

Similar Applications within the Same “AGR” Zone on the OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TT/38	Pond Filling and Site Formation for Tree Plantation	11.9.1998	(1)
2	A/YL-TT/65	Pond Filling for Farming	17.12.1999	(1)
3	A/YL-TT/75	Pond Filling for Grass Growing and Tree Plantation	2.6.2000	(1)

Approval Condition(s):

(1) Provision of drainage facilities.

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the applied operation at the Site;
- (b) to note the District Lands Officer/Yuen Long, Lands Department's comments that the Site is accessible to Tai Sha Ha Road West via both unleased Government Land (GL) and adjoining private land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way to the Site. The applicants must accordingly make their own arrangements for acquiring such right-of-way. The applicants should submit application to Agriculture, Fisheries and Conservation Department (AFCD) for a Letter of Approval (LoA) for Agricultural Structures prior to the actual occupation. Such application will be considered by both AFCD and DLO/YL, LandsD 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 as may be imposed by AFCD and her Department;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that as land filling works is involved in the application, the applicant should provide more information to clarify how the runoff within the Site can be properly collected and whether overland flow would be blocked by the development;
- (d) to note the comments of the Director of Environmental Protection that the applicants are reminded to comply with all relevant environmental pollution control ordinance during construction and to implement appropriate mitigation measures/practices as set out in the Recommended Pollution Control Clauses for Construction Contracts which are available at https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the application is approved on the understanding that there is and will be no vehicular access to/from the Site;
- (f) to note the comments of the Chief Building Surveyor/New Territories West/Buildings Department that before any new building works (including container/open sheds as temporary buildings and pond filling) 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). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO). If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of his Department, they are UBW under the BO and should not be designated for any proposed use under the application. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulation 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 Building (Planning) Regulation at the building plan submission stage; and
- (g) 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.