

Advisory clauses

- (a) to note the comments of the District Land Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that as License and Permit Line 108/10/02III is affected, the Licensee concerned should be consulted prior to the commencement of works;
- (b) to note the comments of the Commissioner of Transport (C for T) that the Site is not managed by Transport Department, the applicant should seek comments/agreement of the owner or relevant management/maintenance authorities;
- (c) to note the comments of the Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD) that:
- (i) proposed trench/pit openings are located near existing slopes/retaining walls. The proposed openings would appear to pose a threat to the slope/walls if extreme care and control is not exercised in the planning, design, construction or supervision of the works. The applicant is required to pay attention to the “Guide to Trench Excavations (Shoring Support and Drainage Measures)” jointly published by Highways Department and CEDD which provides good technical guidelines on trench excavation. Besides, the applicant is required to note the following particulars:
- excavation at the slope crest should not be opened up during the wet season unless unavoidable;
 - design of trench above slopes should take into consideration of potential land flooding and performance of land drainage in the vicinity;
 - adequate trench drainage measures against water ingress should be provided (e.g. upstand, sandbags, protective aprons, pumps, etc.);
 - any voids/gaps/leakage areas surrounding the trench should be promptly rectified to avoid water ingress or leakage;
 - the trench support wall should be installed ahead of excavation if such excavation is critical to the stability of slope adjacent to the trench;
 - it is not desirable to have the whole length of a long trench opened up at any one time, even with support. Excavations should be in sections of shortest practical length; and
- (ii) the trench/pit is recommended to be backfilled with fine fill material in accordance with the specification and standard of Section 6 of the General Specification for Civil Engineering Works (CEDD, 2006 or as amended or updated);
- (d) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised to make slight adjustment on the excavation/site formation alignment away from the tree protection zones. The applicant is also reminded to follow “Guidelines on Tree Preservation during Development” issued by Greening, Landscape and Tree Management Section of Development Bureau;

- (e) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that the applicant is 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; and
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that existing water mains are affected by the proposed public utility installation, the applicant is required to either divert or protect the water mains found on the Site:
- (i) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed public utility installation (underground cables) to lie in government land. A strip of land minimum 1.5m in width should be provided for the diversion of the existing water main(s). The cost of diversion of existing water main(s) upon request will have to be borne by the applicant; and the applicant shall submit all relevant proposal to WSD for consideration and agreement before the works commence;
- (ii) if diversion is not required, the following conditions shall apply:
- existing water main(s) are affected and no development which requires resiting of water main(s) will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - tree planting may be prohibited in the event that the DWS considers there is any likelihood of damage being caused to water main(s).