

Your Ref.: A/TM-SKW/125

Our Ref.: P23046

Comments from the Lands Department dated 26.3.2024

Contact Person: Mr. K. H. LEE, Tel: 2451 3249

	Comments	Responses
1.	The whole application site could not be revealed by the said site photos. The applicant shall provide supplementary site photos imprinted with a date and time showing the whole application site for our consideration.	4 site photographs are attached for consideration.

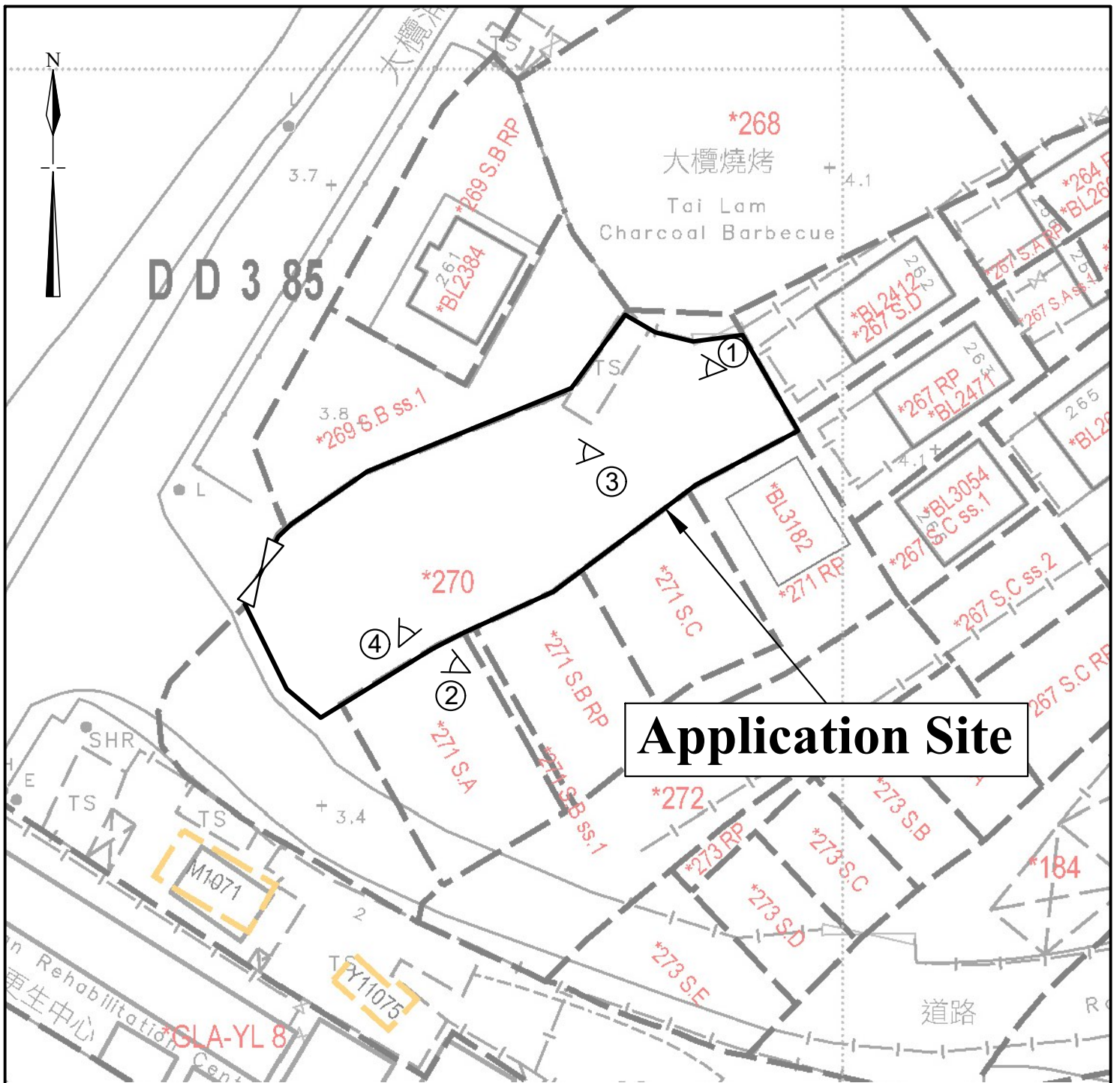
Your Ref.: A/TM-SKW/125

Our Ref.: P23046

Comments from the Drainage Services Department dated 26.3.2024

Contact Person: Ms. April Cheung, Tel: 2300 1542

	Comments	Responses
1.	Drainage proposal should be described in the report with details.	Please refer to the updated Drainage Proposal (Plan 6.1a) for details.
2.	DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The developer / AP shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site. Consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage systems.	Consent from the concerned departments/maintenance parties/owners has been obtained for the proposed connections to their drainage systems.
3.	This Department will only take over those sewage facilities constructed on government land and located downstream of the terminal manhole.	Noted.
4.	The lot owner shall be responsible for the maintenance of his completed stormwater drainage and sewage works.	Noted.
5.	The lot owner shall allow all time free access for the Government and its agent to conduct audit on his completed drainage works.	Noted.



