

Suggested Advisory Clauses

(a) to note the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD)'s comments:

~~(i) — *The Site falls on Government land with eastern portion encroaching onto Highways Department's Transfer Pump House site held under a permanent Government Land Allocation (GLA) No. TW-384.*~~

~~(ii) — *According to the application, the proposed access road as defined by the applicant comprises two sections and is to serve residential development of four private lots, Lot 92 and Lot 382 RP both in D.D. 399 are agricultural lots where no erection of structures / building is permitted. — Ext. to Lot 382 in DD 399 is an agricultural lot subject to a Building Licence (No. 214 dated 8.4.1948) which permits a building of not exceeding 3,000 ft<sup>2</sup> to be erected on the lot. Lot 440 RP is held under New Grant No. 4036. The lot is restricted to private residential purposes only and subject to a building height and site coverage restriction of not exceeding 25 feet and 30% respectively. Car parking space shall also be provided on the lot to Government's satisfaction. It is subject to inter alia, an express provision under the existing lease conditions that "the Government cannot guarantee any right of way to the lot and the Grantee will accordingly have to make his own arrangements for acquiring such right of way".*~~

(i) ~~(iii)~~ If planning approval is given, the owners of the concerned lots will need to apply to the Lands Department for a lease modification for implementation of the proposed access road. However, he advises that the proposal will only be considered upon his receipt of formal application from the lot owners. He also advises that there is no guarantee that the application, if received by LandsD, will be approved and he reserves his comment on such. The application will be considered by LandsD acting in the capacity of the landlord at its sole discretion. The proposal may also need to be considered and processed in accordance with provision and procedures under the Roads (Works, Use and Compensation) Ordinance, Cap.370. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee. Since development proposals of Lots 92, 382 RP, Ext. to 382 and 440 RP all in D.D.399 are not part of the subject planning application, he has not examined the general building plans provided in SPS in Appendix Ia, and reserve his comments on development proposals upon receipt of general building plans and/or direct application from the lot owners.

(b) to note Chief Highway Engineer/New Territories West, Highways Department's comment that the revised the alignment of proposed access road has no interface with the boundary fence of pump house as shown in Section 2-2. The revised alignment still encroaches into the pink stippled black area of the GLA TW-384 which according to the Engineering Condition of TW-384,

should be returned to Lands Department by 31.7.1998 or after the completion of the pump house whichever is the earlier, as such, the portion is deemed to have delivered back to Lands Department and he will have no comment on the submission provided that the construction and operation of proposed access road will not affect the operation of pump house. The applicant is reminded that the existing access road to be modified is not the public road maintained by HyD

- (c) to note the Director of Environment Protection's comments that the applicant is reminded to design and operate the proposal according to HKPSG and adopt the standard pollution control measures in regard to noise aspect.
- (d) to note the Director of Agriculture, Fisheries and Conservation's comments that the applicant should be advised that due care should be exercised to avoid adverse impacts to the stream at the west of the site. For the construction of drainage outfall, the applicant should be advised to confine works at the modified stream section and minimise impacts to the stream. The principles laid down in ETWB TC(W) No. 5/2004 should also be followed
- (e) to note the Chief Engineer/Mainland South, Drainage Services Department's comments that

#### Drainage Analysis

- (i) His key concerns on the DA due to errors in the drainage calculation as follows:
  - The cross fall of the proposed road should be taken into account the flow path of Area A, B, C and D in calculation of the time of concentration.
  - The storm constants according to the latest Stormwater Drainage Manual (SDM) should be adopted.
  - The manning coefficient used is inconsistent with the DA Report.
  - Paragraph 9.3 of SDM should be considered in the calculation of drainage capacity.
  - The design flow for the 'Existing Drain Pipe (1050mm dia.)' should be justified.
  - An existing streamcourse shown on the base map will be affected by the proposed access road by the applicant does not provide any information on any relevant measures.
- (ii) He also has the following comments on the DA:
  - The flow path direction in Figure 2.1 for Area B is inconsistent with the calculation;

- The DSM table in reference for part C of the calculation for roughness value should be updated.
- The pipe ID “Proposed Drain Pipe (300mm dia.)” should be reviewed.
- The drainage capacity of the existing streamcourse for discharge of the proposed stepped channel should be reviewed.
- The drainage capacity of stepped channel should refer to GEO Technical Guidance Note No.27.
- Consent from LandsD or any other Government department as appropriate should be obtained for any proposed work outside the lot boundaries.
- An updated DA report incorporating all drainage comments should also be submitted.

#### Maintenance of Drainage Facilities

- (iii) It is noted from the response to comment that the applicant accepted that any proposed drainage facilities are serving the developer exclusively and to be maintained by the applicant.
- (f) to note the Chief Engineer/Construction, Water Supplies Department’s comments that no excavation, drilling or filling shall be carried out within 60 meters on plan from the centre line of the WSD Tunnel except:
- (i) Minor excavation works for lamp post pits, trial pits, trenches for utility laying etc. with depth of excavation less than 2 meters or with minimum clearance of 20 meters from the tunnel;
  - (ii) drilling that involves no blasting or heavy machinery inducing excessive vibration and with a minimum clearance of 20 meters on Plan A-2 from the tunnel; and
  - (iii) filling works inducing additional vertical and horizontal pressure of not more than 5% of the total overburden pressure on any tunnel.
  - (iv) Furthermore, existing water mains will be affected. A waterworks reserve within 1.5 meters from the centerline of the water main shall be provided to WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage or car-parking purposes.
  - (v) The developer shall bear the cost of any necessary diversion works affected by the proposed development.

- (g) to note the Director of Fire Services' comments that the proposed access road provided should meet the requirements for means of access as stipulated in Part D of the *Code of Practice for Fire Safety in Buildings* which is administered by the Buildings Departments are being complied with. Detailed fire safety requirements will be formulated upon receipt of formal submission of general buildings plans.