

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) the permission is given to the development / use under application. It does not condone any other development / use which is not covered by the application;
- (c) note DLO/YL, LandsD's comments that under the prevailing policy, direct grant STT over GL that is capable of separate alienation would only be considered if the applicant could obtain policy support from the relevant bureau / department for the proposed development even if planning permission is given. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on the Site. Furthermore, the applicant has to apply for a direct grant STT for use of the Site and to obtain a policy support from the relevant bureau / department for the proposed development. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) note CHE/NTW, HyD's comments that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (e) note DEP's comment that the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance.. Adequate supporting infrastructure/ facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comments by the Environmental Protection Department";
- (f) note CE/MN, DSD's comments that the applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and adjacent areas, etc.;
- (g) note D of FS's comments that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department; ~~and~~

- (h) note CBS/NTW, BD's comments if the Site does not abut on any existing specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of Building (Planning) Regulation (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. Detailed comments under the Buildings Ordinance will be provided during the plan submission stage; ***and***
- (i) ***note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.***