

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/39	Proposed House	26.4.1996	A1, A2 & A4
A/NE-KTS/100	Proposed House (other than New Territories Exempted House)	10.9.1999	A1, A2,A3 & A4
A/NE-KTS/247	Proposed Temporary Swimming Pool for a House for a Period of 3 Years	23.3.2007 (revoked on 23.6.2009)	A1, A2,A3 & A5
A/NE-KTS/301	Proposed Temporary Private Swimming Pool Ancillary to a Permitted House for a Period of 3 Years	26.11.2010 (revoked on 26.6.2013)	A1, A2,A3 & A5
A/NE-KTS/347	Proposed Temporary Private Swimming Pool Ancillary to a Permitted House for a Period of 3 Years	16.8.2013	A1, A2,A3 & A5
A/NE-KTS/418	Renewal of Planning Approval for Temporary Private Swimming Pool Ancillary to a Permitted House for a Period of 3 Years	10.6.2016	A2 & A5

Approval Conditions

- A1 The submission / provision / implementation of drainage facilities/ drainage proposals, including proposal to deal with discharge from the swimming pool
- A2 The submission / provision / implementation of landscape proposals / tree preservation scheme / landscaping treatment, including tree preservation proposal
- A3 The submission / provision / implementation of fire services installations and / or water supplies for fire fighting proposals
- A4 Commencement Clause
- A5 Revocation clause

Advisory Clauses

- (a) the planning permission is given to the development/use/structure under application. It does not condone any other development/use/structure which currently exists on the application site but not covered by the application. The applicants should take immediate action to discontinue such development/use/structure not covered by the permission;
- (b) to note the comments of the District Lands Officer/North, Lands Department as follows:
- i. The applicants should make their own arrangement for acquiring access. The Government shall accept no responsibility in such arrangement and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the applied use;
 - ii. the boundary of actual occupation area and the application site do not tally;
 - iii. unauthorised structures were erected on the application lots and on the lots that fall within the actual occupation boundary but not within the application lots. The aforesaid structures are not acceptable under the Leases concerned and his office reserves the right to take necessary lease enforcement actions against the structures concerned;
 - iv. some Government land adjoining the application site is being occupied without approval. The applicants should remove all the structures erected on the Government land concerned at their own cost. His office reserves the right to take necessary land control actions against the irregularities;
 - v. the total built-over area of the structures erected on the actual occupation area is greater than the applied one mentioned in the application; and
 - vi. the owners of the lots concerned shall apply to his office for a STW and Short Term Tenancy (STT) covering all the actual occupation area. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office;
- (c) to note the comments of the Commissioner for Transport that the unnamed local tracks are not under his department's management. In this regard, the land status of the access leading to the application site should be checked with the lands authority. The management and maintenance responsibilities of the same access should also be clarified with the relevant lands and maintenance authorities accordingly;

- (d) to note the comments of the Director of Environmental Protection as follows:
 - i. it is advised to make reference to his department's "*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*"; and
 - ii. the applicants should follow the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" to handle the discharges from the swimming pool including filtration plant backwash. The applicants shall replace the filter regularly and comply with the requirements stipulated in Water Pollution Control Ordinance for any discharge arising from the swimming pool;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicants should review the adequacy of the existing drainage system, including the arrangement of discharge from the swimming pool, to ensure that it will not cause adverse drainage impact to the adjacent area;
- (f) to note the comments of the Director of Fire Services as follows:
 - i. in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicants should submit relevant layout plans incorporated with the proposed FSI to his department for approval. In addition, the applicants should also be advised on the following points:
 - (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (2) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - ii. if the applied structures are 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.