

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that should planning approval be given to the application, the registered lot owner(s) should inform DLO/YL of LandsD, who will consider the SH application acting in the capacity as the landlord at its sole discretion in accordance with the New Territories SH Policy is due for processing. There is no guarantee that such SH application would be approved. Should the registered lot owner(s), after obtaining planning approval, submit lease modification/land exchange application, DLO/YL will consider his application acting in the capacity as the landlord and there is no guarantee that such application would be approved. Besides, in general, application for New Territories Exempted House development other than under SH Policy will not be entertained. Any application, if approved, would be subject to such terms and conditions including, among others, the payment of premium and/or administrative fee as may be imposed by LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the application site (the Site) and Kam Tin Road;
  - (ii) the applicant shall be reminded there will be no vehicular access to/from the Site; and
  - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that the detailed comments on the drainage plan previously provided to the applicant shall be taken into account in the submission of drainage proposal to LandsD;
- (d) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the good engineering practice set out in “Recommended Pollution Control Clauses for Construction Contracts”;
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated;
  - (iv) the applicant shall connect the proposed house to the public sewerage system if such system is available in the vicinity of the Site in the future; and
  - (v) the applicant shall meet the statutory requirements under relevant environmental

legislation;

- (e) to note the comments of the Director of Fire Services that the applicants shall observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements” administered by LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD; and
- (f) to note the comments of the Commissioner of Police that the proposed development shall not cause traffic congestion or flooding.