

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung that, as the proposed works would affect a Short Term Tenancy, Drainage Services Department (DSD) is required to liaise with the relevant party to resolve the interface issue before commencement of works and/or during construction works; and if planning permission is given, DSD should apply to his office for a Government Land Allocation for the proposed works;
- (b) to note the comments of the Director of Environmental Protection that the applicant should implement the mitigation measures recommended in the approved Environmental Impact Assessment Report and comply with the conditions of the Environmental Permit;
- (c) to note the comments of the District Officer/Sai Kung that the subject area is a fish culture zone which is coastal environmentally sensitive. The nuisance and pollution shall be minimised during works period.
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that:
 - (i) existing water mains are in close proximity to the proposed works and are likely to be affected. The applicant is required to either divert or protect the water mains found on the Sites;
 - (ii) if diversion is required, existing water mains inside the Sites are needed to be diverted outside the site boundary of the proposed development to lie in government land. A strip of land of minimum of 1.5 metres 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 the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is required, the following conditions shall apply:
 1. existing water main(s) are affected as indicated on the site plan and no development which requires resitting of water main(s) will be allowed;
 2. details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 3. no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 4. no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS Rigid root barrier may be required if the clear distance between the proposed tree and the pipe is 2.5 metres or less, and the barrier must extend below the invert level of the pipe;

5. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
6. tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water main(s).