

A/NE-TKL/773

部門意見回覆

消防處

<p>In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans (*since the GFA has changed, the applicant is advised to submit a new FSI proposal) incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <ul style="list-style-type: none">i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; andii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.	<p>見附件 TKL773_FS Drawing</p>
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運輸署

<p>a) The applicant shall use swept path analysis to demonstrate the satisfactory maneuvering of container trucks entering to and existing from the subject site, maneuvering within the subject site and into/out of the parking spaces;</p>	<p>見附件 Plan4 Swept Path</p>
<p>b) Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queueing of vehicles outside the subject site; and</p>	<p>出入口會安裝大閘，不會有車輛停泊在場外或在場外等候。</p>
<p>c) The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicants should seek comment from the responsible party.</p>	<p>申請人知悉</p>

渠務署

<p>(i) Para 3.1.5 and Appendix D refer. Discrepancy is observed for the adopted design return period, the applicant should clarify. The applicant should also validate if the latest requirements under the Corrigendum No. 1/2024 of the Stormwater Drainage Manual are incorporated in the design;</p>	<p>Design Return Period is adopted as 10 years</p>
<p>(ii) the cover levels of proposed channels should be flush with the existing adjoining ground level;</p>	<p>Noted</p>
<p>(iii) Appendix D refers. The applicant should advise the utilisation of the proposed drainage, and the existing drainage proposed for connection;</p>	<p>Maximum utilisation of the proposed drainage, and the existing drainage proposed for connection is 73%</p>
<p>(iv) Appendix C refers. The applicant should advise the legend for lines in green. Also, the existing manhole SCH1011400 and SCH1011402 to which the applicant proposed to discharge the storm water from the Site are maintained by her office. The applicant should provide the connection details for agreement. After obtaining her agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to this Division for formal application for the required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant</p>	<p>Connection Detail is provided in Appendix E</p>
<p>(v) photos should be submitted clearly showing the current conditions of the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan;</p>	<p>Site photos are provided for your reference</p>

<p>(vi) 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 Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;</p>	<p>Noted</p>
<p>(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;</p>	<p>Noted</p>
<p>(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 Site any time during or after the works;</p>	<p>Noted</p>
<p>(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;</p>	<p>Noted</p>
<p>(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;</p>	<p>Noted</p>
<p>(xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;</p>	<p>Noted</p>

(xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;	Noted
(xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required.	Noted