

**Recommended Advisory Clauses**

- (a) to liaise with the local people to address their concerns relating to the development;
- (b) to note DLO/YL, LandsD's comments that Lot No. 3355 in D.D.102 ("the Lot") is governed by New Grant No. 732 ("the New Grant") dated 17.5.1962 for a term of 99 years less 3 days commencing from 1.7.1898 as extended to 30.6.2047 by New Territories Leases (Extension) Ordinance (Cap. 150). Special Condition No.5 of the New Grant stipulates that the Lot shall be used for private residential and religious purposes only. The registered site area is about 1,800 square feet (i.e. 167.2 m<sup>2</sup>). The site area under the application would be subject to further checking and detailed surveying. According to Conditions of Exchange of the New Grant, the lot shall be used for private residential and religious purposes only. No part of any structure erected on the lot shall exceed a height of 15 feet (i.e. 4.57 m) above the mean formation level of the land on which it stands and the maximum area that may be built over shall not exceed 800 square feet (i.e. 74.32 m<sup>2</sup>). The applicant should be reminded that under the New Grant, the Government cannot guarantee any right-of-way to the Lot and the grantee will accordingly have to make their own arrangements for acquiring such right-of-way;
- (c) to note CHE/NTW, HyD's comments that there is no vehicular access proposed or to be granted under the application and the applicant is reminded that there is and will be no vehicular access to and from the Site if the application is approved;
- (d) to note D of FS's comments that the applicant is advised to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the BD;
- (e) to note CBS/NTW, BD's comments that the Site does not abut on any existing specified street and the development intensity of the Site shall be determined the Building Authority under Regulation 19(3) of Building (Planning) Regulations (B(P)R) at building plan submission stage. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)R respectively;
- (f) to note CTP/UD&L, PlanD's comments that the applicant is reminded that any tree treatment/ tree felling proposal and/ or compensatory tree planting proposal is required to be submitted to the relevant tree authority for approval prior to commencement of works; and
- (g) to note CE/MN, DSD's comments that the applicant shall submit a drainage submission to DSD to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. For preparation of the proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at [http://www.dsd.gov.hk/EN/Files/Technical\\_Manual/dsd\\_guideline/Drainage\\_Submissio](http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submissio)

n.pdf. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site. After completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. The applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site.