

Recommended Advisory Clauses

- (a) the planning permission is given to the development/uses under application. It does not condone any other development/uses which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses not covered by the planning permission;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) he noted that the existing temporary structures erected on the Site are not acceptable under the L of A No. 5985;
 - (ii) the occupation boundary and application boundary does not tally. Portions of the adjoining Lots 1088 S.A ss.14 and 1112 in D.D. 82 are being occupied. It came to his attention that unauthorized structures were erected on the Site. The unauthorized structures are not acceptable under the Lease. His office reserves the right to take necessary lease enforcement actions against the above irregularities; and
 - (iii) if the application is approved, the owner of the lot concerned shall apply to his office for a Short Term Waiver (STW) to cover all the proposed structures on the Site. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that any proposed pavement should be minimized as far as possible;
- (d) to note the comments of the Commissioner for Transport (C for T) that the applicant should advise the details, preferably with drawings, showing the signs to be erected at the ingress/egress of the Site for pedestrian safety purpose;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) given the proposed hobby farm is temporary in nature, the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites (COP)" issued by DEP in order to minimize any potential environmental impact; and
 - (ii) noting that a toilet is proposed in Structure 2, the applicant should be reminded to incorporate relevant environmental measures in Annex I of the COP and to strictly observe the Water Pollution Control Ordinance to avoid any pollution to the nearby environment ;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the submitted landscape proposal should be revised at the condition compliance stage as the landscape proposal should be in an appropriate scale to show both the planting and drainage alignment proposal to ensure there is a clearance of

600mm between the proposed trees and drainage/boundary fence. In addition, hard paved areas should be indicated;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewerage treatment/disposal facilities for the proposed development;
- (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 containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) 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 BA to effect their removal in accordance with BD's 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;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under Building (Planning) Regulation 41D; and
 - (iv) if the Site is not abutting a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Building (Planning) Regulation 19(3) at the building plan submission stage;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) emergency vehicular access arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD; and
 - (ii) detailed fire safety requirements will be formulated upon receipt of formal submission of the general building plans; and
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend the inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to his department's standards.