

Engineering Conditions for Permanent Land Allocation (PGLA) No. TW-502
to Director of Food and Environmental Hygiene
for Refuse Collection Point (RCP) at Hoi Hing Road, Tsuen Wan

- | | |
|-------------------|--|
| Use | <p>(1) (a) The area coloured pink on the attached plan (hereinafter referred to as "the site") shall not be used for any purpose other than for refuse collection point.</p> <p>(b) In the event that any change in the use or development of the site is proposed the allocatee after having obtained the approval of the Planning Department and that of the Town Planning Board if necessary shall apply for approval to the District Lands Officer/Tsuen Wan & Kwai Tsing (hereinafter referred to as "the District Lands Officer") who may, if approval is granted, impose additional conditions or direct that a new allocation is necessary.</p> <p>(c) Excavation within the site in connection with the aforesaid purpose is permitted.</p> |
| Formation | <p>(2) The site shall be formed to levels to be approved by the appropriate authority and no approved levels shall be amended without the prior approval in writing of the appropriate authority which in granting consent may impose such conditions as it sees fit.</p> |
| Setting Out | <p>(3) (a) Upon application by the allocatee, the District Lands Officer shall, if he considers it necessary, cause the boundaries of the site to be set out on the ground.</p> <p>(b) The allocatee or his authorized representative after such setting out shall attend at the site to take over the boundary marks. The allocatee shall take or cause to be taken all proper care and precautions to safeguard the boundary marks from any disturbance whatsoever.</p> <p>(c) The District Lands Officer shall only provide the initial setting out. Any replacement of missing or disturbed boundary marks that may become necessary, shall be the responsibility of the allocatee, either by charge to his contractor or by other arrangements with private surveyors.</p> |
| Cessation of User | <p>(4) (a) In the event that the site or any part thereof has ceased to be used for the purposes specified in Condition No. (1), the District Lands Officer shall have full power to terminate this allocation and retake possession of the whole or any part of the site upon 6 calendar months' notice in writing being given to the allocatee.</p> <p>(b) Upon the expiration of the said notice, the allocatee shall quit and deliver up possession of the site or the relevant part thereof in a condition to the satisfaction of the District Lands Officer.</p> <p>(c) In accepting back the site or any part thereof, the District Lands Officer may require the site or any part thereof to be cleared, reinstated and fenced to his satisfaction at the cost of the allocatee.</p> |

- Cutting away (5) No works shall be carried out on adjoining Government land without the prior written consent of the District Lands Officer who may in granting consent impose such conditions as he sees fit.
- Utility services etc. (6) The removal, diversion or reinstatement elsewhere as may be required of any existing works or installations whatsoever on the site must be paid for as part of the project and carried out to the satisfaction of the appropriate authority.
- Dumping (Government land) (7) No earth, debris, spoil of whatsoever nature or building materials shall be dumped on any Government land.
- Geotechnical submission (8) All site formation works associated with the project shall be carried out and paid for as part of the project. In addition, all works necessary to ensure adequate stability of land and structures which could be adversely affected by the project or the failure of which could adversely affect the site, shall be carried out and paid for as part of the project by the allocatee.
- Anchor maintenance (9) Where prestressed ground anchors have been installed within and outside the site, the allocatee shall be responsible for regular maintenance and regular monitoring of the prestressed ground anchors to the satisfaction of the Head of Geotechnical Engineering Office. Regular monitoring reports with critical discussion of results shall be submitted to the Geotechnical Engineering Office for checking.
- Preservation of trees (10) No tree growing on the site or adjacent thereto shall be interfered with without the prior written consent of the District Lands Officer or the appropriate authority who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
- Roads and parking (11) Space shall be provided within the site for the parking/loading and unloading of motor vehicles to meet operational requirements to the satisfaction of the Commissioner for Transport/Project Manager.
- Damage to public roads (12) Any damage done to adjoining public roads, street furniture etc. shall be made good to the satisfaction of the Director of Highways/Project Manager and paid for as part of the project.
- Vehicular access (13) The allocatee shall have no right of ingress or egress to or from the site for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the District Lands Officer. Upon development or redevelopment of the site, a temporary access for construction vehicles into the site may be permitted in such position and subject to such conditions as may be imposed by the District Lands Officer. Upon completion of the development or redevelopment, the allocatee shall at his own expense within the time limit specified by the District Lands Officer and in all respects to the satisfaction of the Director of Highways, reinstate the area or areas upon which the temporary access was constructed.
- Drainage (14) All storm-water or rain-water from the site including any access road thereto shall be conveyed to the sea or a stream course, catchpit, channel or storm-water drain as required by the Chief Engineer/Mainland South, Drainage Services Department/Project Manager. All temporary and

