

Detailed Comments from Director of Drainage Services on the Revised Drainage Proposal:

- (a) no figures 1 and 3 are enclosed in the submission. Catchment areas for the lots 777 and 969 in D.D. 78 should be provided for his reference and further comments;
- (b) the applicant should show the formation level of the subject sites and the ground level of the lots 777 and 969 in D.D. 78 and adjoining lots and also show the flow direction for his reference. The applicant should also provide the sectional views of the lots showing clearly the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for his reference;
- (c) in Annex I.4, the time of concentration appears to be 4.62 minutes instead of 4.46 minutes. The applicant should further check and review;
- (d) it is noted that only peripheral channels are provided for the fish pond areas. The applicant should advise why peripheral channels and covers are not provided fully along the boundary of the lots 777 and 969 in DD78 to prevent the escape of storm water run-off onto adjoining land;
- (e) the applicant should check and ensure that the existing 1300mm drain downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system; and
- (f) the drainage plan shows that there is an existing 1300mm drain flowing to the northwestern. The applicant is required to show the drainage flow path of this drain and also indicate where the downstream of this drain connects to for final disposal with supporting record photos for our reference. The existing 1300mm drain could not be seen in the attached photos under the submission.

Detailed Comments from Chief Building Surveyor/New Territories West, Buildings Department:

- (a) if any existing structures are erected on leased land without approval of the BD, they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
- (b) before any new building works (including containers / open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (c) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (d) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations (B(P)Rs) 5 and 41D of

the respectively;

- (e) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage; and
- (f) detailed comments under the BO will be provided at building plan submission stage.

Recommended Advisory Clauses

- (a) the planning permission is given to the development/uses under application. It does not condone any other development/uses which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses not covered by the planning permission;
- (b) to note the comments of District Lands Officer/North, Lands Department as follows:
- (i) the Site comprises private lots which are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access. The Government shall accept no responsibility in such arrangement;
- (ii) it is noted that some Government land adjoining Lot 969 which forms part of the pond may be affected. The applicant should ensure the following:
- no contravention of the lease conditions of the lots would be caused by the proposed filling of ponds;
 - prior to the commencement of any drainage works outside the Site or outside the jurisdiction of the applicant, the applicant should seek the consents of her office and the relevant private land owner(s); and
 - no Government land would be affected and all protective and safety measures are in force;
- (c) to note the comments of Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should perform good site practice, as well as not to damage the trees and pollute the stream course nearby;
- (d) to note the comments of Director of Environmental Protection as follows:
- (i) the applicant is advised that the acknowledgement on the notification form only represented that the depositing activity is in compliance with section 16B(3) of the Waste Disposal Ordinance. The depositing activity still has to be in compliance with other applicable laws of Hong Kong;
- (ii) the applicant is advised to strictly observe all relevant pollution control ordinances, particular on waste management and disposal, and put in place necessary precautionary/ pollution control measures to prevent any pollution of the nearby stream course during the proposed pond filling works and when carrying out agricultural activities;
- (iii) there is no existing public sewer in the vicinity of the Site. The applicant shall have to provide his own sewage treatment and disposal measures to cater for any sewage arising from the application, in compliance with the requirements of ProPECC PN 5/93 where appropriate; and

- (iv) it is noted that the nearest domestic structure is about 25m to the east of the Site (**Plan A-2**). The applicant is advised to strictly comply with all relevant requirements in Noise Control Ordinance, and the Authorized Person and the contractors are expected to take full account of environmental matters and follow ProPECC PN 2/93 in controlling construction noise during non-restricted hours (i.e. from 7 a.m. to 7 p.m. of normal days, i.e. Mondays to Saturdays not being a public holiday) to avoid adverse construction noise impacts;
- (e) to note the comments of C for T that the village road connecting the Site with Lin Ma Hang Road is not managed by his department. The land status of the access leading to the Site should be checked with the lands authority. The management and maintenance responsibilities of the same access should also be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of CE/C, WSD that for provision of water supply to the development, the applicant may need to extend the inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (g) to note the comments of CE/MN, DSD as follows:
 - (i) the Site is in an area where no public sewerage connection is available;
 - (ii) it appears that the ponds are used as flood storage to store a portion of the surface runoff coming from the upstream and also within the lots and allow a limited flow to the downstream of the catchment. The drainage capacity of the downstream drainage system would be reduced as all the flow originally stored in the ponds would be discharged to the downstream drainage system. The applicant is required to assess the impacts and demonstrate in the submission with the implementation of necessary mitigation measures, the additional drainage from the lots would not overload the existing downstream drainage system and the proposed works will not cause an unacceptable increase in the risk of flooding in areas of upstream of, adjacent to or downstream of the development;
 - (iii) the applicant should advise why peripheral channels and covers are not provided fully along the boundary of the Lots 777 and 969 to prevent the escape of storm water run-off onto adjoining land; and
 - (iv) his detailed comments on the submitted revised drainage proposal are at **Appendix II**; and
- (h) to note the comments of CBS/NTW, BD as follows:
 - (i) the Site is zoned "Agriculture". Certificate of exemption may be issued under Buildings Ordinance (Application to the New Territories) Ordinance, Cap. 121 by the Director of Lands to the buildings for agricultural uses. Otherwise section 14 of the Buildings Ordinance (BO), Cap. 123 shall apply to the application; and
 - (ii) his detailed comments are at **Appendix II**.