

Engineering Conditions for Temporary Land Allocations
for works site and works area
for the Development of Lok Ma Chau Loop

- Land Decontamination and Advance Engineering Works (**PWP Item No. 7748CL**)

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| Use | (1) | (a) The area coloured pink and pink hatched black on the attached plan (hereinafter referred to as "the site") shall not be used for any purpose other than for works site and works area for the Development of Lok Ma Chau Loop - Land Decontamination and Advance Engineering Works (PWP Item No. 7748CL). |
| | | (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 shall apply for approval to the District Lands Officer/ Yuen Long (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. |
| | | (c) Excavation within the site in connection with the aforesaid purpose is permitted. |
| Term | (2) | The site is hereby allocated for the period from 22 June 2018 to 30 June 2022 and thereafter half-yearly. In the event that the allocation to be terminated, a 6 months' notice shall be given to the allocatee to hand back the site. |
| Formation | (3) | No site formation or general disturbance of existing site conditions shall be undertaken without the prior approval in writing of the appropriate authority which in granting consent may impose such conditions as it sees fit. |
| Setting out | (4) | (a) Upon application by the allocatee, the Senior Land Surveyor/ Yuen Long (hereinafter referred to as "the Senior Land Surveyor") shall, if he considers it necessary, cause the boundaries of the site to be set out on the ground. |
| | | (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. |
| | | (c) The Senior Land Surveyor 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. |
| Cessation of User | (5) | (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.

- (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.
- (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.

- Cutting away (6) 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. (7) 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) (8) No earth, debris, spoil of whatsoever nature or building materials shall be dumped on any Government land.
- Geotechnical submission (9) 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.
- Rock crushing (10) No rock crushing plant shall be permitted on the site without the approval of the Head of Geotechnical Engineering Office.
- Anchor maintenance (11) 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 (12) 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 (13) 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.
- Damage to public roads (14) Any damage done to adjoining public roads, street furniture etc. shall be made good to the satisfaction of the Director of Highways and paid for as part of the project.

- Access (15) (a) No right of ingress or egress to or from the site for the passage of motor vehicles will be permitted except between points X and Y through Z shown and marked on the attached plan or at such other points as may be approved in writing by the District Lands Officer.
- (b) Notwithstanding the provisions of sub-clause (a) of this Condition, 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.
- (c) The allocatee shall not exercise the right of ingress and egress in sub-clause (b) of this Condition unless and until a run-in for each point of ingress and run-out for each point of egress designed and constructed to the satisfaction of the District Lands Officer is provided at the expense of the allocatee. Upon completion of development or redevelopment referred to in sub-clause (b) of this Condition or when required by the District Lands Officer so to do, the allocatee shall, at his own expense, remove any run-in and run-out constructed for temporary access and cause the area or areas upon which such run-in and run-out were constructed to be reinstated to the same condition as the area or areas were prior to construction of run-in and run-out.
- (d) The run-in/run-out on existing footpaths outside the site between the points so permitted in sub-clause (b) of this Condition shall be designed and constructed by the allocatee to the satisfaction of the Director of Highways.
- (e) Notwithstanding sub-clause (d) of this Condition and at the request of the allocatee, the design and construction of such run-in/run-out, at the cost of the allocatee may be carried out by the Director of Highways who shall incur no liability to the allocatee in respect thereof. The allocatee shall pay to the Government on demand the cost of designing and constructing such run-in/run-out.
- Drainage (16) 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 North, Drainage Services Department. 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 (17) No connection to a Government storm-water drain can be given.

Interference with drain or nullah	(18)	No drain or nullah shall be interfered with without the permission of the Chief Engineer/Mainland North, Drainage Services Department.
Damage to nullah etc.	(19)	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 North, Drainage Services Department or the appropriate authority.
Sewage treatment	(20)	A sewer connection cannot be given and approved means for the treatment and disposal of sewage and waste water from the site shall be provided as part of the project to the satisfaction of the Director of Environmental Protection.
Fresh water supply	(21)	(a) A filtered supply of fresh water from Government mains cannot 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	(22)	(a) A salt water supply cannot be given. (b) Fresh water from Government mains shall not be used for flushing purposes except with the prior written consent of the Director of Water Supplies. (c) All materials used on the flushing system must be such as to resist the action of sea water, even if a salt water supply does not at present exist in the area.
Waterworks catchment	(23)	The site is not within a waterworks catchment.
General nuisance	(24)	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	(25)	No concrete production is allowed on the site.
No open burning	(26)	The allocatee shall not light bonfires on the site for the burning of debris or other materials.
Height restriction	(27)	No part of any structure shall exceed a height of 9 metres above the mean ground level of the site.
Non-building area	(28)	No structure or building shall be erected within the pink hatched black area as shown on the attached plan.
Fencing	(29)	Upon handover of the site to the project officer/project contractor/allocatee, immediate and continuing action should be taken against illegal occupation of or dumping on the site, 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 (30) 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.
- Marine / River facilities (31)
- (a) The cost of any riverwall, pitched slopes, piers, or other marine / river facilities required must be paid for as part of the project.
 - (b) For the duration of the allocation, the allocatee shall maintain at his own expense the riverwall and any other marine / river facilities and structures fronting the site and keep the foreshore and river bed fronting it free of dumped materials to the satisfaction of the Chief Engineer/Port Works, Civil Engineering and Development Department and / or Chief Engineer/Mainland North, Drainage Services Department.
 - (c) Appropriate measures shall be taken to prevent refuse from the site escaping into the adjacent waters of the Hong Kong Special Administrative Region. Such measures shall be carried out to the satisfaction of the Director of Marine.
 - (d) No alteration work to the riverwall and any other marine / river facilities and structures fronting the site shall be carried out without the prior written consent of the Chief Engineer/Port Works, Civil Engineering and Development Department and / or Chief Engineer/Mainland North, Drainage Services Department.
 - (e) Any damage to the existing riverwall, pitched slope, piers, or other marine / river facilities and structures shall be made good at the allocatee's expense.
 - (f) Any new works within the site shall be so designed and constructed as not to adversely affect the existing riverwall and any other marine / river facilities and structures.
- Access for Fire Services appliances and personnel (32)
- (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

(33) 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 District Lands Officer, 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

(34) 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.