permanent works shall be paid for from the project and carried out in such a manner that no damage or nuisance is caused by storm-water or rain-water to adjacent property and any claims arising out of damage or nuisance caused by storm-water or rain-water shall be paid for from the project vote.

Connection to storm-water drain	(15) A connection to the Government storm-water drain can be given and all connection charges must be paid for as part of the project and carried out to the satisfaction of the Chief Engineer/Mainland South, Drainage Services Department/Project Manager.
Interference with drain or nullah	(16) No drain or nullah shall be interfered with without the permission of the Chief Engineer/Mainland South, Drainage Services Department/Project Manager.
Damage to nullah etc.	(17) Any damage or obstruction caused to any nullah, drain, water main or other installation within or adjoining the site shall be made good at the cost of the project and to the satisfaction of the Chief Engineer/Mainland South, Drainage Services Department or the appropriate authority.
Connection to sewer	(18) A connection to the Government sewer can be given and all connection charges must be paid for as part of the project and carried out to the satisfaction of the Chief Engineer/Mainland South, Drainage Services Department/Project Manager.
Fresh water supply	(19) (a) A filtered supply of fresh water from Government mains can be given. (b) No water from Government mains shall be used for any heating, cooling or humidification purpose without the prior written consent of the Director of Water Supplies.
Flushing water supply	(20) (a) A salt water supply can be given at present. (b) Fresh water from Government mains shall not be used for flushing purposes. (c) All materials used on the flushing system must be such as to resist the action of sea water.
Waterworks catchment	(21) The site is not within a waterworks catchment.
General nuisance	(22) The allocatee shall not do or permit anything to be done within the site that may become a nuisance or annoyance to the occupants of nearby premises.
No concrete production	(23) No concrete production is allowed on the site.
No open burning	(24) The allocatee shall not light bonfires on the site for the burning of debris or other materials.
Height restriction	(25) No part of any structure shall exceed two storeys.
Fencing	(26) Upon handover of the site and the Green Hatched Blue Area as

defined in Condition No. (39) hereof to the allocatee, immediate and continuing action should be taken against illegal occupation of or dumping on the site and the Green Hatched Blue Area, including adequate fencing or other works or the provision of security guards all to the satisfaction of the District Lands Officer and at the cost of the project.

Liaison on taking over

(27) The timing of demolition (if any) and clearance, and the taking over of the site by the project contractor/office should be coincidental to obviate the need for any temporary protection of the site and the project architect/contractor shall liaise with the District Lands Officer in this respect.

Protection of highways structures

(28) The allocatee shall ensure that adequate measures are taken to protect the flyover passing over the site and in this regard, Highways Department Standard Drawing No. H2128 and H2129 using untensioned corrugated beam barrier for protection of columns shall be followed, unless the prior consent of the Chief Highway Engineer/New Territories West to the use of other form of protective measures has been given. In particular, the allocatee shall comply with the following requirements :

(a) A 2 metres clearance from soffit and around columns and abutments should generally be made available for inspection and maintenance works at all times. This may, with the Chief Highway Engineer/New Territories West's approval, be marginally reduced at isolated critical locations.

(b) Upon reasonable notice being given, the allocatee shall allow the Chief Highway Engineer/New Territories West or his officers, contractors, servants, agents, workmen or other persons so authorized by him with or without tools, equipment, machinery or maintenance vehicles a free and unrestricted access to the site at all times for the inspection, maintenance and repairing of the highway structures.

