

**Detailed Comments of Government Departments**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department :

- (a) Authorized Person must be appointed to coordinate all new building works in accordance with Building Ordinance (BO);
- (b) for Unauthorised Building Woks (UBW) erected on lease land, enforcement action may be taken by the Buildings Department (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 UBW on the Site under BO;
- (c) the applicants are reminded that the permitted non-domestic PR and site coverage under BO should be assessed in accordance with Building (Planning) Regulations (B(P)R) 20 and 21;
- (d) 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 B(P)R respectively;
- (e) the sustainable building design requirements (building separation, building setback and site coverage of greenery) in Practice Notes for Authorized Persons (PNAP) APP-151 and PNAP APP-152 would be applicable to the building plan submission if gross floor area concessions for non-mandatory areas/greenery features are to be applied;
- (f) if the proposed use under application is subject to the issue of a licence, the applicants are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- (g) detailed comments will be given during the building plan submission stage.

Comments of the Director of Environmental Protection:

- (a) it is stated in the Environmental Assessment that in case the 99.9% odour removal efficiency cannot be achieved and causing a risk of exceedance of the required standard of odour at the air sensitive receivers (ASRs), the maximum throughput of the lard factory will be adjusted to comply with the odour criteria (i.e. 5 odour units based on an averaging time of 5 seconds) at the affected ASRs;
- (b) production of lard with processing capacity exceeding 250 kg per hour (expressed as raw material) requires a Specified Process (SP) Licence. Trial

runs, commissioning test, odour monitoring and maintenance plans would form part of the SP Licence requirements and the details would be formulated during the application process. If the SP Licence is granted, the terms and conditions may cover standard of emission; air pollution control measures including transportation of raw materials to the lard boiling factory; restriction in fuel; raw materials and operation parameters; general operation and maintenance; and sampling and monitoring.

- (c) the nearest noise sensitive receivers are at least 200m away from the site separated by Tsuen Wan Road, hence adverse noise impacts are not anticipated.
- (d) the applicants are advised to submit the design of the sewerage system, including any wastewater treatment facilities (e.g. bund wall around storage tanks of lard, grease traps and oil interceptors, etc.) for review by relevant Authority before commencement of any construction works for the proposed development; and
- (e) the applicants are advised to minimise the generation of Construction and Demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.

**Recommended Advisory Clauses**

- (a) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- (i) the applicants are reminded that under the Buildings Ordinance (BO), no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works unless they are exempted under section 41 of the BO, or fall within minor works under the Building (Minor Works) Regulation;
  - (ii) Authorized Person must be appointed to coordinate all new building works in accordance with BO;
  - (iii) for Unauthorised Building Woks (UBW) erected on lease land, enforcement action may be taken by the Buildings Department (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 UBW on the Site under BO;
  - (iv) the applicants are reminded that the permitted non-domestic PR and site coverage under BO should be assessed in accordance with Building (Planning) Regulations 20 and 21;
  - (v) 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 respectively;
  - (vi) the sustainable building design requirements (building separation, building setback and site coverage of greenery) in Practice Notes for Authorized Persons (PNAP APP-151) and PNAP APP-152 would be applicable to the building plan submission if gross floor area concessions for non-mandatory areas/greenery features are to be applied; and
  - (vii) if the proposed use under application is subject to the issue of a licence,

the applicants are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- (b) to note the comments of the Director of Fire Services that:
  - (i) detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans; and
  - (ii) the arrangement of EVA shall comply with Section 6, Part D of the *Code of Practice for Fire Safety in Buildings 2011* which is administered by the Buildings Department;
- (c) to note the comments of the Director of Food and Environmental Hygiene that:
  - (i) the applicants should be reminded that an offensive trade licence should be obtained from Food and Environmental Hygiene Department (FEHD) in accordance with the Offensive Trades Regulation (Cap. 132AX) in respect of offensive trade (lard boiling factory). The applicants are required to fulfil all requirements stipulated by FEHD and other respective government departments and resolve any issue raised from relevant parties before granting of the licence. Any person who intends to conduct any offensive trade must obtain relevant licence from FEHD or risk prosecution; and
  - (ii) the applicants should be reminded that the operation of the lard boiling must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed lard boiling business is regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- (d) to note the comments of the Director of Environmental Protection that:
  - (i) the applicants are advised to submit the design of the sewerage system, including any wastewater treatment facilities (e.g. bund wall around storage tanks of lard, grease traps and oil interceptors, etc.) for review by relevant Authority before commencement of any construction works for the proposed development; and

- (ii) the applicants are advised to minimise the generation of Construction and Demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.