Government Departments with No Objection / No Adverse Comment

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

(a) Project Manager (West), Civil Engineering and Development;

(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 Electrical and Mechanical Services;

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

(k) Commissioner of Police.

Recommended Advisory Clauses

(a) to note that the application site (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;

(b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) 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 Kiu/ Ha Tsuen New Development Area (HSK/HT NDA) Remaining Phase Development and Lau Fau Shan New Development Area Phase 1 Development" has been conducted for the Site, his Office will not process either regularization or new applications for Short Term Waiver (STW) in this case.

- the following private lots are covered by STW as below:

STW No.	Lot No. (D.D. 124)	Purposes
5113	Lots 856 RP and 857 RP in D.D.124 & Lot 239 in D.D.127	Temporary Dangerous Goods Godown (Cat. 5 Dangerous Goods) [1]

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

- the Site falls within the boundary of HSK/HT NDA; and

- 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. While the Site formation and engineering infrastructure works for the Remaining Phase development is envisaged to commence in 2030, the implementation programme is subject to review;

(d) to note the comments of the Commissioner for Transport that:

- sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and

- the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;

[1] Due to the amendment of the dangerous goods classification, the dangerous goods regulated by the Fire Services Department to be stored at the Site have been reclassified from Cat. 5 to Cat. 3.

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

- the current vehicular access from Hung Tin Road to the Site is not maintained by his office and his office 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;

(f) 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 with date taken and a layout plan indicating the locations of the photos taken. CCTV survey record videos of the existing underground pipes shall also be included. 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;

(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 Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas;

- 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 legislations;

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

- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;

- for UBW erected on 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 UBWs on the Site under the BO;

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with

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;

- it is noted that the applied temporary dangerous goods godown may be subject to the issue of a Dangerous Goods (DG) License from the Fire Services Department. The applicant should be reminded that the approved tanks are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and

- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

(i) to note the comments of the Director of Fire Services that the grant of DG licence by his Department is subject to full compliance of the Dangerous Goods Ordinance (Cap. 295), and its subsidiary regulations; 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.