Legend

-  Viewpoint of site photographs
-  Vehicular Ingress / Egress

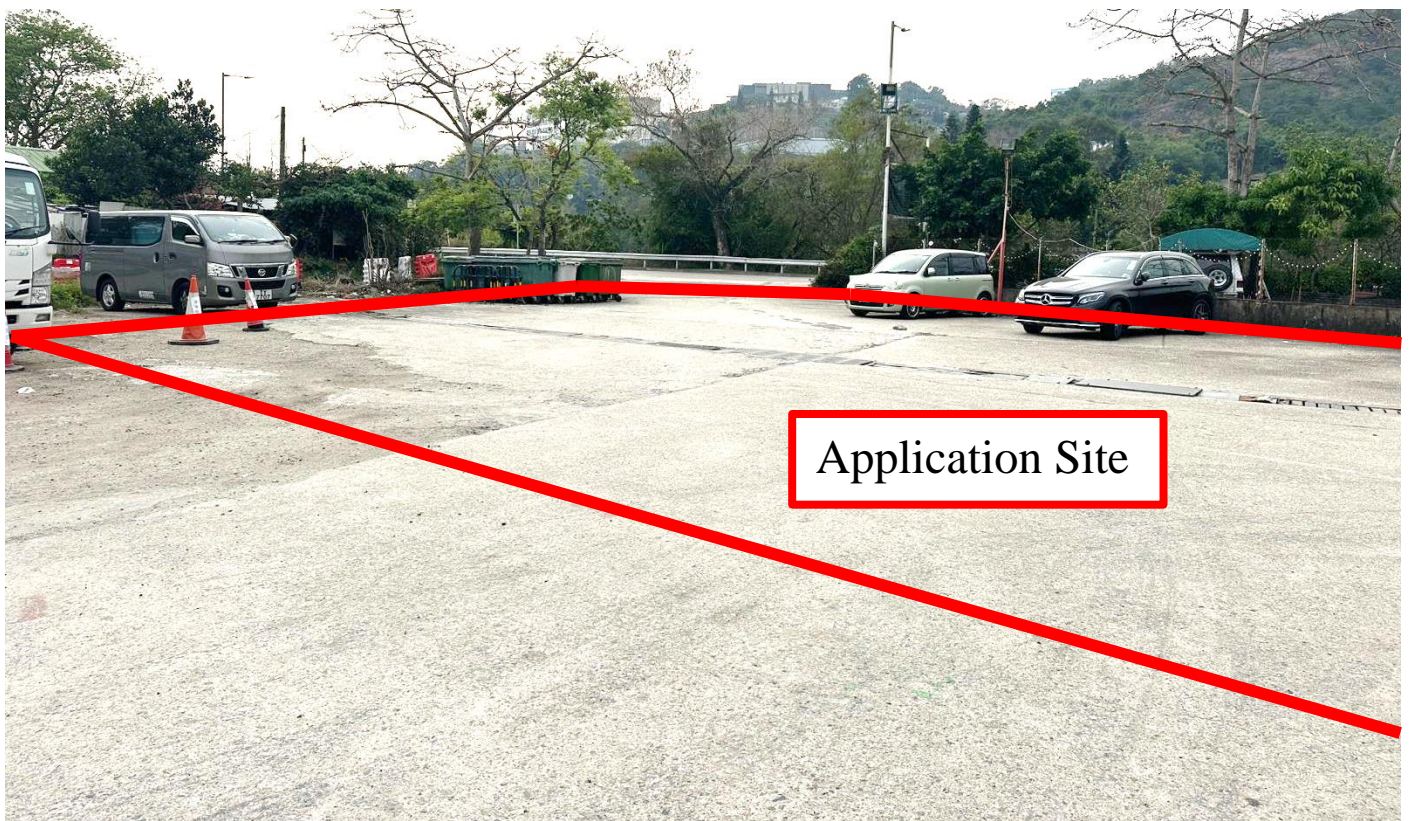
1:500	Plan showing Site Photographs Taken on 26.3.2024 at 17:00	Goldrich Planners & Surveyors Ltd.
March 2024	Lot 270 (part) in D.D. 385 Tuen Mun, New Territories	Plan 8 (P 23046)

