

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 Conditions</u>
1.	A/YL-NSW/58	Redevelopment of Small Traders New Village Public School	30.4.1999 Approved by RNTPC	1, 2, 3 & 4
2.	A/YL-NSW/243*	Proposed Temporary Place of Recreation, Sports or Culture (Civic Centre) for a Period of 3 Years	18.9.2015 Approved by RNTPC (3 years) (revoked on 18.12.2016)	2, 5, 6, 7 & 8
3.	A/YL-NSW/264	Proposed Temporary Social Welfare Facility (Integrated Community Service Centre) for a Period of 5 Years	2.3.2018 Approved by RNTPC	2, 5, 6, 7 & 8

*denotes permission revoked

Approval Conditions

- (1) The submission/ implementation of landscape proposal.
- (2) The provision of drainage facilities/ maintenance of existing drainage facilities/ submission of records of the existing drainage facilities on site.
- (3) The reprovisioning of an access path to the nearby areas.
- (4) The provision of emergency vehicular access and fire services installations
- (5) No operation between 8:00pm and 9:00am on Mondays to Saturdays/ no operation on Sundays and public holidays/ no operation between 5:30pm and 9:30am on Mondays to Fridays/ no operation between 1:30pm and 9:30am on Saturdays.
- (6) Vehicles are not allowed to reverse into or out of the site.
- (7) The submission/ provision of FSIs proposal.
- (8) Revocation clause.

Recommended Advisory Clauses

- (a) to resolve any land issues related to the development with the locals to address their concerns;
- (b) to note DLO/YL, LandsD's comments that the application site (the Site) falls within unleased/ unallocated Government land. The site area and extent of the existing buildings/ structures on site are subject to verification. The Site is accessible through Siu Sheung Road via GL. His office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site. The Site partly falls within Shek Kong Airfield Height Restriction Area. In light of no policy support could be obtained for the uses of proposed STT since 2015, his office would not further process the STT application from Buddhist Charity Education Fund Ltd. even though the TPB approves the subject planning application;
- (c) to note C for T's comments that the application 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 Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. The applicant should also be advised to remove any structure in the playground should she find that such structure would obstruct the smooth manoeuvring of vehicles;
- (d) to note CHE/NTW, HyD's comments that the proposed access arrangement of the Site from unnamed Road should be commented by Transport Department. HyD does not and will not maintain any access connecting the Site and Siu Sheung Road. Relevant departments will provide their comments, if any. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note CE/RD 2-2, RDO, HyD's comments that the Site falls within the protection boundary of the West Rail Line. As the operation of the existing railway system is not the jurisdiction of his office, he has no comments on the subject from railway development viewpoint. However, with reference to the procedures in PNAP ADM-2 and WBTC No. 19/2002, MTRCL should be consulted with respect to operation, maintenance, safety and future construction of the existing railway network;
- (f) to note DLCS's comments that from tree preservation point of view, every possible effort should be made to preserve existing trees within and adjacent to the Site and minimise the adverse impact to them during the works periods. If trees are inevitably affected, Tree Preservation and Removal Proposal should be submitted for approval in accordance with Development Bureau Technical Circular (Works) No. 7/2015; and
- (g) to note DFEH's comments that no Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operation / activities, the applicant should arrange its disposal properly at her own expenses. Proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the DFEH under the Public Health and

Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.