

Government Bureau/Departments with No Objection/No Adverse Comment

The following government bureau/departments have no objection to or no adverse comment on the application:

- (a) Secretary of Development;
- (b) District Lands Officer/Tuen Mun, Lands Department;
- (c) Commissioner for Transport;
- (d) Chief Highway Engineer/New Territories West, Highways Department;
- (e) Director of Environmental Protection;
- (f) Chief Engineer/Mainland North, Drainage Services Department;
- (g) Director of Fire Services;
- (h) Chief Building Surveyor/New Territories West, Buildings Department;
- (i) Project Manager (West), Civil Engineering and Development Department;
- (j) Chief Town Planner, Urban Design and Landscape Section, Planning Department
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Director of Electrical and Mechanical Services;
- (m) Commissioner of Police; and
- (n) District Officer (Tuen Mun), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
- (i) the application site (the Site), which comprises two individual plots, is covered by Short Term Tenancy (the STT) No. STTTM0012 with an area of about 10,300m² granted to Construction Industry Council (CIC) for the purpose of training ground with tenancy term of three years certain commencing from 26 January 2021 and thereafter quarterly. Pursuant to the tenancy agreement governing the STT, it provides that:
 - (i) the structure or structures to be erected on the Site shall be restricted to a maximum gross floor area (GFA) of 1,092m² of which not more than 196m² shall be used for office purposes and not more than 15m² shall be used for residential accommodations of a watchman or caretaker employed by CIC;
 - (ii) the structure or structures to be erected on the Site shall not be more than one storey and shall not exceed 3.3m above ground level; and
 - (iii) one vehicular access is allowed for each individual plot of the Site;
 - (ii) CIC applied to renew the planning permission (No. A/TM-LTY Y/456) for the continuous operation of the Site for temporary training ground purposes subject to a maximum GFA of 1,092m² and a maximum building height of one storey and 3.3m with vehicular access to each plot of the Site. The application submitted by CIC is not in conflict with the tenancy agreement governing the STT; and
 - (iii) his office does not possess relevant technical knowledge to offer comment on various submissions (including fire services installation and equipment certificates and tree related submission). However, mitigation measures, if any, proposed under the aforesaid submission shall be confined to within the Site;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) the vehicular access arrangements should be commented by the Transport Department;
 - (ii) HyD does not and will not maintain any access connecting the Site and Wong Kong Wai Road. Presumably, the relevant department will provide their comments to you, if any; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) this project is subject to control by Water Pollution Control Ordinance (Cap. 358) and its Technical Memorandum. The applicant should make reference to the good practices stated in ProPECC PN 1/94 “Construction Site Drainage” and ProPECC PN 5/93 “Drainage Plan to be commented by the Environmental

Protection Department” to minimise water quality impacts to its watercourse nearby; and

- (ii) regarding the proposed adoption of chemical toilet and portable shower rooms for sewage and wastewater disposal on-site, adequate capacity of wastewater/sewage storage should be implemented. Besides, licensed sewage collector should be employed to regularly collect and dispose wastewater. The applicant should also regularly arrange wastewater collection on-site to minimise the nuisance and hygiene issues due to the wastewater generated in operation phase;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall submit condition records of the existing drainage facilities of the Site and to maintain the existing drainage facilities properly as per the drainage proposal to ensure that it will not cause adverse drainage impact to the adjacent area;
- (e) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) in this application, 38 structures were noted. According to BD’s record, four single storey temporary structures were approved with temporary building permits under the Buildings Ordinance (BO);
 - (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 unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) in connection with (ii) above, 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;
 - (iv) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and should not be designated for any approved use under the application;
 - (v) for UBWs erected on leased land, including the existing structures under the application, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
 - (vi) sanitary fitments and barrier free access facilities shall be provided to the development; and
 - (vii) detailed comments under BO to be provided during building plan submission;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval; and
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
 - (iv) Government shall not be liable to any damage whatsoever and however caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.