All site photographs are taken on 26.3.2024 at 17:00

VP1



VP2



VP3



VP4



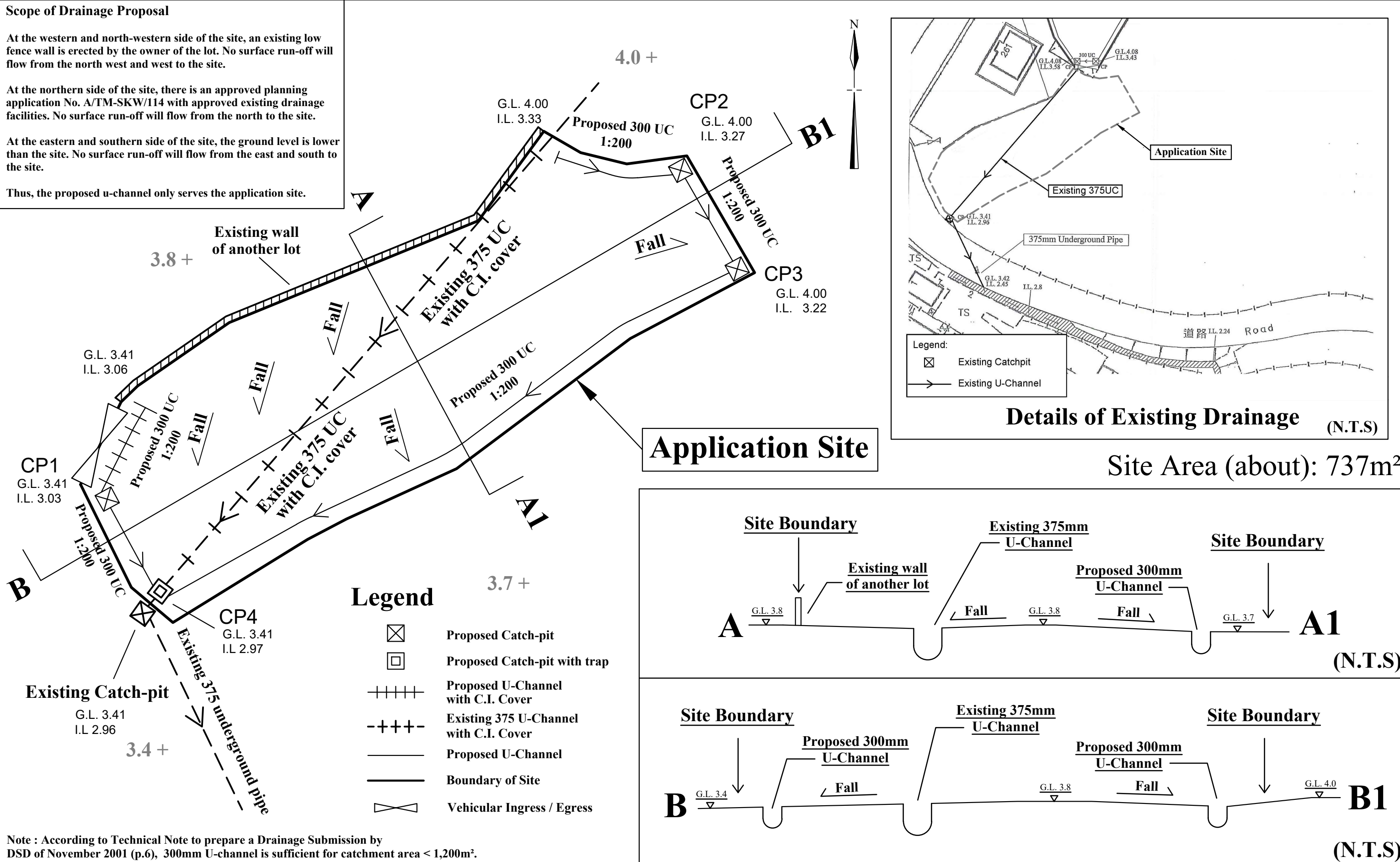
Scope of Drainage Proposal

At the western and north-western side of the site, an existing low fence wall is erected by the owner of the lot. No surface run-off will flow from the north west and west to the site.

At the northern side of the site, there is an approved planning application No. A/TM-SKW/114 with approved existing drainage facilities. No surface run-off will flow from the north to the site.

At the eastern and southern side of the site, the ground level is lower than the site. No surface run-off will flow from the east and south to the site.

Thus, the proposed u-channel only serves the application site.



Note : According to Technical Note to prepare a Drainage Submission by DSD of November 2001 (p.6), 300mm U-channel is sufficient for catchment area < 1,200m².

1:250 (A3)
March 2024

Drainage Proposal

Lot 270 (part) in D.D. 385
Tuen Mun, New Territories

Goldrich Planners & Surveyors Ltd.
Plan 6.1a (P 23046)