

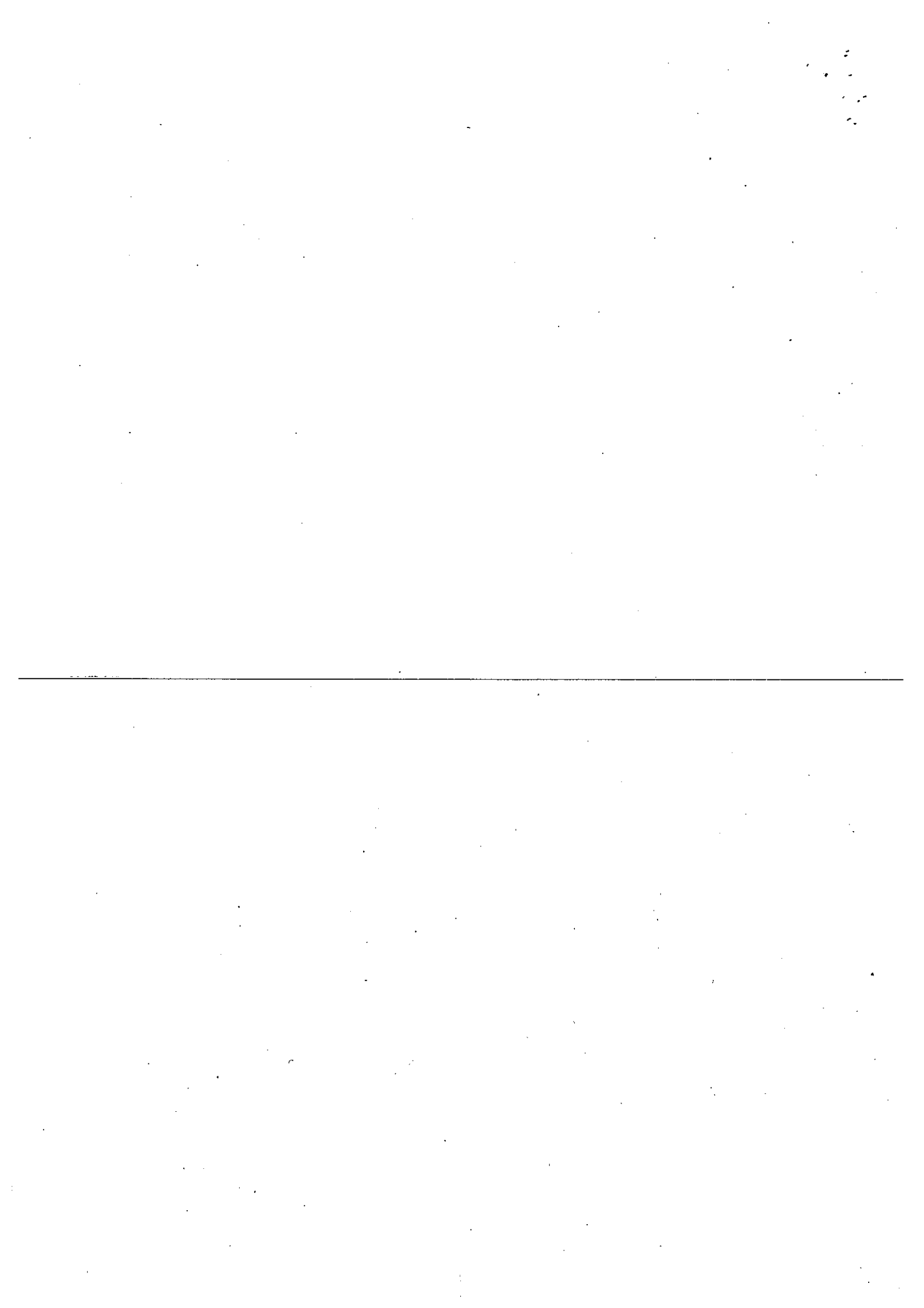
Similar s.16 Applications within the same "OS" zone on the OZPApproved Applications

