

Advisory Clauses

- (a) note the comments of the District Lands Officer/Yuen Long of Lands Department (LandsD) that the application lots are Old Schedule agricultural lots held under the Block Government Lease and are within the village environ boundary (VEB) of Mong Tseng Wai. Land within "V" zone is primarily reserved for development of New Territories Exempted House by Indigenous Villagers under the NT Small House Policy. Non-small house policy land exchange/modification will not normally be entertained within defined village environs or 'V' zone for recognised N.T. villages;
- (b) note the comments of the Assistant Commissioner for Transport/New Territories of Transport Department that sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (c) note the comments of the Chief Highway Engineer/New Territories West of Highways Department (HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site. Any public roads (including but not limited to Deep Bay Road) would be maintained by HyD;
- (d) note the comments of the Chief Architect/CMD2, Architectural Services Department (CA/CMD2, ArchSD) that for toilet on ground floor and bathroom on first/second/third floor, openable window with natural lighting and ventilation complying B(P)R Section 36 shall be provided. For Bedroom 1, Bedroom 2 and Bedroom 3 on First/Second/ Third Floor, external air for openable window complying B(P)R Section 31 shall be provided;
- (e) note the comments of the Chief Building Surveyor/New Territories West of Buildings Department (BD) that the permitted maximum plot ratio (P.R.) and site coverage (S.C.) of a site are depended on the proposed building height and the site classification under Building (Planning) Regulation. He noted that the Site is not Class A, B or C site which does not abut a specified street, the development intensity should be determined under Building (Planning) Regulation 19(3) during plan submission stage. 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 for all the buildings to be erected on the Site in accordance with the requirements under the Building (Planning) Regulation 41D. Before any new building works are to be carried out on the Site, prior approval and consent of the BD 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). If the existing structures (not being a New Territories Exempted House) are

erected on leased land without the approval of the BD, they are UBW under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD 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; and

- (f) note the comments of the Director of Fire Services that the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under Building (Planning) Regulation 41D which is administered by the BD.