

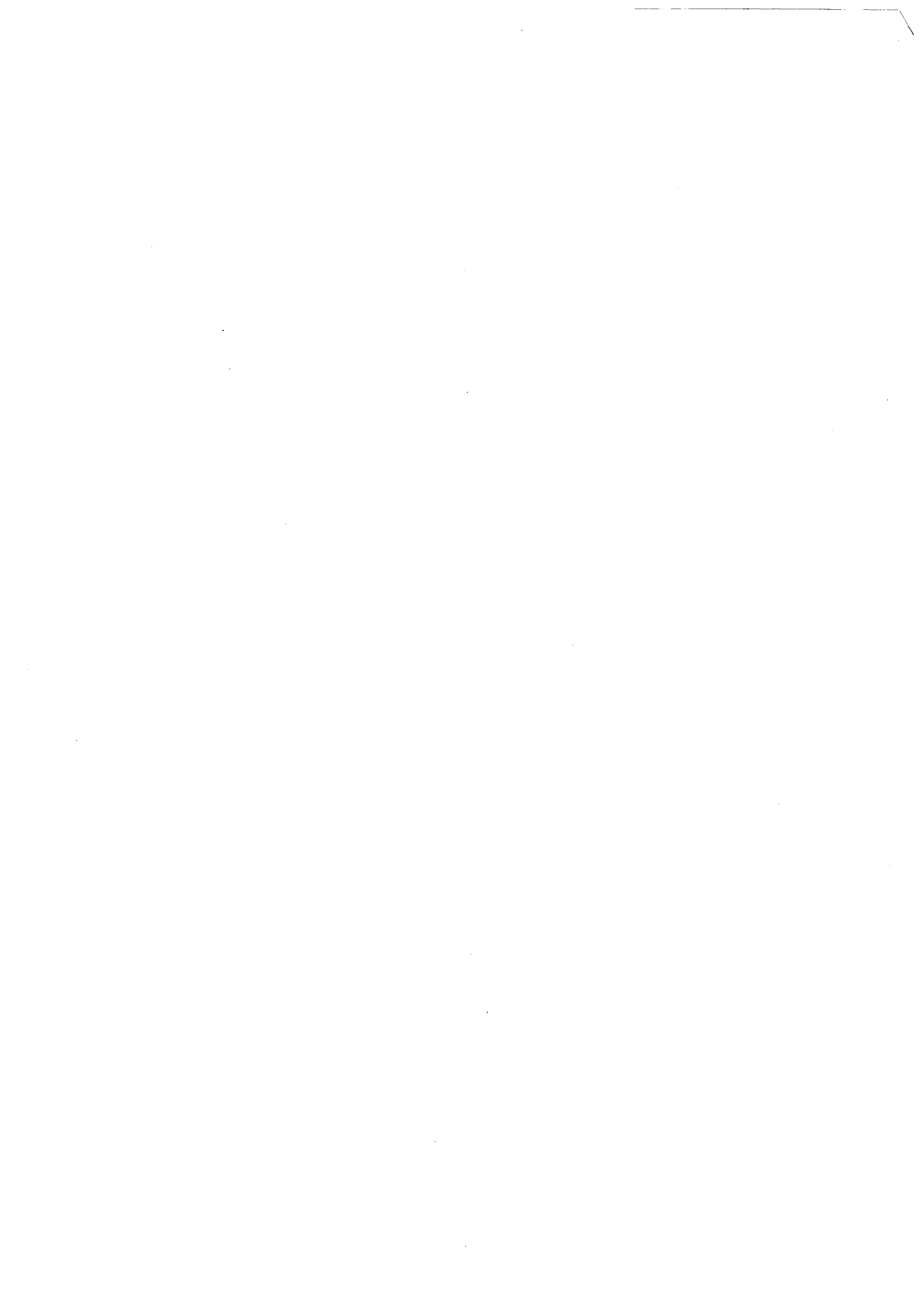
Previous s.16 Applications Covering the Site

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration by RNTPC / TPB	Approval Conditions
1	A/YL-PH/567	Proposed Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years	1.8.2008 [Revoked on 1.2.2009]	(1), (2), (3), (4)
2	A/YL-PH/763	Proposed Temporary Warehouse for Construction Materials for a Period of 3 Years	22.12.2017 [Revoked on 22.5.2020]	(1), (2), (3), (4), (5), (6), (7), (8)

Approval Conditions

- (1) No medium or heavy goods vehicles (i.e. exceeding 5.5 tonnes) were allowed to be parked/stored at the site
- (2) Submission / implementation of fire services installations
- (3) Submission / implementation of drainage proposals / maintenance of implemented drainage facilities
- (4) Revocation of planning approval if condition is not complied with at any time/by specified date
- (5) Restriction on operation hours
- (6) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities
- (7) No vehicle is allowed to queue back to or reverse into / from public road
- (8) Reinstatement of the site to an amenity area



**Detailed comments on the submitted drainage proposal
by Chief Engineer / Mainland North, Drainage Services Department**

1. Please advise why u-channel is not provided at the southern and eastern side of the Site.
2. The invert level of the proposed catchpits should be shown on the drainage plan for reference.
3. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drain, DO/YL of HAD should be consulted.
4. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the proposed development.
5. The location and details (i.e. cross section) of the proposed hoarding / peripheral wall, if any, should be shown on the proposed drainage plan. Please be reminded that overland flow from adjacent area should not be obstructed.
6. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc.
7. The applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot before commencement of the drainage works.

Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) note DLO/YL, LandsD's comments that the Site comprises Government Land (GL) and Old Scheduled 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 GL (about 220m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) follow the relevant mitigation measures and requirements in the latest "Code of Practice on the Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP;
- (f) note CE/MN of DSD's comment on the submitted drainage proposal: (i) please advise why u-channel is not provided at the southern and eastern side of the Site; (ii) the invert level of the proposed catchpits should be shown on the drainage plan for reference; (iii) the existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drain,

DO/YL of HAD should be consulted; (iv) the applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the proposed development; (v) the location and details (i.e. cross section) of the proposed hoarding / peripheral wall, if any, should be shown on the proposed drainage plan. Please be reminded that overland flow from adjacent area should not be obstructed; (vi) the proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc.; (vii) the applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot before commencement of the drainage works;

- (g) note D of FS's comments that the installation / maintenance / modification / repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation / maintenance / modification / repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) note CBS/NTW, BD's comments that 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 Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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 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. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.