

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/Yuen Long, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (d) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (e) Chief Engineer/Mainland North, Drainage Service Department;
- (f) Director of Fire Services;
- (g) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Project Manager (West), Civil Engineering and Development Department;
- (j) Chief Engineer/Construction, Water Supplies Department;
- (k) Chief Building Surveyor/New Territories West, Buildings Department;
- (l) District Officer (Yuen Long), Home Affairs Department;
- (m) Director of Electrical and Mechanical Services; and
- (n) Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) the Site comprises Government land (GL) and old Schedule Agricultural Lots 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;
 - (ii) the following private lots and GL within the Site are currently covered by Short Term Waivers (STWs) and Short Term Tenancy (STT), details of which are listed below:

Lot No./GL. in D.D. 106	STW/STT No.	Permitted Use
609 RP	STW 3682	Ancillary Use to Open Storage of Forklifts
606 RP and 610	STW 3683	
GL	STT 2657	Temporary Open Storage of Forklifts and Ancillary Use

- (iii) the STW and STT holder(s) will need to apply to his office for modification of the STW and STT conditions where appropriate. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the 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;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:

- (i) the Site involves GL which is not under HyD's maintenance purview;
 - (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Sheung Road, including the local tracks; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
 - (ii) the applicant shall maintain the existing drainage facilities under application No. A/YL-KTS/958; and
 - (iii) the applicant shall submit updated records of the existing drainage facilities on Site to the satisfaction of the Director of Drainage Services or the Town Planning Board;
- (f) 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';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) if the existing structure is erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the Building Ordinance (BO) and should not be designated for any approved uses under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) if the Site does not abut on a specified street having a width of not less than 4.5m wide, the development intensity shall be determined under the Building (Planning) Regulations (B(P)R) 19(3) at building plan submission stage. The Site shall be

provided with means of obtaining access thereto from a street under the (B(P)R) 5 and emergency vehicular access shall be provided under (B(P)R) 41D; and

- (iv) for UBW erected on leased land, enforcement action may be taken by the BA 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 Site under the BO; and
- (h) to note the comments of the Commissioner of Police that the applied use shall not cause traffic congestion and flooding.