

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that rebuilding proposal of NTEH would be processed by way of Approval Letter if a rebuilding application is received and valid planning permission has been obtained. However, there is no guarantee that the rebuilding proposal will be approved;
- (b) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):
 - (i) subject to the approval of the Director of Environmental Protection, a septic tank and soakaway pit system shall be used for foul effluent disposal. Any such permitted septic tank and soakaway pit system shall be designed and maintained in accordance with the Environmental Protection Department's ProPECC Practice Note No. 5/93;
 - (ii) the septic tank and soakaway pit system shall be located at a distance of not less than 30m from any water course and shall be properly maintained and desludged at a regular frequency. All sludge thus generated shall be carried away and disposed of outside the gathering grounds;
 - (iii) the whole of foul effluent from the Site shall be conveyed through cast iron pipes or other approved material with sealed joints and hatch boxes;
 - (iv) the house should be located as far away from the water course as possible; and
 - (v) for 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. 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 the Director of Environmental Protection that the applicant is reminded that the design and construction of the septic tank and soakaway system should follow Environmental Protection Department (EPD)'s Practice Note ProPECC PN 5/93 (available on EPD's website) including the clearance distance of the soakaway pit and the percolation test, which should be properly certified by Authorized Person;
- (e) to note the comments of the Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance and Authorized Person must be appointed for the non-exempted ancillary site formation and communal drainage works;

- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant should be reminded to implement necessary measures for protection of trees along the footpath as recommended in the “Guidelines on Tree Preservation during Development” promulgated by Greening Landscape and Tree Management Section of Development Bureau in April 2015 with the aim to minimise any damage to trees on government land in the “CA” zone; and
- (g) to note the comments of the Director of Fire Services that the applicant is reminded to observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department.