

Previous s.16 applications covering the application site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-MP/6	Recreation Centre	8.3.1996 Approved by RNTPC (3 years)  2.8.1996 Approved by TPB on review (5 years)	(1), (2)
2.	A/YL-MP/35	School for Professional Training and Development of Church Leaders and Pastors	13.11.1998 Approved by RNTPC	(1) – (6)
3.	A/YL-MP/272*	Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years	6.7.2018 Approved by RNTPC (3 years)	(1) – (4), (7) – (10)

\*revoked applications

Approval Conditions

- (1) Provision of drainage facilities / Submission of detailed plans for the proposed development's drainage channel and drainage outlet and the provision of flood mitigation and drainage facilities / Submission of condition records of the existing drainage facilities
- (2) Revocation clause.
- (3) Submission / implementation of landscaping proposals / tree survey / tree preservation plan.
- (4) Provision of FSIs and a hard paved emergency vehicular access of not less than 4.5m in width and capable of withstanding a 20-tonne fire appliance / Submission and implementation of water supplies for firefighting and fire service installations proposal.
- (5) The provision and maintenance of a vehicular access with a minimum carriageway of 6m from Castle Peak Road to the site.
- (6) The provision of recreational facilities within the school for use by the local villagers as proposed by the applicant.
- (7) No operation between 6:00 p.m. and 10:00 a.m., as proposed by the applicant, is allowed on the site.
- (8) No operation on Mondays, as proposed by the applicant, is allowed on the site.
- (9) No vehicle is allowed to queue back to or reverse onto/from the site.
- (10) Maintenance of the existing drainage facilities on the site.

**Recommended Advisory Clauses**

- (a) shorter compliance periods are imposed to monitor the progress of the compliance. 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) to note DLO/YL, LandsD's comments that the Site falls within unleased and unallocated GL at Mai Po. Should the applicant submit an application for short term tenancy (STT) for implementing the proposed temporary field study centre, there is no guarantee that the STT application will be approved. Policy support from relevant bureau is a prerequisite for application of direct grant STT. Such application, if approved by LandsD acting in the capacity as the landlord at his discretion would be subject to such terms and conditions including, among others, the payment of rental and administrative fee as may be imposed. It is noted that 2 private car parking spaces and 2 LGV parking spaces are proposed in the scheme. Given the Site is accessible to Castle Peak Road – Tam Mi through GL and private land, vehicular access to the Site could not be secured over concerned private lands in the proposed STT in future;
- (c) to note C for T's comments that the Site is connected to the public road network via a section of local access which is not managed by Transport Department. The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note DEP's comments that the applicant stated that, if dog training activities are organized, the dogs will not stay overnight; the dogs will stay inside the building; the number of dogs is limited to fifteen for each activity; and the activities will be organized in daytime only. The applicant should follow these when organizing dog training activities;
- (e) to note CHE/NTW, HyD's comments that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi;
- (f) to note DAFC's comments that the applicant should ensure the proposed development will not affect the existing trees on site;
- (g) to note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to D of FS for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is 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; and
- (h) to note DFEH's comments that if the proposed involves any commercial/trading activities, its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.