

**Similar Applications for School Uses
within the Same “V” zone on the Kam Tin North Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-KTN/139	Proposed Extension of Tung Tak School	21.12.2001	Nil
2	A/YL-KTN/407	Proposed School (Extension to an Existing School)	21.6.2013	(1), (2), (3)
3	A/YL-KTN/550	School (Nursery / Kindergarten)	3.3.2017 [revoked on 3.9.2017]	(3), (4)
4	A/YL-KTN/583	School (Nursery / Kindergarten)	26.1.2018 [revoked on 27.4.2019]	(3), (4)

Approval Conditions

- (1) The submission and implementation of landscaping proposal
- (2) The submission and implementation of a drainage proposal
- (3) The submission and implementation of fire service installations proposals and water supplies for fire fighting.
- (4) If any of the planning conditions is not complied with by a specified date, the approval hereby given shall cease to have effect and shall be revoked without further notice.

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site is located on unleased Government Land (GL). No permission is given for occupation of GL (about 1,700m² subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. With the implementation of the tightened arrangements for handling regularization applications, LandsD will no longer accept application for regularization of new or extension of unlawful occupation of GL or erection of new structures which is found commenced on or after 28.3.2017. The Site is accessible to Kam Tin Road via GL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way. The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures shall not exceed the relevant airfield height limit within SKAHRA. Under the prevailing policy, direct grant Short Term Tenancy (STT) over GL that is capable of separate alienation would only be considered if the applicant could obtain a policy support from the relevant bureau / department for the proposed development even if a planning permission is given. However, there is no guarantee that such application(s) will be approved;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that Kam Kong Road is not maintained by his Office. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (d) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the DEP; and
- (e) 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 surroundings. For any waste generated from the activity / operation, the applicant should arrange disposal properly at their own expense. Proper license / 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.