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 Building Surveyor/New Territories West, Buildings Department;

(d) Chief Engineer/Construction, Water Supplies Department;

(e) Chief Engineer/Mainland North, Drainage Services Department;

(f) Chief Highway Engineer/New Territories West, Highways Department;

(g) Director of Fire Services;

(h) Director of Environmental Protection;

(i) Director of Leisure and Cultural Services;

(j) District Officer (Yuen Long), Home Affairs Department;

(k) Project Manager (West), Civil Engineering and Development Department; and

(l) Commissioner of Police.

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 that the Site might be resumed at any time during the planning approval period for implementation of government projects and to hand over the Site when required by the Government;

(c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:

- the Site comprises Old Schedule Agricultural Lot(s) 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;

- as the Pre-Clearance Survey for the project "Hung Shui Kin / Ha Tsuen New Development Area Remaining Phase Development and Lion Fau Shan New Development Area Phase 1 Development" has been conducted for the subject site, this office will not process either regularization or new applications for Short Term Waiver (STW) in this case; and

- the following private lot is covered by STW as below:

STW No.	Lot No. (D.D. 124)	Purpose
5362	1169 RP	Temporary Shop and Services (Vehicle Decoration and Maintenance Materials)

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

- the current vehicular access to the Site is not maintained by HyD and HyD will not take up the maintenance responsibility of the access; and

- 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 Chief Engineer/Mainland North, Drainage Services Department 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, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and

- the drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant/owner is required to rectify/modify the drainage system if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by the failure or ineffectiveness of the drainage systems caused by his application;

(f) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site should be maintained in efficient working order at all times;

(g) to note the comments of the Director of Environmental Protection that the applicant is advised:

- to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
- to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person;
- to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
- to meet the statutory requirements under relevant environmental legislation;

(h) to note the comments of the Project Manager (West), Civil Engineering and Development Department that:

- the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase Development and Remaining Phase Development. The lots concerned fall within the Site under Remaining Phase Development of HSK/HT NDA. The implementation programme and land resumption/clearance programme are currently being reviewed and subject to change; and
- the Site may be resumed at any time during the planning approval period for potential development project and shall be advised not to carry out any substantial works therein;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- 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 BA should be obtained, otherwise they are Unauthorized Building Works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the 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;
- 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 the Regulation 19(3) of the B(P)R at

building plan submission stage; and

- detailed checking under BO will be carried out at building plan submission stage; and

(j) to note the comments of the Commissioner of Police that in view of public safety, the applicant must maintain the smooth traffic flow of the concerned location and provide sufficient safety precaution to avoid obstruction or danger caused to any person or vehicle on the road.