

**Appendix II of RNTPC  
Paper No. A/YL-PH/784**

**Detailed Comments of the Chief Town Planner/Urban Design and Landscape,  
Planning Department (CTP/UD&L, PlanD)**

- (i) Referring to the submitted proposed Landscape Plan and proposed Drainage Plan, it is observed that the locations of proposed trees are in conflict with proposed surface U-channel. The applicant should provide a typical section showing the relationship between the proposed tree planting and drainage channel. Please also be reminded that a minimum distance of 1m should be maintained between the proposed tree and drainage channel.
- (ii) Please be reminded that all proposed trees should be planted at grade of min. 1m(W) x 1m (L) x 1.2m (soil depth) and supported with tree stakes for healthy establishment of the trees.
- (iii) Nothing proposed trees are located along the proposed manoeuvre path of vehicles, tree protective measures, e.g. kerbs or wheel stoppers at a minimum distance of 1m in front of the proposed trees, should be installed and indicated on the plan.
- (iv) Nothing the proposed vehicular access to the Site via the adjacent site, access arrangement from relevant administrative party should be sought.



**Advisory Clauses**

- (a) the permission is given to the development/use under application. It does not condone any other development/use which are not covered by the application;
- (b) note DLO/YL, LandsD's comments that the Site comprises Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The Site is accessible to Fan Kam Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. The lots owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (c) note C for T, TD'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 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;
- (d) note CHE/NTW, HyD's comments that HyD is not and shall not be responsible for the maintenance of any existing access connecting the Site and Fan Kam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) adopt environmental mitigation measures as set out in the "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD to alleviate any potential environmental nuisance. It is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures. Effluent discharges from the proposed use are subject to control under the Water Pollution Ordinance (WPCO). A discharge licence under the WPCO should be obtained before a new discharge is commenced. If septic tank and soakaway system is used, its design and construction should follow the requirements of the Practice Note for Professional Person (ProPECC) PN/5/93 "Drainage Plans subject to Comment by the Environmental Protection Department";
- (f) note CTP/UD&L of PlanD's comments that referring to the submitted proposed Landscape Plan and proposed Drainage Plan, it is observed that the locations of proposed trees are in conflict with proposed surface U-channel. The applicant should provide a typical section showing the relationship between the proposed tree planting and drainage channel. Please also be reminded that a minimum distance of 1m should be maintained between the proposed tree and drainage channel. Please be reminded that all proposed trees should be planted at grade of min. 1m(W) x 1m (L) x 1.2m (soil depth) and supported with tree stakes for

healthy establishment of the trees. Nothing proposed trees are located along the proposed manoeuvre path of vehicles, tree protective measures, e.g. kerbs or wheel stoppers at a minimum distance of 1m in front of the proposed trees, should be installed and indicated on the plan. Nothing the proposed vehicular access to the Site via the adjacent site, access arrangement from relevant administrative party should be sought;

- (g) note CBS/NTW, BD's comments that unless the on-site structure is a New Territories Exempted House (NTEH) development, it is an unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD 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 Site under the BO. Before any new building works (including containers / open sheds as temporary buildings and land filling) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (h) note DAFC's comments that there is a watercourse to the east of the Site. The applicant is advised to adopt necessary measures to prevent polluting the watercourse during operation; and
- (i) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plan should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.