

Similar Application within the same “R(B)1” Zone

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/685	Proposed Minor Relaxation of Plot Ratio (from 1 to 1.998) and Site Coverage (from 40% to 96.38%) for permitted House Use	17.10.2014

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that any building plans submission would be considered according to the New Grant together with the Conditions upon receipt and in the event that the submission does not comply with the provisions under the New Grant and the Conditions, a lease modification or land exchange application by the land owner(s) may be required. Every application submitted to his department will be considered on its own merits by his department at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the lease modification or land exchange application will be entertained/ eventually be approved. If the application for lease modification or land exchange is approved by his department, it will be subject to such terms and conditions as may be imposed by his department at its absolute discretion, including payment of premium and administrative fee(s). ***There is no guarantee that the schematic design as proposed in the current application if reflected in future building plan submission(s) will be acceptable under lease;***
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) a run-in/out is constructed in accordance with the latest version of HyD Standard Drawing no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) “Recommended Pollution Control Clauses” (RPCC) should be followed to implement suitable mitigation measures and good site practice to minimise inconvenience and environmental nuisance to nearby residents and other sensitive receivers;
 - (ii) adequate supporting infrastructure/ facilities should be provided for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” (ProPECC PN 1/23) including completion of percolation test and certification by Authorized Person; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the general comments of the Director of Fire Services (D of FS) that:
- (i) should the application be confirmed to fall under the regulatory regimes, i.e. lands, buildings, licensing and other control regimes, his department has no objection to removing the relevant approval conditions without further consultation from his department;
 - (ii) detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority; and
 - (iii) the provision of emergency vehicular access in the subject work shall comply with the

requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with the Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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;
 - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (v) detailed checking under the BO will be carried out at building plan submission stage; and
- (g) to note the comments of the Project Manager (West) (PM(W)), CEDD that based on the preliminary project boundary of the proposed Yuen Long South New Development Area (YLS NDA), part of the Site falls within the boundary of the proposed YLS NDA – Third Phase Development. The YLS NDA would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS NDA – Third Phase Development is being formulated.