

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) no structure shall be erected on the private lots within the Site without prior approval from LandsD; and
 - (ii) there is no guarantee of right of way to the Site, the concerned private lots and Government land covered by the vehicular access to the Site;
- (c) to note the comments of the Commissioner for Transport (C for T) that the existing village access near the Site is not under Transport Department's management. The land status of the village track road should be checked with the lands authority; and the management and maintenance responsibilities of the village track road should also be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department;
- (e) to note the comments from the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that an informal tack runs across the Site from the west to the east is observed. The need to maintain the right of way to adjacent Small Houses should be considered;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no public drains maintained by DSD in the vicinity of the Site. The development should have its own stormwater collection and discharge systems to cater for the runoff generated within the Site and overland flow from surrounding of the Site. The development will increase the impervious area, resulting in a change of the flow pattern and an increase of the surface runoff and thus the flooding risk in the area. The applicant should take this into account when preparing the drainage proposal. The applicant/owner is also required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - (ii) the applicant should design the drainage proposal based on the actual site conditions for DSD's comment/agreement. DSD would not assist the applicant on his drainage proposal. In the design, the applicant should

consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/ departments if necessary. The applicant should make sure no adverse impact will be caused to the area and downstream drainage system due to the proposed works. The existing natural streams, village drains, ditches and the adjacent areas should not be adversely affected. In particular, a minimum clearance of 3m should be maintained between the development and the top of the embankment of existing streamcourse/ ponds/ rivers;

- (g) 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 WSD's standards; and
- (h) to note the comments of the Director of Fire Services (D of FS) that Emergency Vehicular Access arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.