

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TT/15	Rural Theme Park	31.1.1997 on review	(1), (2), (3), (4), (5)

Approval Condition(s):

- (1) Provision of a taxi layby near the entrance to the development.
- (2) Implementation of the upgrading of the existing vehicular access road.
- (3) Provision of an emergency vehicular access.
- (4) Provision of fire hydrants along the emergency vehicular access/street fire hydrant with adequate flow and pressure or a 245m³ capacity water tank with associated pumping facilities at the application site.
- (5) Submission and implementation of drainage impact assessment and the implementation of flood mitigation measures and provision of drainage facilities.

Advisory clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that you must ensure the proposed public utility installation would in all respect comply in full with the terms and conditions of the relevant Block Licence, and apply to her office for an Excavation Permit on the subject location. Upon receipt of the application, her department will consider the application in accordance with applicable policy and practice and there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions, to be imposed by her department in the landlord capacity at its sole discretion;
- (b) to note the comments of the Commissioner for Transport that the land status of the access road/path/track leading to the application site (the Site) from Tai Tong Shan Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that his department shall not be responsible for the maintenance of any access connecting the Site and Tai Tong Shan Road;
- (d) to note the comments of Director of Agriculture, Fisheries and Conservation that appropriate measures should be adopted to avoid causing pollution or disturbance to the adjacent stream during installation of the package substation;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in close proximity to a slope maintained by his department. You should ensure the works would not encroach and affect the concerned slope. You shall properly arrange the proposed installation to avoid unforeseeable flooding affecting its service and to provide your own drainage facilities to collect the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. The development should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities. DLO/YL, LandsD should be consulted and consent from the relevant owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;
- (f) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under Building (Planning) Regulation 41D which is administrated by the Buildings Department;
- (g) to note the comments of the Director of Electrical and Mechanical Services that for the design and operation of electricity package substation, the Electricity Ordinance and relevant statutory requirements should be complied with. As the electricity package substation is to provide electricity supply to some future developments in the vicinity, the associated electricity demand should be provided by the nearby substation as far as possible. The Electricity Supply Lines (Protection) Regulation (the Regulation) and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed

by you and your contractors when carrying out works in the vicinity of electricity supply lines;
and

- (h) to note the comments of the Director of Health that according to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, exposure to extremely low frequency electromagnetic fields, such as those generated by electrical facilities would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new electrical facilities.