

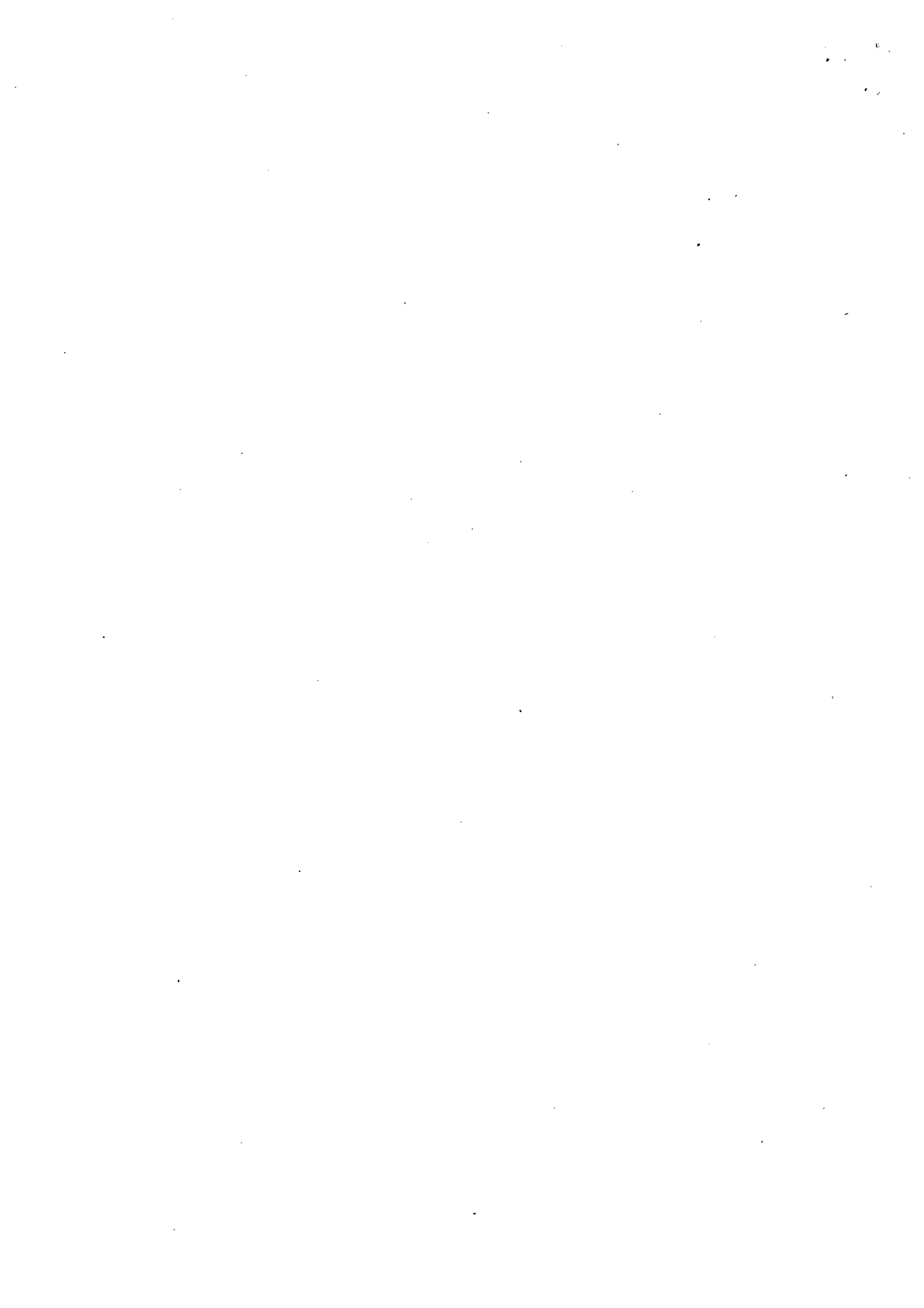
Previous s.16 applications covering the application site

Approved Application

<u>No.</u>	<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-MP/6	Recreation Centre	8.3.1996 Approved by RNTPC (3 years) 2.8.1996 Approved by TPB on review (5 years)	(1), (2)
2.	A/YL-MP/35	School for Professional Training and Development of Church Leaders and Pastors	13.11.1998 Approved by RNTPC	(1) - (6)

Approval Conditions

- (1) Provision of drainage facilities / Submission of detailed plans for the proposed development's drainage channel and drainage outlet and the provision of flood mitigation and drainage facilities.
- (2) Revocation clause.
- (3) Submission / implementation of landscaping proposals / tree survey / tree preservation plan.
- (4) Provision of FSIs and a hard paved emergency vehicular access of not less than 4.5m in width and capable of withstanding a 20-tonne fire appliance.
- (5) The provision and maintenance of a vehicular access with a minimum carriageway of 6m from Castle Peak Road to the site.
- (6) The provision of recreational faculties within the school for use by the local villagers as proposed by the applicant.



Recommended Advisory Clauses

- (a) to note DLO/YL, LandsD's comments that the Site is located on unleased/unallocated 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. The Site is accessible to Castle Peak Road - Tam Mi through both GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over GL to the Site. The Site does not fall within Shek Kong Airfield Height Restriction Area. Should planning approval be given to the planning application, the applicant has to apply for a formal approval prior to the actual occupation of the GL. Such application will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions including among the payment of premium or fee, as may be imposed by LandsD;
- (b) to note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be clarified with 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;
- (c) to note CHE/NTW, HyD's comments that his department does not and will not maintain any access connecting the Site and Castle Peak Road - Tam Mi as well as Ha Chuk Yuen Road; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note DEP's comments that if dog training activities are organized, the dogs will not stay overnight; the dogs will stay inside the building; the number of dogs is limited to fifteen for each activity; and the activities will be organized in daytime only;
- (e) to note DAFC's comments that the applicant should ensure the proposed development will not affect the existing trees on-site;
- (f) to note CTP/UD&L's comments that the surrounding is of rural landscape character comprised of village houses, fallow and active agricultural land and tree groups. According to his site inspection on 4.6.2018, the Site has been abandoned for years involving 4 existing buildings and a number of mature trees with fair to good condition. According to the submission for the application, no detailed development proposal for the proposed use is provided. As the school buildings are in deteriorated condition, extensive renovation works is anticipated. Given that mature trees within the Site have not been attended to for years, their potential risk to users have to be assessed. Moreover, it is not certain if adverse impact on existing trees will be arisen from renovation work of the buildings;
- (g) to note D of FS's comments that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note DFEH's comments that if any Food and Environmental Hygiene Department (FEHD)'s facility is affected by the development, FEHD's prior consent must be

obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD. Proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction. If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.