



Drainage Services Department
Drainage Projects Division
45/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

Appendix Ic of RNTPC
Paper No. A/YL-ST/628

渠務署
排水工程處
香港灣仔告士打道5號
稅務大樓45樓

來函檔號 Your Ref: -
本署檔號 Our Ref: (00WDZF) in DP 8/4165CD(P1)/CE6421/
電話 Tel: (852) 2594 7595
圖文傳真 Fax: (852) 2827 8700

FAX (2877 0245) & DISPATCH

25 October 2022

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

Dear Sir,

Agreement No. CE 64/2021 (DS)
Drainage Improvement Works at North District (Phase 1)- Design and Construction

Drainage Improvement Works at San Tin Eastern Main Drainage Channel

Further Information (FI) for
Application for Permission under Section 16 of the Town Planning Ordinance
(A/YL-ST/628)

With regard to the captioned Application, we are pleased to submit the enclosed Further Information (FI) that including the responses-to-comments on the captioned submission for consideration by the Town Planning Board under Section 16 of the Town Planning Ordinance (CAP. 131).

2. Should you have any enquiries or require extra information, please feel free to contact the undersigned at 2594 7595. In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

Yours faithfully,

(LEE Ho-ting, Joe)
for Chief Engineer/Drainage Projects
Drainage Services Department

Encl.

c.c.
Town Plnr/ YLE 2 (Attn: Ms. CHEUNG Yuk Yi, Alice)
Internal: E/D21 – Please note in file

(Fax. 3168 4074)

Further Information (FI) for
Application for Permission under Section 16 of the Town Planning Ordinance
(A/YL-ST/628)

<u>Item</u>	<u>Comments</u>	<u>Responses</u>
<u>1</u>	Planning Department Comments from Chief Town Planner/Urban Design & Landscape, PlanD Email dated: 24 October 2022 Mr. NG Tat Yuen, Henry	
	As discussed moments ago, the following items (via my email dated 19.10.2022) should be clarified to facilitate the preparation of the RNTPC Paper: -	
	Item 4, trees of "whip" size are proposed. With reference to Appendix C – "Extract of Tree Survey Report and Preservation and Removal Proposal" of Planning Statement (i.e. "Drainage Improvement Works at North District – Package B – Investigation: Tree Survey Report and Tree Felling Application (Revision B) Aug 2019" submitted by Mott MacDonald HK Ltd., Document Ref.: 351109 057 B), "compensation planting of 226 heavy standard trees within the site is proposed..." The proposed size of trees should be reviewed and suitably revised. Besides, the unit of measurement of spacing should be specified	Noted. Heavy standard trees will be provided within the site as proposed in the investigation stage's Tree Felling Application instead of the list of whip sized trees provided in the previous response. The tree species spacing of the proposed compensatory trees will be reviewed and revised where appropriate, which are subject to the future approved compensation locations. The tree species and spacing will be further addressed in the subsequent TPRP submission. Please find the proposed tree species and spacing in Annex 1 for reference.
	Item 6, it should be clarified whether T2124 is proposed to be retained or transplanted	Please be clarified that T2124 is proposed to be <u>retained</u> based on the current design layout, revision will be provided in the later TPRP submission.
	For the other observations/comments, we have no comment regarding DSD's response (i.e. "DSD is updating the tree survey in due course and will address LU's observations/comments in the upcoming Tree Preservation and Removal Proposal (TPRP) at the detailed design stage...").	Noted.

Annex 1

SCIENTIFIC NAME	CHINESE NAME	ORIGIN	SIZE	SPACING (m)
<i>CELTIS SINENSIS</i>	朴樹	NATIVE	HEAVY STANDARD	5
<i>CINNAMOMUM BURMANNII</i>	陰香	NATIVE	HEAVY STANDARD	5
<i>CRATOXYLUM COCHINCHINENSE</i>	黃牛木	NATIVE	HEAVY STANDARD	5
<i>FICUS HISPIDA</i>	對葉榕	NATIVE	HEAVY STANDARD	5
<i>MACHILUS CHEKIANGENSIS</i>	浙江潤楠	NATIVE	HEAVY STANDARD	5
<i>MALLOTUS PANICULATUS</i>	白楸	NATIVE	HEAVY STANDARD	5
<i>STERCULIA LANCEOLATA</i>	假蘋婆	NATIVE	HEAVY STANDARD	5
<i>VIBURNUM ODORATISSIMUM</i>	珊瑚樹	NATIVE	HEAVY STANDARD	5

**Relevant Extract of Town Planning Board Guidelines
for Application for Development within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the northwestern part of the Site (about 125,172 m², 76% of the site area) falls within the Wetland Conservation Area (WCA) and the middle portion (about 32,940 m², 20% of the site area) falls within the Wetland Buffer Area (WBA) of the Deep Bay area, whereas the remaining portion in the eastern part of the Site (about 6,588 m², 4% of the site area) is outside the WCA/WBA (**Plan A-1a**). The key assessment criteria are summarised as follows:

WCA

- (a) the WCA comprises the existing and contiguous, active or abandoned fish ponds in the Deep Bay Area, which should all be conserved. The intention of the WCA is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The Board may consider development with conservation objectives within the WCA under the “private-public partnership approach”;
- (b) new development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest. Any such development should be supported by an EcoIA to demonstrate that the development would not result in a net loss in wetland function and negative disturbance impact;
- (c) for any redevelopment which requires planning permission from the Board, an EcoIA would also be required. Wetland compensation is required for any development involving pond filling and mitigation measures against disturbance would be necessary. They would be imposed as part of the planning approval conditions; and
- (d) subject to submission of EcoIAs, the types of activities which may be considered within the WCA must be related to uses concerning (i) conservation of the wetland in Deep Bay Area, (ii) environmental education, or (iii) essential infrastructure projects needed for public purpose for which no suitable alternative locations outside the WCA could be identified; and should not add to the pollution loading of the Deep Bay Area; and

WBA

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local (including public utility installation of electricity mast, lamp pole, pipeline and telephone booth) and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/DPA/YL-ST/11	Container Vehicle Park and Stormwater Nullah	23.7.1993 Approved by RNTPC
2.	A/YL-ST/12	Temporary Container Vehicle Park and Open Storage of Containers for a Period of 3 Years	1.11.1996 Approved by RNTPC
3.	A/YL-ST/60	Proposed Pond Filling and Temporary Container Tractor/Trailer Park and Open Storage of Containers for a Period of 2 Years	13.11.1998 Approved by RNTPC
4.	A/YL-ST/94	Temporary Container Vehicle Park and Open Storage of Containers with Ancillary Repair Area for a Period of 2 Years	10.9.1999 Approved by RNTPC
5.	A/YL-ST/157	Temporary Container Vehicle Park and Container Depot with Ancillary Repair Area for a Period of 2 Years	22.12.2000 Approved by RNTPC
6.	A/YL-ST/167	Temporary Container Tractor/Trailer Park and Open Storage of Containers with Ancillary Repair Area and Canteen for a Period of 18 Months	16.11.2001 Approved by RNTPC [Revoked on 16.2.2003]
7.	A/YL-ST/612	Proposed Public Utility Installation (Underground Cables) and associated Filling and Excavation of Land	10.6.2022 Approved by RNTPC

Rejected Applications

No.	Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/91	Container Vehicle Park and Container Storage	26.5.2000 Rejected by TPB on Review [Appeal dismissed on 14.6.2002]	(1), (2), (3), (4)
2.	A/YL-ST/95	Temporary Container Storage and Container Vehicle Park with Ancillary Workshop Facilities for a Period of 3 Years	26.5.2000 Rejected by TPB on Review [Appeal dismissed on 14.6.2002]	(1), (2), (4), (5)
3.	A/YL-ST/101	Temporary Container Tractor/ Trailer Parks and Open Storage of Containers with Ancillary Repair Area for a Period for 2 Years	21.7.2000 Rejected by TPB on Review	(1), (2), (3)
4.	A/YL-ST/200	Temporary Container Vehicle Park and Container Depot with Ancillary Repair Area for a Period of 2 Years	14.6.2002 Rejected by RNTPC	(3), (4)

Rejection Reasons

- (1) Not comply with the Town Planning Board Guidelines for “Application for Developments within Deep Bay Area” in that it was contrary to the intention of WCA and there was no Ecological Impact Assessment or wetland compensation proposal to demonstrate that the development would not result in, or be able to fully compensate for, the loss in wetland function.

- (2) The submitted Traffic Impact Assessment was acceptable and there was insufficient information to demonstrate that the proposed development would not generate adverse traffic impact and/or a proper vehicular access to the site could be provided.
- (3) Insufficient information to demonstrate that the proposed development would not cause adverse impact including drainage, sewage, environment and ecology on the surrounding areas, in particular the Mai Po Nature Reserve (MPNR) / Insufficient information to demonstrate that the development would not have adverse traffic and drainage impacts on the surrounding areas / Insufficient information to demonstrate that due regard had been given to minimise the adverse impacts of the development including drainage, traffic, sewage, environment and ecology on the surroundings in particular the MPNR and the nearby areas.
- (4) The submitted layout was not acceptable in that it had not satisfactorily addressed the interface problems of the “Eastern Main Drainage Channel for San Tin” (EMDCST) and the “Village Flood Protection Works for San Tin Villages” / A large portion of the site fell within the gazetted scheme boundary of the EMDCST, approval of the application, even on temporary basis, would jeopardise the implementation of the drainage channel project.
- (5) Insufficient information in the submission to demonstrate that the proposed development would not cause net increase in pollution loading to Deep Bay during site formation and operational stages.

Government Departments' General Comments

1. Land Administration

Comments of the Yuen Long Projects Team, Acquisition Section, Lands Department (LandsD):

- (a) the proposed project site for the subject drainage improvement works for San Tin Eastern Main Channel (STEMC) falls entirely within Government Land (GL) where no private lots are involved. In case any items including GLA(s), interface project(s), slope feature(s), etc. are affected by the subject proposed works, the applicant, DSD, is required to consult/obtain consent or permission from the relevant Government department(s) and/or concerned part(ies) prior to commencement of works and to resolve the interface issue(s), if any.

Comments of the Railway Development Section, LandsD:

- (a) part of the Site falls underneath the land (i.e. strata of air space) vested in Kowloon-Canton Railway Corporation (KCRC) for the operational purposes of Lok Ma Chau Spur Line. Meanwhile, part of an easement for drainage vested in KCRC for the purposes of Lok Ma Chau Spur Line falls within the Site. The applicant is reminded not to affect and/or encroach onto such vested land and easement for drainage; and
- (b) part of the Site overlaps with the proposed Northern Link (NOL) project. Comments from Railway Development Office, Highways Department (RDO, HyD) shall be sought with regard to the NOL project.

Comments of the Lands Administration Office, District Lands Office/Yuen Long (DLO/YL), LandsD:

- (a) no comment on the application from district land administration point of view.

2. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) the proposed boundary of the works is close to and may partially encroach upon some slope features in San Tin maintained by HyD. As such, the proposed works should not induce any adverse effect to the safety and stability of the slopes;
- (b) any damage to the slopes features and facilities (e.g. fence, railing, drainage channels, etc.) arising from Drainage Services Department (DSD)'s works or its related construction activities should be reinstated to highway standard and to the satisfaction of HyD;
- (c) prior agreement should be sought from HyD if any slope features maintained by HyD are affected;

- (d) the Landscape Division of HyD should be consulted on the vegetation on slopes as appropriate;
- (e) the proposed site access arrangement should be approved by Transport Department (TD);
- (f) HyD does not and will not maintain any access roads connecting the Site with Lok Ma Chau Road, Tun Yu Road, San Tin Tsuen Road, Castle Peak Road – San Tin Highway and Kwu Tung Road;
- (g) the maintenance and management arrangement of the proposed floodwall, embankment, related public utility and access roads should be clarified;
- (h) having considered the Further Information (FI) submitted by DSD (**Appendix Ib** of the RNTPC Paper) clarifying the details of the proposed works, he has no further comment on the application from highways maintenance point of view;
- (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (j) his advisory comments are at **Appendix V**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) the Drainage Project Division of DSD for the proposed drainage improvement works for STEMC is advised to liaise with Civil Engineering and Development Department (CEDD) to minimise the conflict of works and the potential interface with San Tin / Lok Ma Chau Development Node (ST/LMC DN). As such, the CE/MN, DSD has no objection to the application; and
- (b) the design of the drainage improvement works should be updated upon liaison with CEDD on the ST/LMC DN.

4. Other Departments

The following government departments have no objection to or no comment on the application:

- (a) Commissioner for Transport;
- (b) Commissioner of Police;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- (e) Project Manager (North), North Development Office, CEDD;
- (f) Project Manager (West), West Development Office, CEDD;
- (g) Head of Geotechnical Engineering Office, CEDD;

- (h) Director of Fire Services;
- (i) Director of Electrical and Mechanical Services;
- (j) Chief Building Surveyor/New Territories West, Buildings Department;
- (k) Chief Engineer/Construction, Water Supplies Department; and
- (l) District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) The applicant should implement the appropriate mitigation measures as detailed in the Environmental Review Report (Appendix D of **Appendix Ia**) as submitted in the planning application and in accordance with the Variation of Environmental Permit (No. EP-270/2007/A) issued by the Director of Environmental Protection (DEP) on 21.3.2019 for the proposed works under the San Tin Eastern Main Channel (STEMC) which is a Designated Project (DP) under the Environmental Impact Assessment (EIA) Ordinance;
- (b) to note the comments of Lands Department (LandsD) that:
 - (i) the proposed project site for the subject drainage improvement works for STEMC falls entirely within Government Land (GL) where no private lots are involved. In case any items including GLA(s), interface project(s), slope feature(s), etc. are affected by the subject proposed works, the applicant, DSD, is required to consult/obtain consent or permission from the relevant Government department(s) and/or concerned part(ies) prior to commencement of works and to resolve the interface issue(s), if any;
 - (ii) part of the Site falls underneath the land (i.e. strata of air space) vested in Kowloon-Canton Railway Corporation (KCRC) for the operational purposes of Lok Ma Chau Spur Line. Meanwhile, part of an easement for drainage vested in KCRC for the purposes of Lok Ma Chau Spur Line falls within the Site. The applicant is reminded not to affect and/or encroach onto such vested land and easement for drainage;
 - (iii) part of the Site overlaps with the proposed Northern Link (NOL) project. The applicant should consult Railway Development Office, Highways Department (RDO, HyD) with regard to the NOL project.
- (c) to note the comments of the Commissioner for Transport (C for T) that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the construction period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed boundary of the works is close to and may partially encroach upon some slope features in San Tin maintained by HyD. The proposed works should not induce any adverse effect to the safety and stability of the slopes;
 - (ii) any damage to the slopes features and facilities (e.g. fence, railing, drainage channels, etc.) arising from Drainage Services Department (DSD)'s works or its related construction activities should be reinstated to highway standard and to the satisfaction of HyD;
 - (iii) prior agreement should be sought from HyD if any slope features maintained by HyD are affected. If modifications of the slope features are involved in the works, the requirements stipulated in DEVB TWC No. 2/2018 for the registration of catalogue of slopes should be followed. The design should be submitted to Geotechnical Engineering Office (GEO) and HyD and the GEO Checking

Certificate for Slopes and Retaining Walls should be obtained in accordance with ETWB TWC No. 20/2004. Maintenance manual should be prepared in accordance with Geoguide 5 and submitted to HyD;