<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-NTM/245*	Proposed Pond Filling for Permitted Agricultural Use	12.2.2010 approved by RNTPC (revoked on 30.11.2012)	1, 2, 3, 4, 5, 6 & 7
2.	A/YL-NTM/302	Proposed Filling of Ponds for Permitted Open Storage Use (Tiles and Metal Construction Equipments)	22.8.2014 approved by RNTPC	2, 5 & 7
3.	A/YL-NTM/304	Proposed Filling of Ponds for Open Storage of Construction Materials (Tiles and Metal Construction Equipments)	22.8.2014 approved by RNTPC	2, 5 & 7
4.	A/YL-NTM/305	Proposed Filling of Ponds for Open Storage of Construction Materials (Tiles and Metal Construction Equipments)	22.8.2014 approved by RNTPC	2, 5 & 7
5.	A/YL-NTM/316	Proposed Filling of Ponds for Open Storage Use (Tiles and Metal Construction Equipments)	8.5.2015 approved by RNTPC	2, 5, 6 & 7

* denotes permission revoked

Approval Conditions

- (1) No pond filling works on the subject site should commence until the existing construction waste and debris at the site was removed.
- (2) No part of the site was allowed to be filled to a depth exceeding 1m/1.2m/1.5m as proposed by the applicant.
- (3) No contaminated soil and waste as defined under the Waste Disposal Ordinance Cap. 354, including construction and demolition material, should be used to fill the site
- (4) Soil suitable for crop farming should be used to fill the site.
- (5) The submission and implementation of a drainage proposal/ no pond filling works on the subject site should commence until the implementation of the drainage proposal recommended therein to the satisfaction of the Director of Drainage Services or of the TPB.
- (6) The submission and implementation of a landscaping proposal.
- (7) Revocation clause.



Recommended Advisory Clauses

- (a) to resolve any land issues related to the development with the concerned owner(s) of the application site (the Site);
- (b) to note DLO/YL, LandsD's comments that the Site comprises an Old Schedule Agricultural Lot 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. No permission is given for occupation of Government Land (GL) of about 27m² in area (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 Kwu Tung Road through both GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way. The Site does not fall within Shek Kong Airfield Height Restriction Area. Should planning approval be given to the application, the lot owner will need to apply to his office to permit the structures to be erected or regularize any irregularity on site. Besides, the applicant has to either exclude the GL from the Site or apply a formal approval prior to the actual occupation of the GL. Such application will be considered by the Lands Department acting in the capacity of the landlord or lessor 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 others the payment of premium or fee, as may be imposed by the Lands Department;
- (c) to note CHE/NTW, HyD's comments that Highways Department (HyD) is not/shall not be responsible for the maintenance of any village access road connecting the Site and public road such as Ka Lung Road and Kwu Tung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note DAFC's comments that the applicant is advised to adopt necessary measures to avoid disturbing and polluting the watercourse to the west of the Site during filling of the pond and operation;
- (e) to note CBS/NTW, BD's comments that before any site formation works are to be carried out on the Site, prior approval and consent of the Building Authority are required. An Authorized Person should be appointed as the coordinator for the proposed site formation works in accordance with the Building Ordinance;
- (f) to note CE/MN, DSD's comments on the drainage proposal submitted by the applicant from the drainage operation and maintenance point of view that a larger drainage plan showing more clear details of the existing drains and the proposed drains (e.g. cover & invert levels of pipes/catchpits and ground levels justifying waterflow etc.) should be provided. Last manhole(s) with details should be specified. Details of discharge point(s) should be specified. After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. 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 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;

- (g) to note CTP/UD&L, PlanD's comments on the submitted landscape plan that the applicant should overlay the proposed tree planting with the open storage layout for his review. For sustainable tree growth, the proposed tree should have a min. 3m distance from the structure, min. 1m between any impermeable surfacing and min. 600mm from the boundary fencing. A tree pit of min. 1m x 1m should be provided for at-grade tree planting with a soil depth of 1.2m and free drain bottom. For trees to be planted along vehicular access within the site, a fence/kerb/bollard at a min. distance of 1m from the tree trunk should be provided between the tree and vehicle to guard against potential physical damages to the trees arising from vehicular movement. Considering the available planting space within the Site is limited, the applicant should plant small size or columnar trees such as *Bauhinia blakeana* 洋紫荊 or *Garcinia subelliptica* 福木;
- (h) to note C of P's comments that no parallel trading/ general merchandise operations (GMO) activities should be undertaken at the Site;
- (i) to note CE/C, WSD's comments that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for construction, operation and maintenance of the inside services within the private lots to WSD's standard; and
- (j) to note H(GEO)'s comments that a natural watercourse is located within and along the boundary of the Site. The applicant should be reminded that the proposed filling works would not affect the existing natural watercourse along the site boundary.