

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department that:
- (i) under application is an Old Schedule Lot held under Block Government Lease (demised for agricultural use) without any guaranteed right of vehicular access. The applicant should make his own arrangement for acquiring access, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the applied use;
 - (ii) the Site is surrounded by private lots. The applicant should make its own arrangement for acquiring access with the lot owners concerned; and
 - (iii) should the planning application be approved, the owner of the lot shall apply to her office for a Short Term Waiver (STW) covering the structures, if any. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by her office;
- (b) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Sha Tau Kok Road – Ma Mei Ha is not managed by Transport Department. The applicant should seek comment from the responsible party;
- (c) to note the following comments of Director of Fire Services:
- (i) in consideration of the design/ nature of the applied use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the vehicular access connecting the Site to Sha Tau Kok Road – Ma Mei Ha is not maintained by his Department;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection is available;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that 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; and

- (g) to note the comments of the Director of Environmental Protection that the applicant should follow the environmental mitigation measures as set out in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise any possible environmental nuisances.