- (iv) to consult the Landscape Division of HyD on the vegetation on slopes and to consult Transport Department on the proposed access arrangement;
 - (v) HyD does not and will not maintain any access roads connecting the Site with Lok Ma Chau Road, Tun Yu Road, San Tin Tsuen Road, Castle Peak Road – San Tin Highway and Kwu Tung Road;
 - (vi) to clarify the maintenance and management arrangement of the proposed floodwall, embankment, related public utility and access roads; and
 - (vii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that the location of the proposed works falls within the proposed Northern Link (NOL) Spur Line alignment and station which is under development by MTR Corporation Limited (MTRCL) and the railway protection zone of the existing Lok Ma Chau Spur Line of East Rail Line. The applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line. Deep foundation such as piling is not permitted at the application site unless MTRCL's agreement is sought. The applicant is also reminded to consult railway protection team of MTRCL regarding part of the works encroaching on the railway protection zone of Lok Ma Chau Spur Line of East Rail Line;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) Conceptual Landscape Plan should be provided to illustrate the proposed landscape treatments and/or mitigation measures along the proposed improvement works. Typical cross-section(s) should be provided to indicate the proposed improvement works and landscape works;
 - (ii) for planting areas at embankment, the applicant should consider shrub and/or groundcover planting (preferably native species) in addition to hydroseeding/tree planting;
 - (iii) to submit the detailed tree and landscape proposal in the Tree Preservation and Removal Proposal at the detailed design stage for the STEMC under the Drainage Improvement Works at North District (Phase 1) – Design and Construction;
 - (iv) excavation of land should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measures should be carried out to avoid damage to existing trees during excavation. It is advised to refer to the guidelines promulgated by the DEVB on Tree Preservation during Construction; and

- (v) the applicant should be advised that approval of the application does not imply approval of tree works such as preservation, transplanting, felling and compensatory planting. The applicant is reminded to seek comment and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works;
- (g) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (CEDD) that the Government is commissioning the Investigation Study of the San Tin / Lok Ma Chau Development Node (ST/LMC DN). The construction work of ST/LMC DN will commence after the funding application is approved. The applicant should take into account this interfacing project and coordinate with this office at a suitable juncture;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Drainage Project Division of DSD for the proposed drainage improvement works for STEMC should liaise with CEDD to minimise the conflict of works and the potential interface with ST/LMC DN; and to update the design of the drainage improvement works upon liaison with CEDD on the ST/LMC DN;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

Electricity Safety

- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising and conducting any activity near the underground cable or overhead line under the mentioned works under the current applicant should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and

Town Gas Safety

- (ii) there is a high pressure underground town gas transmission pipeline running along San Tin Highway in the vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organising and supervising any works near a gas pipeline (the involved parties) should liaise with the Hong Kong and China Gas Company Limited (HKCG) for the requisition of gas pipe layout plan(s) to investigate there is any underground gas pipe within and/or in the vicinity of the Site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the proposed works; and
- (iii) the involved parties are required to observe the Electrical and Mechanical Services Department (EMSD)’s requirements on the “Avoidance of Damage to Gas Pipes 2nd Edition” for reference at the following link of EMSD:

[https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf);
and

- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) no cable or duct shall be laid in parallel and directly on top of any existing water mains;
 - (ii) a minimum clearance of 450mm shall be maintained between the new cable or duct and any adjoining water mains; and
 - (iii) where cross-over of any water mains is inevitable, the minimum clearance requirement stated in (b) shall also apply.

2022年 9月 1日

此文件在

收到・城市規劃委員會

只合填用

文件後才正式申請收到

Appendix I of RNTPC
Paper No. A/YL-ST/628

1 SEP 2022

This document is to be used for the purpose of formally acknowledging 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

**LICATION 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	117C-ST / 68
	Date Received 收到日期	1 SEP 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

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

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)

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 along San Tin Eastern Main Drainage Channel in DD99 and DD102, San Tin, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 164,700 m ² sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	164,700 m ² sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 and Ngau Tam Mei OZP No. S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	OZP No. S/YL-ST/8: "Conservation Area" ("CA") and "Other Specified Uses (Service Stations)" ("OU(SS)") OZP No. S/YL-NTM/12: "Open Storage" ("OS") zones.
(f) Current use(s) 現時用途	Unallocate Government Land that is currently undeveloped (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，請另買說明)

- ☐ 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. 如上述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	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積 sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度 m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
Area of filling 填土面積	13,100 sq.m 平方米	<input checked="" type="checkbox"/> About 約	
Depth of filling 填土厚度	1 m 米	<input checked="" type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Excavation of land 挖土			
Area of excavation 挖土面積	7,800 sq.m 平方米	<input checked="" type="checkbox"/> About 約	
Depth of excavation 挖土深度	1.5 m 米	<input checked="" type="checkbox"/> About 約	
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	Proposed Drainage Works (Construction of Floodwalls and Rising of Embankments) Involving Associated Excavation of Land and Filling of Land.		

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置	
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	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)	
Construction of Floodwall (ST OZP)	1	Approx. Dimension: 2 380 m (L) in total x 0.5 m (W) x 1.5 m (H)
Rising of Embankment (ST OZP)	1	Approx. Dimension: 1 366 m (L) in total x 10 m (W) x 1 m (H)
Construction of Floodwall (NTM OZP)	1	Approx. Dimension: 820 m (L) in total x 0.5 m (W) x 1.5 m (H)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

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

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

- ☐ Plot ratio restriction 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

<input type="checkbox"/> Domestic part 住用部分		GFA 總樓面面積 sq. m 平方米 <input type="checkbox"/> About 約 number of Units 單位數目 average unit size 單位平均面積 sq. m 平方米 <input type="checkbox"/> About 約 estimated number of residents 估計住客數目
<input type="checkbox"/> Non-domestic part 非住用部分		<div style="text-align: right; font-weight: bold;">GFA 總樓面面積</div> <input type="checkbox"/> eating place 食肆 sq. m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> hotel 酒店 sq. m 平方米 <input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目) <input type="checkbox"/> office 辦公室 sq. m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> 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) <input type="checkbox"/> 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) <input type="checkbox"/> Open space 休憩用地 (please specify land area(s) 請註明地面面積) <input type="checkbox"/> private open space 私人休憩用地 sq. m 平方米 <input type="checkbox"/> Not less than 不少於 <input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米 <input type="checkbox"/> 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)

September 2028

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的汽車通道安排

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

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情 Remark: refer to Planning Report Section 2.2.2</p>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Details refer to the attached Planning Application Report Appendix C</p>	

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。

Details refer to the attached Planning Application Report Section 4.

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

SIU WAI CHUNG

Senior Engineer / DP4

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☒ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Drainage Services Department, The Government of HKSAR

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



Date 日期

11/8/2022 (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

- 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。
- 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。
- 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.
在該靈灰安置所內，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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land along San Tin Eastern Main Drainage Channel in DD99 and DD102, San Tin, Yuen Long		
Site area 地盤面積	164,700 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 164,700 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 Ngau Tam Mei OZP No. S/YL-NTM/12		
Zoning 地帶	OZP No. S/YL-ST/8: "Conservation Area" ("CA") and "Other Specified Uses (Service Stations)" ("OU(SS)") OZP No. S/YL-NTM/12: "Open Storage" ("OS") zones.		
Applied use/ development 申請用途/發展	Proposed Drainage Works (Construction of Floodwalls and Rising of Embankments) Involving Associated Excavation of Land and Filling of Land.		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(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 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			% <input type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

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

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

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

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

REV	DESCRIPTION	BY	DATE
CONSULTANT			
ISI			
PROJECT TITLE			
AGREEMENT NO. CE 64/2021 (DS)			
DRAINAGE IMPROVEMENT WORKS AT			
NORTH DISTRICT (PHASE 1) -			
DESIGN AND CONSTRUCTION			
DRAWING TITLE			
DRAINAGE IMPROVEMENT			
WORKS AT SAN TIN EASTERN			
MAIN DRAINAGE CHANNEL			
(SHEET 1 OF 9)			
CE64/2021/DIW/1001			
Drawn	Check	Approved	Scale
CAD	20/07/22		1 : 1000 (A3)
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 香港排水服務處 Drainage Services Department The Government of the Hong Kong Special Administrative Region			

LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL
- DWD

SAN SHAM ROAD

LOK MA CHAU ROAD

TIN YU ROAD

PROPOSITION OF FLOOD WALL
(TOP LEVEL 4.00 MSL)

PROPOSITION OF FLOOD WALL
(TOP LEVEL 4.00 MSL)

1 : 1000



By Dispatch

MEMO

From	CE/DP, DSD	To	Town Planning Board
Ref.	(00VNFG) in DP 8/4165CD(P1)/CE6421/	(Attn.:	The Secretary)
Tel. No.	2594 7595	Your Ref.	in
Fax. No.	3104 6420	Dated	Fax. No.
Date	1 September 2022	Total Pages	1 + Encl.

PWP Item No. 4165CD
Drainage Improvement Works at North District

Agreement No. CE 64/2021 (DS)
Drainage Improvement Works at North District (Phase 1)- Design and Construction

Drainage Improvement Works at San Tin Eastern Main Drainage Channel

Application for Permission under Section 16 of the Town Planning Ordinance

We are pleased to submit the revised Appendix A of S16 Planning Application Statement (9 pages) in support of drainage improvement works at San Tin Eastern Main Drainage Channel, for consideration of the Town Planning Board under Section 16 of the Town Planning Ordinance (CAP. 131):

2. Should you have any enquiries or require extra information, please feel free to contact the undersigned at 2594 7595. In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

2022年 9月 1 日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

1 SEP 2022
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.

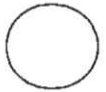


(LEE Ho-ting, Joe)
for Chief Engineer/Drainage Projects
Drainage Services Department

Encl.

W

Urgent By Hand



MEMO

From	CE/DP, DSD	To	Town Planning Board
Ref.	(00VGC6) in DP 8/4165CD(P1)/CE6421/	(Attn.:	The Secretary)
Tel. No.	2594 7595	Your Ref.	in
Fax. No.	3104 6420	Dated	Fax. No.
Date	19 August 2022	Total Pages	1 + Encl.

**PWP Item No. 4165CD
Drainage Improvement Works at North District**

**Agreement No. CE 64/2021 (DS)
Drainage Improvement Works at North District (Phase 1)- Design and Construction**

Drainage Improvement Works at San Tin Eastern Main Drainage Channel

Application for Permission under Section 16 of the Town Planning Ordinance

Further to our previous memo dated 11 Aug 2022, we are pleased to submit a duly signed original copies of the revised Form No. S16-I and 4 hard copies and 1 soft copy of revised pages of the planning study report for consideration of the Town Planning Board under Section 16 of the Town Planning Ordinance (CAP. 131).

2. Regarding to the proposed use/ applied use in the planning statement, we would like to clarify the applied use is stated as follows:

“Proposed Drainage Works (Construction of Floodwalls and Rising of Embankments) involving Associated Excavation of Land and Filling of Land.”

3. Should you have any enquiries or require extra information, please feel free to contact the undersigned at 2594 7595. In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

2022年 9月 1日

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

1 SEP 2022

The document is received on _____
The _____ will formally acknowledge
the document only upon receipt
of all the required information and documents.

(LEE Ho-ting, Joe)

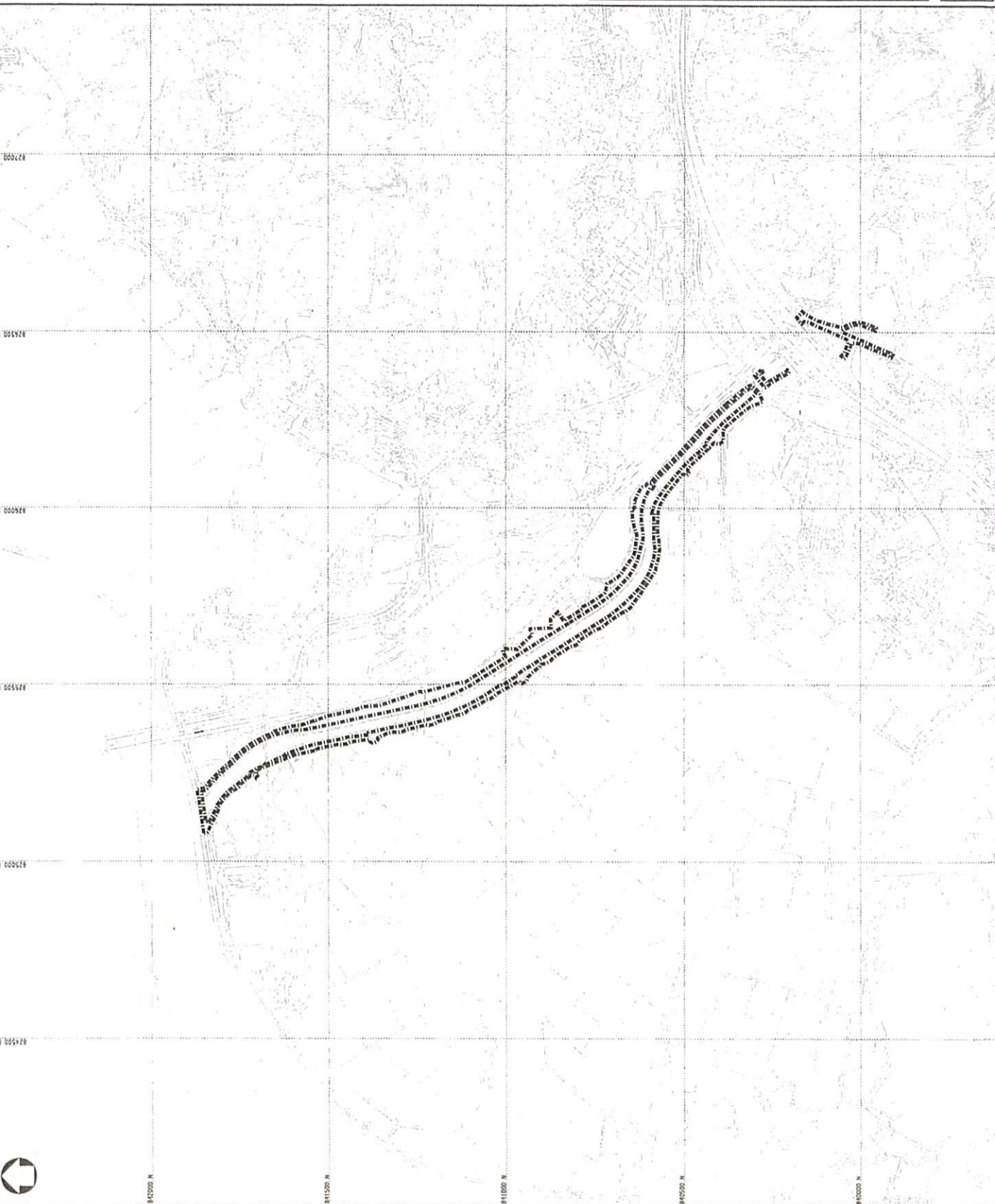
for Chief Engineer/Drainage Projects
Drainage Services Department

Encl.

123

LEGEND :

SITE BOUNDARY



REV	DESCRIPTION	BY	DATE

wsj

PROJECT TITLE
AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

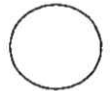
DRAWING TITLE
WORKS LIMIT AT
SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

DESIGN NO.	CE64/00/DIW/1010	Rev	
Drawn		Checked	

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香港特別行政區政府
渠務署
Drainage Services Department
The Government of the Hong Kong Special Administrative Region

Urgent By Hand



MEMO

From	CE/DP, DSD	To	Town Planning Board
Ref.	(00V46A) in DP 8/4165CD(P1)/CE6421/	(Attn.:	The Secretary)
Tel. No.	2594 7595	Your Ref.	in
Fax. No.	3104 6420	Dated	Fax. No.
Date	11 August 2022	Total Pages	1 + Encl.