(c) The allocatee shall not erect any structure without the prior written consent of Chief Highway Engineer/New Territories West.

(d) The roof of any permitted structure shall be designed to take 3 kN/m² uniformly distributed load. This may be reduced to 0.5 kN/m² for roofs of less than 20m² in area.

(e) The foundations of any permitted structure shall not interfere with or be founded on the flyover foundations.

(f) No plant, equipment or attachment such as lighting, poster and commercial display shall be fixed to the flyover and its supporting structures including columns unless the prior approval of the Chief Highway Engineer/New Territories West has been given.

(g) The allocatee shall ensure that the risk of fire damage is kept to a minimum and in the event of a fire breaking out, it must not have a damaging effect on the flyover. In this connection, any permitted structure including those of a temporary nature should be built using fire resistant materials.

(h) The allocatee is advised that according to the Chief Highway Engineer/New Territories West there is no guarantee that the expansion joints of the flyover are waterproof and furthermore that there is a risk of objects accidentally falling from the flyover. In this connection should the allocatee

wish to take protective measures against such occurrences, the prior approval of the Chief Highway Engineer/New Territories West to the protection will be required.

(i) Before carrying out or permitting to be carried out any activities or works within the area underneath the flyover the allocatee shall obtain the prior approval in writing from the Chief Highway Engineer/New Territories West so as to ensure that the said activities or works will not in the opinion of the Chief Highway Engineer/New Territories West adversely affect the structural integrity of the flyover. The allocatee shall pay to the Highways Department on demand the sum which the Chief Highway Engineer/New Territories West shall certify to be the cost of making good any damage to the flyover caused by the allocatee, his contractors, sub-contractors, servants, agents, workmen or vehicles.

(j) No drainage from any permitted structure shall be allowed to be discharged to the drainage system of the flyover.

Access for Fire
Services appliances
and personnel

(29) (a) The allocatee shall at his own expense and to the satisfaction of the Director of Fire Services :

(i) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to any structure or structures erected or placed or to be erected or placed on the site;

(ii) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and

(iii) maintain such means of access and keep the same free from obstruction;

(b) The allocatee shall permit the Director of Fire Services, his officers, servants or agents at all reasonable times with or without notice to enter upon the site or any part thereof or any structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (a) of this condition have been complied with.

Provision of fire
service installations
and equipment

(30) The allocatee shall at his own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance, any regulations made thereunder and any amending legislation) as the Director of Fire Services in his sole discretion shall require within the site (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and within any structure or structures erected or to be erected thereon at such point or points as the Director of Fire Services may require. The allocatee shall maintain at his own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

