

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- (i) the applicant should approach the tenant of the Short Term Tenancy (STT) requesting him (i.e. the Village Representative of Tai Mei Tuk) to submit an application to DLO/TP for excluding the Site from the STT; and
  - (ii) the applicant should properly apply for the installation of an electricity package substation (ESS) from LandsD under the mechanism of Block Licence that covers the Site of not exceeding 12m<sup>2</sup> in due course;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the proposed development to any parts of the existing drainage facilities in the vicinity of the lot; and
  - (ii) in the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) noting the application site is currently held under a Short Term Tenancy, the applicant should note that:
    - before any new building works are to be carried out on the Site, 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 Buildings Ordinance (BO);
    - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with the Building (Planning) Regulations 5 and 41D respectively;
    - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under the Building (Planning) Regulation 19(3) at the building plan submission stage;
    - detailed comments will be made at the building plan submission stage; and
  - (ii) in case of any change in land status to unleased land (e.g. government land held under a land licence), he is not in a position to comment on the planning application under the BO as it shall be exempted from the provisions of the BO under section 41(1) (ba);
- (d) 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 Building 2011 administered by the Buildings Department; and
  - (ii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Director of Health (D of Health) that the applicant should ensure that the proposed ESS complies with the relevant International Commission on Non-Ionizing Radiation Protection guidelines or other established international standards. Effective and open communication with stakeholders in the planning of new electrical facilities are also encouraged; and
- (f) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) for the design and operation of ESS, the applicant should comply with the Electricity Ordinance and relevant statutory requirements; and
  - (ii) the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines.