

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/146	Proposed House (New Territories Exempted House – Small House)	21.12.2001	A1, A2, A3 & A8
A/NE-KTS/344	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	19.7.2013 (Revoked on 19.10.2015)	A3, A4, A5, A6, A7 & A9
A/NE-KTS/406	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	4.12.2015 (Revoked on 4.5.2018)	A3, A5, A6, A7, & A9

**Approval Conditions**

- A1 The provision of drainage facilities
- A2 The provision of fire service installations
- A3 The submission and/or implementation of landscaping and/or tree preservation proposals
- A4 The submission of drainage proposals
- A5 The implementation of drainage proposals
- A6 The submission of proposals of emergency vehicular access arrangement, water supplies for fire fighting and fire service installations
- A7 The implementation of proposals of emergency vehicular access arrangement, water supplies for fire fighting and fire service installations
- A8 The commencement clause
- A9 The revocation clause



**Similar Application within the same "V" Zone  
on the Kwu Tung South Outline Zoning Plan**

**Approved Application**

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/446	Social Welfare Facility (Residential Care Home for Persons with Disabilities)	3.2.2017	A1, A2, A3, A4 & A5

**Approval Conditions**

- A1 The submission of drainage proposal
- A2 The implementation of drainage proposal
- A3 The submission of proposals for fire service installations and water supplies for firefighting
- A4 The provision of fire service installations and water supplies for firefighting
- A5 The revocation clause



Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (c) to note the comments of the District Lands Officer/North, Lands Department that the Site is Old Schedule Lots held under Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make its own arrangement for acquiring access. The Government shall accept no responsibility on such arrangement;
- (d) to note the comments of the Commissioner for Transport that the village track/private land connecting Fan Kam Road is not under his department's management. 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 all relevant requirements for septic tank and soakaway system in the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" issued by his department should be met. The applicant is 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 operation stage of the development. In particular, there is a water course near the site boundary. The applicant is advised to put in place necessary precautionary/pollution control measures to prevent any pollution of nearby natural stream/water courses;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that a few of conifers located in 'Greenzone' shown on the tree preservation and landscape proposal submitted by the applicant are missing in the landscape proposal;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
  - i. for any Unauthorised Building Works erected on leased land, enforcement action may be taken by the BA 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 application site under the BO;

- ii. if the proposed use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
  - iii. 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.
- (h) 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 the Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or formal from the relevant authority;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that noting that the applicant would protect the existing water mains within the Site, the applicant should follow the following conditions:
- i. no development which requires resiting of existing water mains will be allowed;
  - ii. no materials stored within 1.5 metres from the centre line(s) of water mains. Free access shall be made available at all times for staff of DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - iii. no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of DWS. Rigid root barriers may be required if the clear distance between the proposed tree and pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
  - iv. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
  - v. tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains.