

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

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) the application site (the Site) comprises 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) Lots 3734 S.B ss.1 and 3734 RP in D.D. 104 are covered by Short Term Waivers (STWs) No. 3399 to permit structures for the purpose of “Private Swimming Pool, Garden and Store Room (excluding storage of dangerous goods)”; and
 - (iii) the STW holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate and the lot owner(s) without STW shall apply to his office for a STW to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport that 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 the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (ii) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Castle Peak Road – Tam Mi, including the local track, if any; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (d) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the relevant guidelines and requirements set out in the Professional Persons Environmental Consultative Committee Practice Note (ProPECCPN) 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’; and
 - (ii) the applicant shall apply for or renew a discharge licence under the Water Pollution Control Ordinance (Cap. 358) for the private swimming pool at the Site;
- (e) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering

and Development Department that should there be any proposed building works, such proposed building works should be submitted to the Buildings Department for approval as required under the provisions of the Buildings Ordinance;

- (f) to note the comments of the Director of Electrical and Mechanical Services that:
- (i) the applicant shall observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 – Utility Services of the Hong Kong Planning Standards and Guidelines published by the Planning Department and ensure they shall be maintained at any time during and after construction;
 - (ii) no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
 - (iii) in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
 - (iv) the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines; and
 - (v) as regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any.
- (g) to note the comments of the Director of Food and Environmental Hygiene that:
- (i) under the Swimming Pools Regulation (Cap. 132 sub. leg.), private swimming pools which serve more than 20 residential units and which are accessible to the public require a swimming pool licence from the Food and Environmental Hygiene Department (FEHD). The applicant should be reminded that no person shall take any part in the management of a swimming pool and the establishment or maintenance of which has not been licensed. However, the Regulation does not apply to any swimming pool which serves not more than 20 residential units and to which the public have no access; and
 - (ii) no FEHD’s facilities shall be affected and activity and operation in relation to the applied uses shall not cause any environmental nuisance and pest infestation to the surrounding.