**PWP Item No. 4165CD
Drainage Improvement Works at North District**

**Agreement No. CE 64/2021 (DS)
Drainage Improvement Works at North District (Phase 1)- Design and Construction**

Drainage Improvement Works at San Tin Eastern Main Drainage Channel

Application for Permission under Section 16 of the Town Planning Ordinance

We are pleased to submit the following documents in support of drainage improvement works at San Tin Eastern Main Drainage Channel, for consideration of the Town Planning Board under Section 16 of the Town Planning Ordinance (CAP. 131):

- (i) 5 duly signed original copies of the Form No. S16-I; and
- (ii) 8 hard copies and 1 soft copy of the planning study report.

2. Should you have any enquiries or require extra information, please feel free to contact the undersigned at 2594 7595. In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

2022年 9月 1日

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

1 SEP 2022

The _____ will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

(LEE Ho-ting, Joe)

for Chief Engineer/Drainage Projects
Drainage Services Department

Encl.

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。

LEGEND:

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL

DWG

REV	DESCRIPTION	BY	DATE
1	ISSUED FOR TENDER		

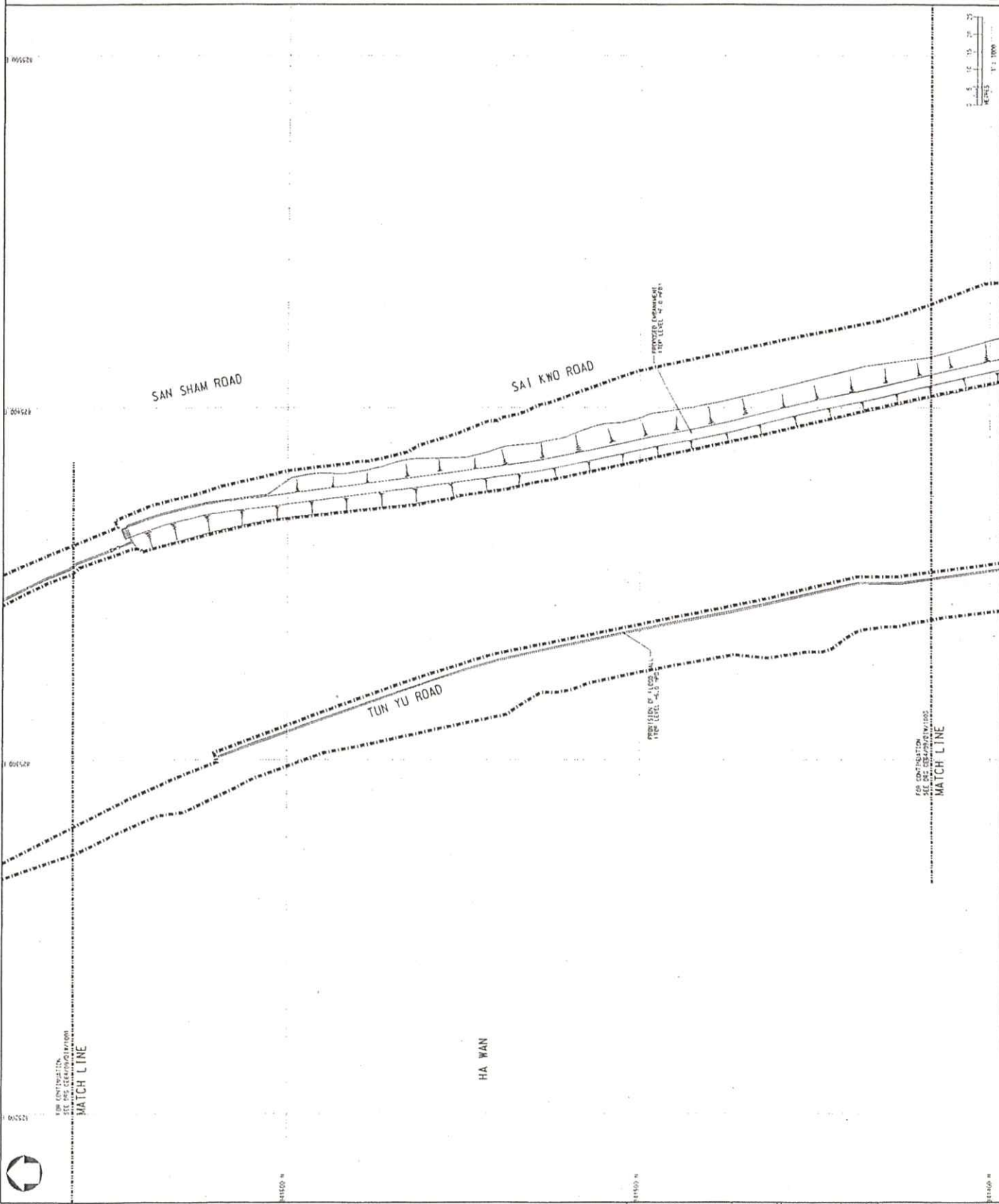
PROJECT TITLE
AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT PHASE 11 -
DESIGN AND CONSTRUCTION

DRAWING TITLE
DRAINAGE IMPROVEMENT
WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 2 OF 9)

Drawn	29/07/22	Checked	
Scale	1:1000 (A3)	Sheet	

香港排水服務處
渠務處
The Drainage Services Department
No. 100, Queen's Road Central, Hong Kong



FOR CONTINUATION
SEE SHEET CEG4/09/DIN/1002
MATCH LINE

FOR CONTINUATION
SEE SHEET CEG4/09/DIN/1002
MATCH LINE

LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL

DWG

REV	DESCRIPTION	BY	DATE

ISI

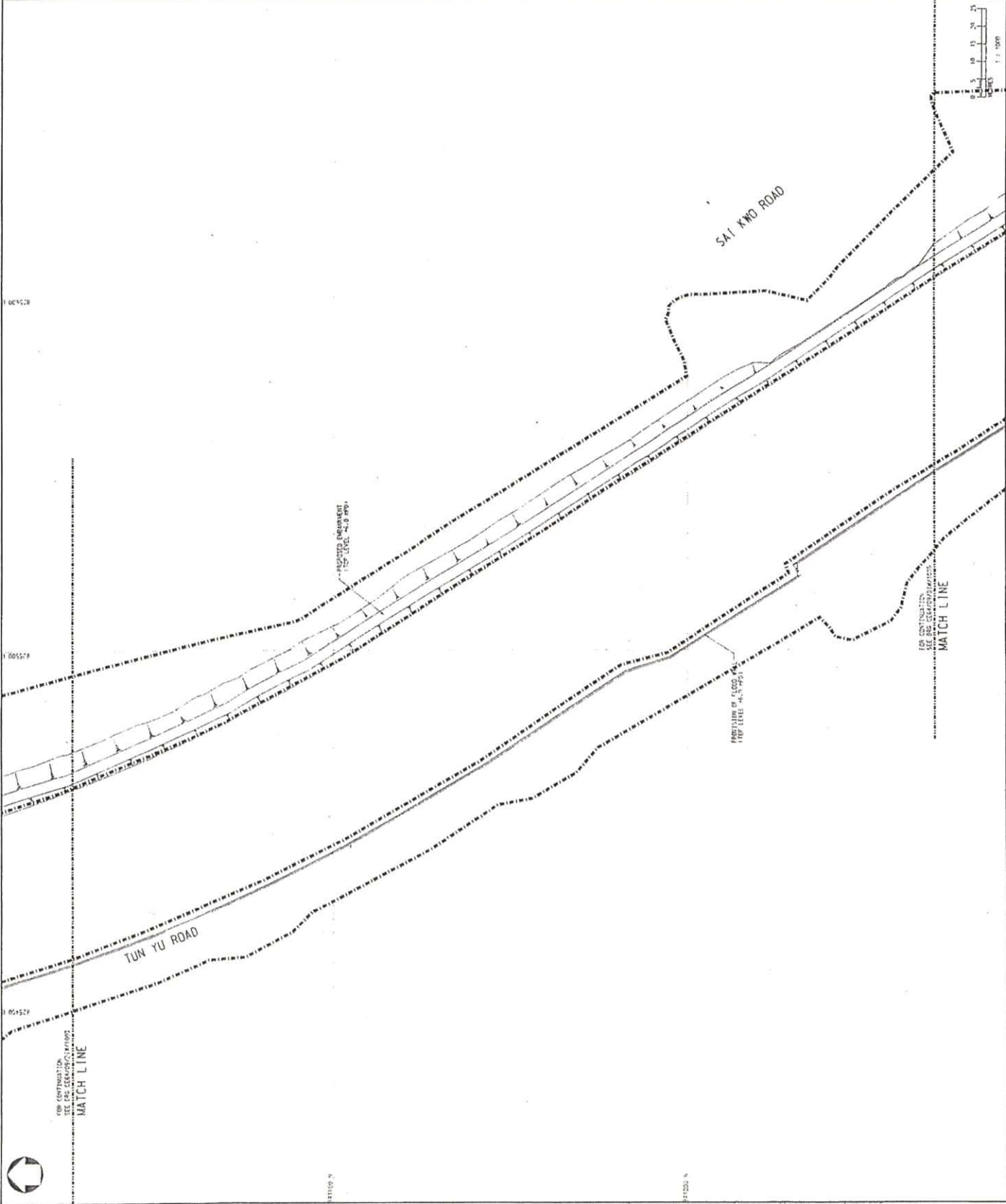
PROJECT TITLE
AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

DRAWING TITLE
DRAINAGE IMPROVEMENT
WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 4 OF 9)

PROJECT NO.	CE64/09/D1W/1004
DATE	20/07/22
CAD	1:1 (NBS) (A3)
Scale	1:1 (NBS) (A3)

香港特別行政區政府
渠務署
The Government of the Hong Kong Special Administrative Region
Drainage Services Department





LEGEND

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- EXISTING FLOOD WALL
- PROPOSED FLOOD WALL

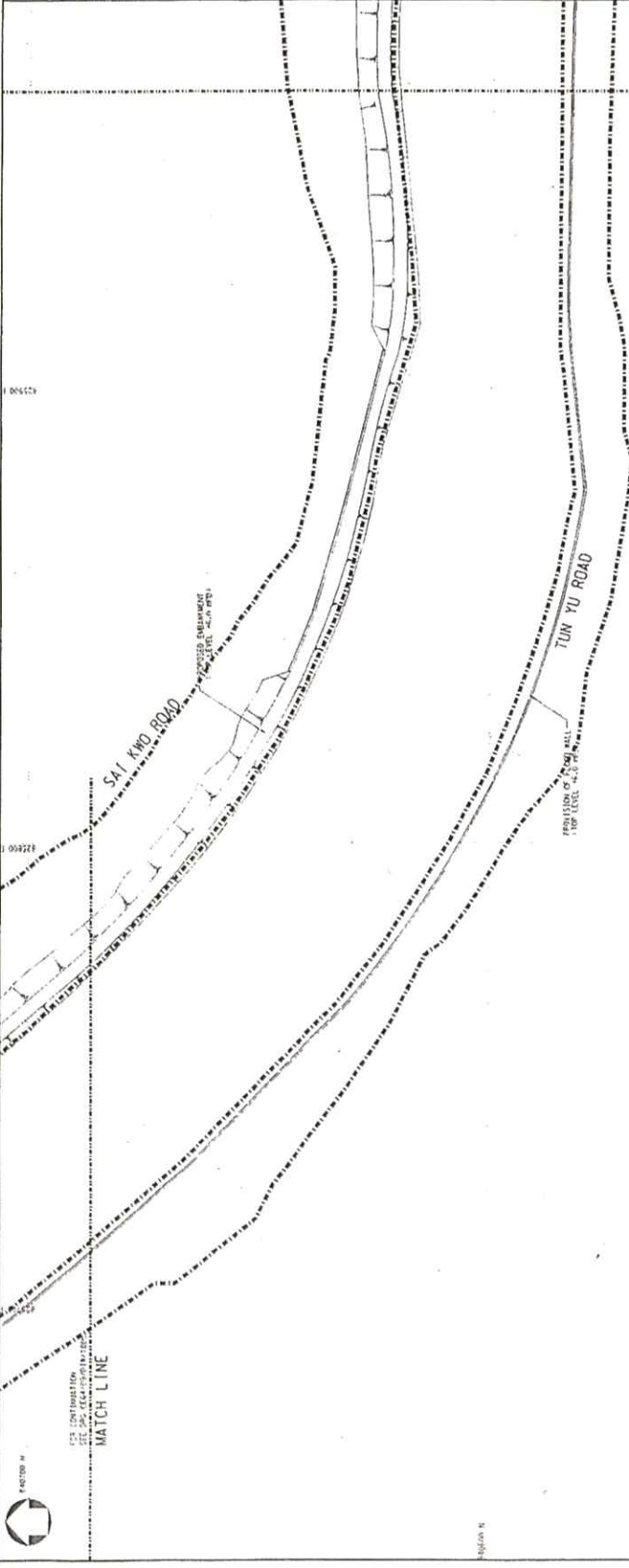
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1	CONSULTANT		

PROJECT TITLE
 AGREEMENT NO. CE 64/2021 (DS)
 DRAINAGE IMPROVEMENT WORKS AT
 NORTH DISTRICT PHASE 11 -
 DESIGN AND CONSTRUCTION

DRAWING TITLE
 DRAINAGE IMPROVEMENT
 WORKS AT SAN TIN EASTERN
 MAIN DRAINAGE CHANNEL
 (SHEET 5 OF 9)

APPROVAL
 CE 64/2021/01W/1005
 DATE: 28/02/23
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DRAINAGE SERVICES DEPARTMENT
 The Government of the Hong Kong Special Administrative Region

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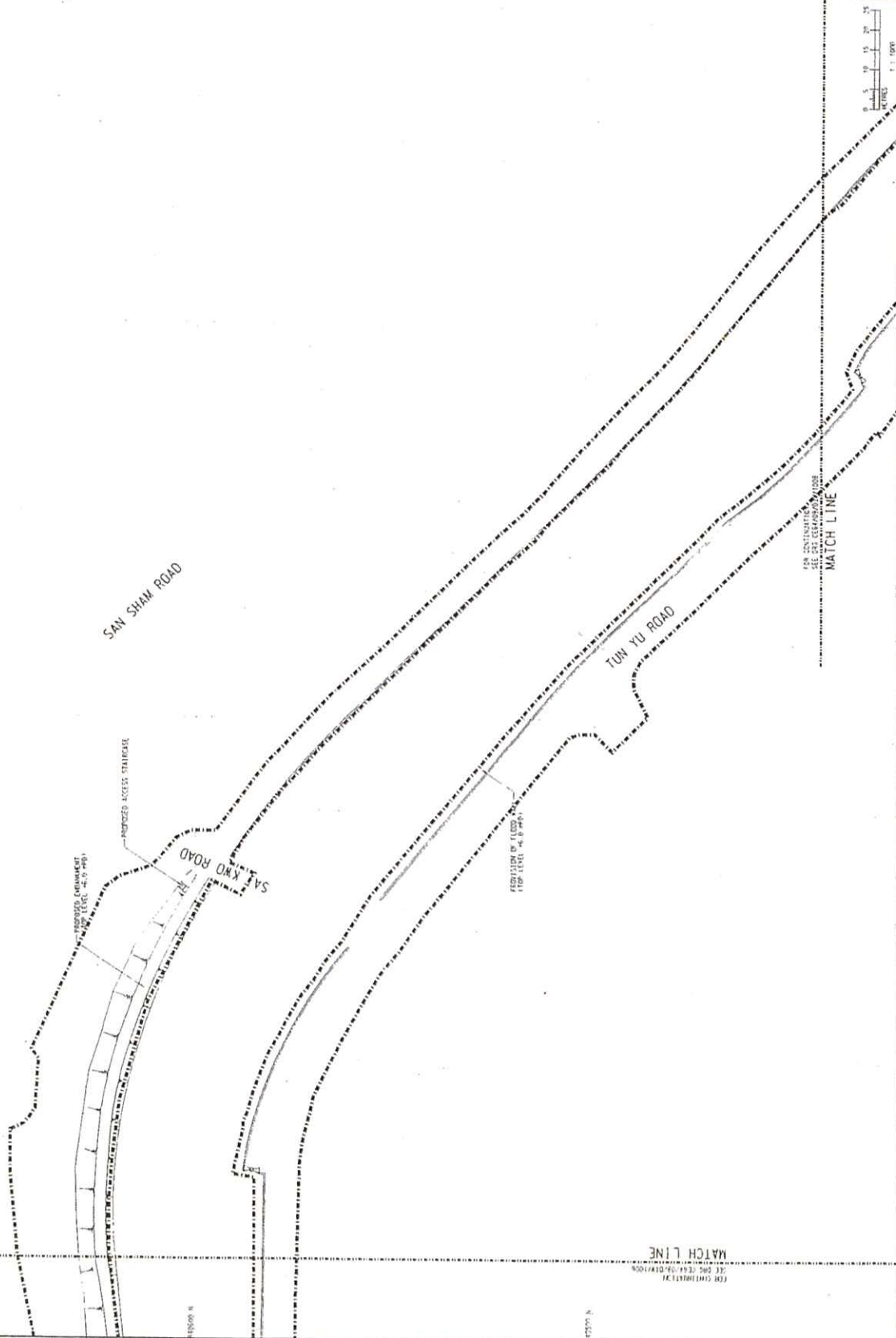
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LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- DWG PROPOSED FLOOD WALL



