

Previous s.16 Applications covering the Application Site

Approved Applications

| <u>No.</u> | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|-------------------|-------------------------------|---|--|---------------------------------------|
| 1. | A/YL-NSW/58 | Redevelopment of Small Traders New Village Public School | 30.4.1999 Approved by RNTPC | 1, 2, 3 & 4 |
| 2. | A/YL-NSW/243* | Proposed Temporary Place of Recreation, Sports or Culture (Civic Centre) for a Period of 3 Years | 18.9.2015 Approved by RNTPC (3 years) (revoked on 18.12.2016) | 2, 5, 6, 7 & 8 |

* denotes permission revoked

Approval Conditions

- (1) The submission/ implementation of landscape proposal.
- (2) The provision of drainage facilities/ maintenance of existing drainage facilities.
- (3) The reprovisioning of an access path to the nearby areas.
- (4) The provision of emergency vehicular access and fire services installations
- (5) No operation between 8:00pm and 9:00am on Mondays to Saturdays/ no operation on Sundays and public holidays
- (6) Vehicles are not allowed to reverse into or out of the site.
- (7) The submission/ provision of FSIs proposal.
- (8) Revocation clause.

Recommended Advisory Clauses

- (a) to resolve any land issues related to the development with the locals to address their concerns;
- (b) to note DLO/YL, LandsD's comments that the application site (the Site) falls within unleased/unallocated GL. The site area and extent of existing buildings/ structures on site are subject to verification. The Site is accessible through Siu Sheung Road via GL. His Office does not provide any maintenance work for the GL involved and does not guarantee any right-of-way to the Site. The Site falls partly within Shek Kong Airfield Height Restriction Area. Should planning approval be given to the application, the applicant may submit an application to this office for the grant of Short Term Tenancy (STT) to effect the proposal. Such application will be considered by LandsD acting in its capacity as the landlord of lessor at its sole discretion and there is no guarantee that such application for the proposed uses will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent, deposit and administrative fee (if applicable), as may be imposed by LandsD;
- (c) 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 applicant should clarify the land status of the local access road with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note CHE/NTW, HyD's comments that the existing vehicular access connecting the Site and Siu Sheung Road is not and will not be maintained by Highways Department. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note CE/RD 2-2, RDO, HyD's comments that the Site partly falls within the protection boundary of the existing WR Line, with reference to the procedures in PNAP ADM-2 and WBTC No. 19/2002, MTRCL should be consulted with respect to operation, maintenance, safety and future construction of the existing railway system accordingly. He has no comment on the planning application from railway development point of view provided that MTRCL's requirements will be followed. However, in view of the close proximity to the existing WR Line, the Site might be subject to railway noise impact of the WR Line. The applicant is reminded to take into account the current and future operation of the railway noise of the WR Line, and to provide noise mitigation measures for the subject development, if necessary at their own cost;
- (f) to note DSW's comments that the applicant should ensure there is no financial implications, both capital and recurrent, incurred to Social Welfare Department;
- (g) to note H(GEO), CEDD's comments that an existing sloping ground is located to the east of the Site. The applicant is advised to provide a buffer zone between the easternmost boundary wall of the vacant school building and the easternmost site boundary. The buffer zone shall be fenced off and no manned facilities shall be allowed inside this zone;
- (h) to note DEMS's comments that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing,

organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplies (i.e. CLP power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and

- (i) to 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 to the surrounding. For any waste generated from the commercial/trading activities, the applicant should arrange its disposal properly at their own expenses. Proper licence/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.