

**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) Director of Environmental Protection;
- (h) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (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 (Yuen Long), Home Affairs Department; and
- (m) Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use 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 following private lot is covered by Short Term Waiver (STW):

<b>STW No.</b>	<b>Lot No. (in D.D. 114)</b>	<b>Purposes</b>
3536	782	Ancillary Use to Car Park (Private Cars and Light Goods Vehicles)

- (ii) Government Land (GL) within the Site with 25m<sup>2</sup> (about) is covered by Short Term Tenancy (STT) No. 2648 for the purpose of “Car Park (Private Cars and Light Goods Vehicles)”; and
- (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 application(s), if approved, will be subject to such terms and conditions including the payment of wavier 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 (TD). 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) the proposed access arrangement of the Site shall be commented and approved by TD;

- (iii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Sheung Road, including the local track, if any; and
  - (iv) 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 Director of Environmental Protection that:
- (i) the applicant shall follow the latest “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;
- (f) to note the comments of the Director of Fire Services that if the applied structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
  - (ii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) 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;
  - (iv) 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; and

- (v) if 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 the building plan submission stage.