

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that the proposed sewage pumping station (SPS) is situated on government land which is planted with some mature trees. DSD should submit an application for tree felling and Government Land Allocation for construction of the SPS to DLO/TM for consideration. However, there is no guarantee that the application will be approved and, if approved, will be subject to conditions as may be appropriate. The Site is accessible via a footpath leading from Wong Kong Wai Road. His office does not and will not carry out maintenance works for the said road nor guarantee that any right-of-way will be given to the Site;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that if any highway features are affected, proposal to deal with the affected features shall be submitted for his agreement. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is advised to minimise tree felling and avoid disturbance to adjacent environment as far as practicable;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should be reminded of the followings regarding the drainage facilities: (i) the applicant should refer to the guidelines as specified in “Technical Note to prepare a Drainage Submission” which is available at DSD’s website (https://www.dsd.gov.hk/EN/Technical_Documents/DSD_Guidelines/index.html); (ii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at own expense. For any works to be carried out outside his lot boundary, the applicant should consult DLO/TM and seek consent from relevant lot owners before commencement of the drainage works; (iii) the applicant should implement the drainage facilities on Site in accordance with the drainage proposal; (iv) the applicant is required to rectify the drainage system 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 a failure of the drainage system; (v) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
- (e) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. Furthermore, the emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of Code of Practice for Fire Safety in Buildings 2011 under Building (Planning) Regulation 41D which is administrated by BD;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that since the proposed works only involves government premises, which is exempted under section 41(1) of the Buildings Ordinance, he is not in position to comment under the Buildings Ordinance;

- (g) to note the comments of the Head (Geotechnical Engineering Office), Civil Engineering and Development Office (H(GEO), CEDD) that according to his quarry contractor, the traffic generated from operation of Lam Tei Quarry, including operation at night, at Wong Kong Wai Road is about 12 nos. of trucks per hour (i.e. about 24 nos. of traffic flow per hour). Coordination with the quarry contractor before implementation of any temporary traffic management/temporary traffic arrangement is required; and

- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.