

Appendix III of RNTPC
Paper No. A/SK-SKT/14C

Advisory Clauses

- (a) to note the comments of District Lands Officer/Sai Kung that if the application is approved by the Board, the owner of the subject lots will need to apply to his office for a lease modification to effect the proposed residential development and the area shown as 'Road' on the OZP, if required. However, there is no guarantee that such lease modification application would be approved by the Government. Such application, if eventually approved, would be subject to such terms and conditions including payment of a premium and an administrative fee as the Government considers appropriate;
- (b) to note the comments of Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department that:
- (i) presumably the Site abuts on specified street under Building (Planning) Regulation (B(P)R) 18A (3) of not less than 4.5m wide, otherwise, its development intensity should be determined by the Building Authority under B(P)R 19(3);
 - (ii) the means of obtaining access to the Site from a street including the land status of the existing access road (i.e. Hong Tin Road) should be clarified to demonstrate compliance of B(P)R5;
 - (iii) it is noted that the development is divided into two sites with two site areas for Gross Floor Area (GFA) and Site Coverage (SC) calculations. The site areas and such computation of GFA and SC calculations should be substantiated with documental proof at the building plan submission stage;
 - (iv) applicant's attention is drawn to the policy on GFA concession under PNAP APP-151, in particular, the 10% overall cap on GFA concession and where appropriate, the SBD requirements including building setback and building separation under PNAP APP-152;
 - (v) it is noted that carparking spaces are excluded from GFA calculations. PNAP APP-2, Hong Kong Planning Standards and Guidelines (HKPSG) and the advice of Commissioner for Transport will be referred to when determining exemption of GFA calculations for aboveground and underground carparking spaces;
 - (vi) clubhouse area should be GFA accountable under the Buildings Ordinance (BO) unless GFA concession is granted under the BO. Attention is drawn to PNAP APP-42, APP-104, APP-151 and APP-152;
 - (vii) emergency vehicular access complying with B(P)R 41D shall be provided for all buildings in each site;
 - (viii) detailed comments will be given during general building plans submission stage;
- (c) to note the comments of Director of Environmental Protection that the applicant should provide sewerage upgrading works as identified in the Sewerage Impact Assessment,

including the upgrading works to be constructed by other proposed developments if there is any programme mismatch;

- (d) to note the comments of Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The applicant is advised to observe the requirements of Emergency Vehicular Access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered Buildings Department. According to the "Design, Construction, Modification and Maintenance of Filling Stations, of APEA/EI", separation distance of 12m (i.e. from filling points of petroleum product tanks to nearby residential buildings) is recommended; and
- (e) to note the comments of Head of the Geotechnical Engineering Office, the Civil Engineering and Development Department that the applicant is reminded to submit necessary statutory plans to the Buildings Department in accordance with the provisions of the BO.