

**Previous s.16 Application Covering The Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/YL-KTS/270	Extension of Shek Wu School	15.3.2002	(1), (2), (3)
2.	A/YL-KTS/756	Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]	(1), (2), (4), (5), (6), (7), (8), (9), (10),
3.	A/YL-KTS/792	Proposed Temporary Social Welfare Facilities (Elderly and Youth Centre) for a Period of 3 Years	3.8.2018	(1), (2), (4), (5), (6), (7), (8), (9), (10),

**Approval Conditions:**

- (1) The submission and implementation of drainage proposal/provision of drainage facilities/maintenance of the drainage facilities
- (2) The submission and implementation of fire services installation proposal/ provision of emergency vehicular access, water supplies for fire fighting and fire services installations
- (3) The permission shall cease to have effect unless either the development permitted is commenced or the permission is renewed
- (4) Restriction on operation hour
- (5) no public announcement system, portable loudspeaker or audio amplification system is allowed to be used on the site at any time during the planning approval period
- (6) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be stored/parked at or enter/exit the site at any time during the planning approval period
- (7) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period
- (8) the existing trees and landscape planting on the site shall be maintained at all times during the planning approval period
- (9) if any of the planning conditions is not complied with during the planning approval period or by the specified date, the planning approval shall be revoked immediately without further notice
- (10) Reinstatement of the site upon the expiry of the planning permission

**Advisory Clauses**

- (a) note DLO/YL, LandsD's comments that the Site comprises government land (GL) having an area of about 1,690m<sup>2</sup>, of which actual site area and boundary of the GL involved will be subject to verification upon receipt of short term tenancy application if any. The Site is accessible from Kam Sheung Road via a number of adjoining private lots and GL. Hence, there is no guarantee of any right-of-way (for pedestrians or vehicles) from Kam Sheung Road to the Site would be available. Subject to the availability of the GL involved, the applicant should be reminded that necessary policy support from the Secretary for Home Affairs (SHA) for short term tenancy (STT) application of the Site would be required to implement the proposal. Upon receipt of the STT application with policy support being given by SHA, LandsD would consider the application in accordance with applicable policy and practice while there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions including payment of rent, to be imposed by LandsD in the landlord capacity at its sole discretion;
- (b) 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" to minimize any potential environmental nuisances;
- (c) note CTP/UD&L of PlanD's comments that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate; and
- (d) 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 plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI 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) (Cap. 123) or relevant licensing requirements, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.