

Detailed Comments from Water Supplies Department

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)

The applicant shall provide evidences and/or control measures to ensure the following requirements are met:

- (a) no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside water gathering grounds (WGG);
- (b) all solid waste and sludge arising from the development shall be disposed of properly outside WGG;
- (c) the use, storage and discharge of pesticides, toxicants, flammable solvents, laticidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;
- (d) no chemicals including fertilizers shall be used without the prior approval from the Water Authority;
- (e) oil leakage and spillage shall be prevented within WGG at all time;
- (f) the structures under the development shall be as far away from any water courses as possible;
- (g) no earth and other construction materials which may cause contamination to WGG are allowed to stockpiled or stored on site during the construction phase;
- (h) all excavated or filled surfaces shall be protected from erosion during construction phase; and
- (i) siltation to any water courses shall be prevented within WGG during construction phase. All construction spoils shall be contained and protected. Effluent containing spoils shall be disposed of after desiltation.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- (i) the application site (the Site) consists of a piece of Government land in D.D. 9, Yeun Leng. Neither occupation nor works of any kind thereon is allowed, without the prior approval from LandsD;
 - (ii) the applicant is required to submit an Excavation Permit (EP) application to the LandsD for the excavation of any Government land. The applicant is also required to submit an application for Short Term Tenancy (STT) in respect of the proposed cabinet transformer if it is not covered by the relevant Block Licence permitting utility companies to install similar installations. However, there is no guarantee at this stage that the EP/STT application would be approved. If the EP/STT application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee/rent and administrative fee as considered appropriate; and
 - (iii) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto;
- (b) to note the comments of the Commissioner for Transport (C for T) that the land status, management and maintenance responsibilities of the road/footpath next to the Site should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN,DSD) that:
- (i) while there are DSD's public stormwater drains in the area, the proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
 - (ii) there is existing public sewers in the vicinity of the Site. The applicant is advised to follow the established procedures and requirement for connecting sewers from the Site to the public sewerage system. A connection proposal should be submitted for approval beforehand. Moreover, the sewerage connection will be subject to DSD's technical audit, for which an audit fee will be charged; and

- (iii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) the applicant should undertake WSD's requirements and implement the mitigation measures stated in the submission; and
 - (ii) for provision of water supply to the development, the applicant may need to extend his/her 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 standard;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval. In addition, the applicant should be advised that:
 1. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 2. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that, in case land status changes, the applicant is reminded to appoint an Authorized Person to coordinate such works under the Buildings Ordinance;
- (g) To note the comments the Director of Electrical and Mechanical Services (DEMS) that
 - (i) for the design and operation of electricity package substation, the applicant has to comply with the Electricity Ordinance and relevant statutory requirements. As the electricity package substation is to provide electricity supply to some future developments in the vicinity, the associated electricity demand should be provided by the nearby substation as far as possible; and
 - (ii) the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of electricity supply lines; and
- (h) to note the comments of the Director of Health (D of Health) that according to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, exposure to extremely low

frequency electromagnetic fields, such as those generated by electrical facilities would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new electrical facilities.