

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/TPAB)</u>	<u>Approval Conditions</u>
1	A/YL-TT/352	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	21.8.2015 [revoked on 21.5.2016]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12)

Approval Condition(s):

- (1) No night-time operation during specific time limit.
- (2) Only private cars and light goods vehicles are allowed to enter/be parked on site and posting of a notice in relation to this restriction.
- (3) No vehicle without valid licence is allowed to be parked/stored on the site and posting of a notice in relation to this restriction.
- (4) No vehicle is allowed to queue back to or reverse onto/from public road.
- (5) No workshop activities.
- (6) No open storage activities.
- (7) Provision of boundary fence.
- (8) Submission and/or implementation of landscape proposal.
- (9) Submission and/or implementation of drainage proposal.
- (10) Submission and/or implementation of fire service installations proposal.
- (11) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (12) Reinstatement of the application site upon expiry of planning permission.

Advisory clauses

- (a) to note the District Lands Officer/Yuen Long, Lands Department's comments that as regards those small house applications currently under processing, her department acting in the capacity of the landlord will consider the applications respectively submitted by the lot owners. There is however no guarantee that such applications will be approved. If such approvals are granted, they will be subject to such terms and conditions including among others, the payment of administrative fee, etc. as imposed by her office;
- (b) to note the comments of the Director of Environmental Protection that it is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures. The applicant is advised to adopt appropriate pollution control measures/good practices set out in the following guidance notes with a view to minimize environmental nuisances to nearby sensitive receivers during the construction period:- (i) Recommended Pollution Control Clauses for Construction Contracts (http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html); (ii) ProPECC PN 2/93 "Noise from Construction Activities – Non-statutory Controls" (http://www.epd.gov.hk/epd/sites/default/files/epd/english/resources_pub/publications/files/pn93_2.pdf); and (iii) ProPECC PN 1/94 "Construction Site Drainage" (http://www.epd.gov.hk/epd/sites/default/files/epd/english/resources_pub/publications/files/pn94_1.pdf). With respect to section 4.2 of the justifications (Appendix Ia of this RNTPC paper), it should be noted that it is inappropriate to divert unpolluted surface water/rain water to public sewerage system. In addition, it is advised that the permitted houses should be connected to public sewerage if it is available as this is the most efficient and safe means for sewage collection and disposal. The developer(s) should carry out Sewerage Impact Assessment (SIA) and seek DSD's comments on the connection point and alignment of sewer;
- (c) to note the comments of the Head (Geotechnical Engineering Office), Civil Engineering and Development Department that it is noted from Drawing A-1 of this RNTPC paper that the site area coloured red is defined as "Excavation Area more than 2.5m (max) Average less than 1.0m, Type 2" in the Legend. The applicant should further clarify: the meaning of "Excavation Area more the 2.5m (max)"; and the area where envisaged excavation and filling will involve formation of slope steeper than 30 degree or higher than 1.5m, or retaining wall higher than 1.5m. It is also indicated on Drawings A-1 and A-2 of this RNTPC paper that the site areas coloured red and purple would involve formation of new slope and retaining structures (geotechnical features) with height greater than 1.5m. With formation of such geotechnical features, the nearby land lots would become unable to fulfil the conditions required under criteria for issue of Certificate of Exemption (CoE) in respect of site formation works for NTEH as laid down in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. App-56. In this respect, some houses may not be eligible for the issue of CoE in respect of site formation works. The applicant is reminded that detailed design of site formation works associated with the development of those houses should be separately submitted to the Buildings Department for approval as required under the Buildings Ordinance.
- (d) to note the comments of the Commissioner for Transport that the proposed run-in/out

will connect with Kiu Hing Road via an access road or path. The location abutting Kiu Hing Road, which is at the road bend, is with sight distance of less than 60 m with respect to the traffic from Tai Tong Road heading to the direction of Tai Tong Shan Road. The applicant is advised to address this issue at the building plan submission and/or Small House application stages, and to take appropriate traffic management measures where appropriate. The applicant should clarify whether any car parking and loading/unloading spaces will be proposed within the NTEH development. Sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that if the proposed run-in is agreed by TD, the applicant should provide the run in/out at the access point in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. 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 nearby public road. It should be noted that the part of the “access” connecting the proposed “EVA” and Kiu Hing Road and the associated slope and retaining structure are not and will not be maintained by his department;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that in consideration of the large site area and proposed felling of existing trees, the applicant may wish to take this opportunity to enhance the overall greenery and landscape of the vicinity. The applicant is advised that approval of the application does not imply the approval for tree works such as pruning, transplanting and felling under lease. Tree work applications should be submitted direct to DLO for approval;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant is advised to adopt good site practices and implement water pollution control measures as necessary to avoid affecting the stream course and pond to the north/northeast of the Site;
- (h) to note the comments of the Director of Fire Services that the applicant is advised to follow New Territories Exempted Houses – A Guide to Fire Safety Requirements issued by the Lands Department;
- (i) to note the comments of the Chief Building Surveyor/New Territories West/Buildings Department that site formation works and drainage works are building works under the control of the Buildings Ordinance (BO). Before any new site formation and/or drainage works are to be carried out on the site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed site formation and/or drainage works in accordance with the BO. Notwithstanding the above, the Director of Lands may issue a certificate of exemption prior to approval and consent of the BA in respect of site formation and/or drainage works in the New Territories under the Buildings Ordinance (Application to the New Territories) Ordinance. The applicants may approach the DLO/YL, LandsD or seek AP’s advice for details; and
- (j) to note the comments of the Director of Electrical and Mechanical Services 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 or overhead line under the application should approach the electricity supplier (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.