Handing back of site

(35) On completion of construction or at the expiry or sooner determination of the allocation 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.

Site investigation works

(36) 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.

Erection of
signboard

(37) The allocatee shall, within 3 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. (15)(a) 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

(38) 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.

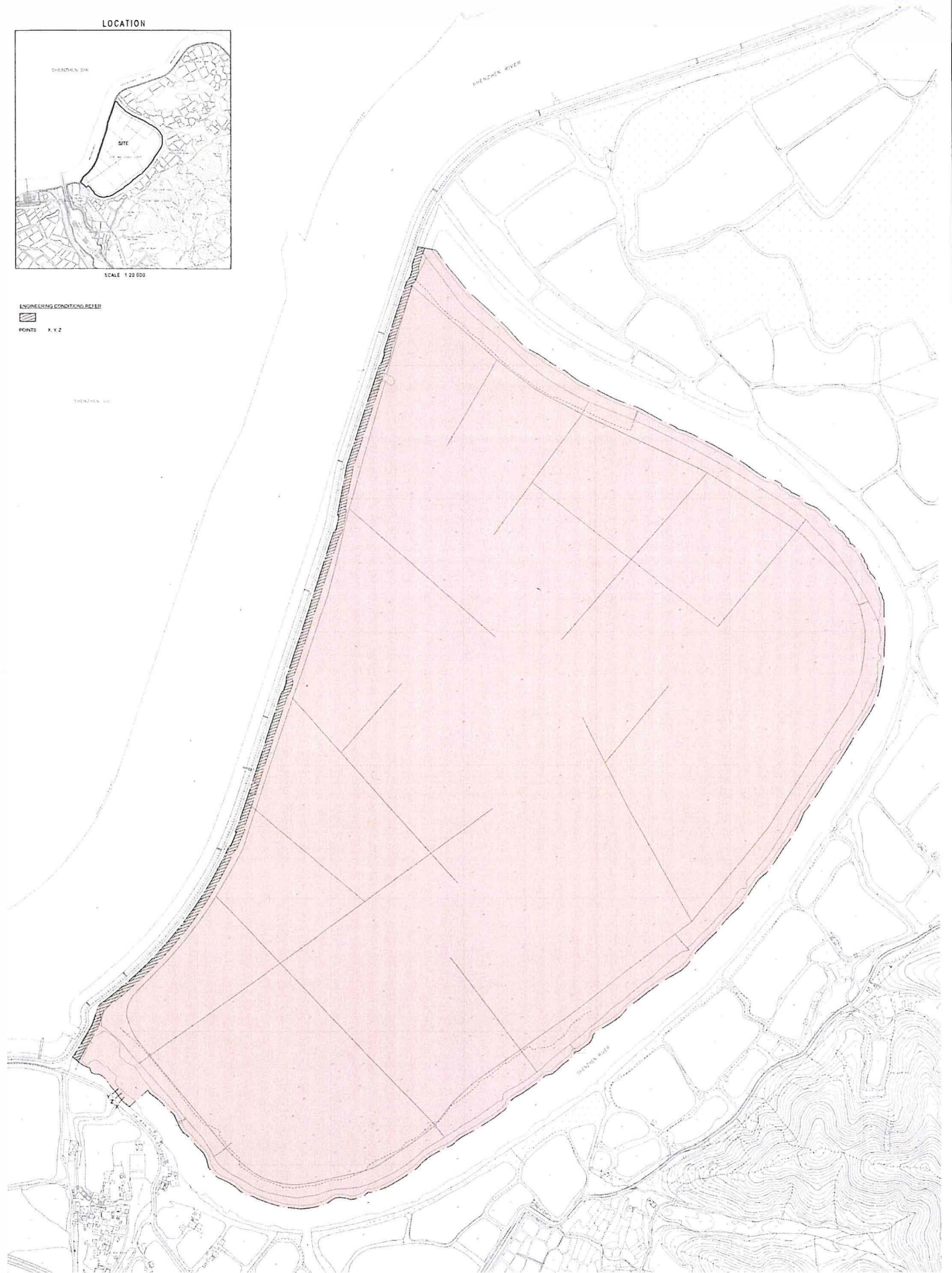
LOCATION



SCALE 1:20 000

ENGINEERING CONDITIONS REFER

POINTS X, Y, Z



COLOURED PINK AND PINK HATCHED BLACK AREA 916 000 SQUARE METERS (ABOUT)

SCALE 1:2 500

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Yuen Long
Lands Department

Plan Prepared by District Survey Office, Yuen Long

TEMPORARY GOVERNMENT LAND ALLOCATION No. TYL3044
WORKS SITE AND WORKS AREA FOR THE DEVELOPMENT OF
LOK MA CHAU LOOP - LAND DECONTAMINATION AND ADVANCE ENGINEERING WORKS
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

File No. DLOYL8/YGS/2016, DSO/YL/W/125/2016

2-NE-23A, 23B, 23C, 23D,
Survey Sheet No. 2-SE-3A & 3B

O.Z.P. No.

Reference Plan No.

PLAN No. YLM10170a