

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/154	Proposed Drug Rehabilitation and Recreation Centre for Problem Youths (Social Welfare Facility)	9.8.2002 (lapsed on 10.8.2006)	A1, A2 & A5
A/NE-KTS/254	Social Welfare Facility (Drug Rehabilitation and Recreation Centre)	24.8.2007 (approved on a temporary basis until 23.10.2010) (Revoked on 24.11.2009)	A1, A2, A3, A4 & A6
A/NE-KTS/282	Social Welfare Facility (Drug Rehabilitation and Recreation Centre)	5.3.2010 (lapsed on 6.3.2018)	A1, A2, A3, A4 & A5

Approval Conditions

- A1 The submission/design and/or implementation of drainage proposals
- A2 The submission and/or implementation of landscaping and tree preservation proposals
- A3 The submission/design of proposals for water supplies for fire fighting and fire service installations
- A4 The provision of water supplies for fire fighting and fire service installations
- A5 The commencement clause
- A6 The revocation clause

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the local and public concerns as stated in paragraph 9.1.12 and 10 of the paper and to ensure proper operation and management of the drug rehabilitation centre to minimise nuisance to nearby residents;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the applicant may apply to his department for private treaty grant, subject to policy support being granted by appropriate bureau to the applicant, to effect the development. Such application will be considered by his department acting in its capacity as a landlord at its sole discretion and there is no guarantee that the private treaty grant for the proposed redevelopment will be approved. In the event that the private treaty grant application is approved, they would be subject to such terms and conditions, including, among other things, the payment of premium and administrative fee, as may be imposed by his department at its sole discretion;
- (d) to note the comments of the Commissioner for Transport that the village road connecting the Site and Castle Peak Road Kwu Tung is not managed by his department. The applicant should check the land status of the access with the lands authority, and clarify its management and maintenance responsibilities with the relevant lands and maintenance authorities accordingly;
- (e) to note the comments of the Director of Environmental Protection that there is no existing public sewer in the vicinity of the Site. The applicant should also be reminded to observe relevant pollution control legislations such as Noise Control Ordinance, Air Pollution Control Ordinance, Water Pollution Control Ordinance, Waste Disposal Ordinance, etc. during construction and operation stages of the proposed redevelopment;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department as follows:
 - i. the applicant should refrain from excessive tree pruning. Improper tree pruning is detrimental to the appearance and healthy growth of trees and may result in irrecoverable tree injury. Please seek expert advice from qualified arborist on tree works as necessary;
 - ii. there is adequate space for more trees planting along the northern boundary;
 - iii. the proposed *Terminalia mantaly* (小葉欖仁) is a tree species with wide spreading horizontal branches and the proposed planting location near the building do not have adequate space for tree growth. Please revise with small tree species with oval or columnar shape tree canopy. A minimum clearance of 600mm between the tree and drainage channel

and 3m away from building structures should be observed;

- iv. under the proposed tree planting, the planter strip (1.2m wide) along the southern boundary can be planted with large flowering shrubs; and
 - v. all trees should be at least 2.75m and individual tree pits should have proper planter edge with min size of 1m (L) x 1m (W) x 1.2m (D) and backfilled with proper planting soil;
- (g) to note the comments of the Director of Fire Services that emergency vehicular access arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by Buildings Department;
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department as follows:
- i. if the Site is found to be subject to significant natural terrain landslide hazards in the future, he should request DLO/YL, LandsD to cancel the current Short Term Tenancy and vacate and/or fence off the structures affected on safety grounds; and
 - ii. the proposed foundation, site formation and excavation & lateral support works shall be submitted to the Buildings Department for approval, if found applicable;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
- i. if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - ii. before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - iii. 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;
 - iv. 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 respectively;
 - v. 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 Building (Planning) Regulations at the building plan submission stage;

- vi. the sustainable building design requirements and pre-requisites under the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP 151 and 152 for gross floor area (GFA) concessions would be applicable to development in the Site if GFA concessions for green/amenity features and/or non-mandatory/non-essential plant rooms and services are claimed; and
 - vii. detailed consideration will be made at the building plan submission stage;
- (j) the site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D. If the site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under Building (Planning) Regulation 19(3) at building plan submission stage.