REV		DESCRIPTION	BY	DATE
CONSULTANT				
PROJECT TITLE				
AGREEMENT NO. CE 64/2021 (DS)				
DRAINAGE IMPROVEMENT WORKS AT NORTH DISTRICT PHASE 11 - DESIGN AND CONSTRUCTION				
DRAWING TITLE				
DRAINAGE IMPROVEMENT WORKS AT SAN TIN EASTERN MAIN DRAINAGE CHANNEL				
(SHEET 7 OF 9)				
PROJECT NO. CE64/09/01W/1007				
DATE	20/07/22	DESIGNED BY		
DATE	20/07/22	CHECKED BY		
SHEET 1 OF 1000 (43)				
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香港特別行政區政府 排水處 The Government of the Hong Kong Special Administrative Region Drainage Services Department				

LEGEND :

--- SITE BOUNDARY

--- PROPOSED FLOOD WALL

DND PROPOSED FLOOD WALL

REV	DESCRIPTION	BY	DATE

PROJECT TITLE

AGREEMENT NO. CE 64/2021 (DS)

DRAINAGE IMPROVEMENT WORKS AT NORTH DISTRICT (PHASE 1) - DESIGN AND CONSTRUCTION

DRAWING TITLE

DRAINAGE IMPROVEMENT WORKS AT SAN TIN EASTERN MAIN DRAINAGE CHANNEL

(SHEET 8 OF 9)

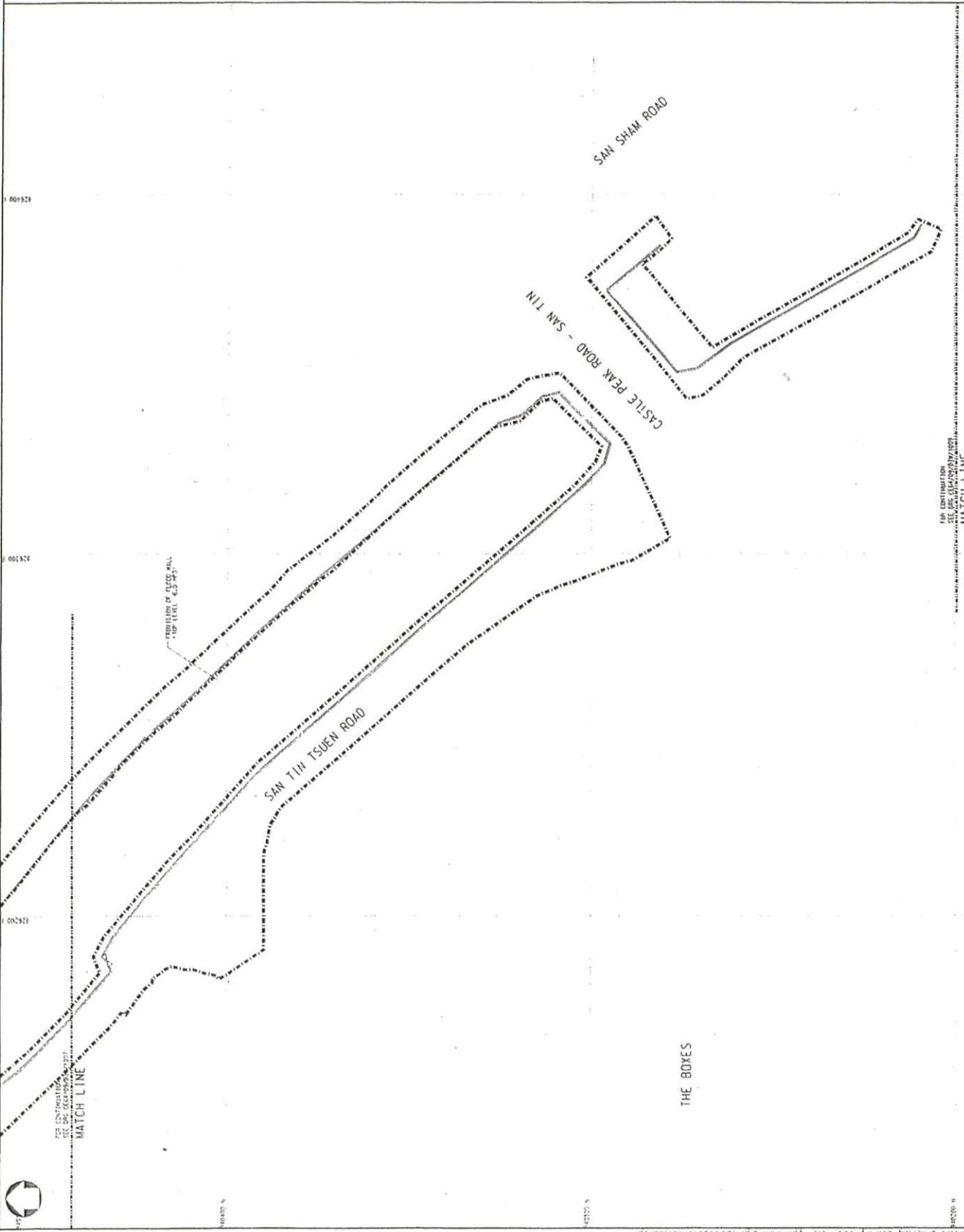
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DATE OF CLOSURE	

CE 64/09/014/1008

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渠務處 Drainage Services Department



100+920

100+920

100+920

100+920

PROPOSED FLOOD WALL
TOP LEVEL: 6.23 (DS)

FOR CONTINUATION
SEE SHEET 7 OF 9

MATCH LINE

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Drainage Services Department
Drainage Projects Division
45/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

渠務署
排水工程處
香港灣仔告士打道5號
稅務大樓45樓

來函檔號 Your Ref: -
本署檔號 Our Ref: (00VSQM) in DP 8/4165CD(P1)/CE6421/
電話 Tel: (852) 2594 7595
圖文傳真 Fax: (852) 2827 8700

FAX (2877 0245) & DISPATCH

9 September 2022

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

Dear Sir,

Agreement No. CE 64/2021 (DS)
Drainage Improvement Works at North District (Phase 1)- Design and Construction

Drainage Improvement Works at San Tin Eastern Main Drainage Channel

Application for Permission under Section 16 of the Town Planning Ordinance
(A/YL-ST/628)

With regard to the captioned Application, we are pleased to submit the following supplementary information for consideration of the Town Planning Board under Section 16 of the Town Planning Ordinance (CAP. 131):

- Replacement page of Application Form (page 6)
 - Replacement pages of Planning Statement (page 1-4 & 7)
 - Replacement pages of Appendix A of Planning Statement (9 pages of drawings)
2. Regarding to the proposed use/ applied use in the planning statement, we would like to clarify the applied use is stated as follows:
- “Proposed Drainage Works (Construction of Floodwalls and Rising of Embankments) involving Associated Excavation of Land and Filling of Land.”
3. Should you have any enquiries or require extra information, please feel free to contact the undersigned at 2594 7595. In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

Yours faithfully,



(LEE Ho-ting, Joe)
for Chief Engineer/Drainage Projects
Drainage Services Department

Encl.

c.c.

Town Plnr/ YLE 2 (Attn: Ms. CHEUNG Yuk Yi, Alice)

Internal: E/D21 – Please note in file

(Fax. 3168 4074)

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積 sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度 m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	13,100 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	1 m 米	<input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	7,800 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of excavation 挖土深度	1.5 m 米	<input checked="" type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	Proposed Drainage Works (Construction of Floodwalls and Rising of Embankments) and Associated Excavation of Land.		

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置	
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量
	Construction of Floodwall (ST OZP)	1
	Rising of Embankment (ST OZP)	1
	Construction of Floodwall (NTM OZP)	1
	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)	
	Approx. Dimension: 2 830 m (L) in total x 0.5 m (W) x 1.5 m (H)	
	Approx. Dimension: 1 400 m (L) in total x 10 m (W) x 1 m (H)	
Approx. Dimension: 370 m (L) in total x 0.5 m (W) x 1.5 m (H)		
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

EXECUTIVE SUMMARY

BOARD DEVELOPMENT PARAMETERS

a) Application Site	Government Land along San Tin Eastern Main Drainage Channel
b) Site Area	164,700 m ²
c) Total Floor Area	N/A
d) Statutory Plan	San Tin Outline Zoning Plan (ST OZP) No. S/YL-ST/8 & Ngau Tam Mei Outline Zoning Plan (NTM OZP) No. S/YL-NTM/12
e) Zoning	"Conservation Area" ("CA"), "Other Specified Uses (Service Stations)" ("OU(SS)") and "Open Storage"(OS)
f) Applied Use/Development	Proposed Floodwall and Embankment in ST OZP, Proposed Floodwall in NTM OZP

JUSTIFICATION

In view of the recent flooding incidents along San Tin Eastern Main Drainage Channel in San Tin and Ngau Tam Mei, its flood risks will likely increase having considered the dilapidated drainage networks, updated hydrological statistics and the anticipated effects of climate change. The proposed San Tin Eastern Main Drainage Channel Drainage Improvement Works could greatly reduce the flood risk at these areas during heavy rainstorm events.

According to the covering Notes of the ST OZP and the NTM OZP, drainage works co-ordinated or implemented by Government are always permitted on land falling within the boundaries of the ST OZP and NTM OZP. However, if filling of land/pond or excavation of land is carried out within the "CA" zone on the ST OZP, planning permission from the Town Planning Board (the TPB) would be required.

The proposed development comprises construction of floodwalls and rising of embankments, which will require filling of land and excavation of land. A portion of the proposed works are located within "CA" ("Conservation Area") on the San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8. Therefore, planning permission from the Town Planning Board (TPB) is required.

The justifications of this application are: the necessity and urgency of the drainage works to increase flood resilience of its catchment; minimal impact on the public enjoyment of open space during operation; and no adverse environmental, traffic, water supply, geotechnical and drainage impacts. The proposed work is located at inconspicuous locations that will only have minor impact to the public.

The proposed development is an essential facility for flood prevention. It reduces the risk of flooding and its consequent nuisance to the public, promotes local flood resilience and thus minimizes damage costs. The Applicant therefore requests that the Board approves this application.

行政摘要

概括發展規範

甲) 申請地址	沿新田東主排水道之政府土地
乙) 地盤面積	約 164,700 平方米
丙) 總樓面面積	N/A
丁) 法定圖則名稱及編號	新田分區計劃大綱圖編號 S/YL-ST/8 牛潭尾分區計劃大綱圖 S/YL-NTM/12
戊) 涉及的土地用途地帶	自然保育區“CA” 其他指定用途(服務區) “OU(SS)” 露天貯物“OS”
己) 申請用途	雨水排放系統改善工程

理由

鑑於最近新田東主排水道發生的水浸事件，水文數據更新以及氣候變化所帶來的極端天氣影響，該區水浸風險將會增加。擬議的新田東主排水道雨水排放系統改善工程可降低該區的水浸風險。

根據新田分區計劃大綱核准圖和牛潭尾分區計劃大綱核准圖的註釋，由政府統籌或落實的渠務工程在圖則涵蓋範圍內的土地是經常被准許的，然而，如在自然保育區內進行地盤平整工程(填土或挖掘)，則需要申請城市規劃委員會(城規會)的許可。

擬建工程包括防洪牆及防洪堤的建造，均涉及填土或挖掘。而一部分的擬建工程位於新田分區計劃大綱核准圖編號 S/YL-ST/8的自然保育區。因此，需要得到城規會的許可。

這宗規劃申請的理由為：排水工程的必要性和迫切性，以提高該區的抗洪能力；防洪岸壁運作期間將不會影響公眾享用休憩用地，並不會對附近造成不良的環

境、交通、供水、岩土和排水影響。該防洪岸壁設於不顯眼的位置，期間只會局部影響公眾。

擬建防洪岸壁是一項重要的基礎設施，目的是減低當區的水浸風險，從而減輕水浸對公眾造成的滋擾，減低水浸意外發生的可能及洪水造成的財物損傷。因此申請人希望城規會批准是項申請。

