

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/463			
A/NE-KTS/40	Proposed New Territories Exempted House (NTEH) (Small House) *	14.6.1996	A1, A2 & A3
A/NE-KTS/114	Proposed NTEH (Small House) *	19.5.2000	A1, A2 & A3
A/NE-KTS/319	Proposed Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH - Small House) for a Period of 3 Years	30.3.2012	A1, A2, A4 & A6
A/NE-KTS/391	Renewal of Planning Approval for Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH - Small House) for a Period of 3 Years	27.3.2015 (lapsed on 31.3.2018)	A4, A5, A6 & A7
A/NE-KTS/464			
A/NE-KTS/318	Proposed Temporary Private Swimming Pool, Private Garden and Private Car Parking Spaces for a Permitted House (NTEH - Small House) for a Period of 3 Years	30.3.2012 (lapsed on 31.3.2015)	A1, A2, A4 & A6
A/NE-KTS/393	Temporary Private Swimming Pool for a Permitted House (NTEH - Small House) for a Period of 3 Years	17.4.2015 (lapsed on 18.4.2018)	A2, A4, A6 & A7

* covers a larger site

Approval Conditions

- A1 The provision of drainage facilities / the submission and implementation of drainage proposals
- A2 The provision of landscape treatment / the submission and implementation of tree preservation and/or landscape proposals
- A3 Commencement clause
- A4 The proposed temporary swimming pool, garden and/or car parking spaces should not be opened to members of the public

A5 All existing trees and landscape plantings on the application site should be maintained at all times

A6 Revocation clause

A7 Reinstatement clause

**Similar Applications within the same “AGR” Zone
on the Kwu Tung South Outline Zoning Plan**

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/307	Proposed Temporary Private Swimming Pool for a Permitted House (New Territories Exempted House (NTEH) - Small House) for a Period of 3 Years	15.4.2011	A1, A2, A3, A4, A5 & A6
A/NE-KTS/363	Renewal of Planning Approval for Temporary Private Swimming Pool for a Permitted House (NTEH - Small House) for a Period of 3 Years	4.4.2014 (lapsed on 16.4.2017)	A1, A3, A5, A6, A7, A8 & A9
A/NE-KTS/459	Temporary Private Swimming Pool and Private Garden for a Permitted House (New Territories Exempted House (NTEH) – Small House) for a Period of 3 Years	21.12.2018	A3, A5, A6, A7, A8 & A9,

Approval Conditions

- A1 The proposed swimming pool should not be opened to members of the public
- A2 The submission and implementation of drainage proposals
- A3 The submission and implementation of fire service installations and water supplies for fire fighting proposals
- A4 The submission and implementation of landscape proposals
- A5 Revocation clause
- A6 Reinstatement clause
- A7 The existing drainage facilities should be properly maintained and rectified if found inadequate/ineffective
- A8 The landscape planting within the site should be maintained in good condition
- A9 The submission of a condition record of the existing drainage facilities

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department as follows:
 - (i) the lot is Old Schedule Lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make their own arrangement for acquiring access. The Government shall accept no responsibility in such arrangement;
 - (ii) the existing structures on the site were erected without approval from his office. The numbers of the aforesaid structures do not tally with those mentioned in the planning application. The aforesaid structures are not acceptable under the Lease concerned and his office reserves the right to take necessary lease enforcement actions against the aforesaid structures;
 - (iii) for application No. A/NE-KTS/463, given that the structures were erected on the non-building portion of the lot No. 842 which is governed by a Building Licence, the applicant should ensure that the works having been effected/to be effected on the lot should always be in compliance with the terms and conditions of the Building Licence; and
 - (iv) the owner(s) of the subject lot concerned shall apply to his office for a Short Term Waiver (STW) covering all the actual occupation area. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office;
- (c) to note the comments of the Commissioner for Transport that the section of Hang Tau Road near the application site and the access from Hang Tau Road to the application site are not managed by his department. In this regard, the land status of the accesses leading to the application site should be checked with the lands authority. The management and maintenance requirements of the same accesses should also be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Director of Environmental Protection (DEP) as follows:
 - (i) the applicant is reminded to comply with the requirements stipulated in Water Pollution Control Ordinance for any discharge arising from the operation of the

swimming pool; and

- (ii) the applicant is advised to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Environmental Protection Department;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lot to his department's standards.