

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport (C for T) that the local village access leading to the application sites (the Sites) from Sha Tau Kok Road – Lung Yeuk Tau is not managed by the Transport Department (TD);
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Sites and the nearby public roads; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Sites to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Sites are in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed developments;
 - (ii) there is no DSD’s stormwater system in the vicinity of the Sites. The applicants shall provide adequate stormwater drainage collection and disposal facilities to deal with the surface runoff of the Sites or the same flowing on to the Sites from the adjacent areas; and
 - (iii) all stormwater drainage facilities to be completed under the proposed developments, whether within private lots or Government Lands, shall be solely maintained by the applicants and the successive owner(s) of the proposed developments at their own resources;
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicants should observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ which is administrated by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the applications does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicants are reminded to seek approval for any proposed tree works from relevant department(s) prior to commencement of the works;

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) for provision of water supply to the proposed developments, the applicants may need to extend their inside services to the nearest suitable government water mains for connection; and
 - (ii) the applicants 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 standard;
- (h) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the Sites are within the proposed New Territories North New Town (NTN New Town) under the Planning and Engineering Study for NTN New Town and Man Kam To (the P&E Study). The preliminary development proposal for and the proposed boundary of Priority Development Area (PDA) of the NTN New Town was released in December 2024. The applicants should note that the proposed boundary of PDA is being reviewed under the P&E study; and
- (i) to note that the permissions are only given to the developments under applications. If provision of an access road is required for the proposed developments, the applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permissions from the Town Planning Board where required before carrying out the road works.