> <td>about 6m (width) x about 6m (length)* x about 1.7m (height)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Underground Stormwater Drain	1	about 1.7m (external diameter) x about 42.6m (length) x about 0.1m - 1.9m (depth of excavation)	Temporary Waterproofed Membrane with Sand bags	1	about 6m (width) x about 6m (length)* x about 1.7m (height)					
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)													
Underground Stormwater Drain	1	about 1.7m (external diameter) x about 42.6m (length) x about 0.1m - 1.9m (depth of excavation)													
Temporary Waterproofed Membrane with Sand bags	1	about 6m (width) x about 6m (length)* x about 1.7m (height)													
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

* The length of about 6.4m as indicated in Table 3.1 of the Planning Statement is the net difference of the total length of the Application Site (49m) minus the length of the underground stormwater drain (42.6m).

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(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)

.....

.....

.....

☐ 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)

Q2 2022

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	☒ 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)) Please refer to Figure 1.1 of the planning statement for information. ☐ 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)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____
	No 否	☒

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。

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?	Yes 是 No 否	☐ Please provide details 請提供詳情 ☒																													
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。)	Yes 是 No 否	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 71 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 0.1 - 1.9 m 米 ☒ About 約 ☐																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 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) Please refer to Appendices A and B of the attached Planning Statement. 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
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On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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。

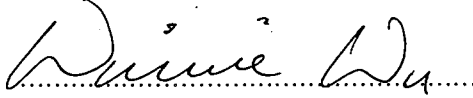
Please refer to Section 4 of the attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in 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

Wu Wan Yin Winnie

Associate Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

MRTPI

Llewelyn-Davies

on behalf of
代表

Llewelyn-Davies Hong Kong Ltd

Hong Kong Limited

Authorized Signature

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

Date 日期

21/05/2021

(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)		
Location/address 位置/地址	Government land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories 新界十四鄉西沙丈量約份第165約的政府土地		
Site area 地盤面積	107 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 107 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11 十四鄉分區計劃大綱核准圖編號 S/NE-SSH/11		
Zoning 地帶	"Coastal Protection Area" 「海岸保護區」		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Underground Stormwater Drain) and Excavation of Land 擬議公用事業設施裝置 (地下雨水渠) 和挖土工程		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
(iv) Site coverage 上蓋面積	% ☐ 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 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ 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/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Ecological Impact Assessment 生態影響評估		

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。

21 May 2021

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

By Hand

Dear Sirs

Section 16 Planning Application for Proposed Public Utility Installation (Underground Stormwater Drain) and Excavation of Land in "Coastal Protection Area" Zone on Government Land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories

We act on behalf of Light Time Investments Limited to submit this planning application for proposed public utility installation (underground stormwater drain) and excavation of land in "Coastal Protection Area" zone on Government Land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories under Section 16 of the Town Planning Ordinance (the Ordinance) (CAP. 131).

Please find enclosed the following for your consideration:

- 5 signed original copies of the Application Form; and
- 70 copies of the supplementary Planning Statement

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr Arnold Koon / Miss Simone Tang at 2957 9667 / 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

Llewelyn-Davies
Hong Kong Limited
Authorized Signature

WW/AK/st

Encl

S:\13468 - Sai Sha Drainage Outfall\Submission\To TPB_20210521.doc

2021年 6月 7 日

此文件在_____收到。城市規劃委員會
只會在收到所有必需的资料及文件後才正式確認收到
申請的日期。

- 7 JUN 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.

4 June 2021

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

By Fax & Email
(2877 0245)

Dear Sir,

Section 16 Planning Application for Proposed Public Utility Installation (Underground Stormwater Drain) and Excavation of Land in "Coastal Protection Area" Zone on Government Land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories

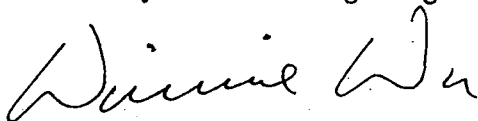
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and our subsequent tele-con (LEUNG/TANG) with the Board on 3 June 2021.

We would like to clarify that the Application Site of the subject application falls entirely within Government land on "Coastal Protection Area" ("CPA") zone. The Application Site shall not involve any private lots and no part of the Application Site shall fall within "Comprehensive Development Area" ("CDA") zone on the OZP.

As the enclosed information only serves as clarification of background information with no changes to the proposed development parameters submitted on 21 May 2021, the Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Arnold Koon at 2957 9667/ Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/AK/st

2021年 6月 7 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 - 7 JUN 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.

S:\13468 Sai Sha Drainage Outfall\Submission\Clarification to TPB\20210604_Clarification to TPB (Sai Sha Drainage Outfall).doc

*Section 16 Planning Application for
Proposed Public Utility Installation
(Underground Stormwater Drain) and
Excavation of Land in “Coastal Protection Area” Zone on
Government Land in D.D. 165,
Sai Sha, Shap Sz Heung, the New Territories*

May 2021

**llewelyn
davies**

In Association with

AECOM Asia Company Limited

Ove Arup & Partners Hong Kong Limited

Ramboll Hong Kong Limited

2 July 2021

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

**By Fax and Email
(2877 0245)**

Dear Sir

**Section 16 Planning Application for Proposed Public Utility Installation (Underground Stormwater Drain) and Excavation of Land in "Coastal Protection Area" Zone on Government Land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories
(Application No.: A/NE-SSH/140)**

We refer to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the comments from the Agriculture, Fisheries and Conservation Department received via the Sha Tin, Tai Po and North District Planning Office (DPO/STN) in June 2021.

In response to the comments received, enclosed please find the responses-to-comments table with replacement pages of Ecological Impact Assessment (**Attachment 1** refers). Please note that the enclosed information only serves for **technical clarifications purpose, without involving any re-modeling or re-assessment**. The proposed work and its parameters also remain unchanged from those submitted to the Town Planning Board (the Board) on 21 May 2021. The Applicant therefore sincerely requests that the captioned application be processed and considered by the Board at the RNTPC Meeting scheduled on 23 July 2021.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr Arnold Koon at 2957 9667 / Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/AK/st
Encl

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cc (w/ encl)

DPO/STN

Attn: Mr. Tony Wu/ Ms. Sharon Chan

(email)

Section 16 Planning Application for Proposed Public Utility Installation (Underground Stormwater Drain) and Excavation of Land in “Coastal Protection Area” Zone on Government Land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories
(Application No.: A/NE-SSH/140)

	Departmental Comments	Responses to Comments
1.	Comments from Director of Agriculture, Fisheries and Conservation	
1.1	Specific Comments on EcolA:	
1.1.1	S3.2.1.4: "Figure 1" at line 2 should be "Figure 2".	Noted. "Figure 1" is revised as "Figure 2" in the replacement pages of the Ecological Impact Assessment (EcolA) report in Attachment 1 of the current submission.
1.1.2	S4.3.1.1: As stated in 3.2.1.3, intertidal communities were surveyed at high tide and low tide conditions. Please discuss and elaborate whether there are differences in the composition of intertidal fauna in Appendix 2 during different tidal conditions.	Noted. The required discussion and elaborations have been provided in S4.3.1.2 of the replacement pages of the EcolA Report. Appendix 2 of the EcolA report has also been updated to show the species recorded during different tidal conditions. Please refer to Attachment 1 of the current submission for details
1.2	Please be reminded to adopt good site practice during the works to avoid and minimize any potential impact to the SSSI and the mangrove ecosystem therein.	Noted. Good site practice will be adopted during the proposed works to avoid and minimize any potential impact to the SSSI and the mangrove ecosystem therein. Please refer to S6.2.5.1 of the replacement page of the EcolA report in Attachment 1 of the current submission for details.

Attachment 1
Replacement Pages of
Ecological Impact Assessment Report

(Amendments highlighted)

3 Methodology

3.1 Survey Area

- 3.1.1.1 The Application Site is to the south of Tseng Tau which would be the proposed excavation of land for permitted drainage works (coordinated by the Government) within the CPA zone
- 3.1.1.2 Given the localised nature and the small scale of the proposed excavation works, the survey area covered the Application Site and its immediate vicinity including the intertidal area.

3.2 Surveys and Programme

- 3.2.1.1 The ecological surveys covered flora and major wildlife groups including intertidal surveys. A total of two surveys, covering high tide and low tide period respectively, were conducted in August 2020.
- 3.2.1.2 Relative abundance and growth forms of dominant and notable plant species were recorded at the surveyed area. Identification of species and distribution status in Hong Kong were made with reference to Corlett *et al.* (2000), Hu *et al.* (2003), Yip *et al.* (2010), Hong Kong Herbarium (2012), and Hong Kong Herbarium and South China Botanical Gardens (2007; 2008; 2009; 2011).
- 3.2.1.3 Intertidal communities were surveyed at high tide and low tide conditions. A walk-over survey was conducted at the survey location to identify the intertidal flora and fauna present and their occurrence at the survey location.
- 3.2.1.4 A quantitative quadrat survey was conducted. A single line transect were setup at the survey location (see **Figure 2**) perpendicularly to the shoreline from high water mark to low water mark. Sampling quadrats (0.5m × 0.5m) were laid at an interval of 5m. Intertidal epifauna in each quadrat were identified and enumerated.
- 3.2.1.5 For general distribution status of the species in Hong Kong, references were made to Fellowes *et al.* (2002) and the Hong Kong Biodiversity Database (AFCD, 2020).

4 Baseline Conditions

4.1 Recognised Site of Conservation Importance

- 4.1.1.1 The concerned Coastal Protection Area (CPA zone) under OZP No. S/NE-SSH/11 covers the immediate hinterland of Kei Ling Ha Mangal. The coastal features within and in the vicinity of the areas have considerable value for educational purposes. The marine habitat supported by the rocky/boulder shore is also of significant ecological value in view of its biological diversity.
- 4.1.1.2 Kei Ling Ha Mangal SSSI includes the mangal community and mudflat along the coastal area between Tseng Tau South and Kei Ling Ha Lo Wai incorporating the inner bay of Three Fathoms Cove to the south of Wu Chau. The mangroves over there are rather distinctive in terms of scale, sandy substrata and well-developed zonation of species.