- Dangerous goods (31) The allocatee shall comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance, any regulations made thereunder and any amending legislation.
- Site investigation works (32) The District Lands Officer and his duly authorized officers, contractors, his or their workmen and any other persons authorized by him or them (hereinafter collectively referred to as "the authorized persons") with or without tools, equipment, machinery or motor vehicles shall upon reasonable prior notice being given to the allocatee have the right of unrestricted ingress, egress and regress to, from and through the site free of costs for the purposes of carrying out site investigation works or site inspection which the District Lands Officer may require or authorize. Save in respect of restoring and making good the site to the same condition prior to the carrying out of site investigation works or site inspection, the District Lands Officer and the authorized persons, shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the allocatee arising out of or incidental to the exercise by the District Lands Officer or the authorized persons of the right of unrestricted ingress, egress and regress and in the carrying out of the site investigation works or site inspection conferred under this condition and no claim shall be made against the District Lands Officer or the authorized persons by the District Lands Officer in respect of any such loss, damage, nuisance or disturbance.
- Compensation on clearance (33) Any compensation as may be required upon resumption and clearance of the site of present occupiers must be paid for as part of the project.
- Erection of signboard (34) The allocatee shall, within three months from the date on which the site is taken over by him, erect and maintain within the site in a position as shall be determined by the District Lands Officer as being close to the ingress point to the site for the passage of motor vehicles referred to in Condition No. (13) hereof a sign clearly showing the name of the allocatee, the use of the site or the nature of the project to be carried out on the site together with the telephone number and the facsimile number of the officer to whom members of the public may contact should they wish to lodge any complaints or make any enquiries relating to the site.
- Decontamination (35) The allocatee shall, in connection with the occupation and use of the site, ensure that the site is free from contamination. In the event that the site is found to be contaminated by any substance, such as soil or groundwater contaminant, the allocatee shall remove all contaminate substance from the site and its adjoining area, if necessary, and reinstate the site to the satisfaction of and prior to the handing back of the site to the District Lands Officer at the expiry of the allocation. The cost of such decontamination work shall be paid for as part of the project.
- Clean and tidy site (36) The allocatee shall at his own expense and to the satisfaction of the District Lands Officer cut or trim the overgrown vegetation and remove any litter or waste to keep the site clean, tidy and safe.
- Handing back of site (37) On termination of the allocation for whatever reasons, the site shall be handed back to and in a condition to the satisfaction of the District Lands Officer free of structures and debris and cleared of all occupation. In accepting back the site, the District Lands Officer may require the site to be reinstated and fenced to his satisfaction at the cost of the project.

Railway Protection

(38) (a) Prior to the commencement of any works whatsoever on the site including but not limited to site investigation works, piling or other foundation works and other civil engineering and building works, the allocatee shall consult the MTR Corporation Limited (hereinafter referred to as "the Corporation") so as to ensure that any such works do not damage, interfere with or endanger any railway works, structures, facilities or installations or the safe operation of the railway as defined under Section 2 of the Mass Transit Railway Ordinance, Chapter 556 (hereinafter referred to as "the MTR Ordinance") and any extension thereto (hereinafter referred to as "the Railway") (as to which the decision of the District Lands Officer shall be conclusive) and if required by the District Lands Officer the allocatee shall, at his own expense, take such precautions as may be required by the Corporation to ensure the safety of any railway works, structures, facilities or installations and the operation of the Railway.

(b) The allocatee shall observe the Environment, Transport and Works Bureau Technical Circular (Works) No. 33/2003 and any subsequent amendment, variation, addition and substitution thereto (as to which the decision of the District Lands Officer shall be conclusive).

(c) The allocatee shall, permit the District Lands Officer, the Corporation and their duly authorized officers, servants and contractors the right of ingress, egress and regress to, from and through the site and any building or buildings erected thereon at all times with or without tools, vehicles, machinery or equipment to carry out works, and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the Railway.

Green Hatched Blue Area

(39) The allocatee shall be given possession of the area coloured green hatched blue on the attached plan (hereinafter referred to as "the Green Hatched Blue Area") on the date of possession of the site. The allocatee shall at all times while he is in possession of the Green Hatched Blue Area or any part thereof maintain, manage and provide cleansing service thereon in all respects to the satisfaction of the District Lands Officer until such time as possession of the Green Hatched Blue Area or any part thereof has been re-delivered to the District Lands Officer in accordance with Condition No. (40) hereof. No building or structure or support for any building or structure may be erected or constructed on, over, under, above, below or within the Green Hatched Blue Area except boundary fences erected in accordance with Condition No. (26).

Re-delivery of Green Hatched Blue Area

(40) The District Lands Officer may at any time require the allocatee to re-deliver to him vacant possession of the Green Hatched Blue Area or any part or parts thereof by giving to the allocatee one calendar month's notice in writing to that effect to expire at any time. Prior to such redelivery, the allocatee shall, if so required by the District Lands Officer, at his own expense demolish all boundary fences existing on or within the Green Hatched Blue Area or any part or parts thereof which is or are required to be re-delivered to the District Lands Officer pursuant to the said notice, and shall at his own expense re-erect boundary fences along the new boundary in all respects to the satisfaction of the District Lands Officer.

