

**Similar Applications within the Same “V” Zone
on the approved Ping Shan OZP No. S/YL-PS/18**

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/464	“V”	Proposed Filling of Land for Permitted New Territories Exempted Houses (Small House)	12.12.2014	(1), (2), (3)
A/YL-PS/474	“V”	Proposed Filling of Land for Permitted New Territories Exempted Houses (Small House)	13.3.2015	(1), (2), (3)
A/YL-PS/476	“V”	Proposed Filling of Land for Permitted New Territories Exempted Houses (Small House)	17.4.2015	(1), (2), (3)
A/YL-PS/480	“V”	Proposed Filling of Land for Permitted New Territories Exempted Houses (Small House)	3.7.2015	(1), (2), (3)
A/YL-PS/481	“V”	Proposed Filling of Land for Permitted New Territories Exempted Houses (Small House)	17.7.2015	(1), (2), (3)
A/YL-PS/574	“V”	Proposed Filling of Pond for Four Permitted Houses (New Territories Exempted Houses – Small Houses)	22.3.2019	(1), (2), (3), (4)
A/YL-PS/596	“V”	Proposed Filling of Pond for a Permitted House (New Territories Exempted Houses – Small House)	15.11.2019	(1), (2), (3), (5)
A/YL-PS/597	“V”	Proposed Filling of Pond for a Permitted House (New Territories Exempted Houses – Small House)	15.11.2019	(1), (2), (3), (5)

Approval Conditions

- (1) Submission of drainage proposal including drainage mitigation measures before the issue of any certificate of exemption by the Lands Department

- (2) Implementation of drainage proposal upon completion of the land filling works
- (3) Revocation clauses
- (4) No vehicle is allowed to queue back to or reverse onto/from the Site
- (5) No vehicle is allowed to enter the Site

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)'s comments that regarding the Small House (SH) application under processing, the registered lot owner(s) should inform DLO/YL, LandsD. DLO/YL will consider the SH application(s) acting in the capacity of a landlord at its sole discretion in accordance with the NT Small House Policy. There is no guarantee that such application(s) would be approved. Besides, in general, application for New Territories Exempted House (NTEH) development other than under New Territories Small House Policy will not be entertained. Any applications, if approved, would be subject to such terms and conditions including, among others, the payment of premium and/or administrative fee as may be imposed by the LandsD.
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that in case DLO/YL decides not to issue the certificates of exemption for the site formation works and / or drainage works associated for the NTEH development, such works will require prior approval and consent under the Buildings Ordinance. In this circumstance, an Authorized Person (AP) should be appointed as the coordinator for the proposed works. The applicant may approach DLO/YL or seek AP's advice for details;
- (d) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access road should be clarified with the 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to adopt appropriate water pollution preventive measures / practices set out in the following guidance notes to prevent polluting adjacent waterbodies during the proposed filling of pond:
 - (i) Practice Note for Professional Person (ProPECC) PN 1/94 "Construction Site Drainage" :
http://www.epd.gov.hk/epd/sites/default/files/epd/english/resources_publications/files/pn94_1.pdf
 - (ii) Recommended Pollution Control Clauses for Construction Contracts:
http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html.
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest 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 installation, operation and maintenance of any sub-main within the private lots to the WSD's standards;

- (h) to note the comments of the Director of Fire Services (D of FS) that applicant is advised to follow “New Territories Exempted Houses – A Guide to Fire Safety Requirements” issued by the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (i) to note the comments of the Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should be reminded to submit building/site formation works to the Buildings Department/LandsD for approval as required under the provisions of the Buildings Ordinance.