4.2 Habitat and Vegetation

- 4.2.1.1 The Application Site i.e. proposed works area consists of developed area and wasteland within the CPA zone. The developed area is with very limited vegetation cover, while the proposed temporary waterproofed membrane with sand bag area is wasteland covered by ruderal vegetation. No trees would be directly impacted. Some trees including the exotic *Leucaena leucocephala* and the common native coastal species *Hibiscus tiliaceus* could be found in the wider area within the study area (**Figure 2** refers). No flora species of conservation importance was recorded within the study area. Due to the developed area/wasteland nature, the low biodiversity and abundance of wildlife/flora supported, the ecological value of the Application Site is low.
- 4.2.1.2 Further offshore away from the Application Site consists of mangrove habitat with some backshore vegetation and mangrove species. *Kandelia obovata* is dominant in the intertidal habitat. It is a very common mangrove species.
- 4.2.1.3 Representative photographs are given in **Appendix 1**. Flora list is given in **Appendix 4**.

4.3 Intertidal Fauna

- 4.3.1.1 **Appendix 2** and **3** present the intertidal fauna recorded during the surveys. Total 60 species were identified, and no species of conservation importance was recorded during the survey. In the walk-over survey, 9 fish species were identified; most of them are Least Concern (IUCN, 2020). The most abundant species were snails *Batillaria multiformis*, *Batillaria zonalis* and *Clithon oualaniensis*, and oysters *Isognomon isognomum* and *Saccostrea cucullata*, predominately on the high and mid shore. Clam *Gafrarium pectinatum* and starfish *Archaster typicus* were more commonly found on the low shore.
- 4.3.1.2 The composition of intertidal fauna varies in different tidal conditions is shown in **Appendix 2**. Large area of the shore is submerged during high tide; thus there is limited species recorded, except juvenile fish species of *Mugil cephalus* and *Terapon jarbua*. The rocky area at the higher tidal zone and muddy bottom would

be exposed during the low tide. Hence, more species could be recorded, such as the immobile fauna, e.g. *Balanus Amphitrite* and *Septifer virgatus* attaching on the rocks as well as the infauna e.g. *Gafrarium pectinatum* in the sand. The juvenile goby fish, tends to inhabit in shallow water could be also found at the sand grains at the lower tidal zone.

- 4.3.1.3 The endemic crab *Haberma tingkok* was first recorded at Ting Kok in 2017. It is an arboreal species, associated with mangrove *Kandelia obovata* (Cannicci and Ng 2017). There were unpublished records of this species in the mangrove stand near the Application Site (AFCD *in litt.*). *Kandelia obovata* or other mangrove species/associates is not recorded within the Application Site.

5 Ecological Evaluation

5.1 Evaluation of the Application Site

- 5.1.1.1 The ecological importance of the Application Site is presented in **Table 5.1** with reference made to the guidelines of Annex 8 of the EIAO-TM.

Table 5.1 Ecological Evaluation of the Application Site

Criteria	Application Site
Naturalness	Developed area and wasteland in nature. A concrete paved area with very little coverage of ruderal vegetation.
Size	Small
Diversity	Very low
Rarity	Developed area and wasteland is very common in Hong Kong
Re-creatability	Could be recreated easily.
Fragmentation	Connected with the developed area i.e. Tseng Tau Village nearby, not considered to be fragmented.
Ecological Linkage	Connected with the ruderal vegetation and backshore vegetation towards the seaside; and nearby developed area. But no significant ecological linkage was recorded.
Potential Value	Low
Nursery/ breeding Ground	None recorded
Age	Uncertain
Abundance/ richness of wildlife	Very low
Ecological Value	Low

6 Impact Assessment and Mitigation Measures

6.1 Development Schedule

- 6.1.1.1 The development schedule is given in **Table 6.1** below.

Table 6.1 – Details of the Proposed Works within Application Site to enable the Approved Drainage Proposal

Area involved	Total: about 107 m ²
- For a short section of the underground stormwater drain falling within "CPA" zone	- About 71 m ²
- Temporary waterproofed membrane with sand bags	- About 36 m ²
Total length	Total: about 49m
- For a short section of the underground stormwater drain falling within "CPA" zone	- About 42.6 m
	- About 6.4 m

- 6.2.4.2 The excavated materials produced in pipe jacking work would be transported to launching shaft, which is located outside "CPA" zone, for removal. Any site runoff would also be pumped away to appropriate treatment facilities immediately from the source and/or from the collection point at the waterproof membrane. Adequate standby pumps would be provided on-site to prepare for emergency situations e.g. heavy rain. Exposed earth would be covered by tarpaulin to minimise erosion and generation of runoff during rainy condition. Earth bunding, sandbags and/or brick walls would be considered to avoid leaking of site runoff into nearby areas from the works site where necessary. The works site would not encroach into surrounding area outside of the Application Site.
- 6.2.4.3 Other appropriate standard construction site drainage measures listed in the ProPECC PN 1/94 – Environmental Protection Department Practice Note for Professional Persons would also be implemented. With such standard water quality control measures in place, the potential water quality impact would be minor.

6.2.5 General Disturbance

- 6.2.5.1 The works to be undertaken within the "CPA" zone would take 12 weeks including setting up of the waterproofed membrane with sand bags, pipe jacking, laying of pipe and the removal of the waterproofed membrane with sand bags. Not many construction equipment would be used inside the "CPA" zone. Good site practice should be adopted during the construction phase to avoid and minimize any potential impact to the Kei Ling Ha Mangal SSSI and the mangrove ecosystem therein. The Application Site and its surrounding area are already subject to human and traffic disturbance and is of limited ecological value. Backshore vegetation and mangrove are located further towards the offshore. The construction disturbance would be limited to the bare ground and its immediate vicinity due to the trenchless construction method. The disturbance to the further offshore intertidal areas is minor. In terms of the impact on water quality, the implementation of construction site drainage measures and the provision of the temporary sand bags and waterproof membrane to prevent runoff, the indirect water quality impact to the CPA, mangrove and potentially *Habermia tingkok* would be minor. Avifauna with high mobility might be temporarily displace away from source of human disturbance but would not be affected severely as the nearby areas are existing villages already. Also due to the short construction period i.e. 12 weeks within the "CPA" zone, and the small scale of works with site area of about 107m², the disturbance impact is considered to be temporary and minor.

6.3 Cumulative Impact

6.3.1 Cumulative Loss of Habitats During Excavation

- 6.3.1.1 The nearby approved concurrent development project adjacent to the "CPA" zone would affect the habitat within the "Comprehensive Development Area" i.e. "CDA" zone. The construction works of the "CDA" development project would not encroach into the "CPA" zone, thus cumulative loss of habitats within the "CPA" zone is not anticipated.

6.3.2 Cumulative Construction Disturbance

- 6.3.2.1 The construction works of the approved concurrent development within the "CDA" zone would take place within the "CDA" boundary which has been demarcated

Appendix 2 Intertidal Fauna Recorded in Walk-over Survey

Species Name	Common Name	Conservation and Protection Status ¹	Relative Abundance ²	
			High Tide	Low Tide
Fish				
<i>Bathygobius fuscus</i>	Brown Frillfin	Least Concern		+
<i>Drombus</i> sp.	Mud Goby	-		++
<i>Favonigobius reichei</i>	Indo-Pacific Tropical Sand Goby	Least Concern		+
<i>Mugil cephalus</i>	Flathead Mullet	Least Concern	+	
<i>Mugilogobius chulae</i>	Yellowstripe Goby	Least Concern		+
<i>Pseudogobius javanicus</i>	Javanese Fatnose Goby	-		+
<i>Redigobius bikolanus</i>	Speckled Goby	Least Concern		+
<i>Terapon jarbua</i>	Jarbua terapon	Least Concern	+	+
<i>Tridentiger trigonocephalus</i>	Chameleon Goby	-		+
Echinoderm				
<i>Archaster typicus</i>	Starfish	-		++
<i>Holothuria leucospilota</i>	Sea Cucumber	Least Concern		+
<i>Salmacis sphaeroides</i>	Sea Urchin	-		+
Crustacean				
<i>Alpheus</i> sp. 1	Shrimp	-		+
<i>Alpheus</i> sp. 2	Shrimp	-		+
<i>Athanas japonicus</i>	Shrimp	-		+
<i>Balanus amphitrite</i>	Acorn Barnacle	-		+++
<i>Chthamalus malayensis</i>	Barnacle	-		+
<i>Clibanarius longitarsus</i>	Hermit Crab	-		+
<i>Clibanarius infraspinatus</i>	Hermit Crab	-		+
<i>Gaetice depressus</i>	Grapsid Crab	-		+
<i>Hemigrapsus sanguineus</i>	Grapsid Crab	-		+
<i>Ligia exotica</i>	Sea Slater	-	++	+++
<i>Metopograpsus frontalis</i>	Grapsid Crab	-		++
<i>Palaemon debilis</i>	Feeble Shrimp	-		+
<i>Perisesarma bidens</i>	Mangrove Crab	-	+	
<i>Tetraclita japonica</i>	Barnacle	-		+
<i>Thalamita</i> sp.	Swimming Crab	-		+
Bivalve				
<i>Barbatia virescens</i>	Ark Shell	-		++
<i>Brachidontes variabilis</i>	Mussel	-		+
<i>Geloina erosa</i>	Large Mangrove Clam	-		++
<i>Gafrarium pectinatum</i>	Mangrove Clam	-		++
<i>Isognomon isognomum</i>	Hammer Oyster	-	+	+++
<i>Marcia hiantina</i>	Clam	-		+

