

Appendix III of
RNTPC Paper No. A/MOS/125C

Recommended Advisory Clauses

- (a) to note the comments of the Secretary for Education (S for Education) that:
- (i) new operators of international schools are welcomed to join the sector through the school allocation exercises. An existing private school may also be recognized as an international school if a detailed school proposal could be submitted to demonstrate on meeting S for Education's requirements as well as securing a permanent site/premises for operation on their own. The applicant may refer to the relevant section in <http://internationalschools.edb.hkedcity.net> about setting up an international school in Hong Kong; and
 - (ii) as regards school registration requirement, Section 10 of Education Ordinance (EO) stipulates that every school shall be registered or provisionally registered. Should any institution, organization or establishment falls within the definition of "School" as stated in Section 3 of EO, an application for registration of a school will have to be made to this Office in the specified form;
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- the applicant should submit a land exchange application for implementation of the development proposal. There is no guarantee that such application will be approved by LandsD. If it is approved by LandsD acting in its capacity as the landlord at its absolute discretion, it will be subject to such terms and conditions, including but not limited to payment of premium and administrative fee, as may be imposed;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) for provision of water supply to the development, the applicant may need to extend the 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; and

- (ii) a small part at the eastern corner of the Site (i.e. the “Recreational Area” as seen in the development proposal) encroaches upon Government Land designated as Waterworks Reserve (WWR). No buildings or structures shall be erected within this area. The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water Authority may require or authorize;
- (d) to note the comments of the Chief Engineer/Mainland North, Principal Project Coordinator/Special Duty, Chief Engineer/Sewage Treatment 1 and Chief Engineer/Land Drainage, Drainage Services Department (CE/MN, PPC/SDD, CE/ST1 & CE/LD, DSD) that:
- (i) the applicant shall note that there is potential interface for his proposed sewerage works in Nin Ming Road with DSD Project PWP Item No. 4125DS “Tolo Harbour Sewerage of Unsewered Areas, Stage II”. Under 4125DS, there will be proposed sewer in Nin Wah Road and Nin Ming Road for sewage connection by Li Po Chun United World College, Symphony Bay, Hong Kong Baptist Theological Seminary and other existing developments along Nin Wah Road and Nin Ming Road. The applicant shall further liaise with PPC/SDD, DSD during detailed design stage of the sewerage works;
 - (ii) the scheduled completion date of the proposed development will match with the programme of the proposed Sai O Trunk Sewer Sewage Pumping Station should be incorporated in the Sewerage Impact Assessment for completeness;
 - (iii) the applicant should ensure that no muddy water/surface runoff would rush from the Site to the surrounding area/adjacent road;
 - (iv) all site formation works should not obstruct any overland flow. All the existing flow paths as well as the runoff falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant should ensure the proposed works would not cause any adverse drainage impacts to the surrounding areas;
 - (v) the applicant should take all precautionary measures to prevent disturbance, damage and pollution from the development to any parts of the existing

drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;

- (vi) the applicant is required to rectify/modify the nearby existing/original drainage system if it is found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage system caused by their work; and
 - (vii) the applicant should be advised that the limited desktop checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve their obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from their lots and all upstream catchments;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- (i) the applicant shall be responsible for the design and implementation of all the proposed measures, including footpath, pedestrian crossing facilities, etc.;
 - (ii) sufficient teachers/administrative staff shall be deployed to ensure the efficient use of the pick-up/drop off facilities inside school area;
 - (iii) the school shall by all means ensure all pick-up/drop off activities would be carried out within the school area; and
 - (iv) when the buffer area is used for queuing, the two lane two-way access ramp would become one lane two-way access. The school shall deploy sufficient staff for traffic management;
- (f) 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 under lease. Tree removal applications should be submitted direct to DLO/TP, LandsD for approval;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures are erected on leased land without approval of the Buildings Department (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) presumably the site abuts on a specified street (Nin Ming Road) of not less than 4.5m wide, the development intensity shall not exceed the permissible as stipulated under Building (Planning) Regulation (B(P)R). If the site is not abutting on a specified street prescribed in B(P)R 18A, the development intensity shall be determined by the Building Authority under B(P)R 19(3) at building plan submission stage;
 - (iii) emergency vehicular access for every building of the proposed development shall be provided in accordance with B(P)R 41D; and
 - (iv) the applicant should appoint an Authorized Person/Registered Structural Engineer/Registered Geotechnical Engineer and submit the required plans to the Building Authority for approval in accordance with the BO;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) EVA 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 B(P)R 41D which is administered by the BD;
 - (ii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Director of Leisure and Cultural Services (DLCS) that:
- the applicant should maintain the major road (Nin Wing Road) clear and operable during the construction period of the sitting-out area and children's

playground at Nai Chung onto/and out from delivery route via the reprovision of Nai Chung Public Transport Terminus.