

**Advisory clauses**

- (a) to note the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)'s comments that the application site ("the Site") comprises an Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The Site is accessible to Fung Yu Road via Government Land (GL). Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way 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;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the application is approved on the understanding that there is and will be no vehicular access to/from the Site;
- (c) to note the comments of the Director of Environmental Protection that the applicant is reminded to properly design and maintain the proposed toilet and provide effective odour control device to minimize odour nuisance to the surroundings and 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 proposed drainage layout appears to be in conflict with the large existing tree adjoining the east of the Site. For useful information on tree planting, the applicant should refer to the "Handbook on Tree Management 樹木管理手冊" published by the Greening, Landscape and Tree Management (GLTM) Section, Development Bureau (DEVB), in particular Appendix 10 (正確種植方法 — 提供足夠空間讓樹冠生長) and Appendix 23 (樹木保護範圍的設計). Hence adequate clearance between the existing tree and proposed drainage should be provided to avoid damage to the root systems. The applicant is advised that the approval of the landscape proposal by the Board under section 16 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, LandsD for approval. The applicant is advised that a minimum soil provision of 1m (W) x 1m (L) x 1.2m (D) shall be provided for each tree and that there shall be no storage or stacking of objects and materials within 1m of any tree. The applicant is 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](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](https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html)) published by the GLTM Section, DEVB;
- (e) to note the Chief Engineer/Mainland North, Drainage Services Department's comments that he has the following comments on the submitted drainage proposal: The invert levels of the proposed catchpits should be shown on the drainage plan for reference. The relevant connection details of the connection to the existing drainage facilities should be provided for comment. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the development. The location and

details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan. Standard details should be provided to indicate the section details of the proposed u-channel and the catchpit. 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 any proposed connection to his department's drainage facilities;

- (f) to note the Director of Fire Services' comments that in consideration of the design/nature of the proposal, 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 also 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. In addition, the applicant is 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 Chief Building Surveyor/New Territories West, Buildings Department (BD)'s comments that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on application site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD'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 application site under the 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 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 Building (Planning) Regulation at the building plan submission stage.