Species Name	Common Name	Conservation and Protection Status ¹	Relative Abundance ²	
			High Tide	Low Tide
<i>Perna viridis</i>	Green Mussel	-		+
<i>Saccostrea cucullata</i>	Rock Oyster	-	++	++++
<i>Septifer virgatus</i>	Purplish Bifurcate Mussel	-		++
<i>Tapes variegatus</i>	Clam	-		+
Gastropod				
<i>Batillaria multiformis</i>	Sand Snail	-		++++
<i>Batillaria zonalis</i>	Sand Snail	-		++++
<i>Cellana grata</i>	Limpet	-		+
<i>Cellana toreuma</i>	Limpet	-		++
<i>Cerithidea diadjarimensis</i>	Mud Snail	-	++	+++
<i>Cerithidea rhizophorarum</i>	Mud Snail	-	++	+++
<i>Clithon oualaniensis</i>	Clithon	-		++++
<i>Cronia margaritcola</i>	Dog Whelk	-		+
<i>Littoraria melanostoma</i>	Mangrove periwinkle snail	-	+	+
<i>Lunella coronata</i>	Common Turban Shell	-	+	++
<i>Monodonta labio</i>	Top Shell	-		+++
<i>Nerita striata</i>	Nerita	-		++
<i>Nipponacmea concinna</i>	Limpet	-		+
<i>Patelloida pygmaea</i>	Limpet	-		+
<i>Patelloida saccharina</i>	Limpet	-		+
<i>Planaxis sulcatus</i>	Planaxid Snail	-		++
<i>Serpulorbis imbricatus</i>	Worm-snail	-		+
<i>Siphonaria laciniosa</i>	False Limpet	-		+
<i>Terebralia sulcata</i>	Large Mangrove Snail	-	++	++
<i>Thais clavigera</i>	Whelk	-		++
Annelid				
Polychaeta 1	Polychaete	-		+
Echiuran				
<i>Ochetostoma erythrogrammon</i>	Innkeeper Worm	-		+
Cnidarian				
<i>Haliplanella lineata</i>	Sea Anemone	-		+

Note:

1. Conservation and Protection Status refers to IUCN Red List of Threatened Species (2021).
2. Code for abundance: ++++ = Abundant, +++ = Frequent, ++ = Occasional, + = Scarce.

9 July 2021

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

**By Fax and Email
(2877 0245)**

Dear Sir

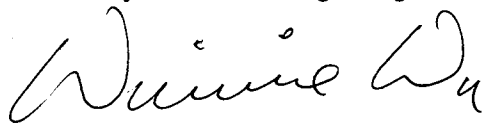
**Section 16 Planning Application for Proposed Public Utility Installation (Underground Stormwater Drain) and Excavation of Land in "Coastal Protection Area" Zone on Government Land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories
(Application No.: A/NE-SSH/140)**

We refer to the captioned application submitted to the Town Planning Board (the Board) on 21 May 2021 and the comments from the Environmental Protection Department received via the Sha Tin, Tai Po and North District Planning Office (DPO/STN) in July 2021.

In response to the comments received, enclosed please find the responses-to-comments table with replacement pages of Environmental Assessment report (**Attachment 1** refers) and Planning Statement (**Attachment 2** refers). Please note that the enclosed information only serves for **technical clarifications purpose, without involving any re-modeling or re-assessment**. The proposed work and its parameters also remain unchanged from those submitted to the Board on 21 May 2021. The Applicant therefore sincerely requests that the captioned application be processed and considered by the Board at the RNTPC Meeting scheduled on 23 July 2021.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Arnold Koon at 2957 9667 / Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/AK/st
Encl

S:\13468 Sai Sha Drainage Outfall\FIFI(2)\20210709_Sai Sha (D)_Cover Letter_FI(2).doc

cc (w/ encl)
DPO/STN

Attn: Mr. Tony Wu/ Ms. Sharon Chan

(email)

Section 16 Planning Application for Proposed Public Utility Installation (Underground Stormwater Drain) and Excavation of Land in “Coastal Protection Area” Zone on Government Land in D.D. 165, Sai Sha, Shap Sz Heung, the New Territories
(Application No.: A/NE-SSH/140)

	Departmental Comments	Responses to Comments
1.	Comments from Director of Environmental Protection	
1.1	<u>Air Quality</u>	
1.1.1	The Applicant is suggested to describe the significance as minor, limited, no adverse, etc. in Sections 2.4.2 & 2.4.4.	Noted. The relevant wordings in Sections 2.4.2 & 2.4.4 of the Environmental Assessment (EA) report have been updated accordingly. Please refer to Attachment 1 of the current submission for details.
1.2	<u>Waste Management</u>	
1.2.1	Section 5.2 - Please clarify whether the legislation and CoP on the control of chemical waste is relevant.	Chemical waste, if any, generated from construction activities such as lubrication oil and fuel from vehicle and plant maintenance should be handled and disposed of in accordance with the legislation and CoP on the control of chemical waste. Details have been provided in Section 5.4.5 of the replacement pages of the EA report in Attachment 1 of the current submission.
1.2.2	Section 5.3.1 - Please indicate the waste types, with estimated quantities, to be generated from the proposed works but not the typical waste types generated from construction activities in general.	Noted. The estimation on quantities of wastes to be generated from the proposed works is presented in Table 5.1 of the replacement pages of the EA report in Attachment 1 of the current submission.
1.2.3	Sections 5.4.3 and 5.4.4 - Please review whether the waste types mentioned are relevant to the proposed works.	Major construction tasks under this Application include pipe jacking, pipe laying and grouting, and setup and removal of a temporary waterproofed membrane, during which inert and non-inert wastes will be generated, as mentioned in Sections 5.4.3 and 5.4.4 of the EA report. Please refer to Attachment 1 of the current submission for details.

	Departmental Comments	Responses to Comments
1.3	<u>Noise</u>	
	<u>Comment on Planning Statement</u>	
1.3.1	S.4.5.7, 2nd bullet point - 1st sentence - please review if it meant to say "...mainly due to the use of mobile crane and crane lorry and will, since these equipments will not be used simultaneously, such that cumulative construction noise impact is avoided would be minimised. "	S.4.5.7 of the Planning Statement has been updated accordingly. Please refer to Attachment 2 of current submission for details.
1.3.2	S.4.5.7, 2nd bullet point - please revise as follows: - "...Based on the equipment required, the noise impact to the representative noise sensitive receivers (NSRs) are predicted. ... the shortest distance between the representative NSRs and the ... With the implementation of suitable mitigation measures implemented , such as placing movable noise barriers near the noise source and adoption of the proposed Quality Powered Mechanical Equipment (QPME) , the predicted construction noise levels would comply with the noise criterion of 75dB(A) at all representative NSRs."	S.4.5.7 of the Planning Statement has been updated accordingly. Please refer to Attachment 2 of current submission for details.
	<u>Comment on EA Report</u>	
1.3.3	S.3.3.1: As stated in S.1.3.5, the concerned work is not considered a Designated Project (DP) under the EIAO, the reference "Annex 13 of the EIAO-TM" shall be removed in S.3.3.1. This should also be applied to S.2.3.1.	Noted. S.2.3.1 and S.3.3.1 of the EA report have been updated accordingly. Please refer to Attachment 1 of the current submission for details.
1.3.4	S.3.10.1: Please indicate the commencement and completion year of proposed works.	The proposed works will last for 12 weeks only, and the commencement and completion year of the proposed works will be Year 2021/2022. S.3.10.1 of the EA report has been updated accordingly. Please refer to Attachment 1 of the current submission for details.

	Departmental Comments	Responses to Comments
1.3.5	Table 3.2 and Annex 3-1: Please revise the ref no. from “EPD/PME/36” to “other PME” for Crane Lorry in Table 3.2 and Annex 3-1. Besides, please revise the typo “EPD/PME/36” for Mobile Crane in Annex 3-1. In addition, the Notes in Annex 3-1 shall also apply to Table 3.2.	Noted. Table 3.2, Annex 3-1, Annex 3-3a and Annex 3-3b of the EA report have been updated accordingly. Please refer to Attachment 1 of the current submission for details.
1.3.6	Annexes 3-4a and 3-4b: Please check and revise the uncompleted sentence “As different PMEs are used for different activities which” and the typo “NS” to “NSR” in the Note.	Noted. The uncompleted sentence and the typo in Annex 3-2, Annex 3-4a and Annex 3-4b of the EA report have been rectified accordingly. Please refer to Attachment 1 of the current submission for details.
1.3.7	Annex 3-5: Some words and sentences in Annex 3-5 are not shown properly. Please check and revise.	Noted. Relevant sentences in Annex 3-5 of the EA report have been revised accordingly. Please refer to Attachment 1 of the current submission for details.
1.3.8	Annexes 3-6a and 3-6b: Please revise the typo “As a conservative approach” to “As a conservative approach” in the Notes.	Noted. The typo in Annexes 3-6a and 3-6b of the EA report have been rectified accordingly. Please refer to Attachment 1 of the current submission for details.

Attachment 1
Replacement Pages of
Environmental Assessment Report

(Amendments highlighted)

2. AIR QUALITY IMPACT ASSESSMENT

2.1 Introduction

2.1.1 As mentioned in Section 1, the current Application concerns the proposed works of public utility installation within the CPA zone only. The aim of this section is to identify potential air quality impact that may arise from the proposed works within the CPA zone, and, if necessary, to recommend likely practical pollution control and mitigation measures required with respect to relevant legislations.

2.1.2 As the scope of the Project is the proposed works in support of the agreed drainage alignment for the collection and discharge of stormwater generation from Site B as well as the planned road under the Approved Comprehensive Development, and pipe jacking method would be adopted, there will be no particular construction dust emission impact during the Project works given the fact that open excavation will be avoided. Thus, no adverse air quality impact due to the Project is anticipated. Construction phase best practices have been recommended.

2.2 Baseline Condition

2.2.1 A number of village houses are situated north of the Application Site, and the location of the site is rural in nature. No recorded chimney and industrial emission sources have been identified near the Application Site.

2.3 Air Sensitive Receivers

2.3.1 Air Sensitive Receivers (ASRs) are identified in accordance with the HKPSG.

2.3.2 The existing ASRs are identified with reference to the latest information provided on the survey maps, topographic maps, aerial photos and land status.

