

**Detailed Departmental Comments**

1. Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (DLO/TW&KT, LandsD):

- (a) the southern portion of the Site falls within Tsuen Wan Drainage Tunnel Protection Zone (**Plan Z-2a**). Vide a Deed of Grant of Easement dated 2.4.2007 (“the Easement”), it was reserved onto the Government the right to construct underground drainage tunnel at stratum between 55m above HKPD to 75m above HKPD underneath the southern portion of the Site. No structure or building shall be erected on the area within Extension to Lot 360 in D.D. 454 and the Extension thereto except with prior approval; and
- (b) the applicant has proposed to lay a fresh water main across the Government land to the south of Hilltop Road for connecting the Site to an existing private pump house at Lo Wai Road and to upgrade the existing pump house (**Plan Z-5**). The existing pump house is currently held under at STT No. 353TW for a site area of about 8.4m<sup>2</sup> since 1979 and designated for the purpose of pump house for water supply to the Site and for fire service purposes on a quarterly term (i.e. on temporary basis) and terminable by 3-months’ notice at anytime.

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

As part of the proposed and upgraded drainage pipe/sewer/watermain to be carried out by the applicant would affect their slopes, the applicant should be reminded to note the following:

- (a) Excavation Permit should be obtained from XP team of HyD NT Region for any excavation on HyD’s slopes;
- (b) comments on affected trees and vegetation, if any, should be sought from the Landscape Division of this Department separately;
- (c) adequate precaution and exercise extreme care should be taken to avoid damage or settlement to the adjoining public roads/highway structures. Any damage or settlement to the adjoining public roads/highway structures so caused by the proposed works should be reinstated to the satisfaction of this Regional Office;
- (d) no sewer, drain or utility should be damaged by the proposed works. If any sewer, drain or utility is so damaged, the applicant should bear the cost for any necessary repair works and any consequence so caused by the proposed works;
- (e) the applicant shall compact properly any reinstated trench, reinstate any affected drainage, maintenance access and re-seed any affected slope having grass surface originally to HyD’s satisfaction; and

- (f) their inspectorate staff of NTW Slope Section of HyD should be notified for inspection upon completion of the works at the concerned slope.

3. Comments of Director of Leisure and Cultural Services (DLCS):

the applicant should in accordance with the DEVB TC (W) No. 7/2015 to identify trees under LCSD's maintenance for preparing the Tree Preservation and Removal Application for further vetting. If there are any new trees that are proposed to be planted at unallocated and unleased government land outside SIMAR within 10 meters from the kerb of public road maintained by HyD, they need to be maintained by LCSD in future. Detailed landscape proposal should be submitted for LCSD's prior agreement and sufficient recurrent cost should be provided as well. In general, planting in form of wood land mix is not acceptable by LCSD.

4. Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) underneath the Site is running an existing Tsuen Wan Drainage Tunnel (TWDT). He notes that several building blocks of the development in accordance with the architectural drawings would encroach into the tunnel protection zone of the TWDT. Any piling and foundation works for these building blocks shall be evaluated and implemented such that the DSD tunnel shall be protected against damage. The applicant shall refer to DSD Practice Note No. 2/2017 "Assessment on the Effects of Construction Activities on Drainage and Sewerage Tunnels and their Associated Structures (Dec 2017)" to fulfil DSD's requirements in the course of the proposed development; and

- (b) in relation to the protection of TWDT, the applicant shall continue to observe the Deed of Grant of Easement signed between the applicant and the Government in 2007 on the permission to exercise from time to time the rights for running the TWDT underneath the Site.

5. Comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO) CEDD):

in Section 4.3 of the GPRR (Annex A of **Appendix Ia**), it is mentioned that a leakage collection system will be introduced in future design to ensure adjacent sloping ground will not be adversely affected when leaks occur. The applicant is reminded that the proposed leakage collection system should be mentioned in the relevant sections of the SPS about the proposed drainage, sewerage and water supply design to avoid any omission in the design stage.

6. Comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

the DN300 pipe between the connection point with the private pump house and the connection point with the new DN300 watermain shall also be updated to

DN400 in order to tally with the schematic diagram. Nevertheless, the actual connection points and details shall be submitted to WSD for agreement at design stage.