

**Similar s.16 Applications within the same “OS” Zone
on the Ngau Tam Mei Outline Zoning Plan**

Approved Applications

	<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-NTM/94	Proposed Pond Filling (for Temporary Open Storage of Marble and New Sanitary Fittings) for a Period of 3 Years	11.8.2000 (3 years)	2,5,6
2.	A/YL-NTM/302	Proposed Pond Filling for Permitted Open Storage Use (Tiles and Metal Construction Equipments)	22.8.2014	1,3,4,6
3.	A/YL-NTM/304	Proposed Pond Filling for Permitted Open Storage Use (Tiles and Metal Construction Equipments)	22.8.2014	1,3,4,6
4.	A/YL-NTM/305	Proposed Pond Filling for Permitted Open Storage Use (Tiles and Metal Construction Equipments)	22.8.2014	1,3,4,6
5.	A/YL-NTM/316	Proposed Pond Filling for Permitted Open Storage Use (Tiles and Metal Construction Equipments)	8.5.2015	1,3,4,5,6
6.	A/YL-NTM/349	Proposed Filling of Ponds for Permitted Open Storage Use (Tiles and Metal Construction Equipment)	2.3.2018	1,3,4,5,6

Approval Conditions

- 1 no part of the site is allowed to be filled to a depth exceeding 0.6m/1m/1.2m/1.5m as proposed by the applicant
- 2 provision of drainage facilities
- 3 the submission and implementation of drainage proposal
- 4 no pond filling works on site should commence until the implementation of drainage proposal
- 5 the submission and implementation of a landscape proposal
- 6 revocation clause



Recommended Advisory Clauses

- (a) to note DLO/YL, LandsD's comments that the Site comprises an Old Scheduled agricultural lot held under the Block Government Lease on which no structures are allowed to be erected without prior approval of the Government;
- (b) to note C for T's comments that the Site is connected to Kwu Tung Road via a section of a local access which is not managed by Transport Department. 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. No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period;
- (c) to note CHE/NTW of HyD's comments that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drain;
- (d) to note DEP's comments that the pond should not be filled with construction waste and it is the applicant's responsibility to comply with all environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) to minimize the environmental impacts during the construction stage;
- (e) to note DAFC's comments that the applicant should be reminded not to affect the adjacent pond within the "Green Belt" zone to the southeast of the Site during the pond filling work;
- (f) to note CE/MN, DSD's comments that the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains & the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations & charts should be included. (For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site. After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the

unobstructed discharge from the application site in future. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the site;

- (g) to note CBS/NTW, BD's comments that before any new building works (including containers and open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Buildings Department (BD) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the 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 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) Regulation (B(P)R) respectively; and the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- (h) to note DEMS's comments that the applicant shall approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within or in the vicinity of the application site. Based on the cable plans and the relevant drawings obtained, if there is underground cable and/or overhead line within or in the vicinity of the application site, the applicant shall carry out the following measures: (a) For application site within the preferred working corridor of high voltage overhead lines at transmission voltage level 132kV or above as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) published by the Planning Department, prior consultation and arrangement with CLP Power is necessary; (b) Prior to establishing any structure within the application site, the applicant and/or his contractors shall liaise with the electricity supplier and, if necessary, ask CLP Power to divert the underground cable and/or overhead line away from the vicinity of the proposed structure; (c) The Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by the applicant when carrying out works in the vicinity of the electricity supply lines.