2.3.3 The assessment area for air quality impact assessment is defined as 500m from the boundary of Application Site. The first layer of ASRs located closest to the Application Site have been identified as the representative ASRs. The assessment area and the locations of representative ASRs are shown in Figure 2-1 with details summarised in Table 2.1.

Table 2.1 Representative Air Sensitive Receivers

ASR Label	Location	No. of Floors
A-01	310 Tseng Tau	3-storey village house
A-02	356 Tseng Tau	3-storey village house
A-03	363 Tseng Tau	3-storey village house
A-04	2M Tseng Tau	3-storey village house

2.4 Identification of Potential Air Quality Impacts

2.4.1 During the proposed works, the major air quality impact of concern will be the potential fugitive dust emission during construction works. Based on the indicative construction programme, the total duration of the proposed works to be conducted within the CPA zone will be about 12 weeks only.

2.4.2 As mentioned, this Application concerns only the proposed works of public utility installation within the CPA zone. As for construction of the launching shaft which falls outside of the CPA zone, where the scale of works is small and the number of plants required is limited, no adverse impact due to emission of fugitive dust and air pollutants is expected. As a conservative approach, provision of not less than 2.4m high hoarding from ground level along proposed works area of launching shaft will be provided.

- 2.4.3 The total length of stormwater pipe falling within the CPA zone which requires excavation of land (through underground direct drilling) is approximately 42.6m in length. The total works area of Application Site within CPA zone is about 107m², of which area requiring excavation is about 71m² only. Hence, it is expected that the scale of works will be small and localised. As mentioned above, the proposed work would adopt underground pipe jacking method. Since the proposed work is underground, there will be no open excavation activities and thus fugitive dust emission would be avoided.
- 2.4.4 It is **expected** that potential impacts from the criteria pollutants (e.g. nitrogen oxides (NO_x), sulphur dioxide (SO₂), and carbon monoxide (CO)) would be **limited** as no **major** emissions are anticipated. The proposed works will take place in sequence with only one activity conducted at one time. As only one mobile crane and one crane lorry will be deployed at grade for the proposed works inside the CPA zone, which will not be used simultaneously, **adverse** impact on the existing air quality is not envisaged. The Air Pollution Control (Fuel Restriction) Regulation controls the fuel to be used. In particular, liquid fuel with a sulphur content not exceeding 0.005% by weight and a viscosity not more than 6 centistokes at 40°C, such as Ultra Low Sulphur Diesel should be used. In addition, emissions from all the regulated machines within construction site will be controlled under the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation. Only approved or exempted Non-road Mobile Machinery with a proper label will be allowed to be used at construction site. As such, emissions due to construction equipment will be under control and are **therefore expected to be minor**.
- 2.4.5 During the proposed works within the CPA zone, potential air quality impact on the nearby ASRs are related to dust nuisance from material handling and wind erosion of exposed area, and the emission of sulphur dioxide (SO₂) and nitrogen dioxide (NO₂) from construction equipment and vehicles.
- 2.4.6 Therefore, adverse air quality impact resulting from the proposed works is not anticipated. Nevertheless, best practices during construction have been recommended.

2.5 Mitigation Measure and Recommendations

Construction Phase

- 2.5.1 Dust control measures stipulated under the Air Pollution Control (Construction Dust) Regulation, together with proper site management/practice and good housekeeping are required to mitigate the potential dust impacts on the nearby ASRs. Requirements stipulated in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation will also be followed to control potential emissions from non-road mobile machinery during construction phase. "Recommended Pollution Control Clauses for Construction Contracts" available on EPD website also contains the recommended control measures to be implemented during construction. The dust control measures detailed below shall also be incorporated into the Contract Specification where practicable as an integral part of good construction practice:
- Use of regular watering to reduce dust emissions from exposed site surfaces and unpaved roads, particularly during dry weather;
 - Use of frequent watering for particularly dusty construction areas and areas close to ASRs;
 - Side enclosure and covering of any aggregate or dusty material storage piles to reduce emissions. Where this is not practicable owing to frequent usage, watering shall be applied to aggregate fines;

3. NOISE IMPACT ASSESSMENT

3.1 Introduction

3.1.1 As mention in Section 1, the current Application concerns the proposed works of public utility installation within the CPA zone only. Thus, the aim of this section is to assess the potential construction noise impact due to the proposed works within the CPA zone, and, if necessary, to recommend likely practical pollution control and mitigation measures required with respect to relevant legislations.

3.1.2 The construction noise impact is assessed and evaluated in the following sections, and noise mitigation measures are proposed accordingly.

3.2 Legislation and Assessment Criteria

3.2.1 Construction noise is regulated under the Noise Control Ordinance (NCO), which prohibits the use of powered mechanical equipment (PME) during the restricted hours (7 p.m. to 7 a.m. on normal weekdays and any time on public holidays, including Sunday) without a valid Construction Noise Permit (CNP) from the Authority. The criteria and procedures for issuing such a permit are specified in the "Technical Memorandum on Noise From Construction Works Other than Percussive Piling" (TM1) and the "Technical Memorandum on Noise From Construction Work in Designated Areas" (TM2).

3.2.2 It is understood that whether the Noise Control Authority will issue a CNP would depend on the application submitted to the Authority according to the procedures laid down in TM1 issued under the NCO instead of the assessment presented in this report. When assessing an application of a CNP, the Authority will compare the Corrected Noise Level (CNL) calculated based on the methodology presented in TM1 with the required Acceptable Noise Level (ANL), which depends on the noise sensitivity of the NSRs in question and is determined based on the criteria set out in TM1.

3.2.3 While daytime construction noise (excluding percussive piling) between the hours of 0700 and 1900 on Monday to Saturday (not being a general holiday), i.e. non-restricted hours, is not governed by the NCO, ProPECC PN 2/93¹ provides an assessment criteria and requirements for construction works not controlled by the NCO. The ProPECC PN 2/93 provides the recommended noise criteria of 75 dB(A) [LAeq (30 min)] for residential dwellings and 70 dB(A) (65 dB(A) during exam period) for educational institutions during non-restricted hours.

3.2.4 The proposed works are expected to be carried out during non-restricted hours. Should any construction activities be undertaken during restricted hours, it is the Contractor's responsibility to ensure compliance with the NCO and the relevant TMs. The Contractor will be required to submit an application for CNP to the Noise Control Authority and abide by any conditions stated in the CNP, should one be issued.

3.3 Noise Sensitive Receivers

3.3.1 Noise sensitive receivers (NSRs) are identified in accordance with the HKPSG.

3.3.2 Existing NSRs for the construction noise impact assessment have been identified with reference to the latest information provided on the survey maps, topographic maps, aerial photos and land status plans.

¹ Practice Note for Professional Persons, PN2/93" issued by the Professional Persons Environmental Consultative committee (ProPECC) in June 1993.

- 3.3.3 The assessment area for the noise impact assessment is defined as 300m from the boundary of the Application Site. The first layer of NSRs located closest to the Application Site have been identified as the representative NSRs. The assessment area and the locations of representative NSRs for Constriction Noise Assessment are shown in Figure 3-1 and summarized in Table 3.1.

Table 3.1 Selected NSRs for Construction Noise Assessment

NSR Label	Location	No. of Floors
TT-01	310 Tseng Tau	3-storey village house
TT-02	356 Tseng Tau	3-storey village house
TT-03	363 Tseng Tau	3-storey village house
TT-04	2M Tseng Tau	3-storey village house

3.4 Construction Activities

- 3.4.1 Noise impact arising from construction of the proposed works are mainly due to the use of the mobile crane and crane lorry. Based on the indicative construction programme (Section 1.1.5 refers), the total duration of the proposed works within the CPA zone will be about 12 weeks only, where the proposed works will take place in sequence with only one activity conducted at one time. As underground pipe jacking will be adopted, there will be no adverse noise impact arising from it.
- 3.4.2 The total length of stormwater pipe falling within the CPA zone which requires excavation of land is approximately 42.6m in length. The total works area of Application Site within CPA zone is about 107m², of which area requiring excavation is about 71m² only. Hence, it is expected that the scale of works will be small and localised. As mentioned above, the concerned construction would adopt underground pipe jacking method where noise impact due to traditional open excavation method will be avoided, potential noise impact from the proposed works can be therefore significantly reduced.

3.5 Construction Plant Inventory

- 3.5.1 As advised by the Applicant, only one mobile crane and one crane lorry will be deployed at grade for the proposed works, which will be considered as a noise source in the construction noise impact assessment. It should be noted that the proposed works will take place in sequence with only one activity conducted at one time, where the mobile crane and crane lorry will not be used simultaneously and thus no cumulative impact is anticipated. The proposed plant inventory (unmitigated scenario) summarizing the PMEs and tasks associated with the proposed works within the CPA zone is shown in Table 3.2 below.

Table 3.2 Plant Inventory (Unmitigated)

Activity	Noise Source	TM / Ref. Number	Max. No.	SWL, dB(A)	% on time	Effective SWL in a 30 min period	Overall SWL
1. Setup of Temporary Waterproofed Membrane with sandbags (non-excavation)	Crane Lorry	Other PME	1	105	100%	105.0	105
2. Pipe jacking (Excavation)	Mobile Crane	CNP048	1	112	100%	112.0	112

	Activity	Noise Source	TM / Ref. Number	Max. No.	SWL, dB(A)	% on time	Effective SWL in a 30 min period	Overall SWL
3.	Pipe Laying and Grouting inside pipes (Non-excavation)	Mobile Crane	CNP048	1	112	100%	112.0	112
4.	Remove Temporary Waterproofed Membrane with sandbags (non-excavation)	Crane Lorry	Other PME	1	105	100%	105.0	105

Notes:

[1] SWLs of the above PMEs are based on the "Technical Memorandum on Noise From Construction Work Other Than Percussive Piling".

[2] Extracted from EPD document "Sound Power Levels of Other Commonly Used PME" (Other PME).

