

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-SK/148	Proposed Three Houses (New Territories Exempted Houses)	21.8.2009	(a), (b)
2	A/YL-SK/201	Proposed Four Houses (New Territories Exempted Houses)	25.7.2014	(a), (b)

Approval Conditions

- (a) the submission and implementation of landscape and tree preservation proposal
- (b) the submission and implementation of drainage proposal



Detailed comment of CE/MN of DSD on the submitted drainage proposal

- (a) The gradients of the proposed u-channel should be shown on the drainage plan.
- (b) Please provide calculation to justify the dimensions of the proposed u-channel.
- (c) The invert level of the proposed catchpit should be shown on the drainage plan for reference.
- (d) The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.
- (e) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the development.
- (f) The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan. Please ensure adequate opening at the proposed hoarding/peripheral wall are provided to allow intercepting the overland flow.
- (g) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
- (h) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- (i) The applicant should consult DO/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) the proposed development must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable;
- (b) note PLE/VI&SD, LandsD's comments that the registered lot owner is required to obtain approval from LandsD to effect the proposed development. The LandsD will consider his application acting in the capacity as the landlord and there is no guarantee that such application would be approved. Any application, if approved, would 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) note CE/NTW, HyD's comments that HyD is not and shall not be responsible for the maintenance of the accesses connecting the Site and Kam Sheung Road;
- (d) note DAFC's comments that the agricultural land to the northwest of the Site is considered to be suitable for agricultural rehabilitation and is of agricultural value that should be preserved. There is a pond near the Site and a watercourse in the proximity along the western boundary of the Site. The applicants are advised to undertake precautionary and mitigation measures to minimize off-site impacts to both the nearby pond and stream course, such as good site practices and proper treatment/disposal of waste/sewerage generated from the proposed development and undertake all necessary measures to prevent damages to plants and trees in the "CA" zone;
- (e) note CTP/UD&L's comments that three existing *Macaranga tanarius* (血桐) to the east of the house 4 along the site boundary which are not in conflict with the building footprint should be preserved;
- (f) note DEP's advice that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person (AP). It is the obligation of the applicants to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures to prevent polluting the pond and watercourse adjacent to the subject site. The applicant is advised to adopt appropriate pollution control measures / good practices set out in the following guidance notes with a view to avoid and minimize environmental pollution to nearby sensitive receivers during the construction period;
- (g) note CBS/NTW, BD's comments that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance. An Authorized Person must be appointed for the site formation and communal drainage works;

- (h) note CE/C, WSD's comments that due to the relatively high level and remoteness of the Site, the applicants may need to make use of their private pump system to effect adequate water supply to the proposed development. The applicants shall be responsible for the construction, operation and maintenance to WSD's standards of any private water supply system for water supply to the proposed development. The applicants shall not be allowed to use the existing waterworks vehicular access road along the catchwater for making access to the proposed development; and
- (i) note D of FS's comments that the applicants are advised to follow the "New Territories Exempted Houses – A Guide to Fire Safety Requirements" issued by LandsD.