

Detailed Comments of the Chief Engineer/Mainland North, Drainage Services Department

He has the following comments on the submitted drainage proposal (**Appendix Ie**):

- (i) The gradients and the dimension of the proposed u-channels should be shown on the drainage plan.
- (ii) The invert levels of the proposed catchpits should be shown on the drainage plan.
- (iii) The proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed u-channel.
- (iv) The existing drainage facilities, to which the stormwater of the development from the Site would discharge, should be indicated on plan. The relevant connection details should be provided for comment.
- (v) The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted.
- (vi) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the development.
- (vii) The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan.
- (viii) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit.
- (ix) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
- (x) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- (xi) The applicant should consult District Lands Officer/Yuen Long and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

Advisory clauses

- (a) the Site might be subject to land resumption for the implementation of the Yuen Long South (YLS) Development which might take place at any time.
- (b) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the applicant is advised to set back the proposed development as far as possible to avoid encroachment of the future road under YLS Development.
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site consists of Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. It is noted that the applicant has noted her comments on the discrepancies of areas and boundaries of the concerned lots (i.e. Lot Nos. 720 RP, 740 RP, 742 RP and 743 RP in D.D. 117) and the applicant will clarify the discrepancies in the next submission stage. Lot Nos. 720 RP, 740 RP, 742 RP and 743 RP are covered by Short Term Waiver No. 2457 to permit the structure(s) erected on site for the purpose of "Nursing home for the elderly". Lot Nos. 742 RP and 743 RP are covered by Building Licence No. 182 to permit a building of two storeys not exceed 25 feet in height and built over area not exceeding 700 sq.ft. for non-industrial purposes. The Site is accessible through Kung Um Road via Government Land (GL). Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way. The Site does not fall within Shek Kong Airfield Height Restriction Area. The applicant has to apply to LandsD for a land exchange to effect the proposed development. Such application will be considered by LandsD acting in its capacity as a landlord at its sole discretion and there is no guarantee that the land exchange, including the grant of additional Government land (if any) and the above mentioned right-of-way etc., for the proposed development will be approved. In the event that the land exchange application is approved, it would be subject to such terms and conditions, including, among other things, the payment of premium and administrative fee, as may be imposed by LandsD at its sole discretion;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access arrangement should be commented by the Transport Department (TD). If the proposed run-in is agreed by TD, the applicant should provide the run in/out at Kung Um Road to the satisfactory of TD and HyD. The run-in/out should be constructed in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road;
- (e) to note the comments of the Director of Environmental Protection that the road traffic noise standards of 55 dB(A) is applicable to such uses according to the Hong Kong Planning Standards and Guidelines (HKPSG). The applicant is advised to design and provide mitigation measures in accordance with Section 3 on Air Quality and Section 4 on Noise of Chapter 9 of HKPSG. There is public sewerage in the vicinity. From environmental planning perspective, the applicant should direct the sewage arising from the site to the public sewerage system. The applicant is also reminded to seek agreement from the Drainage Services Department about the proposed sewerage works with respect to the need for any upgrading of public sewer to be built by the project proponent;

- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that a crab species of conservation interest was recorded in the nearby watercourses in the Environmental Impact Assessment study for housing sites in Yen Long South. The applicant should adopt necessary measures to avoid disturbing or polluting the nearby watercourses during construction and operation;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that with reference to the G/F Plan, there is no barrier free access for wheelchairs to the sunken landscape area. For the internal and external area, the applicant is advised to follow “Chapter 6, Design Guidelines for the Elderly and Elderly Friendly” in “Design Manual- Barrier Free Access 2008”; and the applicant should refer to the Development Bureau’s guidelines on tree planning and preservation:
 (1) http://www.greening.gov.hk/en/tree_care/practices.html
 (2) http://www.greening.gov.hk/en/tree_care/tree_maintenance.html
 For the submission of tree preservation and landscape proposal, the applicant should include tree survey with a set of photo record showing every tree within the site clearly.
- (h) to note the comments of the Director of Drainage Services on the submitted drainage proposal (**Appendix Ie** of this RNTPC Paper) that the gradients and the dimension of the proposed u-channels should be shown on the drainage plan. The invert levels of the proposed catchpits should be shown on the drainage plan. The proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed u-channel. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, should be indicated on plan. The relevant connection details should be provided for comment. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the development. The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works. The applicant is also reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that It is noted that there is a piece of unleased government land between the Site and Kung Um Road. As the Site does not abut on a specified street, the development intensity of the Site shall be determined under Regulation 19(3) of the Building (Planning) Regulations. If the proposed plot ratio is based on the assumption that gross floor area (GFA) concession will be granted, the pre-requisites in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and PNAP APP-152 should be complied with. The dormitories should be included in domestic GFA calculation. The storey height of G/F (4.5m) should be justified during building plan submission stage. Disregarding private carparking spaces from GFA

calculation under the Buildings Ordinance will be considered on the basis of the criteria set out in PNAP APP-2 during the building plan submission stage. The proposed residential care home for the elderly is subject to the issue of a licence/registration, the applicant should be reminded that any proposed structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- (j) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by BD; and
- (k) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the 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.