

**Advisory clauses**

- (a) the permission is given to the proposed filling of land for permitted agricultural use under application. It does not condone any other use which currently exists on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use not covered by the permission;
- (b) to resolve any land issue relating to the development with the concerned owner(s) of the application site;
- (c) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Part of the lot is covered by a Letter of Approval (“LoA”) MT/LM 16009 for erection of a greenhouse with area 1,925m<sup>2</sup>;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that site formation works are building works under the control of the Buildings Ordinance (BO). Before the proposed filling of land is to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works. An Authorized Person (AP) should be appointed as the coordinator for the proposed site formation in accordance with the BO. The Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works in the New Territories under the BO (Application to the New Territories) Ordinance. The applicant may approach DLO/YL, LandsD or seek AP’s advice for details;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance and to implement appropriate mitigation measures practices as set out in the Recommended Pollution Control Clauses for Construction Contracts which are available at the following website: [https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc\\_1.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html);
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, 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 the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant shall submit building works to Buildings Department for approval as required under the provisions of Buildings Ordinance;

- (i) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DevB) that the applicant shall inform AMO immediately if antiquities or supposed antiquities are discovered within the Site; and
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant should be reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works.