3.5.2 As for other equipment, including pipe jacking machine and grouting machine, that will be located below ground level, the associated noise will be effectively shielded from the NSRs and thus the equipment will not be considered as noise sources in the construction noise impact assessment.

3.6 Approach and Methodology

3.6.1 As a conservative approach, the shortest horizontal distances between the representative NSRs and the respective notional source positions will be used for calculation of distance correction. As the impact of construction noise will tend to diminish as the distance between receiver and noise source increases, NSRs situated closest to the Application Site will experience the highest extent of construction noise impact. Thus, noise assessment for the first layers of NSRs will be sufficient.

3.6.2 The construction noise impact on the first layer of NSRs has been predicted in accordance with the procedures laid down in TM1 mentioned above.

3.6.3 The following noise prediction procedures have been adopted in this noise assessment:

- (a) Based on the tentative construction programme, the worst construction scenario of each construction activities is identified;
- (b) The corresponding Sound Power Level (SWL) of each item of PME is identified;
- (c) For assessment of construction noise, taking into consideration of the characteristics of an elongated work site with a length to width ratio exceeding 5:1, Workfront B has been divided into multiple portions with a length to width ratio of 5:1, of which the portion closest to the NSRs is used for determining their separation distance from the respective notional source points (Table 3.3 refers);
- (d) The PME is assumed to operate at notional source positions, which is defined as the position mid-way between the approximate geographical centre of a construction site portion and the site boundary nearest to the NSRs (Figure 3-2 refers);
- (e) Noise level at each NSR is then corrected for distance attenuation [-6 dB(A) for doubling the distance], noise shielding correction, and the effect of facade reflection [+ 3 dB(A)] to give a Corrected Noise Level (CNL);
- (f) If exceedances of noise criteria are identified, progressively effective mitigation options have been proposed to lessen the impact.

- 3.10.1 As the commencement and completion year of the proposed works will be Year 2021/2022, construction works associated with the upgrading of access road from Tai Tung village to Tseng Tau village currently being undertaken might interfere with the proposed works under this Project. The works boundary of access road upgrading is located approximately 250m - 300m from the representative NSRs of this Project, as indicated in Figure 3-3.
- 3.10.2 The mitigated construction plant inventory extracted from the approved EA Report for Widened Sai Sha Road (R7060 V3.0) during the discharge of Section 16 planning application (No. A/NE-SSH/120), is reproduced and shown in Annex 3-5, which has been used for the calculation of cumulative construction noise impact assessment in this study. Construction noise levels from the access road upgrading works are calculated based on the maximum SWL throughout its construction period as predicted in the EA Report for Widened Sai Sha Road as a conservative approach.
- 3.10.3 As a conservative approach, the predicted highest construction noise levels will be used to assess the cumulative construction noise levels as the worst-case scenario.
- 3.10.4 The predicted cumulative construction noise levels are calculated taking into account the upgrading works of access road and the proposed works for this Project, as summarized in Table 3.7 and Table 3.8. Details of the predicted construction noise levels and sample noise calculations are provided in Annexes 3-6a and 3.6b.

Table 3.7 Predicted Cumulative Construction Airborne Noise Levels
(With QPME as Mitigation Measure)

NSR	Location	Predicted Highest Mitigated Construction Noise Level from Application Site, dB(A)	Maximum Construction Noise Level from Road Upgrading Works, dB(A)	Cumulative Noise Level, dB(A)
TT-01	310 Tseng Tau	69	49	69
TT-02	356 Tseng Tau	75	48	75
TT-03	363 Tseng Tau	75	48	75
TT-04	2M Tseng Tau	69	48	69

Table 3.8 Predicted Cumulative Construction Airborne Noise Levels
(With Movable Noise Barrier as Mitigation Measure)

NSR	Location	Predicted Highest Mitigated Construction Noise Level from Application Site, dB(A)	Maximum Construction Noise Level from Road Upgrading Works, dB(A)	Cumulative Noise Level, dB(A)
TT-01	310 Tseng Tau	67	49	67
TT-02	356 Tseng Tau	73	48	73
TT-03	363 Tseng Tau	73	48	73
TT-04	2M Tseng Tau	67	48	67

- 3.10.5 As shown in Table 3.7 and Table 3.8, the predicted cumulative construction noise levels at NSRs would comply with the noise criterion of 75dB(A) during day-time period.
- 3.11 Construction Ground-borne Noise Impact
- 3.11.1 Potential construction ground-borne noise might arise from the Project. It should be noted that percussive piling and blasting are not required as directional drilling method is proposed, thus no significant construction ground-borne noise impact is anticipated.
- 3.11.2 Besides, given that the scale of works involving drilling will be small and localised, and all existing NSRs are situated relatively far from the site where no drilling will be conducted underneath any NSRs, ground-borne noise on the NSRs will be therefore

5. Waste Management

5.1 Introduction

- 5.1.1 As mentioned in Section 1, the current Application concerns the proposed works of public utility installation within the CPA zone only. This section reviews the types and quantities of potential sources of waste that will arise during the Project works. Potential environmental impacts associated with their handling and disposal have been identified. Practicable environmental mitigation measures are recommended to reduce these impacts to acceptable ranges. As the proposed work will not generate any waste, operational environmental impact associated with waste management is not anticipated during the operation of the Project.

5.2 Environmental Legislation, Policies, Standards and Criteria

- 5.2.1 The principal legislation controlling waste materials in Hong Kong is the Waste Disposal Ordinance (WDO) (Cap. 354) and its subsidiary regulations. The Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C), enacted under the WDO in 1992, provides controls on all aspects of chemical waste disposal, including storage, collection, transport, treatment and final disposal. Under the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N), percentage of inert material in construction waste to be disposed of at landfill site; sorting facility; or public fill reception facility will be controlled.
- 5.2.2 There are also guidelines which are relevant to waste management in Hong Kong such as "Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes, Environmental Protection Department"; and "Construction and Demolition Waste" in PNAP ADV-19, published by Buildings Department.

5.3 Construction Waste Impact

- 5.3.1 General speaking, construction activities will generate waste materials requiring appropriate management and disposal. Estimated quantities and types of waste arising from the proposed works are summarized in Table 5.1:

Table 5.1 Estimated Quantity of Waste Generation

Construction Activities	Estimated Generation Quantity	C&D Waste to be disposed of off-site	C&D Waste to be reused
Excavated Soil	86 m ³	-	Inert C&D material to be reused on-site as fill material as far as practicable. Any surplus inert C&D materials to be disposed of at public filling area (subject to confirmation during detailed design)
Site Clearance	~ 11 m ³	C&D waste that cannot be reused or recycled, to be disposed of at NENT landfill as last resort (subject to confirmation during detailed design)	Inert C&D material to be reused on-site as much as possible
General Refuse (e.g. Food waste, wastepaper, empty	20 kg per day (preliminary estimate)	20 kg per day	To be collected by licensed contractor for disposal at NENT landfill

Construction Activities	Estimated Generation Quantity	C&D Waste to be disposed of off-site	C&D Waste to be reused
container generated from workforce			or another landfill to be assigned by authority.
Chemical Waste (e.g. Cleansing fluids, solvent, lubrication oil and fuel from construction plants and equipment)	Less than few cubic meters/month (preliminary estimate)	Less than few cubic meters/month	To be collected by licensed chemical waste collector

- 5.3.3 The loose soil is possible to be washed out in rainy day and during pipe jacking work, temporary work is necessary to protect the soil.
- 5.3.4 The total length of stormwater pipe falling within the CPA zone which requires excavation of land is approximately 42.6m in length. The total works area of Application Site within CPA zone is about 107m², of which area requiring excavation is about 71m² only. Hence, it is expected that the scale of works will be small and localised. As mentioned above, the concerned construction would adopt underground pipe jacking method. Since proposed work is underground, open excavation activities has been avoided, thus the amount of potential construction waste will be reduced.
- 5.3.5 Given that a temporary waterproofed membrane with sandbags will be provided on-site, soil debris generated from the drilling works can be collected effectively. The excavated materials produced in pipe jacking work would be transported to launching shaft which is located outside CPA zone and removed.
- 5.3.6 Besides, the Applicant has proposed to adopt the directional drilling method which will significantly reduce the amount of excavated soil as compared with the traditional method. A comparison of generation quantity of excavated soil between the proposed method and the conventional open-cut method is shown in Table 5.2.

Table 5.2 Comparison of Waste Generation between the Proposed Directional Drilling Method and Traditional Open-cut Method

Construction Method	Quantity of Excavated Soil Generation
Proposed Directional Drilling Method	~86m ³
Traditional Open-cut Method	~246m ³

- 5.3.7 Also, the control measures detailed in Section 5.4 are recommended to be implemented during construction phase. The general waste management strategy is to avoid waste generation in the first place. If the generation of waste is unavoidable, source reduction and segregation should be exercised as far as practicable and at the same time, recycling and reuse should be adopted to salvage as much as possible all the recyclable and reusable materials.
- 5.3.8 The contractor should implement the following good practices/ control measures as far as practicable. The contractor should follow the "Construction and Demolition Waste" in PNAP ADV-19, published by Buildings Department, including preparation of a Construction Waste Management Plan and adoption of trip ticket system for waste disposal.
- 5.3.9 Based on the indicative construction programme, the total duration of the proposed works within the CPA zone will be about 12 weeks only. Given the limited project scale, the amount of waste generated by the construction works will be limited. Thus, with the implementation of waste disposal measures presented in Section 5.4, potential environmental impact arising from the handling of construction waste materials and general refuse would be controllable.

