Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:

(i) the proposed works area is close to private lots. Preventive measures should be taken to ensure that the works do not cause any adverse impact, disturbance or nuisance to the surrounding area;

(ii) all stormwater drainage facilities constructed as part of the proposed development, whether within private lots or on Government land (GL), shall be maintained solely by him and the successive owners of the development at their own expense. The lot owner shall carry out any necessary subsequent upgrading of these works and the downstream drainage systems at his own cost. The applicant shall also be liable for, and indemnify the Government against, any claims or demands arising from damage or nuisance caused by inadequate construction or maintenance of the drainage facilities constructed as part of the development;

(iii) Agriculture, Fisheries and Conservation Department's comments should be sought before any tree trimming is carried out. However, no trees growing on GL shall be felled without prior approval from DLO/TP;

(iv) for works to be undertaken on GL outside the lot boundary, prior consent from DLO/TP should be obtained before the Certificates of Exemption are issued;

(v) if any works are to be undertaken or drainage pipes laid within the adjoining lot(s), the respective Small House applicants are required to obtain consent from the relevant landowner(s) before the Certificates of Exemption is issued; and

(vi) it is noted that the drainage proposals submitted to his office do not tally with the drainage plans submitted for the planning application. Subject to the approval of planning application, the applicant shall be required to submit revised stormwater drainage proposal(s) that comply with the planning permission granted for the respective Small House developments, for acceptance by the Drainage Services Department (DSD);

(b) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that should there a need to transport construction materials / machinery via the Sai Kung East Country Park (SKECP), prior permission from relevant authorities including the Country and Marine Parks Authority, the Water Supplies Department and the Transport Department are required. Justifications for the use of Pak Tam Road and the footpath, if necessary, in SKECP as well as the type and photos of the vehicles/construction equipment involved shall be provided for his consideration;

(c) to note the comments of the Chief Engineer/Mainland North, DSD (CE/MN, DSD) that:

(i) part of the proposed stormwater drainage system is/are within the GL near the application site (the Site). The applicant shall seek LandsD's permission for laying such newly proposed sewers/drains/channels and/or modifying/upgrading the existing ones on GL outside the Site;

(ii) the proposed drainage works, whether within or outside the Site, should be constructed and maintained by the applicant(s) at his/their expense;

(iii) the applicant(s) should rectify/modify the existing drainage system if it is found to be inadequate or ineffective during operation. The applicant(s) shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;

(iv) the domestic wastewater, such as wastewater from washing machine, kitchen, bathroom, toilet and washbasin are prohibited to discharge into stormwater drainage system;

(v) the applicant(s) should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicant(s) would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;

(vi) the limited desk-top checking on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his/their obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from the Site; and

(vii) a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively;

(d) to note the comments of the Director of Environmental Protection (DEP) that the applicant shall make reference to the Recommended Pollution Control Clauses for Construction Contacts to minimise any potential environmental impacts during construction;

(e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

(i) existing water mains inside the Site may be affected. The applicant and his/her successors are required to either divert or protect the water mains found on site;

(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 (D of WS) for approval prior to commencement of works;

- no structures shall be built or materials stored within 1.5m from the center line(s) of water main(s). Free access shall be made available at all times for staff of D of WS 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 D of WS. 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 maybe prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;

(f) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

(i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site; and

(ii) 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;

(g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as crown and root pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) before any new building works (including drainage, excavation and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and

(iii) detailed checking under the BO will be carried out at plan submission stage.

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年04月15日星期三 2:57
收件者: tpbpd/PLAND
主旨: A/NE-TKP/3 DD 293 To Kwa Peng CPA

類別: Internet Email

A/NE-TKP/3

Government Land in D.D. 293, To Kwa Peng, Sai Kung North

Site area: About 11.4sq.m

Zoning: "Coastal Protection Area"

Applied development: Stormwater Drain / **Filling and Excavation of Land**

Dear TPB Members,

Strong Objections. There would be no control over the effluents being channelled into the drain and discharged into the mangroves along the border of the 'CPA". The area is within a water gathering grounds.

Has the sewerage treatment plant discussed around a decade ago been developed?

Mary Mulvihill