

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site;
- (b) to note the comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department:

in case there is/are proposed development(s)/building(s) associated with the planning application:

- (i) the permissible site coverage and plot ratio of the development(s)/building(s) should comply with Regulations 20 and 21 of the Building (Planning) Regulations (B(P)R);
 - (ii) if the site does not abut on a specified street, the intensity (i.e. site coverage, plot ratio and building height(s)) of the development(s)/building(s) shall be determined by the Building Authority under B(P)R19(3) upon formal submission of building plans to the Buildings Department (BD);
 - (iii) the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R5 and 41D respectively;
 - (iv) details comments under the Buildings Ordinance (BO) on the private development(s)/building(s) such as permissible plot ratio, site coverage, emergency vehicular access (EVA), private streets and/or access roads, barrier free access and facilities, means of escape, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;
- (c) to note the comments of the Director of Environmental Protection that the applicant should be reminded to follow the good environmental practices to minimize the potential environmental nuisance to nearby sensitive receivers such as “Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places”. Any air and noise pollution nuisance arising will also be subject to the control under the Air Pollution Control Ordinance and Noise Control Ordinance;
 - (d) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. Besides, EVA arrangement shall comply with requirements stipulated in BD’s “Code of Practice for Fire Safety in Buildings 2011” whenever the building works fall within the ambit of the BO; and

- (e) to note comments of the Executive Secretary (Antiquities & Monuments), Antiquities & Monuments Office (AMO) that the temporary structure to the immediate west of the application site is I Tze at Shan Tang Tsuen, a Grade 3 historic building (the Building). In view of the close proximity of the application site to the Building, any works to be carried out at the application site shall not cause any disturbances or damages to the Building. In this connection, AMO should be consulted in advance before the commencement of such works, if any, to ensure that it will not bring adverse impact to the Building.