

Government Departments with No Objection / No Adverse Comment

The following government departments have no objection to or no adverse comment on the application:

- (a) District Lands Officer/North, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories West, Highways Department;
- (d) Chief Engineer/Mainland North, Drainage Service Department;
- (e) Director of Fire Services;
- (f) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (g) Director of Environmental Protection;
- (h) Project Manager (North), Civil Engineering and Development Department;
- (i) Chief Engineer/Construction, Water Supplies Department;
- (j) Director of Electrical and Mechanical Services;
- (k) Chief Building Surveyor/New Territories West, Buildings Department;
- (l) District Officer (North District), Home Affairs Department; and
- (m) Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lot No. 3335 S.BF in D.D.91 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. The proposed ingress/egress of the Site is required to pass through the surrounding private lots, the applicant should make his own arrangements for acquiring access to the Site. The Government shall accept no responsibility in such arrangements;
 - (ii) the private lot is covered by Short Term Wavier (STW) No. 1631 for a two-storey structure in a total built-over area (BOA) not exceeding 87m² in a height not exceeding 7m for the purpose of "shop and services on the ground floor, and office and storage on the upper floor". The lot owner is reminded that the structure on the lot should not exceed the aforementioned permitted BOA/height/storey/use. Otherwise, she will need to apply to this office for modification of the STW conditions and/or a new STW where appropriate to permit the structure proposed to be erected; and
 - (iii) given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (b) to note the comments of Commissioner for Transport that:
- (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of Chief Highway Engineer/New Territories East, Highways Department (HyD) that:
- (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Fan Kam Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (d) to note the comments of the Director of Fire Services that
- (i) all fire services installations and equipment as required by Fire Services Department being maintained in an efficient working order at all time; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Director of Environmental Protection that:

- (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department'; and
 - (iii) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing 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 the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.