5.4 Construction Waste Disposal Measures

- 5.4.1 As mentioned, the current Application concerns the proposed works of public utility installation within the CPA zone only. Waste disposal from construction site is subject to control under the Waste Disposal Ordinance.
- 5.4.2 On-site sorting of construction wastes will be recommended. On-site sorting can be achieved by avoiding the generation of "mixed waste" through good site control.
- 5.4.3 Waste generated by construction activities should be sorted into inert C&D materials and non-inert C&D materials. The inert C&D materials which comprise soil, rock, concrete, brick, cement plaster/mortar, aggregates and asphalt shall be reused in earth filling, reclamation or site formation works as far as practicable. The non-inert C&D materials which comprises metal, timber, paper, glass, junk and general garbage shall be reused or recycled and, as the last resort, disposed of at landfills.
- 5.4.4 Construction wastes shall be sorted, with the inert C&D materials broken up into small pieces for disposal at public fill reception facility, and the non-inert C&D materials should be disposed of at landfills.
- 5.4.5 Chemical and oily wastes, if any, generated from the construction activities, vehicle and plant maintenance and oil interceptors should be handled in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Waste and be disposed of as chemical waste in strict compliance with the Waste Disposal (Chemical Waste) (General) Regulations.

Annex 3-1

Construction Plant Inventory (Unmitigated Scenario)

Plant Inventory and Calculated SWLs for Construction Noise Impact Assessment (Unmitigated)

PMEs Inventory - Unmitigated											
Construction Activity		Powered Mechanical Equipment	TM Code / Ref. ^[1] ^[2]	SWL per unit, dB(A)	% On-Time	% on time Corr., dB(A)	Corrected SWL, dB(A)	Qty	Total, SWL	Total SWL, dB(A)	Highest SWL of Each Construction Activity, dB(A)
1	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Crane Lorry	Other PME	105	100%	0.0	105	1	105	105	105
2	Pipe Jacking (Excavation)	Mobile Crane	CNP 048	112	100%	0.0	112	1	112	112	112
3	Pipe Laying and Grouting inside Pipes (Non-excavation)	Mobile Crane	CNP 048	112	100%	0.0	112	1	112	112	112
4	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Crane Lorry	Other PME	105	100%	0.0	105	1	105	105	105

Notes:

[1] SWLs of the above PMEs are based on the "Technical Memorandum on Noise From Construction Work Other Than Percussive Piling".

[2] Extracted from EPD document "Sound Power Levels of Other Commonly Used PME" (Other PME).

Annex 3-2

Construction Airborne Noise Impact Assessment
(Unmitigated Scenario)

Summary Table of Calculated Construction Noise Level at NSRs (Unmitigated Scenario)

NSR ID	Descriptions	Highest Construction Noise Level from Each Work Group, dB(A)				Highest Noise Level, dB(A)	Noise Criteria, dB(A)
		1	2	3	4		
		Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Pipe Jacking (Excavation)	Pipe Laying and Grouting inside Pipes (Non-excavation)	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)		
TT-01	Village House at Tseng Tau	60	72	72	60	72	75
TT-02	Village House at Tseng Tau	64	78	78	64	78	75
TT-03	Village House at Tseng Tau	65	78	78	65	78	75
TT-04	Village House at Tseng Tau	65	72	72	65	72	75

Detailed Calculation of Construction Noise Level (Unmitigated Scenario)

	Construction Activity	Total SWL, dB(A)	WorkFront	Dist. (NSR to Site Boundary) (A), m ^{**}	Dist. (Site Boundary to Notional Source) (B), m ^{**}	Horz. Distance (= A+B), m ^{**}	Dist. Corr., dB(A)	Façade Corr., dB(A)	CNL, dB(A)
TT-01	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	94	1.5	96	-48	3.0	60
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	112	B	58	0.4	58	-43	3.0	72
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	112	B	58	0.4	58	-43	3.0	72
TT-02	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	61	1.5	63	-44	3.0	64
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	112	B	27	0.4	27	-37	3.0	78
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	112	B	27	0.4	27	-37	3.0	78
TT-03	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	57	1.5	59	-43	3.0	65
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	112	B	28	0.4	28	-37	3.0	78
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	112	B	28	0.4	28	-37	3.0	78
TT-04	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	58	1.8	60	-44	3.0	65
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	112	B	55	0.4	55	-43	3.0	72
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	112	B	55	0.4	55	-43	3.0	72
	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	58	1.8	60	-44	3.0	65

Remark:

** Distance is based on shortest horizontal distance as a conservative approach.

The notional noise source location is determined based on the methodology stipulated in GW-TM. As different PME's are used for different activities which might be undertaken at different locations of the Application Site, the site is divided into Workfronts A and B.

Note:

1. Shaded cells indicate exceedance of noise criterion

2. Workfront B has a length to width ratio exceeding 5 : 1, it is therefore divided into different portions with a length-to-width ratio of 5:1. The dominant portion located closest to the NSI will be considered for determining the notional source position.

Annex 3-3a

Construction Plant Inventory
(Mitigated Scenario - QPME)

Plant Inventory and Calculated SWLs for Construction Noise Impact Assessment (Mitigated Scenario - QPME)

PMEs Inventory - Mitigated											
Construction Activity		Powered Mechanical Equipment	TM Code / QPME Code / Ref. ^[1] ^[2]	SWL per unit, dB(A)	% On-Time	% on time Corr., dB(A)	Corrected SWL, dB(A)	Qty	Total, SWL	Total SWL, dB(A)	Highest SWL of Each Construction Activity, dB(A)
1	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Crane Lorry	Other PME	105	100%	0.0	105	1	105	105	105
2	Pipe Jacking (Excavation)	Mobile Crane	EPD-09761	109	100%	0.0	109	1	109	109	109
3	Pipe Laying and Grouting inside Pipes (Non-excavation)	Mobile Crane	EPD-09761	109	100%	0.0	109	1	109	109	109
4	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Crane Lorry	Other PME	105	100%	0.0	105	1	105	105	105

Notes:

[1] Extracted from EPD document "Sound Power Levels of Other Commonly Used PME" (Other PME).

[2] For SWLs of the adopted Quality Powered Mechanical Equipment (QPME), reference has been made to the information relating to QPME available at EPD's web site.

Annex 3-3b

Construction Plant Inventory
(Mitigated Scenario – Movable Noise Barrier)

Plant Inventory and Calculated SWLs for Construction Noise Impact Assessment (Mitigated Scenario - Barrier)

PMEs Inventory - Mitigated													
Construction Activity		Powered Mechanical Equipment	TM Code / QPME Code / Ref. ^{[1][2]} _[3]	SWL per unit, dB(A)	% On-Time	% on time Corr., dB(A)	Noise Mitigation Measures	Noise Barrier Effect ^[4]	Corrected SWL, dB(A)	Qty	Total, SWL	Total SWL, dB(A)	Highest SWL of Each Construction Activity, dB(A)
1	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Crane Lorry	Other PME	105	100%	0.0			105	1	105	105	105
2	Pipe Jacking (Excavation)	Mobile Crane	CNP 048	112	100%	0.0	Movable Noise Barrier	-5.0	107	1	107	107	107
3	Pipe Laying and Grouting inside Pipes (Non-excavation)	Mobile Crane	CNP 048	112	100%	0.0	Movable Noise Barrier	-5.0	107	1	107	107	107
4	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Crane Lorry	Other PME	105	100%	0.0			105	1	105	105	105

Notes:

[1] SWLs of the above PMEs are based on the "Technical Memorandum on Noise From Construction Work Other Than Percussive Piling".

[2] Extracted from EPD document "Sound Power Levels of Other Commonly Used PME" (Other PME).

[3] According to EIAO Guidance Note No. 9/2010, with provision of noise barriers, a 5dB(A) noise reduction for movable plant, 10 dB(A) for stationary plant and 15 dB(A) for enclosed ones can be assumed.

Annex 3-4a

Construction Airborne Noise Impact Assessment
(Mitigated Scenario - QPME)

Summary Table of Calculated Construction Noise Level at NSRs (Mitigated Scenario - QPME)

NSR ID	Descriptions	Highest Construction Noise Level from Each Work Group, dB(A)				Highest Noise Level, dB(A)	Noise Criteria, dB(A)
		1	2	3	4		
		Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Pipe Jacking (Excavation)	Pipe Laying and Grouting inside Pipes (Non-excavation)	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)		
TT-01	Village House at Tseng Tau	60	69	69	60	69	75
TT-02	Village House at Tseng Tau	64	75	75	64	75	75
TT-03	Village House at Tseng Tau	65	75	75	65	75	75
TT-04	Village House at Tseng Tau	65	69	69	65	69	75

Detailed Calculation of Construction Noise Level (Mitigated Scenario - QPME)

	Construction Activity	Total SWL, dB(A)	WorkFront	Dist. (NSR to Site Boundary) (A), m **	Dist. (Site Boundary to Notional Source) (B), m ** #	Horz. Distance (= A+B), m **	Dist. Corr., dB(A)	Façade Corr., dB(A)	CNL, dB(A)
TT-01	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	94	1.5	96	-48	3.0	60
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	109	B	58	0.4	58	-43	3.0	69
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	109	B	58	0.4	58	-43	3.0	69
	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	94	1.5	96	-48	3.0	60
TT-02	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	61	1.5	63	-44	3.0	64
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	109	B	27	0.4	27	-37	3.0	75
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	109	B	27	0.4	27	-37	3.0	75
	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	61	1.5	63	-44	3.0	64
TT-03	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	57	1.5	59	-43	3.0	65
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	109	B	28	0.4	28	-37	3.0	75
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	109	B	28	0.4	28	-37	3.0	75
	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	57	1.5	59	-43	3.0	65
TT-04	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	58	1.8	60	-44	3.0	65
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	109	B	55	0.4	55	-43	3.0	69
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	109	B	55	0.4	55	-43	3.0	69
	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	58	1.8	60	-44	3.0	65

Remark:

** Distance is based on shortest horizontal distance as a conservative approach.

The notional noise source location is determined based on the methodology stipulated in GW-TM. As different PMEs are used for different activities which might be undertaken at different locations of the Application Site, the site is divided into Workfronts A and B.

Note:

1. Shaded cells indicate exceedance of noise criterion

2. Workfront B has a length to width ratio exceeding 5 : 1, it is therefore divided into different portions with a length-to-width ratio of 5:1. The dominant portion located closest to the N will be considered for determining the notional source position.

