

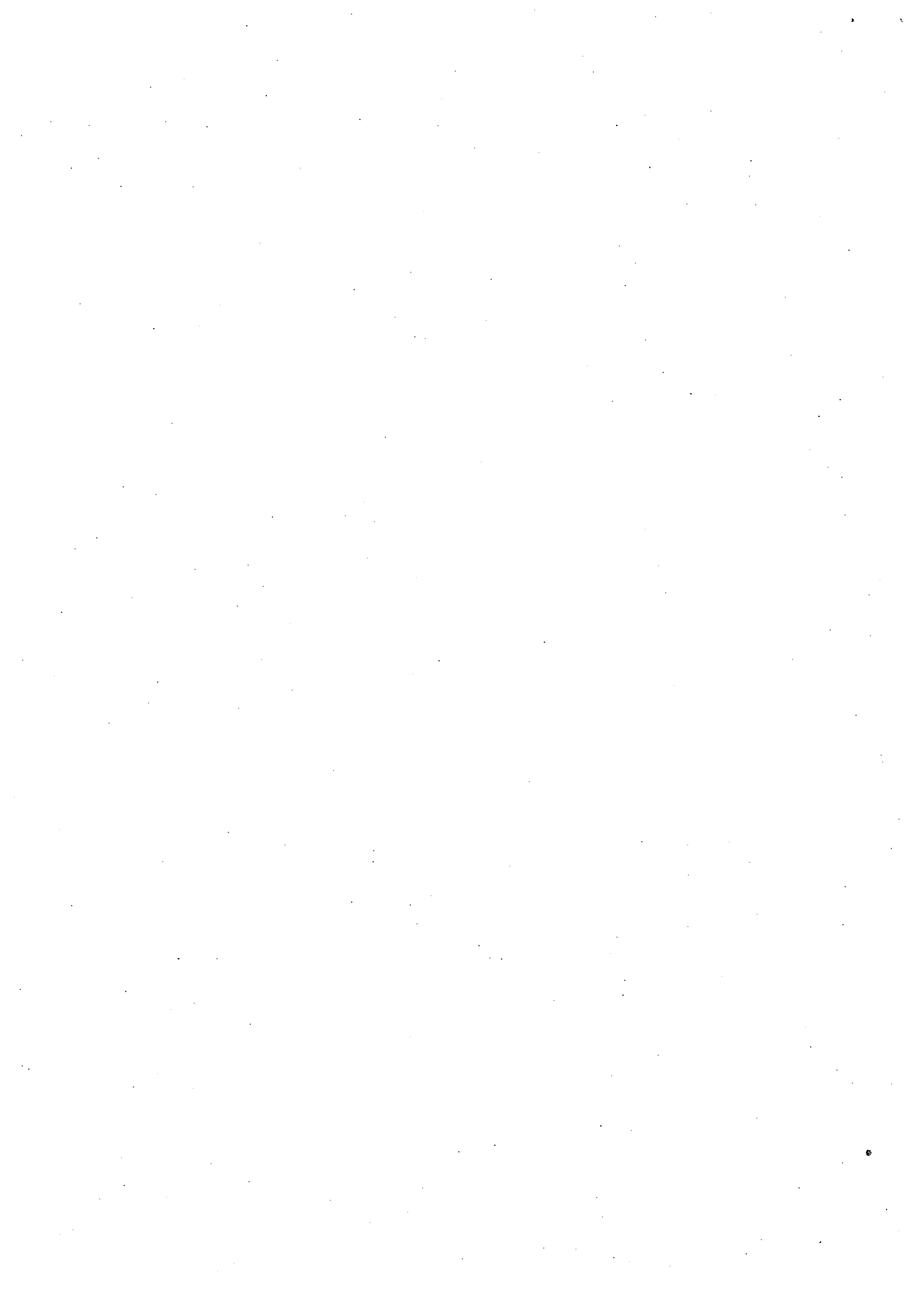
**Similar s.16 Application within the "V" zone
on the Mai Po & Fairview Park OZP No. S/YL-MP/6**

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1.	A/YL-MP/245	Proposed School (Kindergarten)	22.1.2016 Approved by RNTPC	All

Approval Conditions

1. The submission and implementation of water supplies for firefighting and fire services installations proposal.
2. The implementation of accepted drainage proposal.



Recommended Advisory Clauses

- (a) to note DLO/YL, LandsD's comments that the Site falls within unleased and unallocated Government Land at Mai Po. The site area and extent of existing buildings/structures on the site are subject to verification. Should the applicant submits an application for short term tenancy (STT) for implementing the proposed school, such application will be dealt with by his department acting in the capacity as the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including, among others, the payment of rental and administrative fee as may be imposed. The applicant should be reminded that policy support from relevant bureau is a prerequisite for the application of direct grant STT. It is noted that vehicles parking spaces, loading and unloading spaces for taxi spaces and school bus are proposed in the scheme. Regarding vehicular access to the Site, please take note that LandsD has no record of management and maintenance responsibilities of the local access road. Vehicular access to the Site could not be secured over existing local access in the proposed STT in future. Regarding the related STT application, the STT will normally be granted for a fixed term of three years (or extended to 5 years with relevant bureau's support) and thereafter quarterly. Departmental circulation, local consultation and policy support for the direct grant STT (including the fixed term) will be conducted during the processing of the STT application after applicant's obtaining planning approval;
- (b) to note C of T's comments that the Site is connected to the public road network via a section of local access which is not managed by Transport Department (TD). The land status of the local access road should be clarified by 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 HyD is not/shall not be responsible for the maintenance for any access connecting the Site and Castle Peak Road – Mai Po. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (d) to note DAFC's comments that the applicant is advised to properly preserve the existing trees on GL within the Site;
- (e) to note D of FS's comments that the applicant is advised to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department;
- (f) to note CE/MN, DSD's comments that the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. (For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submiss

ion.pdf for reference). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site. After completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. The applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site; and

- (g) to note DFEH's comments that 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.