2 DESCRIPTION OF PROPOSED DRAINAGE IMPROVEMENT WORKS

2.1 DESCRIPTION OF THE SITE

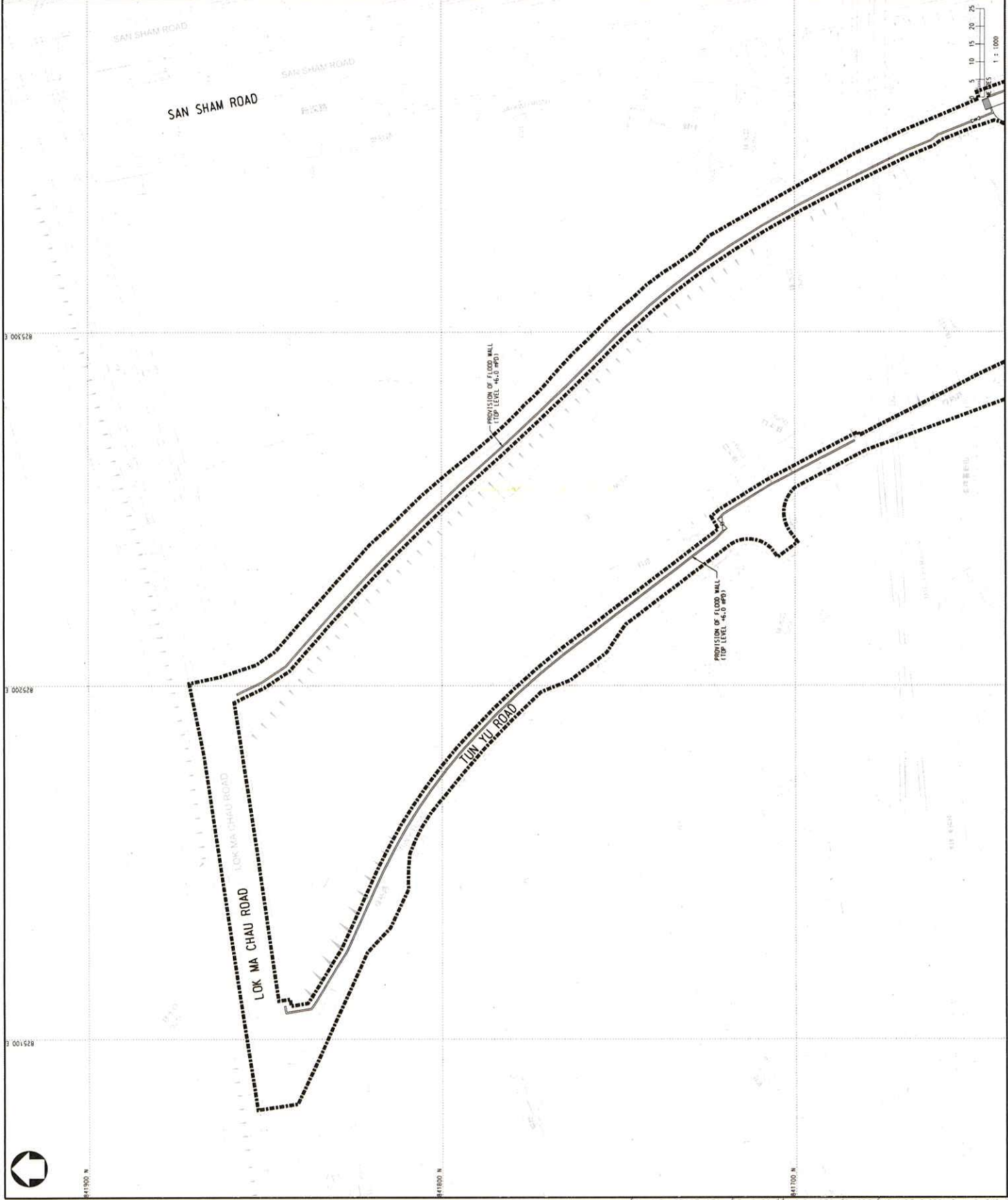
- 2.1.1 The application site is located along the Government Land along San Tin Eastern Main Drainage Channel in Yuen Long and covers an area of about 164,700 m² in total.
 - 2.1.2 The site is located next to the Lok Ma Chu Control Point closed area. The current condition with surrounding environment is shown in **Appendix B**.
-

2.2 PROPOSED DRAINAGE IMPROVEMENT WORKS

- 2.2.1 A series of proposed floodwall with total length of approximately 3,200 m, and embankment with total length of approximately 1,400 m will be used for confining floodwater during rainstorm events, hence to prevent overflowing of the San Tin Eastern Main Drainage Channel to partially protect the San Tin and Ngau Tam Mei area. No laying of pipe will be involved.
 - 2.2.2 To prevent overtopping, floodwall and embankment are proposed along the channel and fences of the adjacent highway structures (Structure No. N944, N944A and N988). The floodwall and embankment will have a top level of about +6.0mPD.
 - 2.2.3 Within the site area, 125,450 m² falls within the “CA” zone and 33,400 m² falls within the “OU(SS)” zone of the San Tin OZP. The remaining 5,850 m² falls within the “OS” zone in the Ngau Tam Mei OZP. Construction of floodwall, which will require excavation, and of embankment, which will require filling of land, are proposed in the mentioned “CA” zone and “OU(SS)” zone, while only floodwall is proposed in the mentioned “OS” zone. No piping installation will be involved.
 - 2.2.4 Details of the proposed drainage improvement works, and layout of the proposed floodwalls is presented in **Appendix A**. The layout is preliminary and will be further reviewed during detailed design stage.
-

2.3 TENTATIVE PROJECT PROGRAMME

- 2.3.1 Subject to the funding approval, the construction works is scheduled to commence in 2023 tentatively.



LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL

REV.	DESCRIPTION	BY	DATE



PROJECT TITLE
AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

DRAWING TITLE
DRAINAGE IMPROVEMENT
WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 1 OF 9)

DESIGN NO.	CE64/09/D1W/1001	Rev.	—
DATE	28/07/22	Checked	—
Scale	1 : 1000 (A3)	Status	—

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Drainage Services Department

LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL



PROJECT TITLE

AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

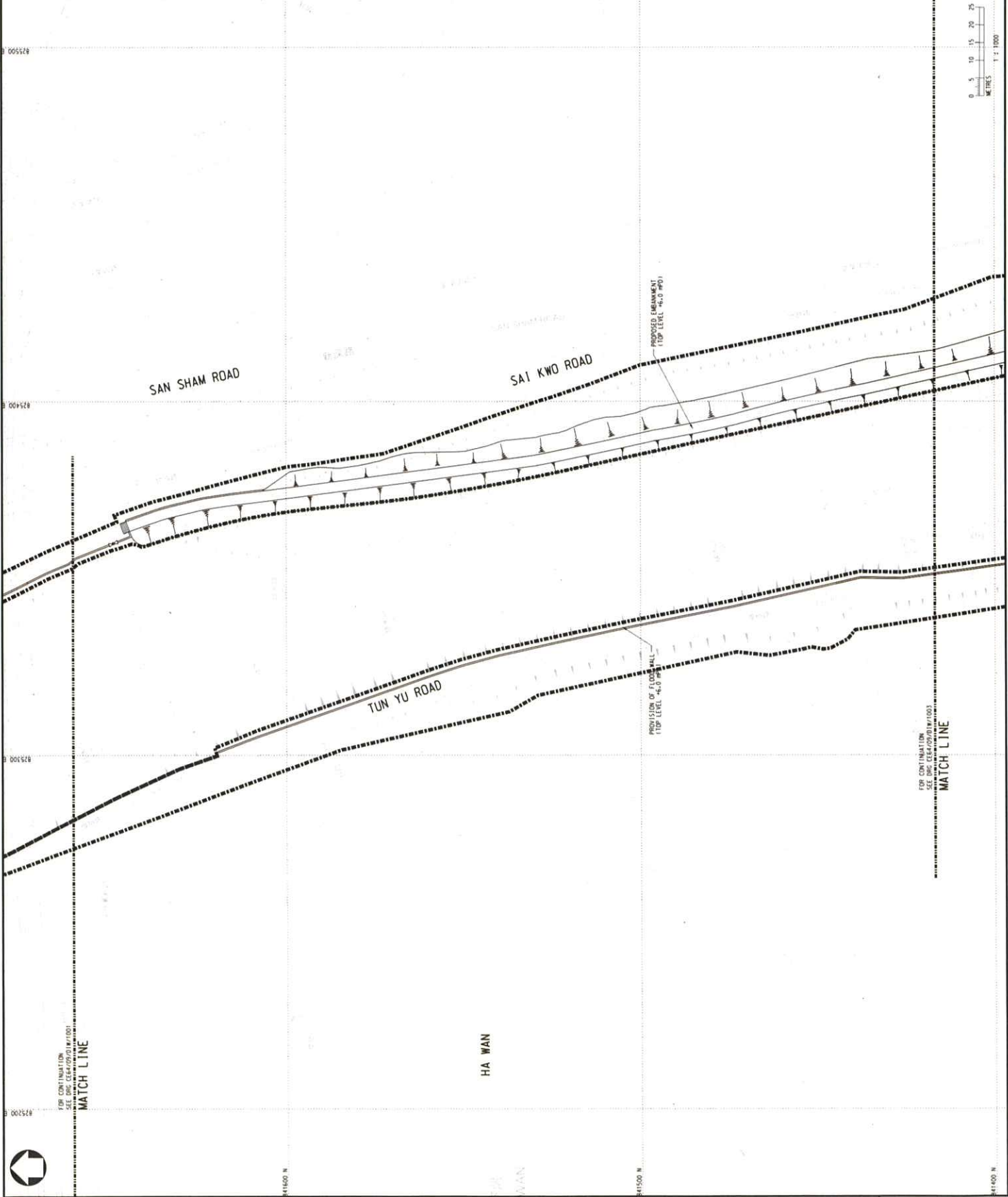
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MAIN DRAINAGE CHANNEL

(SHEET 2 OF 9)

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LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL



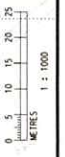
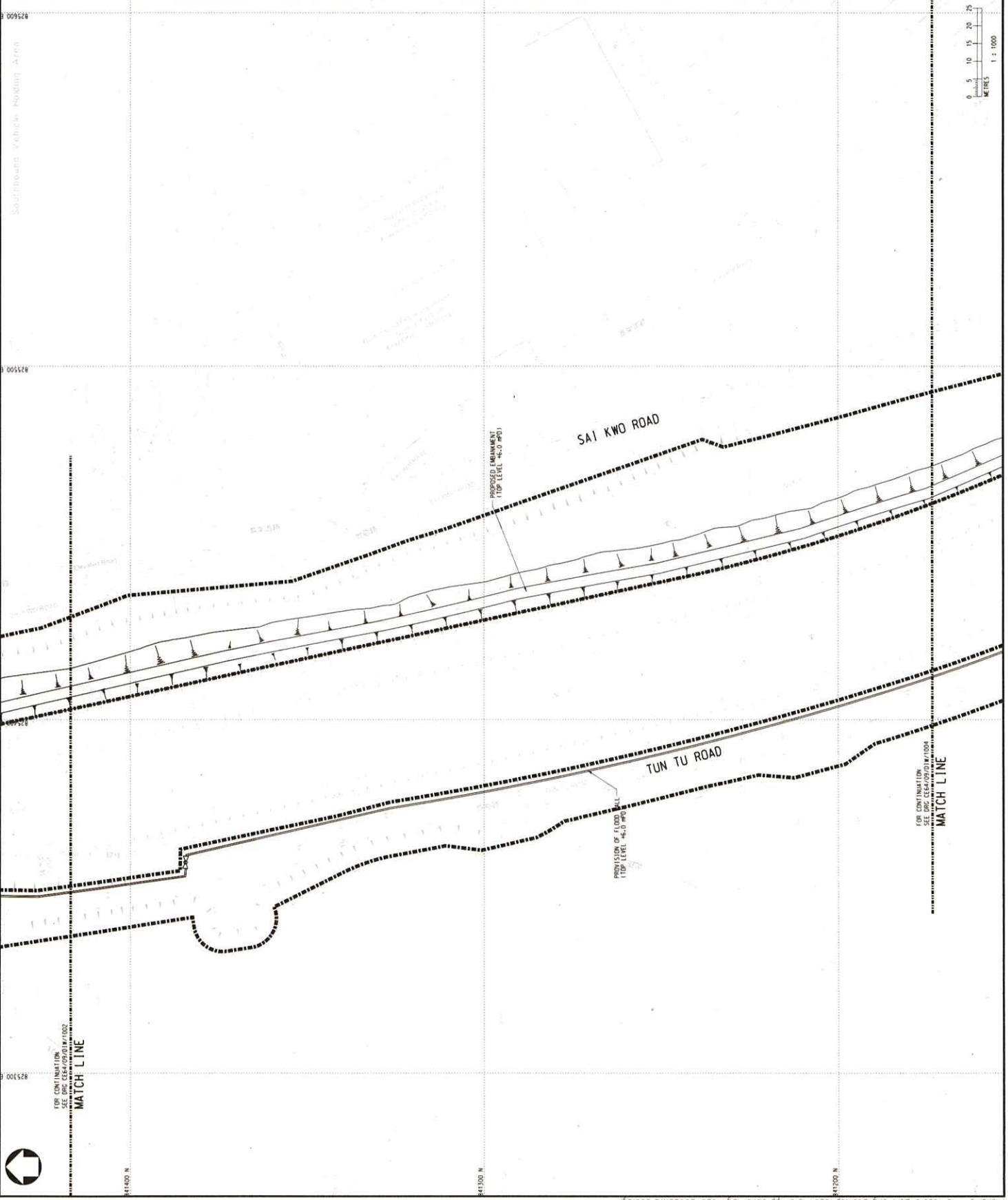
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DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

DRAWING TITLE
DRAINAGE IMPROVEMENT
WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 3 OF 9)

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LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL

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REV	DESCRIPTION	BY	DATE



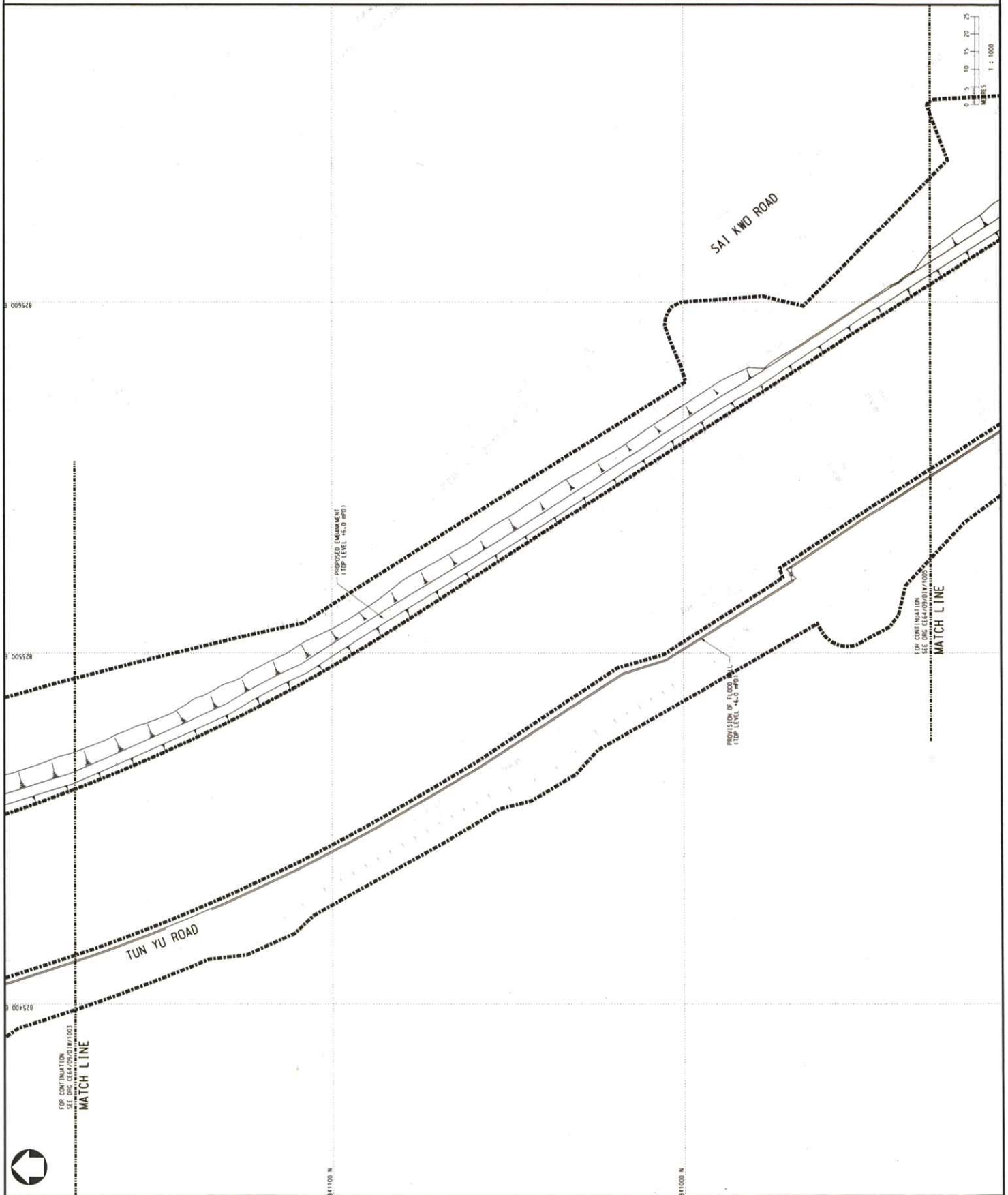
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NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

