

Previous s.16 Application Covering The Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-KTS/270	Extension of Shek Wu School	15.3.2002	(1), (2), (3)
2.	A/YL-KTS/756	Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years	16.3.2018	(1), (4), (5), (6), (7), (8), (9), (10), (11)

Approval Conditions:

- (1) The submission of drainage proposals and the provision of drainage facilities proposed to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (2) The provision of emergency vehicular access, water supplies for fire fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (3) The permission shall cease to have effect on 15.3.2005 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed;
- (4) Restricting the operation hours;
- (5) No public announcement system, portable loudspeaker or audio amplification system is allowed to be used on the Site during the planning approval period;
- (6) No medium or heavy vehicle exceeding 5.5 tonnes, including container tractors/trailers are allowed to be stored/parked at or enter/exit the Site during the planning approval period;
- (7) No vehicle is allowed to queue back to or reverse onto/from public road during the planning approval period;
- (8) The existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (9) The submission and provision of fire service installation proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (10) Revocation of the planning approval if the planning conditions are not complied with during the planning approval period or by specified date; and
- (11) Reinstatement of the application site after the expiry of the planning approval.



Advisory clauses

- (a) note DLO/YL, LandsD's comments that the Site is located on unleased/unallocated Government Land (GL). No permission is given for occupation of GL (about 1,155m² subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. The Site is accessible to Kam Sheung Road via GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures shall not exceed the relevant airfield height limit within SKAHRA. The applicant has to apply for a formal approval prior to the actual occupation of the GL. Such application will be considered by LandsD acting in the capacity as landlord 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 LandsD;
- (b) note C for T's comment that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that HyD does not and will not maintain any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimize any potential environmental nuisance;
- (e) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that 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; and

- (f) note DLCS's comments that effort should be made to preserve the existing trees on site and minimize the adverse impact to them during the works period. If trees are inevitably affected, Tree Preservation and Removal Proposal (TPRP) should be made to LandsD for approval in accordance with DEVB TC(W) No. 7/2015.