

**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;
  - it is noted that no structure is proposed on the Site;
  - right-of-way to the Site is not guaranteed; and
  - there is no small house application approved or under processing at the Lots;
- (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/684;
- (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 Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

It is noted from the survey plan of the application that there is existing structure within the application site. However, there is no proposed structure in the layout plan for the captioned application. Though the current use(s) of the site as revealed in the application is public vehicle park, it is unknown whether demolition works of existing structure would be involved. Hence the applicant's attention is drawn to the following points:

- if any existing structures (not being a New Territories Exempted House) (NTEH) are erected on leased land without approval of the Buildings Authority (BA), they are unauthorised buildings works (UBW) under BO;
- for UBW erected on the 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 Site under BO; and
- before any new demolition works are to be carried out on the application site, prior approval and consent of BA should be obtained. An Authorized Person (AP) should be appointed as the co-ordinator for any demolition works in accordance with the BO. Should the AP confirm the works fall into the Minor Works Control System (MWCS), then the applicant may proceed with the works under the MWCS. For details of the submission procedure under the MWCS, the applicant may wish to visit the website at [www.bd.gov.hk](http://www.bd.gov.hk);