

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Shu Tin, Lands Department that:
- (i) the following aspects of the proposal are in conflict with the New Grant:
- the proposed underground ancillary structures including FS & sprinkler pump room, sprinkler tank and FS tank should be accountable for roofed-over area. Thus, the total roofed-over area of the building/structure would exceed the maximum of 25% under the New Grant; and
  - as shown on the access plan in the present application, a track of not less than 1.1m wide leading from the subject site to Lok Lam Road is to be provided. The proposed access falls on unleased and unallocated government land. Under the New Grant, owner of the Lot is not given any right of way/access over the concerned Government land.
- (ii) the lot owner has to apply to LandsD for a lease modification to implement the proposal. However, there is no guarantee that the application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in its capacity as the landlord at its sole discretion and any approval would be subject to such terms and conditions including, amongst others, payment of land premium and administrative fee as may be imposed by LandsD. Furthermore, detailed design of the development will be further scrutinized at the building plan stage and it shall not be construed that the schematic designs (other than those aspects mentioned above) as presently proposed in the application must be accepted under lease.
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- (i) as the application site does not abut a “Specified Street” of not less than 4.5m wide, the development intensity (i.e. plot ratio and site coverage) should be subject to determination under Building (Planning) Regulations 19(3) upon formal submission of building plan. In making such a determination, factors relating to safety, traffic, service access and drainage capacity will be taken into consideration together with the comments from relevant Government departments; and
- (ii) the proposal should be provided with emergency vehicular access, site access and means of escape to street, and may need to be resolved with Fire Services Department and Lands Department.
- (c) to note the comments of the Director of Fire Services that:
- (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (ii) the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administrated by the Buildings Department.

- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department that the existing water mains within the application site will be affected. The developer shall bear the cost of any necessary diversion works affected by the proposed development. In case it is not feasible to divert the affected water mains, a Waterworks Reserve with 1.5m measuring from the centreline of the affected water mains shown on **Plan A-2** shall be provided to Water Supplies Department. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage or car-parking purposes;
- (e) to note the comments of the Director of Environmental Protection that
  - (i) there is existing public sewer available at Lok Lo Ha Village, with existing manhole at about 30m away. For access to the existing public sewer, it would likely cross a private lot (No. 304) and consent may need to be obtained from this private lot for connection to public sewer by the applicant; and
  - (ii) if septic tank and soakaway system would be adopted for collection, treatment and disposal of sewage, the requirements of the Practice Note for Professional Person PN 5/93 shall be followed.
- (f) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that public sewerage connection is available at Lok Lo Ha village for connection to the application site. Relevant drainage record plan is attached at **Drawing A-9**. It should be noted that information shown on the record drawing is subject to verification on site and no guarantee can be given that this is a complete record. The applicant and/or his AP should verify the actual site conditions by sub-surface explorations. In the event that the lot owner/AP requires to construct a new sewerage connection under the development, Form HPB1 should be submitted to the Drainage Services Department. Moreover, the lot owner/AP shall obtain the consent of relevant owners and/or maintenance parties when constructing/ connecting to the drainage systems outside the lot, no matter the drainage system is on Government or private land.