

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use of the Site;
- (b) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) that adequate stormwater drainage facilities should be provided in connection with the proposed development to deal with the surface runoff of the Site without causing any adverse drainage impacts or nuisance to the adjoining areas;
- (c) to note the comments of the Director of Environmental protection (DEP) that the applicant is advised to follow the 'Revised Code of Practice on Handling Environmental Aspects of Open Storage and other Temporary Uses' issued by the Environmental Protection Department; and
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that existing water mains are affected. The applicant is required to either divert or protect the water mains found on site:
  - i. if diversion is required, existing water mains inside the proposed 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 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
  - ii. if diversion is not required, the following conditions shall apply:
    - 1. existing water main(s) are affected and no development which requires resiting of water main(s) will be allowed;
    - 2. details of site formation works shall be submitted to the Director of Water Supplies (DWS) 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). Free access shall be made available at all times for staff of the DWS or his 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). 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 2.5 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 DWS considers that there is any likelihood of damage being caused to water main(s).