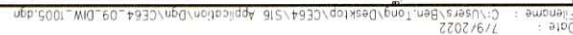
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WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 4 OF 9)

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渠務署
The Government of the Hong Kong Special Administrative Region
Drainage Services Department

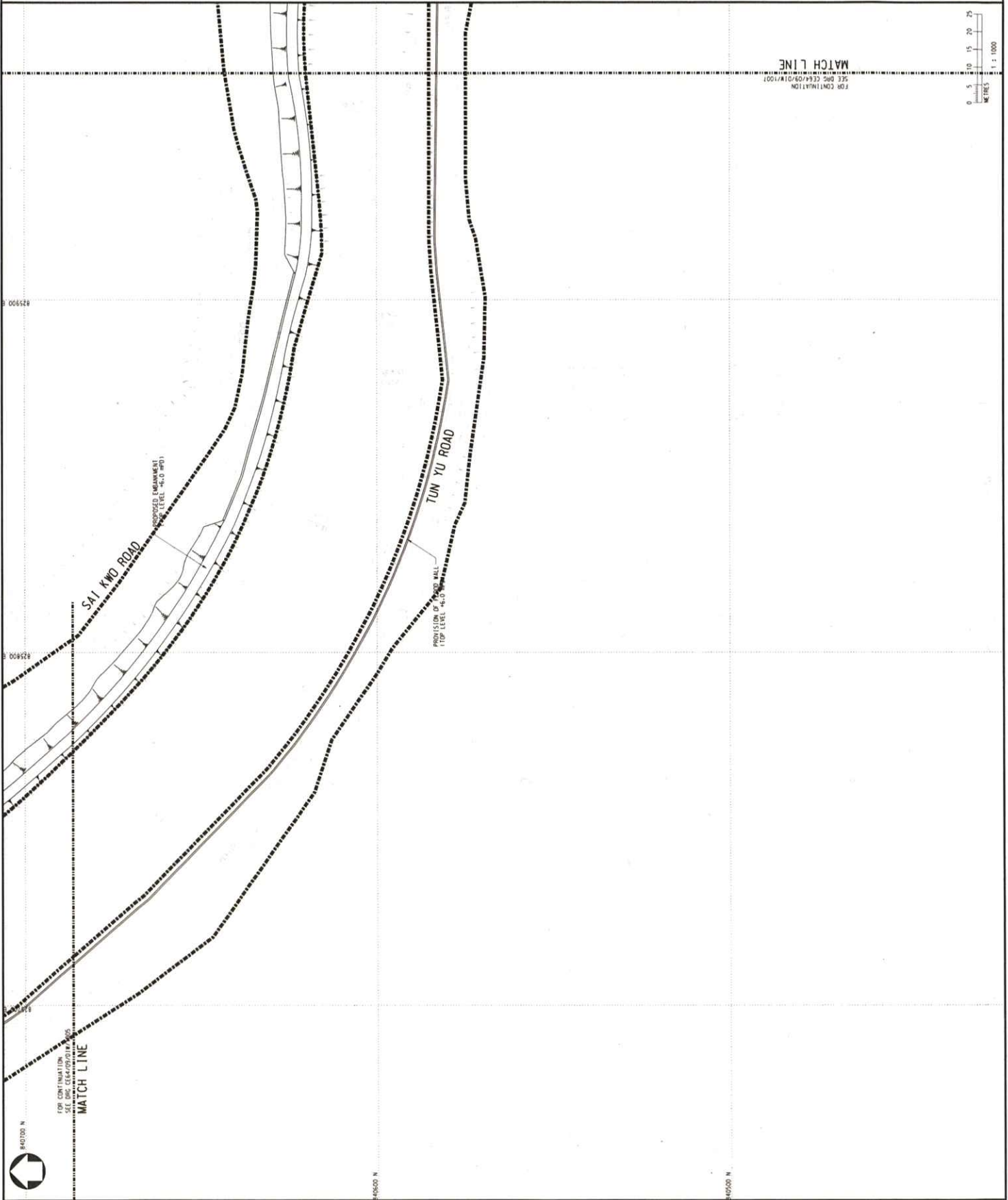




PROJECT TITLE
AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

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REV	DESCRIPTION	BY	DATE



PROJECT TITLE
AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

DRAINAGE IMPROVEMENT
WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 6 OF 9)

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CE64-09/DIW/1006			
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LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL

REV	DESCRIPTION	BY	DATE



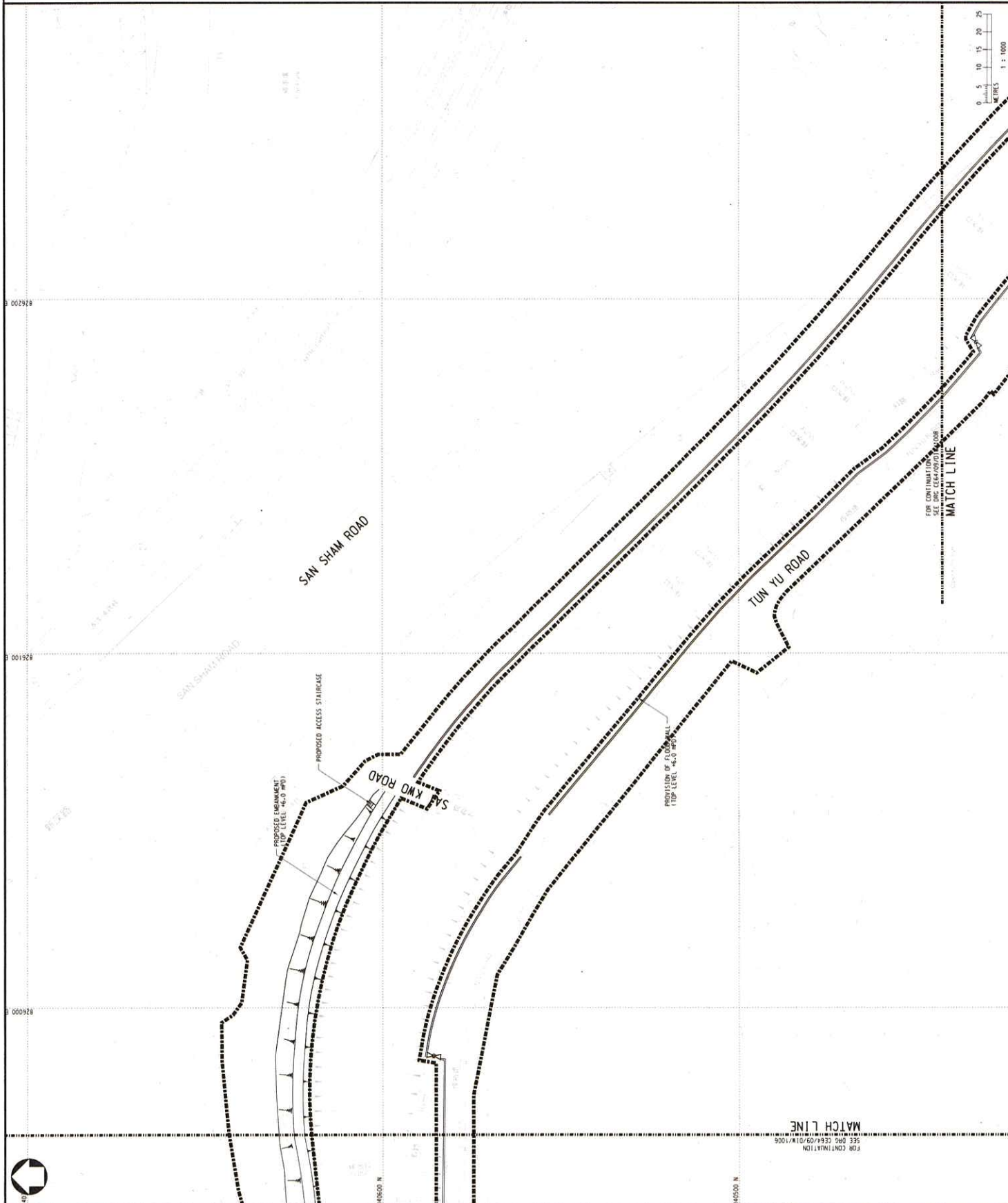
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AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

DRAWING TITLE
DRAINAGE IMPROVEMENT
WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 7 OF 9)

DRAWING NO.	CE64/09/01W/1007	Rev.	
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LEGEND :

- SITE BOUNDARY
- PROPOSED FLOOD WALL
- PROPOSED FLOOD WALL



REV	DESCRIPTION	BY	DATE



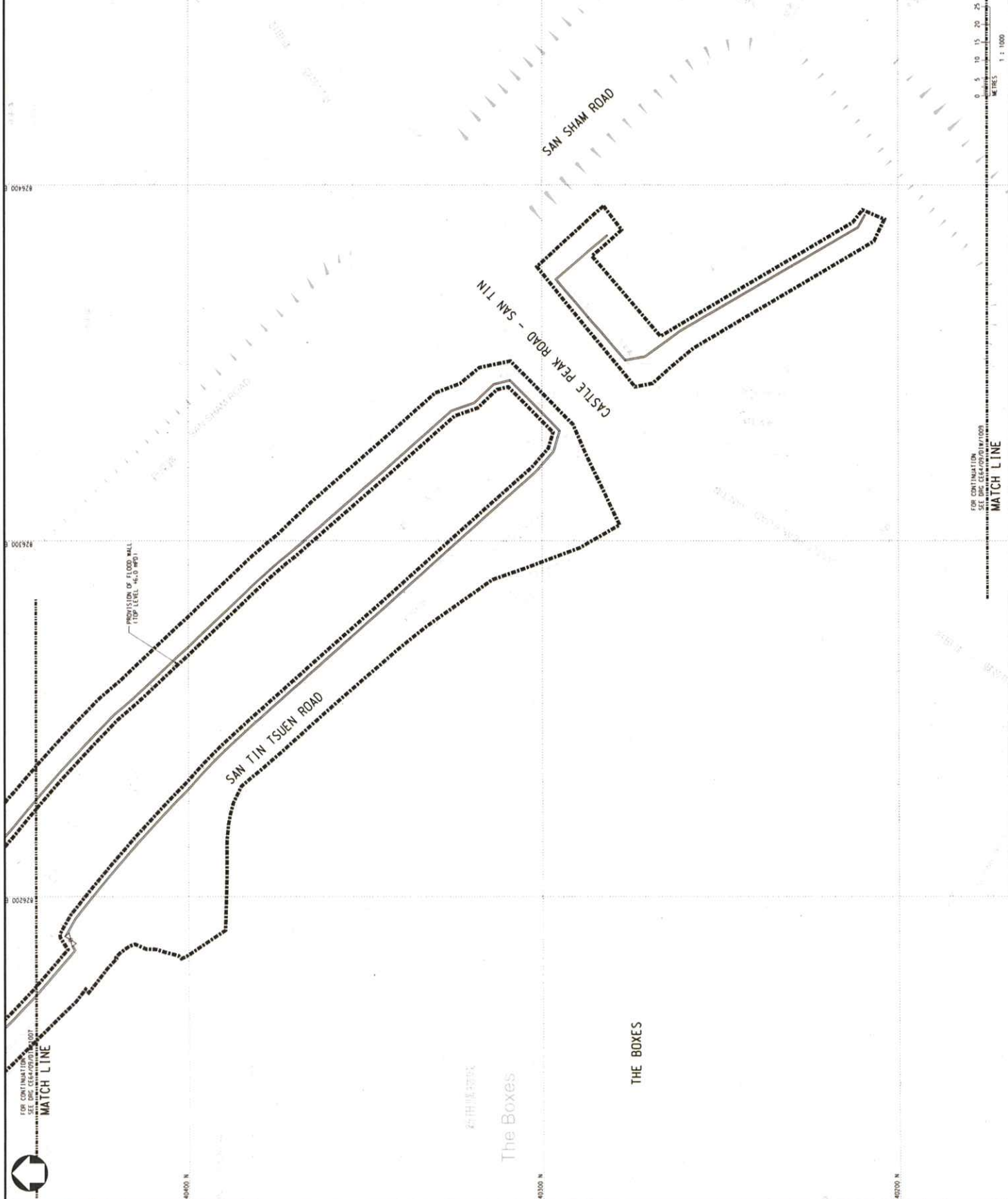
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DESIGN AND CONSTRUCTION

DRAWING TITLE
DRAINAGE IMPROVEMENT
WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 8 OF 9)

Drawn	20/07/22	Checked	Approved
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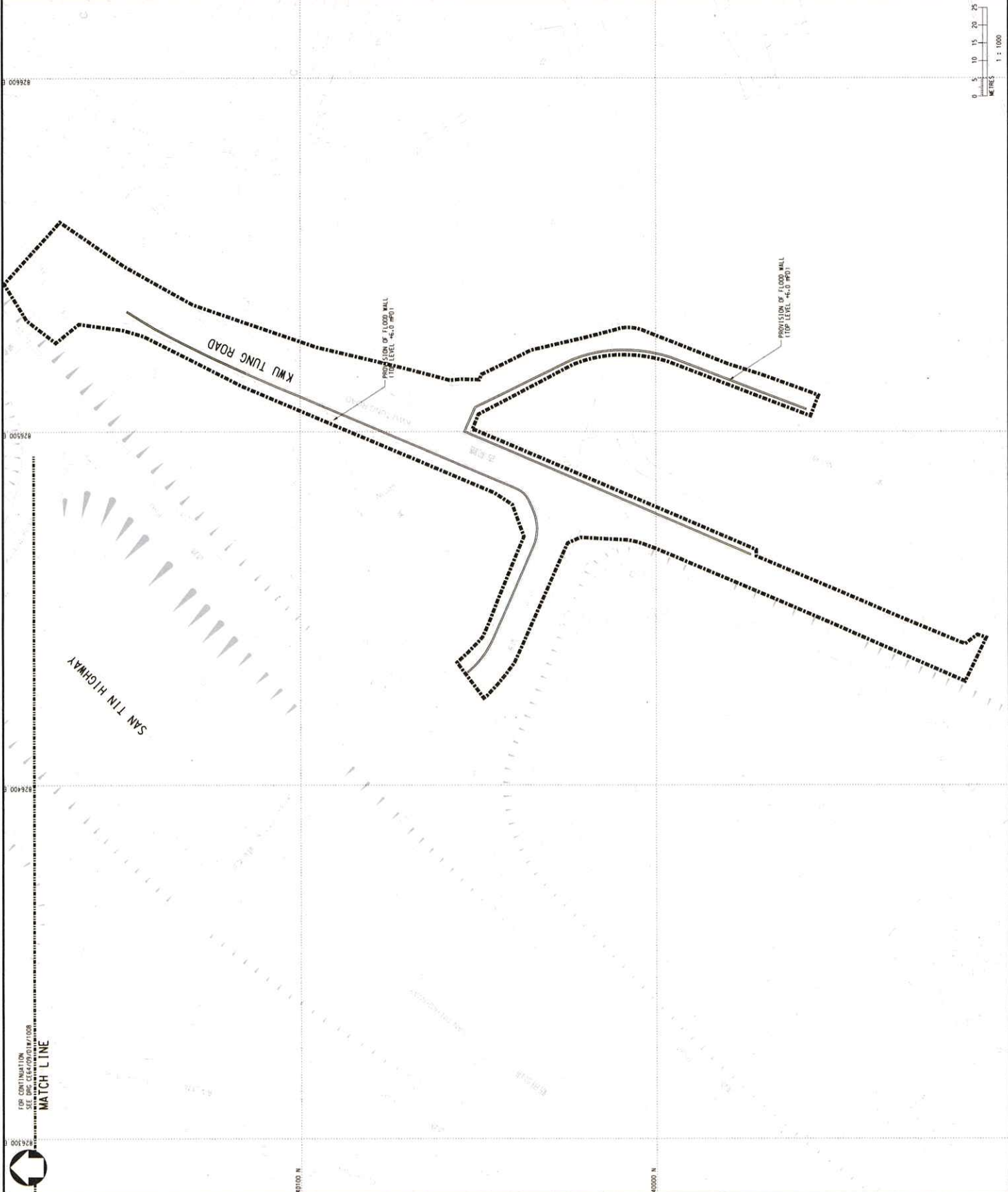
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- LEGEND :
- SITE BOUNDARY
 - PROPOSED FLOOD WALL
 - PROPOSED FLOOD WALL

