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 site (the Site) from Man Kam To Road 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 Site and the nearby public roads; and

  (iii) adequate drainage measures should be provided to prevent surface water running from the Site 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 Site is in an area where public sewerage connection is not available. DEP should be consulted regarding the sewage treatment/disposal facilities for the proposed development;

  (ii) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas;

  (iii) all stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Land, shall be solely maintained by the applicants and the successive owner of the proposed development at their own resources;

  (iv) there is an existing nullah located to the south of the Site, from which water flows into the existing streamcourse, the Ng Tung River. All proposed works in the vicinity should not create any adverse drainage impacts, both during and after construction; and

  (v) the applicants should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his/her design and during construction. DEP and Director of Agriculture, Fisheries and Conservation should be consulted on possible environmental and/or ecological impacts of the proposed development;

(e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicants should implement good site practices to avoid adverse impacts on nearby trees;

(f) 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 LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;

(g) 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 applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; 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 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.