

Appendix II of RNTPC
Paper No. A/YL-KTN/619

**Detailed Comments from the Chief Town Planner/Urban Design and Landscape,
Planning Department (CTP/UD&L, PlanD)**

1. Tree planting should be provided along the site boundary for screening purpose.
2. The applicant is reminded that the proposed tree should have a min. 3m distance from structure, min. 1m between any impermeable surfacing/drainage channel and min. 600mm from the boundary fence.
3. For trees to be planted along vehicular access/maneuvering area within the Site, a fence/kerb/bollard at a min. distance of 1m from the tree trunk should be provided between the tree and vehicle to guard against potential physical damages to the trees arising from vehicular movement.
4. The applicant should make reference to the following information/guideline published by the GLTM Section, DEVB for tree maintenance and new tree planting:

護養樹木的簡易圖解 Pictorial Guide for Tree Maintenance
(https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)

正確種植方法 Proper Planting Practices
(http://www.greening.gov.hk/tc/tree_care/practices.html)

**Appendix III of RNTPC
Paper No. A/YL-KTN/619**

**Detailed Comments from the Chief Engineer/ Mainland North, Drainage Services
Department (CE/MN, DSD)**

Comments on drainage proposal:

1. All the proposed works must be located 3m away from the natural water course.
2. Invert level of the peripheral channel should be provided. The level of the channel should be lower than the adjacent ground in order to collect the overland flow.
3. The adjacent catchment should be considered in the capacity calculations of the peripheral channels.
4. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
5. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

Advisory clauses

- (a) resolve any land issues relating to the development with the concerned owners of the Site and land in the vicinity;
- (b) note DLO/YL, LandsD's comments the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The Site is accessible from Chi Ho Road via Government Land (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. The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and 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 premium or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that HyD does not and will not maintain any access connecting the Site and Chi Ho Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP;
- (f) note DAFC's comments that the Site is located near a retained abandoned meander 43CD/1 and a drainage channel. The applicant is advised to avoid disturbance and pollution to these watercourses during operation;
- (g) note CTP/UD&L of PlanD's comments that tree planting should be provided along the site boundary for screening purpose. The applicant is reminded that the proposed tree should have a min. 3m distance from structure, min. 1m between any impermeable surfacing/drainage channel and min. 600mm from the boundary fence. For trees to be planted along vehicular access/maneuvering area within the site, a fence/kerb/bollard at

a minimum distance of 1m from the tree trunk should be provided between the tree and vehicle to guard against potential physical damages to the trees arising from vehicular movement. The applicant should make reference to the following information/guideline published by the GLTM Section, DEVB for tree maintenance and new tree planting: 護養樹木的簡易圖解 Pictorial Guide for Tree Maintenance (https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) and 正確種植方法 Proper Planting Practices (http://www.greening.gov.hk/tc/tree_care/practices.html);

- (h) note CE/MN of DSD's comments on the drainage proposal that all the proposed works must be located 3m away from the natural water course. Invert level of the peripheral channel should be provided. The level of the channel should be lower than the adjacent ground in order to collect the overland flow. The adjacent catchment should be considered in the capacity calculations of the peripheral channels. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (i) note D of FS's comments that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs 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. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) note CBS/NTW, BD's comments that before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO). For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.