

**Government Departments with
No Objection / No Adverse Comment**

The following Government departments have no objection to/no adverse comment on the application, and their advisory comments, if any, are at **Appendix III**:

- (a) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department;
- (b) Chief Building Surveyor/New Territories West, Buildings Department;
- (c) Director of Environmental Protection;
- (d) Director of Fire Services;
- (e) Director of Food and Environmental Hygiene;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Highway Engineer/New Territories West, Highways Department;
- (i) Commissioner for Transport;
- (j) Commissioner of Police;
- (k) Project Manager/West, Civil Engineering and Development Department;
- (l) Director-General of Trade and Industry;
- (m) Director of Leisure and Cultural Services;
- (n) Director of Electrical and Mechanical Services; and
- (o) District Officer (Kwai Tsing), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department (LandsD) that
- (i) under the lease governing the subject lot, Tsing Yi Town Lot No. 98 (the Lot) is restricted for the purposes of industrial or godown or both excluding any offensive trades. No building(s) shall be erected on the Lot except a factory or factories or a godown or godowns or both, ancillary offices and such canteen and other welfare facilities (but excluding residential quarters) for workmen employed on the Lot and also such quarters as may be required for watchmen or caretakers. The maximum plot ratio of any building or buildings erected or to be erected on the Lot shall not exceed 2.5 and the total site coverage of any building or buildings erected or to be erected on the Lot shall not exceed 60% of the area of the Lot;
 - (ii) a temporary waiver dated 30.9.2020 for a term of three years certain from 19.1.2018 and thereafter quarterly was granted to the owner of the Lot to permit the parking, loading and unloading (L/UL) spaces (which are in infringement of the lease restriction on the prescribed dimensions of such parking, L/UL spaces to be provided within the Lot) for the existing development (i.e. a concrete batching plant (CBP)). The temporary waiver remains effective as of current. However, pursuant to the relevant waiver condition, in the event that the Town Planning Board's approval for the CBP is revoked or expired, the Government may at its discretion terminate the waiver by three months' notice;
 - (iii) according to the submitted layout plan, the parking provisions comply with the relevant waiver conditions; and
 - (iv) there is no guarantee that any renewal of the temporary waiver will be approved. Any renewal of the temporary waiver will be considered by the LandsD acting in the capacity as landlord at its sole discretion. Any approval, if given, will be subject to such terms and conditions, *inter alia*, payment of waiver fee and administrative fees, as may be approved by LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- (i) the run-in/out from Tsing Tim Street to the application site (the Site) shall be constructed and maintained by the applicant. The run-in/out shall be removed and the public road shall be reinstated to the satisfaction of HyD upon completion of the use of the Site; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;

- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the development parameters should not exceed the limit under the First Schedule of Building (Planning) Regulations;
 - (ii) before any new building works are carried out on land held under lease, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person must be appointed to coordinate all new building works in accordance with the Buildings Ordinance; and
 - (iii) approval of the application should not be construed as acceptance of any UBW erected on land held under lease. Enforcement action may be taken by the BA to effect the removal of any UBW in accordance with the policy for control of UBW in the future; and
- (d) to note the comments of the Director of Food and Environmental Hygiene that the operation of the CBP and its associated transport vehicles should ensure no hygiene nuisances (e.g., litter, waste leakage, or spillage) be created to the public places. In order to avoid any environmental nuisance, the applicant is reminded to arrange for the necessary cleansing services to remove any sewage, dirt, refuse, sand, concrete or rocks generated by the operations, works, and transportation in the public places at their own expense. Also, if any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained.