

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) Chief Building Surveyor/New Territories West, Buildings Department;
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Chief Engineer/Mainland North, Drainage Services Department;
- (e) Chief Highway Engineer/New Territories West, Highways Department;
- (f) Director of Environmental Protection;
- (g) Director of Fire Services; and
- (h) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

(a) to resolve any land issues 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 (DLO/YL, LandsD) that:

- the Lots are 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;
- the following private lots are currently covered by Short Term Waivers (STW) details of which are listed below:

STW No.	Concerned Lots in D.D. 121	Permitted Use
STW 5121	25, 28RP and 29 RP	Temporary Public Vehicle Park (Private Car and Light Goods Vehicles) & Temporary Shop for Retail and Wholesale of Construction Materials

- no permission is given for occupation of Government Land (GL) (about 54 m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.
- the STW holder will need to apply to his office for modification of the STW conditions where appropriate. The lot owners(s) of the lots without STW will need to apply to his Office to permit structure(s) to be erected or regularise any irregularities on the Site, if any. Application(s) for any of the above will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), 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 proposed 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 (C for T) that:

- sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed; and
- the access road leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the managing parties of the access road for using it as the vehicular access to the Site;

(d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- adequate drainage measures shall be provided to prevent surface water running from the

Site to the nearby public roads and drains; and

- the access road connecting the Site with Ping Kwai Road is not and will not be maintained by HyD and HyD will not take up the maintenance responsible of the access;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catchpits, sandtraps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the drainage plan under approved planning application No. A/YL-PS/683;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised that to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses” in order to minimise the potential environmental nuisance on the surrounding areas;
- (g) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site shall be maintained in efficient working order at all time; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
 - 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;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (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 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;
 - before any new building works (including temporary building for use of real estate agency and conference room) are to be carried out on the Site, the prior approval and consent of the BA 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 the BO;
 - 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
 - detailed checking under the BO will be carried out at building plan submission stage.