

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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. No permission is given for occupation of Government land (GL) (about 81.62 m² subject to verification) included in the Site. Attention should be drawn to the fact that any occupation of GL without Government's prior approval is not allowed. With the implementation of the tightened arrangements for handling regularisation applications, her department will no longer accept application for regularisation of new or extension of unlawful occupation of GL or erection of new structures which is found commenced on or after 28.3.2017. The Site is accessible from Wong Nai Tun Tsuen Road via GL. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. The lot owner(s) should apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Furthermore, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by her department acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by her department;
- (c) to note the comments of the Commissioner for Transport that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking of vehicles on public road are allowed. The land status of the access road/path/track leading to the Site from Wong Nai Tun Tsuen Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that his department shall not be responsible for the maintenance of any access connecting the Site and Wong Nai Tun Tsuen Road. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (Code of Practice) issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisance, in particular the air and noise mitigation measures as specified in Annex I of the Code of Practice, namely the Site particularly the access area at the site frontage and 5m strip of the area beyond the access gate should be properly paved or hard-surfaced to avoid any fugitive dust impacts due to vehicle movements; and noise

generating activities should be located away as far as possible from any noise sensitive receivers. In addition, measures should be adopted as far as practicable in order to minimise the noise nuisance, namely the erection of 2.5m solid boundary wall; and prohibition of any noisy operations during sensitive hours (i.e. 11 p.m. to 7 a.m.). It is your obligation to comply with all relevant ordinances in Hong Kong;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the drainage proposal, in that the Site occupies the frontage of the watercourse. As overland flow would be passing through the Site, an additional drainage outlet should be provided as an alternative route for the discharge in view of the importance of the drainage facilities of the Site. The details with cross section of the proposed hoarding/peripheral wall should be provided for comment and they should not obstruct overland flow from adjacent lots. The invert levels of the proposed catchpits should be shown on the drainage plan for reference. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. DLO/YL, LandsD should be consulted and consent from the relevant owners should be sought for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
- (g) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. However, if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department that based on the preliminary project boundary of the proposed Yuen Long South (YLS) Development, the Site falls within the preliminary project boundary of the proposed YLS Development – Stage 2. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong. Extension of the planning permission may not be supported in future when the detailed implementation programme of works in the Site under YLS Development – Stage 2 is formulated.