REV	DESCRIPTION	BY	DATE
CONSULTANT			

wsj

PROJECT TITLE

AGREEMENT NO. CE 64/2021 (DS)
DRAINAGE IMPROVEMENT WORKS AT
NORTH DISTRICT (PHASE 1) -
DESIGN AND CONSTRUCTION

DRAWING TITLE

DRAINAGE IMPROVEMENT
WORKS AT SAN TIN EASTERN
MAIN DRAINAGE CHANNEL

(SHEET 9 OF 9)

DISCUSSING NO.
CE64/09/D1W/1009

Date	28/07/22	Checked	Approved
Drawn	CAD	Status	
Scale	1 : 1000 (A3)		

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渠務署
Drainage Services Department
The Government of the Hong Kong Special Administrative Region



Drainage Services Department
Drainage Projects Division
 45/F, Revenue Tower, 5 Gloucester Road,
 Wan Chai, Hong Kong

渠務署
 排水工程處
 香港灣仔告士打道5號
 稅務大樓45樓

來函編號 Your Ref: -

本署編號 Our Ref: (00VTEd) in DP 8/4165CD(P1)/CE6421/

電話 Tel: (852) 2594 7595

圖文傳真 Fax: (852) 2827 8700

FAX (2877 0245) & DISPATCH

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

RECEIVED

16 SEP 2022

Town Planning
 Board

13 September 2022

Dear Sir,

Agreement No. CE 64/2021 (DS)

Drainage Improvement Works at North District (Phase 1)- Design and Construction

Drainage Improvement Works at San Tin Eastern Main Drainage Channel

Application for Permission under Section 16 of the Town Planning Ordinance
(A/YL-ST/628)

With regard to the captioned Application, we are pleased to submit the following supplementary information for consideration of the Town Planning Board under Section 16 of the Town Planning Ordinance (CAP. 131).

- The breakdown of application site area of 164,700 sq.m. as shown in the Application Form:

	ST OZP	Ngau Tam Mei OZP
CA	125,450 sq.m	-
OU(SS)	33,400 sq.m	-
OS	-	5,850 sq.m

- The breakdown of area of land filling and land excavation within the "CA", "OU(SS)" and "OS" zones:

	Excavation	Filling
CA	4,300 sq.m	11,600 sq.m
OU(SS)	2,600 sq.m	1,500 sq.m
OS	900 sq.m	-

- The breakdown of length of the Floodwalls and Rising Embankment within the "CA", "OU(SS)" and "OS" zones:

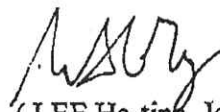
	Floodwall	Embankment
CA	1,770 m	1,240 m
OU(SS)	1,060 m	160 m
OS	370 m	-

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3. Should you have any enquiries or require extra information, please feel free to contact the undersigned at 2594 7595. In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

Yours faithfully,



(LEE Ho-ting, Joe)

for Chief Engineer/Drainage Projects
Drainage Services Department

16

C.C.

Town Plnr/ YLE 2 (Attn: Ms. CHEUNG Yuk Yi, Alice)

(Fax. 3168 4074)

Internal: E/D21 – Please note in file

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Drainage Services Department
Drainage Projects Division
45/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong

Appendix Ib of RNTPC
Paper No. A/YL-ST/628

渠務署
排水工程處
香港灣仔告士打道5號
稅務大樓45樓

來函檔號 Your Ref: -
本署檔號 Our Ref: (00WCQL) in DP 8/4165CD(P1)/CE6421/
電話 Tel: (852) 2594 7595
圖文傳真 Fax: (852) 2827 8700

FAX (2877 0245) & DISPATCH

21 October 2022

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

Dear Sir,

Agreement No. CE 64/2021 (DS)
Drainage Improvement Works at North District (Phase 1)- Design and Construction

Drainage Improvement Works at San Tin Eastern Main Drainage Channel

Further Information (FI) for
Application for Permission under Section 16 of the Town Planning Ordinance
(A/YL-ST/628)

With regard to the captioned Application, we are pleased to submit the enclosed Further Information (FI) that including the responses-to-comments on the captioned submission for consideration by the Town Planning Board under Section 16 of the Town Planning Ordinance (CAP. 131).

2. Should you have any enquiries or require extra information, please feel free to contact the undersigned at 2594 7595. In view of the tight project programme, we would be much obliged for your early processing. Thank you for your kind assistance.

Yours faithfully,

(LEE Ho-ting, Joe)
for Chief Engineer/Drainage Projects
Drainage Services Department

Encl.

c.c.

Town Plnr/ YLE 2 (Attn: Ms. CHEUNG Yuk Yi, Alice)
Internal: E/D21 – Please note in file

(Fax. 3168 4074)

**Further Information (FI) for
Application for Permission under Section 16 of the Town Planning Ordinance
(A/YL-ST/628)**

Item	Comments	Responses
1	Planning Department CTP/UD&L Memo ref. () in UD A/YL-ST628 27 September 2022 Mr. NG Tat Yuen, Henry	
	Significant adverse impact on the existing landscape character and resources due to the proposed drainage improvement works is not anticipated. I have no objection to the application from landscape planning perspective.	Noted.
	Detailed/advisory comments to the applicant.	
	Conceptual Landscape Plan should be provided to illustrate the proposed landscape treatments and/or mitigation measures along the proposed improvement works. Typical cross-section(s) should be provided to indicate the proposed improvement works and landscape works.	Noted, conceptual landscape plans and typical cross-sections have been provided accordingly. Please see Annex 1 .
	For the planting areas at embankment, the applicant should consider shrub and/or groundcover planting (preferably native species) in addition to hydroseeding/tree planting	Noted, grasscrete design will be applied for the embankment area. Species of grass are provided in the table in Annex 2 .
	For Type B and Type C Flood Wall, the proposed type of planting should be provided and indicated for consideration.	The locations with proposed Type B and Type C Flood wall are major road with frequent flow of heavy and long trucks. San Tin RC members reminded that the proposed flood wall location is susceptible to damage. Therefore, it is proposed to adopt flood wall design without planter (Similar to typical detail of flood wall).
	The applicant is advised to provide indicative planting species (including native species) for proposed tree plantings; grasscrete and planting areas at embankment and floodwall.	Noted, please find the proposed species listed in Annex 2 .
	Some large mature trees (e.g., T003, T032, T2132, T2279 and T2347, which are either Ficus microcarpa or Ficus virens of high survival rate upon transplanting) are proposed to be felled. More justifications should be provided to demonstrate tree removal is unavoidable. Tree transplanting should be considered if preservation is impracticable.	Considering the high survival rate after transplanting of the concerned trees, tree transplanting will be considered and further justifications on tree treatment will be provided in future TPRP submission.

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	On Dwg. No. STEMC/CCCCTP/012 (Rev. 1) in Appendix C of the PS, T2124 is indicated as "transplanted tree". According to the Tree Survey Schedule and Dwg. No. STEMC/TSP/020 (Rev. 1) in Appendix C, T2124 is proposed to be retained. Please rectify the discrepancies.	Noted and to be revised accordingly.
	Excavation of land should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measures should be carried out to avoid damage to existing trees during the excavation. It is advised to refer to guidelines promulgated by the DEVB on Tree Preservation during Construction.	Noted.
	The applicant should be advised that approval of the application does not imply approval of tree works such as preservation, transplanting, felling and compensatory planting. The applicant is reminded to seek comments and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works.	Noted.
<u>2</u>	Planning Department Comments from Chief Town Planner/Urban Design & Landscape, PlanD Email dated: 19 October 2022 Mr. NG Tat Yuen, Henry	
	Items 2 & 4, instead of proposed single species (i.e. Axonopus compressus), a mixture of grass species in favour of bio-diversity is recommended.	Upon further discussion Landscape Unit (LU), it is understood that LU has no objection to the application. With regards to the observations/comments regarding the detailed tree and landscape proposal, DSD is updating the tree survey in due course and will address LU's observations/comments in the upcoming Tree Preservation and Removal Proposal (TPRP) at the detailed design stage for the Drainage Improvement Works at San Tin Eastern Main Drainage Channel under Agreement No CE. 64/2021 (DS) Drainage Improvement Works at North District (Phase 1) – Design and Construction.
	Item 4, trees of "whip" size are proposed. With reference to Appendix C – "Extract of Tree Survey Report and Preservation and Removal Proposal" of Planning Statement (i.e.	

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	"Drainage Improvement Works at North District – Package B – Investigation: Tree Survey Report and Tree Felling Application (Revision B) Aug 2019" submitted by Mott MacDonald HK Ltd., Document Ref.: 351109 057 B), "compensation planting of 226 heavy standard trees within the site is proposed..." The proposed size of trees should be reviewed and suitably revised. Besides, the unit of measurement of spacing should be specified.	
	Item 5, prior to considering tree transplanting, justifications to demonstrate tree removal is unavoidable should be provided.	
	Item 6, it should be clarified whether T2124 is proposed to be retained or transplanted.	
	On Figures 1 & 2, "Mitigation Measure - Proposed Hydroseeding on Slope" (i.e. annotation and legend) is not consistent with "Proposed Hydroseeding/ Tree Planting" (i.e. annotation) on Figure 3 and should be suitably revised.	
	Figure 1, the annotations "Mitigation Measure - Proposed Hydroseeding on Slope" and "Mitigation Measure - Proposed Grasscrete" are pointed to the Nullah and should be rectified.	
3	Planning Department/ District Planning Branch New Territories District Planning Division DPO/FS&YLE's Email dated: 18 October 2022 Ms. Alice CHEUNG	
	Please clarify the details and the proposed drainage improvement works, including the proposed height of the floodwall and embankment, construction hours, construction period, etc., and all the mitigation measures to address any visual, ecological, environmental, drainage and other technical impacts with corresponding photos, section plans and drawings.	<ul style="list-style-type: none"> ● The proposed flood wall is from 0.7m to 1.5m in height. Most of the sections are 1.2m in height. The height of floodwall is illustrated in Drawing No. CE64/09/DIWI101 in Annex 1. ● The construction hours are from 7:00 a.m. to 7:00 p.m. No construction work will be carried out during birds' peak overwintering season from November to March in accordance with the Environmental Permit granted for the drainage improvement works. ● Enclosed please see photo taken in May 2022 for your reference (Annex 3). We intended to replace the type-II railing by a solid flood wall. Given

		<p>the proposed works is relatively small, it is unlikely to induce adverse visual impact.</p> <ul style="list-style-type: none"> Existing footpath along the STEMC, if it is affected by the construction of floodwall and enhancement of embankment, will be re-provided. <p><u>Mitigation Measures:</u></p> <ul style="list-style-type: none"> The major construction activities include excavation, floodwall construction and slope filling. These activities have been taken into consideration in the respective assessments in the Environmental Review (ER) Report which concluded that the proposed drainage improvement works for STEMC will not result in adverse impacts in terms of air quality, noise impact, water quality, drainage, traffic, geotechnical, landscape and visual impact, water supply and sewerage considerations. All the drainage improvement works will be designed, constructed and operated in accordance with the information and mitigation measures in ER Report and conditions imposed in the VEP during construction and operation stage. For example, The construction of floodwall and enhanced embankment shall not be carried out during birds' peak overwintering season from November to March and we will employ an Independent Environmental Checker (IEC) before the commencement of construction of the Project.
4	<p>Highways Department Comments from Chief Engineer/ NT West Email dated: 13 October 2022 Ms. Tanya TSUI</p>	
	I refer to your above memo regarding the captioned.	
	Please find the following comments on the captioned planning application from highways maintenance point of view:	
	a. The proposed site boundary of the works is close to an may partially encroach upon some slope features in San Tin maintained by this Office. As such, the proposed works should not induce any adverse effect to	Noted.

	the safety and stability of the slopes;	
b.	Any damage to the slopes features and facilities (e.g. fence, railing, drainage channels, etc.) arising from DSD's works or its related construction activities should be reinstated to highway standard and to our satisfaction;	Noted.
c.	Please ask DSD to clarify whether their works would affect slope features no. 2SE-B/F78, 2SE-F/F93 and 2SE-B/F119. If affirmative, prior agreement should be sought from this office;	Please note that the slope features no. 2SE-B/F78, 2SE-F/F93 and 2SE-B/F119 would not be affected by the proposed works.
d.	If modifications of the slope features are involved in the works, the requirements stipulated in DEVB TWC No. 2/2018 for the registration of catalogue of slopes should be followed. The design should be submitted to GEO and this office and the GEO Checking Certificate for Slopes and Retaining Walls should be obtained in accordance with ETWB TWC No. 20/2004. Maintenance manual should be prepared in accordance with Geoguide 5 and submitted to this office;	Noted. No any modification works of the slope features is anticipated at the moment. In case of modification works, we will seek HyD's comment and follow the requirements on the technical circulars.
e.	Please seek Landscape Division view on vegetation on slopes as appropriate;	Noted. The detailed landscape design will be addressed in Tree Preservation and Removal Proposal and Report on Architectural, Landscaping and Environmental Works later.
f.	Please clarify if there are any proposed site access. If so, the proposed site access arrangement of the application should be commented and approved by TD	In the investigation stage under consultancy agreement no. CE78/2014, Traffic Impact Assessment (TIA) has been circulated to TD for approval. We will review and update the TIA in detailed design stage submit to TD soon.
g.	Please note that HyD does not and will not maintain any access roads connecting the application site with Lok Ma Chau Road, Tun Yu Road, San Tin Tsuen Road, Castle Peak Road – San Tin Highway and Kwu Tung Road. Presumably, the relevant department will provide their comments to you, if any;	Noted.
h.	Please clarify on the	The proposed floodwall and embankment

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	maintenance and management arrangement of the proposed floodwall, embankment, related public utility and access roads for our reference; and	will ill be maintained by DSD.
	i. Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted.
	For further information or enquiries, please contact our DE/YL(E), Ms. Christine TAM, at 2762 4815.	

NOTES :

1. ALL GRID AND HONG KONG METRIC GRID 1980.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM (P.D.) OF HONG KONG UNLESS SHOWN OTHERWISE.
3. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.

