

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-TT/125	Proposed Extension of School Building	1.3.2002	(1), (2), (3)
2	A/YL-TT/218	Proposed Temporary Place of Recreation, Sports or Culture (fitness centre, gymnasium, indoor recreation centre and sports training grounds) for a Period of 5 Years	30.11.2007 (revoked on 30.5.2008)	(4), (5), (6), (7), (8)
3	A/YL-TT/237	Proposed Temporary Place of Recreation, Sports or Culture (gymnasium, indoor recreation centre and sports training grounds) for a Period of 5 Years	21.11.2008 (revoked on 21.11.2010)	(4), (5), (6), (7), (8), (9)

Approval Conditions

- 1) the submission and implementation of landscaping proposals including tree preservation scheme.
- 2) the submission of drainage facilities proposals and provision of proper drainage facilities.
- 3) the permission should cease to have effect on 1.3.2005 unless prior to the said date either the development permitted was commenced or the permission was renewed.
- 4) the operation hour was restricted to 9:00 a.m. to 6:00 p.m., as proposed by the applicant, during the planning approval period.
- 5) the drainage facilities on the application site should be maintained at all times during the planning approval period.
- 6) the submission and implementation of tree preservation proposals by specified time limit.
- 7) the submission and provision of fire service installations proposals by specified time limit.
- 8) if any of the planning conditions was not complied with during the planning approval period/by the specified date, the approval hereby given should cease to have effect and should be revoked immediately without further notice.
- 9) the submission and implementation of access proposals by specified time limit.

Advisory clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the application site (the Site) involves Government land (GL) with existing structures (i.e. Former Wing On School) in D.D. 116. As quoted by the applicant, the Site has an area of about 3,440m² which should be subject to further verification and survey. The Site is accessible from Tai Shu Ha Road West via GL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. Your application for a direct grant Short Term Tenancy for use of the Site is currently being considered by his department. His department will consider the application at its sole discretion subject to policy support has been obtained. There is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rental or fee, as may be imposed by his department. The Site is located within “Village Type Development” (“V”) zone. Under the prevailing policy, land within “V” zone or village environ is primarily reserved for development of New Territories Exempted Houses by indigenous villagers under the NT Small House Policy;
- (b) to note the comments of the Commissioner for Transport that sufficient space within the Site should be provided for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains;
- (d) to note the comments of the Secretary for Education that the application involves a proposed temporary use of a vacant school premises for a period of 5 years and there might be sustainability concern for the operation of a school;
- (e) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisance on the surrounding area;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that the existing trees on GL within the Site should be properly preserved; and
- (g) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. FSIs Proposal shall be provided in the form of FS Notes and stated in layout plan. Total floor area of all the proposed structures shall be provided. Sprinkler System, Hose Reel System, Fire Alarm System, Emergency Lighting, Directional and Exit Sign, Portable Fire Extinguisher and secondary power supply shall be provided for any enclosed structure with gross floor area exceeding 230 sqm. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) or relevant licensing requirements, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority.