

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration By RNTPC/TPB</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-KTS/174	Residential Development	13.8.1999	(1), (2), (3), (4), (5)
2.	A/YL-KTS/439	Proposed Houses	15.8.2008	(1), (2), (3), (4), (6), (7)

**Approval Conditions**

- (1) Submission and implementation of landscape master plan
- (2) Implementation of sewage treatment facilities
- (3) Submission of drainage impact assessment and implementation of flood mitigation measures/ Provision of drainage facilities
- (4) Provision of emergency vehicular access and water supply for fire services installations
- (5) Setting back of the site
- (6) Submission of detailed archaeological investigation and implementation of appropriate mitigation measures
- (7) Design and provision of a local access road

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration By RNTPC/TPB</u></b>	<b><u>Rejection Reasons</u></b>
1.	A/YL-KTS/412	Temporary Open Storage and Assembly of Internal Equipment and Installations (Seats and Electronic Circuits) of Public and Franchised Buses for a Period of 3 Years	30.5.2008 [on review]	(1), (2), (3), (4)

**Detailed comments from CE/MN, DSD**

**SIA**

- (i) Table 3 – please seek EPD’s comment on the UFF value (i.e. whether  $UFF=0.25m^3/person/day$  should be adopted for the proposed transitional housing residents or not).
- (ii) The SIA report needs to meet the full satisfaction of Sewerage Infrastructure Group (SIG) of EPD, the planning authority of sewerage infrastructure. DSD’s comments on the report are subject to views and agreement of EPD.

**DIA**

- (iii) Section 3.2.2 – please provide a drawing showing the existing stormwater flow path.
- (iv) While the drainage system of the Site will be designed during the detailed design stage, the applicant should be reminded to provide adequate drainage facilities (i.e. peripheral drains) to properly discharge the surface runoff from the Site. The local watercourses/drainage systems should not be obstructed/affected by the development.

**Advisory Clauses**

- (a) note DLO/YL, LandsD's comments that the Site affects a number of private lots which are not under single ownership. It is noted that one of the private lots is held by a Tso (hereinafter referred to as "the Tso's Lot"). District Officer's comments on inclusion of the Tso's Lot should therefore be sought in this regard. The ownership particulars of the lots and the site areas would have to be verified later during the land application stage. It is noted that the private lots of the Site are not owned by the applicant, the applicant should demonstrate how to implement the proposed scheme as a whole if the planning application is approved by the Board. The applicant advised that they have sought the owners' consent to provide the vehicular access to connect the Site to and from Tso's Lot. There is no guarantee that the vehicular access can be available for the proposed development. The Site would affect various short term waivers and modifications of tenancy with private lots (details of which will be checked upon receipt of the formal application) which would need to be cancelled for the proposed development. The tree felling and compensatory proposal as stated in the application should be submitted separately for formal approval upon the implementation of the development proposal. The registered owners of the lots concerned and the applicant have to apply for short term waiver and short term tenancy respectively to give effect to the proposal. However, there is no guarantee at this stage that the short term waiver and short term tenancy would be approved. Such application will be dealt with by his department acting in the capacity of the landlord at our discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of waiver fee/rent and administrative fee as may be imposed by his department;
- (b) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road/ Kam Shui South Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) note CE/MN, DSD's comments on the submitted SIA that (i) Table 3 – please seeks EPD's comment on the UFF value (i.e. whether  $UFF=0.25m^3/person/day$  should be adopted for the proposed transitional housing residents or not); and (ii) the SIA report needs to meet the full satisfaction of Sewerage Infrastructure Group (SIG) of EPD, the planning authority of sewerage infrastructure, and DSD's comments on the report are subject to views and agreement of EPD. The applicant should also note his comment on the submitted DIA that (i) Section 3.2.2 – please provide a drawing showing the existing stormwater flow path; and (ii) While the drainage system of the Site will be designed during the detailed design stage, the applicant should be reminded to provide adequate drainage facilities (i.e. peripheral drains) to properly discharge the surface runoff from the Site. The local watercourses/drainage systems should not be obstructed/affected by the development;
- (d) note CTP/UD&L, PlanD's comments that approval of the planning application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate. The applicant is reminded that 1.2m soil depth should be provided for new tree plantings and tall shrubs should be selected for the proposed buffer planting;

- (h) note D of FS's comments that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from the relevant licensing authority. The emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD;
- (i) note DEMS's comments that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (j) note DFEH's comments that if any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Re provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re provisioned facilities to FEHD;
- (k) note CE/C, WSD's comments that existing water mains will be affected as shown on plan (**Plan A-2** of the RNTPC paper). A waterworks reserve within 1.5m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.