

Detailed Departmental Comments

(1) Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L of PlanD):

- a) The applicant is advised that the approval of the landscape proposal by the Town Planning Board under s.16 planning application does not imply the approval of tree works such as pruning, transplanting and felling under lease. Tree work applications should be submitted direct to District Lands Officer/Yuen Long, Lands Department for approval.
- b) The applicant is advised that there shall be no storage or stacking of objects and materials within 1m of any tree.
- c) The applicant shall be reminded of the importance of proper tree care. Useful information is available for reference in the Pictorial Guide for Tree Maintenance(http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) and the Handbook of Tree Management(ChineseVersion:https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html) published by the GLTM Section, Development Bureau.

(2) Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- a) The invert levels of the proposed catchpits should be shown on the drainage plan for reference.
- b) The details of the connection to existing drainage facilities should be provided for comment.
- c) The location and details of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan.
- d) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpits.
- e) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.

- f) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches, and the adjacent areas, etc.

- g) The applicant should submit form HBP1 to his Division for application of technical audit for the proposed connection to DSD's drainage facilities.

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the application site (the Site) is accessible to Shap Pat Heung Road via government land (GL). Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site. The lot owner(s) will need to apply to her office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by her department acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be required by her department. The programme of land resumption would follow the project officer's programme notwithstanding the validity period of the planning permission to be granted;
- (c) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the landscape proposal by the Town Planning Board under s.16 planning application does not imply the approval of tree works such as pruning, transplanting and felling under lease. Tree work applications should be submitted direct to DLO/YL for approval. There shall be no storage or stacking of objects and materials within 1m of any tree. The applicant shall be reminded of the importance of proper tree care. Useful information is available for reference in the Pictorial Guide for Tree Maintenance(http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) and the Handbook of Tree Management(Chinese Version:https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html) published by the GLTM Section of Development Bureau;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the invert levels of the proposed catchpits should be shown on the drainage plan for reference. The details of the connection to existing drainage facilities should be provided for comment. The location and details of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpits. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches, and the adjacent areas, etc. The applicant should submit form HBP1 to his Division for application of technical audit for the proposed connection to DSD's drainage facilities;
- (f) to note the Director of Fire Services's comments that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. 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 also be clearly marked on the layout plans. The applicant is also reminded

that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the Director of Buildings's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of his department, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by his department to effect their removal in accordance with his department's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of Buildings Department (BD) should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- (h) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that the Site is located within the Scheduled Area No. 2 and may be underlain by cavernous marble. For any new development at the proposed area, extensive geotechnical investigation will be required. Such investigation may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the Site. The applicant is also reminded to submit works to the BD for approval as required under the provisions of the BO.