

Recommended Advisory Clauses

- (a) to note the following comments of District Lands Officer/North, Lands Department (DLO/N, LandsD) that the applicant will need to apply for a Permanent/Temporary Government Land Allocation (PGLA/TGLA) for the construction and operation of the SPS, as appropriate. There is no guarantee that the P/TGLA will be approved by LandsD. The P/TGLA, if approved, will be subject to such terms and conditions as imposed by LandsD as appropriate;
- (b) to note the comments of the Commissioner for Transport (C for T) that the applicant is advised to allow sufficient vehicle manoeuvring space within the Site to meet the operation need of the proposed use without affecting the traffic on the public road;
- (c) to note the following comments of Chief Town Planner/ Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):
 - (i) the applicant is reminded of the importance of undertaking proper tree care for existing trees within the Site. Useful information published by the GLTM Section, DEVB on general tree maintenance is available for reference in the following link:

- *Pictorial Guide for Tree Maintenance* (護養樹木的簡易圖解):
http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf
 - (ii) the applicant is advised that approval of the s.16 application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ Government department(s) direct to obtain necessary approval on tree works;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is reminded to adopt precautionary measures to prevent adverse impact to Ping Yuen River;
- (e) to note the comments of Director of Fire Services (D of FS) that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- (f) to note the following comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
 - (i) existing water mains may be affected. The applicant is required to either divert or protect the water mains found on Site. If diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5 m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/ applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and

(ii) if diversion is not required, the following conditions shall apply:

- existing water mains are affected and no development which requires resiting of water mains will be allowed;
- details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
- no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies 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 Water Works 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 Director of Water Supplies. 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 1.5 metres around the cover of any valve or within a distance of 1 m from any hydrant outlet; and
- tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains; and

(g) to note the comments of Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be 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.