LEGEND :

---	SITE BOUNDARY
---	EXISTING FLOOD WALL
---	PROPOSED FLOOD WALL
---	EXISTING DRAINAGE PIPE
---	PROPOSED DRAINAGE PIPE
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	PROPOSED FLOODGATE
---	PROPOSED STOPWATER BESIDE MAIN
---	EXISTING GULLY TO BE RECONSTRUCTED
---	EXISTING GULLY TO BE CONNECTED TO RECONSTRUCTED DRAIN AND STOPWATER MANHOLE
---	GULLY PIPE TO BE CONSTRUCTED / RECONSTRUCTED
---	EXISTING GULLY PIPE

REV	DESCRIPTION	BY	DATE

CONSULTANT

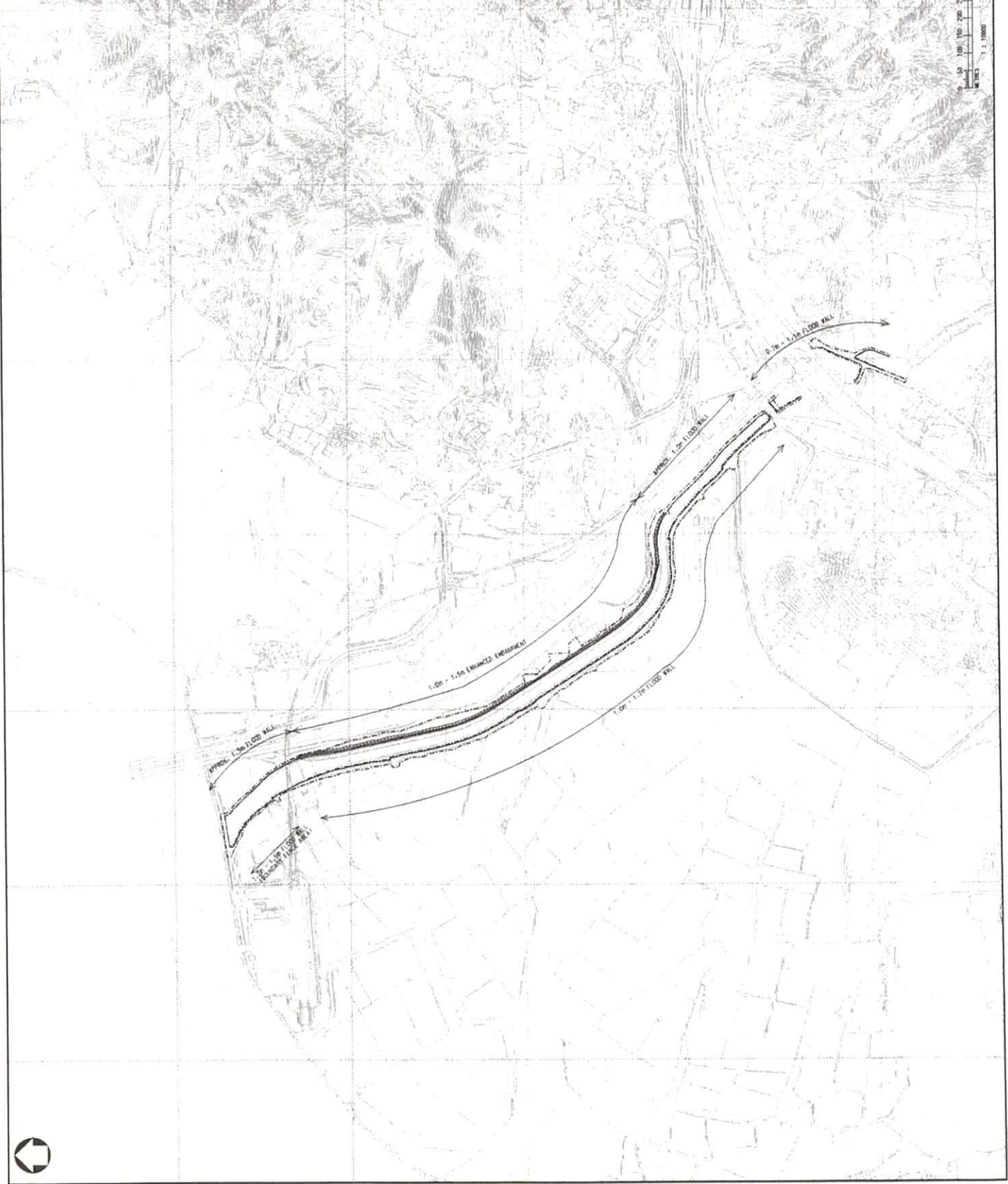


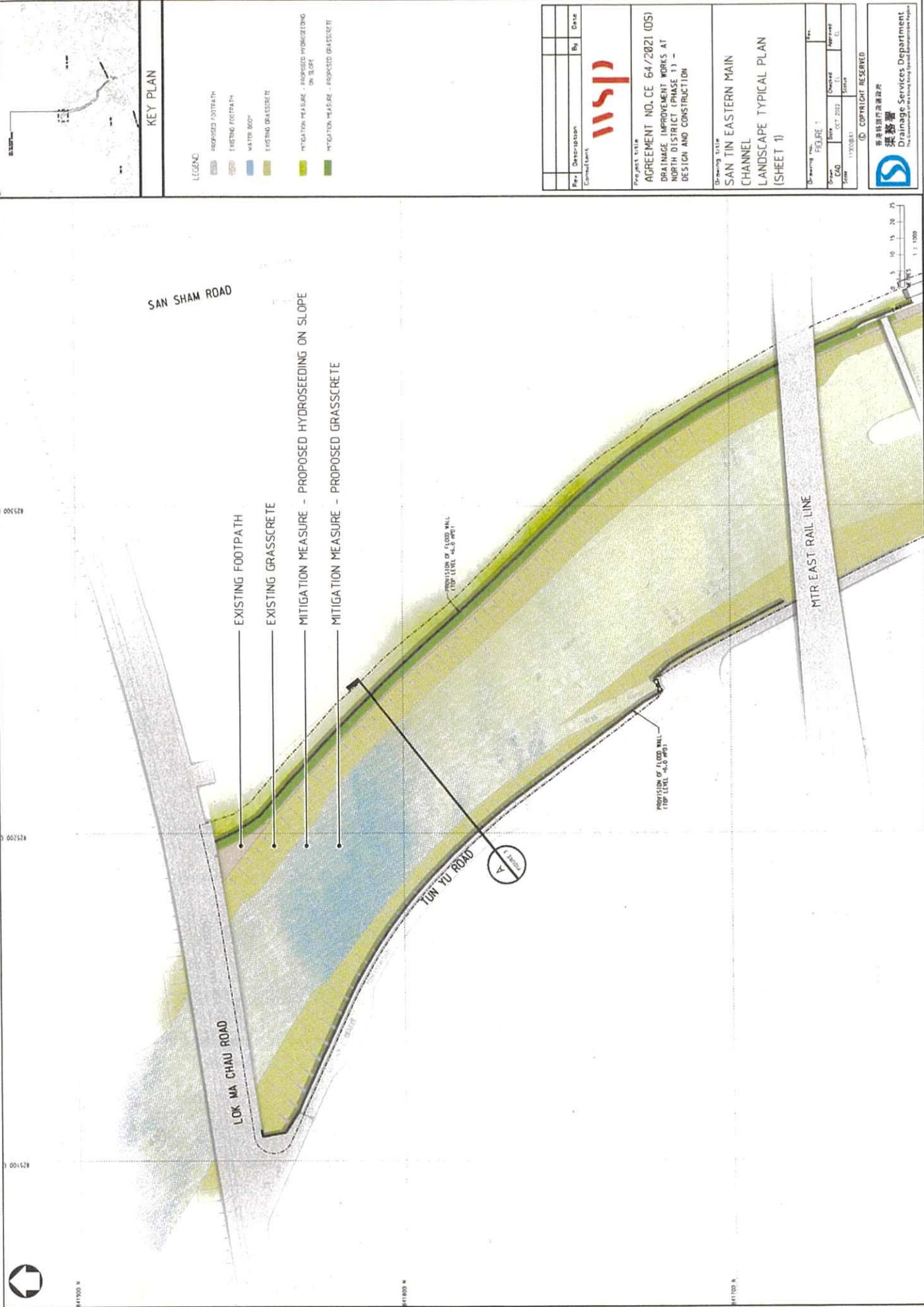
PROJECT TITLE
 AGREEMENT NO. CE 64/2021 (DS)
 DRAINAGE IMPROVEMENT WORKS AT
 NORTH DISTRICT (PHASE 1) -
 DESIGN AND CONSTRUCTION

DRAWING TITLE
 DRAINAGE IMPROVEMENT
 WORKS AT SAN TIN EASTERN
 MAIN DRAINAGE CHANNEL

PROJECT NO.	CE 64/2021 (DS)
DATE	28/07/22
SCALE	1 : 1000 (A3)

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SAN SHAM ROAD

LOK MA CHAU ROAD

TUN YU ROAD

MTR EAST RAIL LINE

EXISTING FOOTPATH

EXISTING GRASSCRETE

MITIGATION MEASURE - PROPOSED HYDROSEEDING ON SLOPE

MITIGATION MEASURE - PROPOSED GRASSCRETE

PROPOSED FLOOD WALL (TOP LEVEL 46.0 MRL)

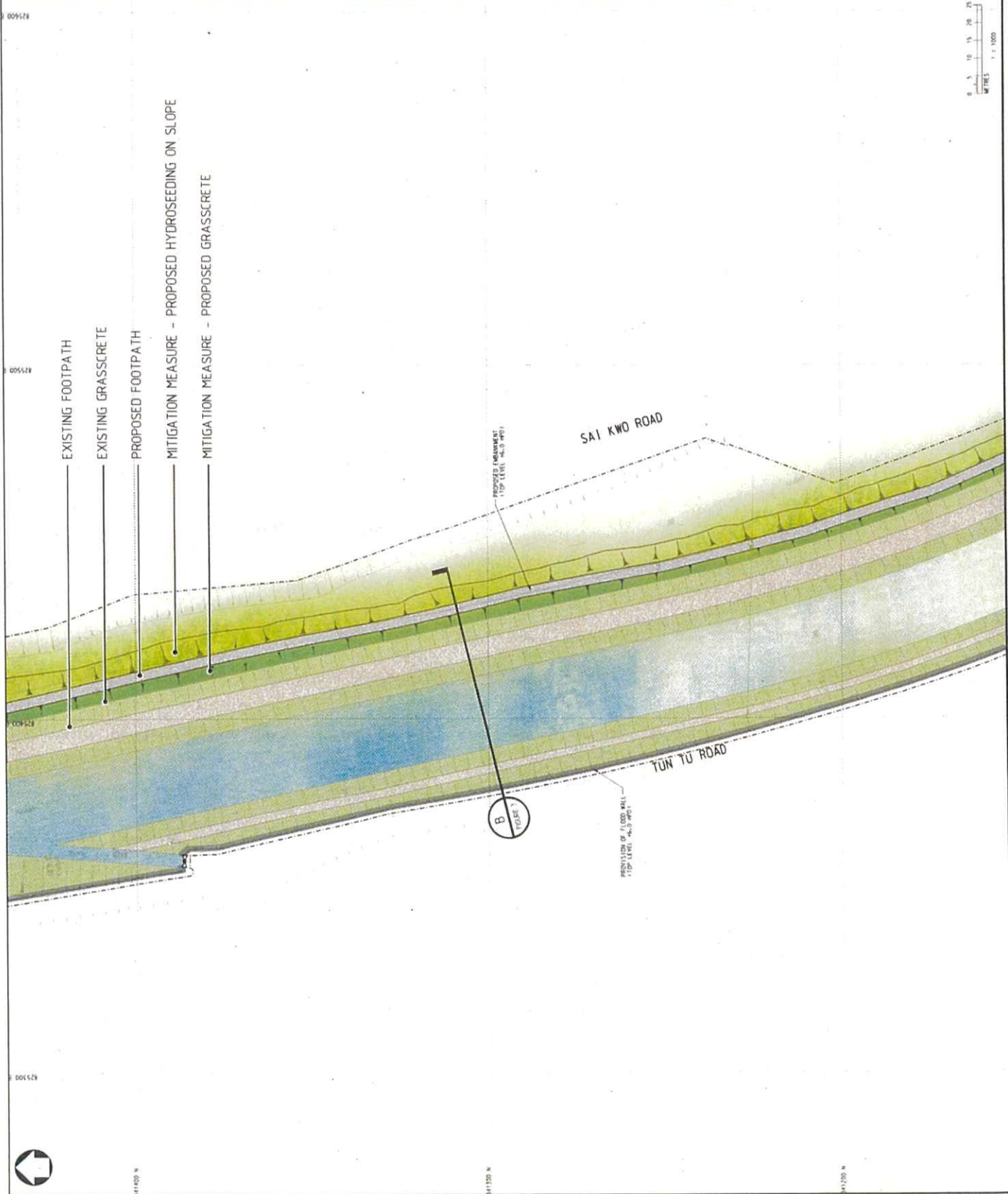
PROPOSED FLOOD WALL (TOP LEVEL 46.5 MRL)

KEY PLAN

- LEGEND
- PROPOSED FOOTPATH
 - EXISTING FOOTPATH
 - WATER BODY
 - EXISTING GRASSCRETE
 - MITIGATION MEASURE - PROPOSED HYDROSEEDING ON SLOPE
 - MITIGATION MEASURE - PROPOSED GRASSCRETE

Project Title	AGREEMENT NO. CE 64/2021 (DS) DRAINAGE IMPROVEMENT WORKS AT NORTH DISTRICT (PHASE 1) - DESIGN AND CONSTRUCTION		
Client	wsp		
Project Manager		By	Date
Design Engineer		By	Date
Check Engineer		By	Date
Drawn By		By	Date
Scale	1:1000		
Sheet No.	1		
Sheet Title	SAN TIN EASTERN MAIN CHANNEL LANDSCAPE TYPICAL PLAN (SHEET 1)		
Author		Checked	Approved
Drawn		By	Date
Scale	1:1000		
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Rev	Description	By	Date

Project Title
 AGREEMENT NO. CE 64/2021 (OS)
 DRAINAGE IMPROVEMENT WORKS AT
 NORTH DISTRICT (PHASE 1) -
 DESIGN AND CONSTRUCTION

Drawing Title
 SAN TIN EASTERN MAIN
 CHANNEL
 LANDSCAPE TYPICAL PLAN
 (SHEET 2)

Drawn by
 FIGURE 2

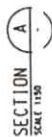
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Check
 11/08/21

Approved
 11/08/21

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Drainage Services Department
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[illegible]

Annex 2**Proposed Planting Species and Grasscrete**

PROPOSED PLANTING SPECIES (TREES)					
CODE	SCIENTIFIC NAME	CHINESE NAME	ORIGIN	SIZE	SPACING
CS	<i>CELTIS SINENSIS</i>	朴樹	NATIVE	WHIP	3
CB	<i>CINNAMOMUM BURMANNII</i>	陰香	NATIVE	WHIP	3
CC	<i>CRATOXYLUM COCHINCHINENSE</i>	黃牛木	NATIVE	WHIP	3
FH	<i>FICUS HISPIDA</i>	對葉榕	NATIVE	WHIP	3
IC	<i>ITEA CHINENSIS</i>	鼠刺	NATIVE	WHIP	3
MC	<i>MACHILUS CHEKIANGENSIS</i>	浙江潤楠	NATIVE	WHIP	3
MP	<i>MALLOTUS PANICULATUS</i>	白楸	NATIVE	WHIP	3
SL	<i>STERCULIA LANCEOLATA</i>	假蘋婆	NATIVE	WHIP	3
VO	<i>VIBURNUM ODORATISSIMUM</i>	珊瑚樹	NATIVE	WHIP	3
PROPOSED PLANTING SPECIES (GRASSCRETE)					
AC	<i>AXONOPUS COMPRESSUS</i>	地毯草	EXOTIC	GRASS	-

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Annex 3

Photographic Records of Existing Condition of San Tin Eastern Main Drainage Channel



