

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/39	Proposed House	26.4.1996	A1, A3 & A5
A/NE-KTS/100	Proposed House	10.9.1999	A1, A3, A4 & A5
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, A3, A4 & A6
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, A3, A4 & A6
A/NE-KTS/347	Proposed Temporary Private Swimming Pool Ancillary to a Permitted House for a Period of 3 Years	16.8.2013	A1, A3, A4 & A6
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	A3 & A6
A/NE-KTS/474	Renewal of Planning Approval for Temporary Private Swimming Pool Ancillary to a Permitted House for a Period of 3 Years	2.8.2019	A2, A4 & A6

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 of a condition record of the existing drainage facilities implemented on the application site and review the adequacy of the existing drainage system, including the arrangement of discharge from the swimming pool
- A3 The submission / provision / implementation of landscape proposals / tree preservation scheme / landscaping treatment, including tree preservation proposal
- A4 The submission / provision / implementation of fire services installations and / or water supplies for fire fighting proposals
- A5 Commencement Clause
- A6 Revocation clause

Advisory Clauses

- (a) To note the comments of the District Lands Officer/North, Lands Department as follows:
- i. the redevelopment proposal including the proposed ancillary garage will be considered in details upon the building plan stage. In the event that redevelopment proposal does not comply with the lease e.g. the ancillary garage or part thereof is accountable for gross floor area and site coverage calculation, a lease modification is required to effect such redevelopment proposal;
 - ii. part of the filtration room on the adjoining Lot 1304 RP in D.D. 92 encroached onto the Site. His office reserves the right to take lease enforcement action against any unauthorised structure on site; and
 - iii. the lot owner may be required to apply to his department for lease modification to effect the proposed development. Such application will be considered by his department acting in the capacity of landlord at its sole discretion and there is no guarantee that such application will be approved. In any event, such application, if approved, will be subject to such terms and conditions as considered necessary.
- (b) 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 be clarified with the relevant lands and maintenance authorities accordingly.
- (c) To note the comments of the Director of Environmental Protection as follows:
- i. the operation and maintenance of the septic tank and soakaway pit should follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93. The Percolation Test and Minimum clearance requirements stated in ProPECC PN 5/93 should be fully complied with and duly certified by consulting engineer/Authorised Person; and
 - ii. the applicants should strictly observe all relevant pollution control ordinances, particularly on waste management and disposal, and put in place necessary precautionary/pollution control measures to prevent any pollution to the nearby sensitive receivers as a result of the construction activities.
- (d) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that any tree treatment works, including pruning, should be approved by the relevant tree authority as necessary prior to commencement of works.
- (e) To note the comments of Chief Building Surveyor/New Territories West, Buildings

Department (BD) as follows:

- i. the Site does not abut on a specified street which is not less than 4.5m, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation (B(P)R) at the building plan submission stage;
 - ii. emergency vehicular access (EVA) for every building of the proposed development should be provided in accordance with B(P)R 41D; and
 - iii. the applicants should appoint an Authorized Person/Registered Structural Engineer/Registered Geotechnical Engineer and submit the required plans to the Building Authority for approval in accordance with the Buildings Ordinance. His position under the Buildings Ordinance is hereby reserved.
- (f) To note the comments of Director of Fire Services that EVA 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 B(P)R 41D which is administered by BD.
- (g) To note the comments of Director of Electrical and Mechanical Services that the applicants should approach CLP Power to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the application site. The applicants are 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.