

Recommended Advisory Clauses

- (a) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the application site (the Site) to nearby public roads and drains; and
 - (ii) the access road connecting the Site with Sai Sha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site to Sai Sha Road;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the requirements set out in the Professional Persons Environmental Consultative Committee Practice Notes 1/23 for the design and construction of the proposed septic tank system;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where no DSD's stormwater drain and sewerage network are available; and
 - (ii) the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects of the proposed development and the provision of septic tank;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant and his/her successor(s) 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;

- (f) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to fire Safety Requirements' administered by Lands Department (LandsD). Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD;
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that there is a high pressure underground town gas transmission pipeline (running along Sai Sha Road) in the vicinity of the Site. All parties involved in underground works shall liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works site and any required minimum set back distance away from them. The applicant is required to observe the Electrical and Mechanical Services Department's requirements on the 'Avoidance of Damage to Gas Pipes - 2nd Edition' ([https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)) for reference; and
- (h) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtains planning permission from the Town Planning Board where required before carrying out the road work.