

Planning Application No. A/NE-FTA/256

Temporary Container Storage and Repair Yard with Ancillary Office for a Period of 3 Years

Response the comments from Chief Engineer/ Mainland North, Drainage Services Department (Attn.: Mr. Samuel WANG, Tel. 2300 1135)

(a) According to the record, there is existing streamcourse within the northern side of the application site and to the east of the application site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary, shall be provided at the resources of the applicant to my satisfaction.

由於原有水道經常受雨水沖積沙石、淤泥及垃圾而導致淤塞及水浸，因此申請人聘任渠務顧問安裝內直徑 0.6 米滑面的地下水管，原來水道約 0.4 米，功能是固定排水流量制止造成淤塞問題及增加光滑面，令水流順暢，並按原有設計連接北方及南方水道，完成安裝後，申請位置已沒有已往水浸情況出現，由始可見，該工程已有效改善排水能力，無須加裝防洪措施，擬議發展並沒有影響東面河道的發展或工程只安裝地界圍板；

申請人只在業權範圍內的水道加裝地下水管，距離申請範圍 3 米外並沒有進行工程，因此不會造成任何不利的排水影響

(b) The applicant should be reminded to minimize the possible adverse (b) environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.

該水道為申請人業權範圍，由於經常淤塞及水浸，因此安裝地下水管，該水道沒有需要保育的生物，並沒有影響環境及生態

(c) The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.

申請位置沒有大型污水產生，只有洗手間污水，將加裝流動洗手間，定期安排專門人員清理

2. Please also advise the applicant of the following comments on the drainage proposal:

(i) Please provide calculations to substantiate the use of 300mm dia UC.

見附件 1

(ii) The connection detail from CP6 to existing stream is not clear, please clarify. Also, The CP4 is indicated as the lowest point of the drainage system within the development, please advise if connection to existing drainage will be provided. The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system.

擬議 CP6 為最低點之設計已取消。現在 CP4 是排水系統的最低點，與現有排水系統的連接(請見附件 2)。申請人承諾定期進行檢查並確保擬連接線的現有排水系統有足夠的容量和令人滿意的條件，以應付標示地點的額外排水量。確保該地盤的流量不會使現有的排水系統超負荷；

(iii) The cover levels of proposed channels should be flush with the existing adjoining ground level.

申請人知悉擬建通道的覆蓋高度應與現有毗鄰地面高度齊平

(iv) A catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided

擬議設計之 U 型排水渠已在適當位置加裝有蓋的集水井, 資料見附件 3

(v) Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided.

擬議設計之 U 型排水渠的尾井位置將加裝隔沙井(CP4), 資料見附件 4

(vi) Photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.

有關相片記錄申請人待規劃署完成審批再呈交；

(vii) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.

申請位置將建造圍板，在底部離圍板底部預留 100MM 開口，讓地面所有水流通過該地盤，並由排水系統攔截和處置

(viii) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

申請人確保所有現有的水流路徑以及落入和流經場地的徑流應通過適當的排放點進行攔截和處置。申請人亦須確保在工程期間或之後的任何時間，不會進行任何工程包括任何地盤平整工程，以免對標的工地上或附近的現有排水溝、管道和水道的自由流動狀況產生不利影響；

(ix) The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.

申請位置擬議的排水工程，不論在工地邊界內或外，申請人將妥善建造和維護，如發現系統在運作過程中不足或無效，將自費糾正；

(x) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.

如工程在地段邊界外進行，申請人承諾須事先取得地段/北區及/或相關私人地段業主的同意；

(xi) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.

申請人須在排水工程完成後，對所有鄰近受影響地區進行修復；

(xii) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works

申請人承諾容許政府及其代理人隨時自由進入，對其已完成的排水工程進行現場巡查；及

(xiii) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.

如有需要，申請人及歷任地段擁有人承諾准許由鄰近地段接駁至政府土地上已完成的排水工程