

Previous Applications covering the Application Site

Approved Applications

	<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-TT/75	Pond Filling for Grass Growing and Tree Plantation	2.6.2000	(1)

Approval Condition(s):

(1) Provision of drainage facilities

Detailed Comments of the Chief Engineer/Mainland North, Drainage Services Department

1. U-channel should also be provided along the east boundary of the Site.
2. The invert levels of the proposed catchpits should be shown on the drainage plan for reference.
3. The proposal should indicate how the runoff (the flow direction) in the vicinity would be discharged.
4. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, should be indicated on plan. The relevant connection details should be provided for comment.
5. The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan.
6. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given.
7. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit.
8. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
9. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

**Appendix V of RNTPC
Paper No. A/YL-TT/424**

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the site;
- (b) to note the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)'s comments that the Site comprises Old Schedule 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 Tai Shu Ha Road West via Government land (GL) and private land. Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way to the Site. The lot owner(s) will need to apply to her office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by the Lands Department acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 Lands Department;
- (c) to note the Director of Agriculture, Fisheries and Conservation's comments that the setting up and running of a shelter or "Rehabilitation Centre" for animals does not require a licence or any approval from his department. However, the conditions in which animals are kept must meet the minimum requirements of the Prevention of Cruelty to Animals Ordinance (Cap. 169) and its subsidiary regulations. Furthermore, the rehoming of animals in exchange for an adoption or rehoming fee may require a licence or exemption from his department in accordance with the Public Health (Animals and Birds) (Trading and Breeding) Regulations, Cap. 139B.;
- (d) to note the Commissioner for Transport's comments that sufficient space within the Site should be provided for manoeuvring of vehicles. The land status of the access road/path/track leading to the Site from Tai Shu Ha Road West shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified with the relevant management and maintenance authorities accordingly;
- (e) to note the Chief Highway Engineer/New Territories West, Highways Department's comments that adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tai Shu Ha Road West;
- (f) to note the Director of Environmental Protection's comments that the applicant should be advised to implement the following measures to minimize possible nuisance to any sensitive receivers nearby: all dogs shall be kept inside the enclosed reception & multi-function room or kennels during sensitive hours between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, during the planning approval period; no loud speaker, public announcement system and whistle blowing is allowed to be used on the Site during the planning approval period; the animal rehabilitation centre should be properly designed and maintained to minimize any potential noise and odour nuisance to nearby sensitive receivers; the multi-function room and dog kennel shall be enclosed structures provided with air conditioning and do not rely on openable window or door for

ventilation; and wastewater should be properly treated and disposal of by appropriate means such as septic tank and soak-away system in accordance with the requirements in his department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department";

- (g) to note the Chief Town Planner/Urban Design and Landscape, Planning Department's comments that the applicant is advised that there should be a minimum soil provision of 1m (W) x 1m (L) x 1.2m (D) for each tree. In view of the close proximity of the vehicle access/swept path to the proposed tree planting, precautionary measures such as planter walls and/or bollards should be proposed to prevent damage to the trees. The applicant is advised that the approval of the landscape proposal under S.16 application does not imply approval of Tree Works such as pruning, transplanting and felling under lease. Tree Works application should be submitted direct to DLO for approval;
- (h) to note the Chief Engineer/Mainland North, Drainage Services Department's comments that he has the following comments on the submitted drainage proposal: In view of the size of the Site, the proposed size of channels and pipes appears inadequate. The design should be reviewed accordingly. U-channel should also be provided along the east boundary of the Site. The invert levels of the proposed catchpits should be shown on the drainage plan for reference. The proposal should indicate how the runoff (the flow direction) in the vicinity would be discharged. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, should be indicated on plan. The relevant connection details should be provided for comment. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the proposed development. The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan; cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL, LandD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (i) to note the Chief Engineer/Construction, Water Supplies Department'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 the construction, operation and maintenance of the inside services with the private lots to WSD's standards;
- (j) to note the Director of Fire Services' comments that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. 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 and the location of where

the proposed FSIs to be installed should also be clearly marked on the layout plans. The applicant is also reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (k) to note the Chief Building Surveyor/New Territories West, Buildings Department (BD)'s comments that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. 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 B(P)R at the building plan submission stage; and
- (l) to note the Director of Electrical and Mechanical Services' comments that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned 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.