Annex 3-4b

Construction Airborne Noise Impact Assessment
(Mitigated Scenario – Movable Noise Barrier)

Summary Table of Calculated Construction Noise Level at NSRs (Mitigated Scenario - Barrier)

NSR ID	Descriptions	Highest Construction Noise Level from Each Work Group, dB(A)				Highest Noise Level, dB(A)	Noise Criteria, dB(A)
		1	2	3	4		
		Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Pipe Jacking (Excavation)	Pipe Laying and Grouting inside Pipes (Non-excavation)	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)		
TT-01	Village House at Tseng Tau	60	67	67	60	67	75
TT-02	Village House at Tseng Tau	64	73	73	64	73	75
TT-03	Village House at Tseng Tau	65	73	73	65	73	75
TT-04	Village House at Tseng Tau	65	67	67	65	67	75

Detailed Calculation of Construction Noise Level (Mitigated Scenario - Barrier)

	Construction Activity	Total SWL, dB(A)	WorkFront	Dist. (NSR to Site Boundary) (A), m **	Dist. (Site Boundary to Notional Source) (B), m ** #	Horz. Distance (= A+B), m **	Dist. Corr., dB(A)	Façade Corr., dB(A)	CNL, dB(A)
TT-01	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	94	1.5	96	-48	3.0	60
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	107	B	58	0.4	58	-43	3.0	67
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	107	B	58	0.4	58	-43	3.0	67
TT-02	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	94	1.5	96	-48	3.0	60
	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	61	1.5	63	-44	3.0	64
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	107	B	27	0.4	27	-37	3.0	73
TT-03	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	107	B	27	0.4	27	-37	3.0	73
	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	61	1.5	63	-44	3.0	64
	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	57	1.5	59	-43	3.0	65
TT-04	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	107	B	28	0.4	28	-37	3.0	73
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	107	B	28	0.4	28	-37	3.0	73
	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	57	1.5	59	-43	3.0	65
TT-04	1. Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	58	1.8	60	-44	3.0	65
	2. Pipe Jacking (Excavation)								
	Pipe Jacking (Excavation)	107	B	55	0.4	55	-43	3.0	67
	3. Pipe Laying and Grouting inside Pipes (Non-excavation)								
	Pipe Laying and Grouting inside Pipes (Non-excavation)	107	B	55	0.4	55	-43	3.0	67
TT-04	4. Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)								
	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)	105	A	58	1.8	60	-44	3.0	65

Remark:

** Distance is based on shortest horizontal distance as a conservative approach.

The notional noise source location is determined based on the methodology stipulated in GW-TM. As different PMEs are used for different activities which might be undertaken at different locations of the Application Site, the site is divided into Workfronts A and B.

Note:

1. Shaded cells indicate exceedance of noise criterion

2. Workfront B has a length to width ratio exceeding 5 : 1, it is therefore divided into different portions with a length-to-width ratio of 5:1. The dominant portion located closest to the NSR will be considered for determining the notional source position.

Annex 3-5

Construction Plant Inventory of Proposed Access Road Upgrading
Works (Mitigated Scenario) Extracted from the EA Report for
Widened Sai Sha Road

Plant Inventory and Calculated SWLs for Construction Noise Impact Assessment for Access Road Upgrading (Mitigated Scenario) Extracted from EA Report for Widened Sai Sha Road

PMEs Inventory - Mitigated (with QPMEs and Movable Noise Barriers)																	
Construction Activity	Sub. Work Group		Powered Mechanical Equipment	Reference	SWL per unit	% On-Time	% on time Corr., dB(A)	Corrected SWL, dB(A)	Qty	Total SWL	Total SWL, dB(A)	At-source Noise Mitigation Measure	Noise Barrier Effect **	Total SWL (Mitigated)	Total SWL, dB(A)	Highest SWL of Each Construction Activity, dB(A)	
Stage I	1.1	Site Clearance	Bulldozer	B55228: D10259	101	100%	0.0	101.0	1	101	101	Movable noise barrier	-5	96	96	96	
	1.2	Excavation for road alignment	Dump Truck (5.5 tonne < Gross vehicle weight <= 38 tonne)	EPD *	105	10%	-10.0	95.0	1	95	98	Movable noise barrier	-5	90	93		
			Excavator, mini-robot mounted	EPD *	94	100%	0.0	94.0	1	94	Movable noise barrier	-5	89				
	1.4	Construction of retaining wall	Concrete Lorry Mixer	B55228: D635	100	50%	-3.0	97.0	1	97		Movable noise barrier	-10	87		97	
			Earth auger	B55228: C1240	106	100%	0.0	106.0	1	106		Movable noise noise barrier, and provision of acoustic shielding material	-10	96	97		
			Poker, vibratory, hand-held	B55228: D640	98	100%	0.0	98.0	1	98		Movable noise barrier	-10	88			
	1.5	Filling	Bulldozer	B55228: D10259	101	100%	0.0	101.0	1	101		Movable noise barrier	-5	96			
			Dump Truck (5.5 tonne < Gross vehicle weight <= 38 tonne)	EPD *	105	10%	-10.0	95.0	1	95		Movable noise barrier	-5	90	97		
	Stage II	2.1	Installation of drainage and utilities	Mobile Crane	QPME (MANITOW OC model RT550E (EPD-04043))	101	100%	0.0	101.0	1	101	102	Movable noise barrier	-5	96	97	
				Excavator, mini-robot mounted	EPD *	94	100%	0.0	94.0	1	94		Movable noise barrier	-5	89		
Stage III	3.1	Levelling	Bulldozer	B55228: D10259	101	100%	0.0	101.0	1	101		Movable noise barrier	-5	96		97	
				QPME (HITACHI model CP220-3 (EPD-05281))		100%	0.0	97.0	1	97		Movable noise barrier	-5	92			
				Road roller		97											
	3.2	Formation of road sub-base	Lorry	EPD *	105	100%	0.0	105.0	1	105		Movable noise barrier	-5	100		101	
				QPME (HITACHI model CP220-3 (EPD-05281))		100%	0.0	97.0	1	97		Movable noise barrier	-5	92			
			Road roller		97												
Stage IV	4.1	Surface and finishing	Asphalt Paver	B55228: D824	101	100%	0.0	101.0	1	101		Movable noise barrier	-5	96		97	
				QPME (HITACHI model CP220-3 (EPD-05281))		100%	0.0	97.0	1	97		Movable noise barrier	-5	92			
				Road roller		97											

Notes:

Noise levels of the above construction plants are based on the "Technical Memorandum on Noise From Construction Work Other Than Percussive Piling" and EPD's QPMEs database (available at: <http://www.epd.gov.hk/cgi-bin/mp/qpmef/index.pl?lang=en0>)

BS 5228-1:2009 British Standards Code of Practice for Noise and Vibration Control on Construction and Open Sites - Part 1: Noise.

* EPD Sound Power Levels of Other Commonly Used PME (available at: https://www.epd.gov.hk/epd/sites/default/files/epd/english/application_for_licences/guidance/files/OtherSWLe.pdf)

*** According to EAO Guidance Note No. 9/2010, with provision of noise barriers, a 5dB(A) noise reduction for movable plant, 10 dB(A) for stationary plant and 15 dB(A) for enclosed ones can be assumed.

According to "A Practical Guide for the Reduction of Noise from Construction Works" (page 11), published by HKSAR Gov. Environmental Protection Department, July 1989, excavated-mounted breaker with sound proof hammer bracket installed could achieve a noise reduction up to 10dB(A).

According to the "Best Practice Guide for Environmental Protection on Construction Sites", page 6-9, published by Hong Kong Construction Association, January 2009, excavator-mounted breaker with sound proof hammer bracket can achieve a noise reduction of up to 10dB(A).

The above plant inventory, SWLs and typical % on time are based on information from the Engineer for the road works, which were also included in the previous approved Sai Sha Road Widening EA Report (Year 1999).

Cumulative Impact			
Cumulative SWLs Due to Concurrent Works, dB(A)			Max SWL among all activities & works, dB(A)
1.1 & 1.2	1.1 & 1.2 & 1.4 & 1.5	3.1 & 3.2	
96	102	102	102

Annex 3-6a

Construction Airborne Noise Impact Assessment (Cumulative)
(With QPME as Mitigation Measure)

Summary Table of Calculated Cumulative Construction Noise Level at NSRs (Mitigated Scenario - QPME)

NSR ID	Descriptions	Highest Construction Noise Level from Each Work Group, dB(A)				Highest Noise Level, dB(A)	Highest Noise Level from Access Road Upgrading Works, dB(A)	Cumulative Noise Level, dB(A)	Noise Criteria, dB(A)
		1	2	3	4				
		Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Pipe Jacking (Excavation)	Pipe Laying and Grouting inside Pipes (Non-excavation)	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)				
TT-01	Village House at Tseng Tau	60	69	69	60	69	49	69	75
TT-02	Village House at Tseng Tau	64	75	75	64	75	48	75	75
TT-03	Village House at Tseng Tau	65	75	75	65	75	48	75	75
TT-04	Village House at Tseng Tau	65	69	69	65	69	48	69	75

Calculation of Construction Noise Level - Access Road Upgrading

NSRs	Max SWL from Access Road Works	Dist. (NSR to Site Boundary) (A), m	Dist. Corr., dB(A)	Façade Corr., dB(A)	CNL, dB(A)
TT-01	102	259	-56	3	49
TT-02	102	287	-57	3	48
TT-03	102	289	-57	3	48
TT-04	102	305	-58	3	48

Notes:

As a conservative approach, shortest horizontal distance between NSRs and the boundary of access road upgrading works has been used for the calculation of distance correction.