Point	Hong Kong 1980 Grid Coordinates	
	N (m)	E (m)
A	825766.549	829102.316
B	825777.823	829113.824
C	825746.876	829144.142
D	825735.602	829132.634

I, [REDACTED] **Land Surveyor/Tsuen Wan*
~~/ *an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473)~~, hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me or under my direct supervision in conformity with the **Land Boundary Survey Regulations / *Code of Practice approved by the Land Survey Authority under the above Ordinance*, and that this plan correctly represents that survey completed on the 27th day of October, 2014.

Dated this 16th day of February, 2015.

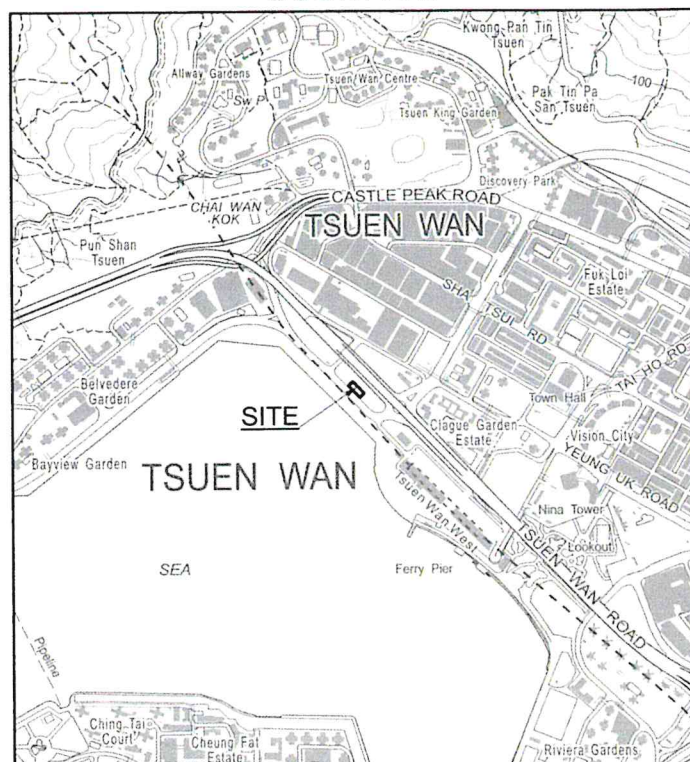
[REDACTED]
**Land Surveyor/Tsuen Wan*
**Authorized Land Surveyor*

Remarks:

- (1) * - Delete as appropriate.
- (2) The practice requirements laid down in the Land Boundary Survey Regulations of the Lands Department are the same as those in the Code of Practice approved by the Land Survey Authority under the Land Survey Ordinance.

	D	Da		
Field Book	D200876	D200876		
Comp.Folder	TW3242	TW3242		
Svy.Officer	C.F.WONG	C.F.WONG		
Tech.Officer	H.S.HUI	C.K.TAM		
Date	29.10.2014	16.02.2015		
ALS Plan No.	---	---		
Plan No.	TW3242	TW3242		

LOCATION



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING	Pt.	CORNER MARKED BY
A B	16.110	45 35 18		
B C	43.323	135 35 18		
C D	16.110	225 35 18		
D A	43.323	315 35 18		

ENGINEERING CONDITIONS REFER

POINTS X, Y & Z


 GREEN HATCHED BLUE
(AREA 65 m² ABOUT)

COLOURED PINK AREA 697.9 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

GOVERNMENT LAND ALLOCATION No. TW 502
REFUSE COLLECTION POINT
HOI HING ROAD, TSUEN WAN
FOOD AND ENVIRONMENTAL HYGIENE DEPARTMENT

 District Survey Office, Tsuen Wan and Kwai Tsing
Lands Department

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File No. DLO/TWKT/TW 20/WGS/2012

Survey Sheet No. 6-SE-20C

Layout Plan No. ---

Reference Plan No. ---

ALS Plan No. ---

PLAN No. TW3242-Da

Date : 16/02/2015