

Advisory Clauses

- (a) to note the comments of District Lands Officer/Islands, Lands Department that should the planning application be approved by the Board, the owner of the Lots should submit a land exchange application to DLO/Is, LandsD prior to the commencement of the proposed development. However, there is no guarantee that the Government will process the land exchange application and the Government may reject the application as it see fit. The application, if approved by LandsD acting in the capacity as the landlord at its discretion, will be subject to such terms and conditions as shall be considered appropriate by LandsD including, inter alia, payment of premium and administrative fee or such other fees as the Government sees fit;
- (b) to note the comments of Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirement of the Practice Note for Professional Person (ProPECC) 5/93 and are duly certified by an Authorized Person;
- (c) to note the comments of Chief Engineer/Construction, Water Supplies Department that:
  - (i) for the provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection; and
  - (ii) the applicant 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;
- (d) to note the comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that the applicant should be reminded that apart from the new geotechnical works under the site formation works, geotechnical assessment of the existing geotechnical features (regardless registered or not) within or in the vicinity of the proposed development and any necessary upgrading/stabilization/modification works should be submitted to Buildings Department and relevant departments for approval under Buildings Ordinance/lease conditions as appropriate;
- (e) to note the comments of Chief Town Planner/Urban Design and Landscape that
  - (i) the applicant should explore further measures to screen off the proposed redevelopment when viewed from the beach to further enhance its compatibility; and
  - (ii) the applicant should be reminded that any consent/approval of tree works proposal (such as felling, transplanting or pruning) should be obtained direct from LandsD;
- (f) to note the comments of Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The arrangement of emergency vehicular access shall comply with Section 6, Part D of the 'Code of Practice for Fire safety in Buildings 2011' which is administered by the Buildings Department; and

(g) to note the comments of Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (CBS/NTE1&L, BD) that

- (i) site formation works and drainage works for New Territories Exempted House (NTEH) are building works under the Buildings Ordinance (BO). Unless the necessary certificate of exemption is issued by the LandsD before any new site formation and/ or drainage works for NTEH are to be carried out, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works; and
- (ii) in case the proposed houses at Site A are not regarded as NTEH under BO(ATNT)O, CBS/NTE1&L, BD has the following comments under the Buildings Ordinance (BO):
  - Site A and Site B should be regarded as 2 separate sites for the purpose of compliance with the BO. The proposed PR and SC of Site A will be 0.374 and 18.68% respectively. In case the site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the BA under Building (Planning) Regulation (B(P)R)19(3) upon formal submission of building plans to the BD;
  - the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R5 and 41D respectively;
  - detailed comments under the BO on the private development(s)/ building(s) such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage; and
  - before any new building works (including site formation works) are to be carried out on the application sites, prior approval and consent from the BA should be obtained, otherwise they are unauthorized building works.