Annex 3-6b

Construction Airborne Noise Impact Assessment (Cumulative)
(With Movable Noise Barrier as Mitigation Measure)

Summary Table of Calculated Cumulative Construction Noise Level at NSRs (Mitigated Scenario - Barrier)

NSR ID	Descriptions	Highest Construction Noise Level from Each Work Group, dB(A)				Highest Noise Level, dB(A)	Highest Noise Level from Access Road Upgrading Works, dB(A)	Cumulative Noise Level, dB(A)	Noise Criteria, dB(A)
		1	2	3	4				
		Setup of Temporary Waterproofed Membrane with Sandbags (Non-excavation)	Pipe Jacking (Excavation)	Pipe Laying and Grouting inside Pipes (Non-excavation)	Remove Temporary Waterproofed Membrane with Sandbags (Non-excavation)				
TT-01	Village House at Tseng Tau	60	67	67	60	67	49	67	75
TT-02	Village House at Tseng Tau	64	73	73	64	73	48	73	75
TT-03	Village House at Tseng Tau	65	73	73	65	73	48	73	75
TT-04	Village House at Tseng Tau	65	67	67	65	67	48	67	75

Calculation of Construction Noise Level - Access Road Upgrading

NSRs	Max SWL from Access Road Works	Dist. (NSR to Site Boundary) (A), m	Dist. Corr., dB(A)	Façade Corr., dB(A)	CNL, dB(A)
TT-01	102	259	-56	3	49
TT-02	102	287	-57	3	48
TT-03	102	289	-57	3	48
TT-04	102	305	-58	3	48

Notes:

As a conservative approach, shortest horizontal distance between NSRs and the boundary of access road upgrading works has been used for the calculation of distance correction.

Attachment 2
Replacement Pages of
Planning Statement

(Amendments highlighted)

adverse air quality impact resulting from concerned drainage works is not anticipated.

- Noise

Noise impacts arising from the proposed works are mainly due to the use of mobile crane and crane lorry, since these equipments will not be used simultaneously, cumulative construction noise impact would be minimised. Based on the equipment required, the noise impact to the representative noise sensitive receivers (NSRs) are predicted. As a conservative approach, the shortest distances between the representative NSRs and the respective notional source positions were used for calculation of distance correction. With the implementation of suitable mitigation measures, such as placing movable noise barriers near the noise source and the adoption of the proposed Quality Powered Mechanical Equipment (QPME), the predicted construction noise levels would comply with the noise criterion of 75dB(A) at all representative NSRs.

- Water quality

The potential water quality impact for the approved drainage proposal will be the discharge of construction site runoff and construction site wastewater. Construction site runoff, if any, during the underground works will be pumped towards the "CDA" zone for treatment before being discharged into public drain, and the runoff to be discharged shall comply with the terms and conditions of the discharge licence to be issued under the Water Pollution Control Ordinance. Together with the recommended pollution control measures in place, adverse water quality impact due to construction site runoff is not anticipated.

- Waste management

Given a small Application Site (only about 107m²), the amount of waste generated by the construction works would be limited. The proposed directional drilling method will also significantly reduce the amount of excavated soil as compared with the traditional open-cut excavation method. Temporary waterproofed membrane with sand bags will be provided on the eastern side of the site to effectively collect the soil debris, if any, generated from the construction works. The excavated materials produced in pipe jacking work would be transported to launching shaft, which is located outside "CPA" zone, for removal. With the waste disposal

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

參考編號

Reference Number:

210705-004326-71650

提交限期

Deadline for submission:

06/07/2021

提交日期及時間

Date and time of submission:

05/07/2021 00:43:26

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SSH/140

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 張小姐

意見詳情

Details of the Comment :

地下雨水渠可收集地面的雨水並排出大海，避免了雨後水浸，影響到附近井頭村的村民。

該工程位於政府地，不會影響私人業權。

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

參考編號

Reference Number:

210705-012419-69779

提交限期

Deadline for submission:

06/07/2021

提交日期及時間

Date and time of submission:

05/07/2021 01:24:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SSH/140

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Shirley CHAN

意見詳情

Details of the Comment :

Regarding the underground rainwater drainage project of public utility facilities, the rainwater can be directed to the sea, avoiding flooding after rain, which affects the nearby village. The project uses a horizontal ditch drainage tunnel underground and does not affect the plants on the earth's surface, the ecological environment on the coast can be better protected.

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

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/NE-SSH/140

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持及贊成這項目，由於很多進行工程的地方都不會照顧到排出雨水的問題，所以對於這次項目建議挖土造地下雨水渠，我是非常同意的

雨後的积水及水浸問題令影響附近村落及海岸保護區，這項目完成後可收集雨水排出大海，解決水浸問題。

而且工程是在政府地，不影響私人業權

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

簽署 Signature

日期 Date

Simone

21/7/2021

RECEIVED
2021 JUL -5 P 5:31
TOWN PLANNING BOARD

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

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/NE-SSH/140

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

您好，城規會秘書，本人非常支持項目 A/NE-SSH/140
因為工程會造一個大約 3 米深的洞，再在地下橫向
挖掘排水隧道，這樣不會影響海岸保護區
的表面泥土植物，又解解決排走雨水的問題。
工程沒有影響附近生態，亦可以收集雨水排出大海
不會帶來雨後水浸的問題

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

簽署 Signature

日期 Date

Izumi

2/7/2021

RECEIVED
2021 JUL -5 P 5:31
TOWN PLANNING BOARD

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

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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/NE-SSH/140

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持 A/NE-SSH/140 這個項目。因如果在兩邊而無地下雨水渠會變成
雨水淤積，發生水浸，該區村邊村民受到影響。該工程在政府土地上
橫向挖掘排水隧車，不影響私人業權，更不會影響海岸保護區
表面泥土植物。

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

簽署 Signature 陳月梅 日期 Date 3/7/21

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致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我住西沙一帶多年，有時雨季或
很大雨都會有水浸的情況，加
上近年西沙有大型工程，所以相
下水浸會更頻密，故此我非常支持
A/NE-SSH/140，因工程大都在地下，對
該區或保商區都不會有太大影響。

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

簽署 Signature

Eric

日期 Date

03/07/2021

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Details of the Comment (use separate sheet if necessary)

地下
本人認為項目的雨水渠及挖土工程是必須的，
項目屬小型工程，不影響附近的生態，
但對雨後，將雨水排出大海以避免附近
村落水浸很關鍵，因此很支持。

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

簽署 Signature Nelson 日期 Date 26.6.21

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TOWN PLANNING BOARD

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人贊成 A/NE-SSH/140 這個城規申請項目。擬議工程只涉及西沙井頸村以南一條現有鄉村道路東邊的一小塊政府土地，擬議的地下定向鑽探方法相比起傳統明挖的方法對附近的生態沒有帶來影響。工程計劃上考慮到附近土地的業權、地形和實際現時地盤的環境，並採取了充分的保護預防措施防止發生土壤碎屑洩漏到「海岸保護區」。本人認為這個地下雨水渠工程有確切的需要，所以十分贊成此項目的申請。

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

簽署 Signature

Wan

日期 Date

溫先生

28-6-2021

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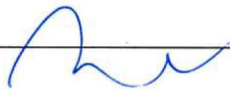
意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我是井頭村村民，我十分支持以上項目，
因為鄉村地方每逢雨季都會易水浸，
尤其西沙一帶有大形基建，相信水浸
會更易發生，而且以上項目沒有私人土地，
所有工程都在政府土地上，所以易於處
理，只要政府批准，希望加快落實。

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

簽署 Signature



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26/06/2021

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我的工作经常来往马鞍山和西贡一带，也算是半个持分者，认为今次工程不仅可收集雨水排出大海，以免影响附近村落和海岸地带，还可改善附近环境，同时不对生态环境产生影响，因此我赞同今次計畫。

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

簽署 Signature

陳威

日期 Date

陳威
2021/07/03

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人是住在西沙一帶的村民，近年西沙
有大型工程，這些工程有可能加增
水浸風險，也波及附近的海岸保護區，
所以我十分支持以上方案申請，因項目
只在地下鋪設排水管，當中也會挖土，
但比起以前已將範圍縮小，對附近生態
已減到最低，希望盡快落實。

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

簽署 Signature



日期 Date

04/07/2021

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tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年07月03日星期六 2:17
收件者: tpbpd
主旨: A/NE-SSH/140 DD 165 Sai Ha, Shap Sz Hung CDA

A/NE-SSH/140
Government Land in D.D.165, Sai Sha, Shap Sz Heung
Site area : About 107sq.m
Zoning : "Coastal Protection Area"
Applied development : Underground Stormwater Drain / **Excavation of Land**

Gimme more. 138 withdrawn. Previous objections applicable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, May 17, 2021 3:16:26 AM
Subject: A/NE-SSH/138 DD 165 Sai Ha, Shap Sz Hung CDA

A/NE-SSH/138
Government Land in D.D.165, Sai Sha, Shap Sz Heung
Site area : About 84sq.m
Zoning : "Coastal Protection Area"
Applied development : Underground Stormwater Drain / **Excavation of Land**

Dear TPB Members,

Strong objections to further erosion of CDA to benefit SHK.

The approved site is massive so amenities should be incorporated within the site :

Site area : About 748,400m² Includes Government Land of about 109,297m²
Zoning : "CDA", "VTD", "GIC", "Open Space", "Green Belt", "Country Park" and Road"

It doubled the original footprint but still seeking to further encroach onto CDA. Throwing in the benefit to GIC facilities does not fool anyone.

This is a NIMBY proposal.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that the Site falls on unleased and unallocated Government land. Should the Town Planning Board approve the application, the applicant needs to obtain his prior approval under the Land (Miscellaneous Provisions) Ordinance (Cap 28) before carrying out any works on the concerned Government land; and
- (b) to note the comment of Director of Environmental Protection (DEP) that the applicant should adopt the standard pollution control measures and implement the proposed mitigation measures including:
- use of quiet powered mechanical equipment;
 - sequencing of construction works such that noisy construction equipment (i.e. mobile crane and crane lorry) would not be used simultaneously;
 - transportation of the underground debris generated to the adjacent “CDA” zone by pipe jacking equipment to prevent leakage of soil debris into the “CPA” zone; and
 - collection of site runoff by temporary waterproofed membrane with sandbags to be provided at the eastern tip of the Application site and pumped away for appropriate treatment before being discharged into public drain.