

Similar s.16 Application within “Village Type Development” Zone
on the Ngau Tam Mei OZP No. S/YL-NTM/12

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-NTM/363	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	2.11.2018 Approved by RNTPC (3 years)	All

Approval Conditions

- (1) No operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site.
- (2) No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site.
- (3) Only private cars and light goods vehicles not exceeding 5.5 tones as defined in the Road Traffic Ordinance are allowed to park on the Site.
- (4) A notice should be posted at a prominent location of the Site to indicate that only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to be parked on the Site.
- (5) No car washing, vehicles repair, dismantling, paint spraying or other workshop activities is allowed on the Site.
- (6) No vehicle is allowed to queue back to or reverse onto/from the Site.
- (7) The implementation of the accepted drainage proposal.
- (8) The submission and implementation of fire service installations proposal.
- (9) Revocation clause.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (b) the planning permission is given to the development/uses under application. It does not condone any other development/uses which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses not covered by the permission;
- (c) to resolve any land issues related to the development with the concerned owner(s) of the Site;
- (d) to note DLO/YL, LandsD's comments that the he Site comprises an Old Schedule Agricultural Lot 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 from Shek Wu Wai Road through both Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way to the Site. The lot owner will need to apply to LandsD to permit the structures to be erected or regularize any irregularities on site, if any. Given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion 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, including among others the payment of premium or fee, as may be imposed by LandsD;
- (e) to note C for T's comments that the Site is connected to the public road network via a section of a local access which is not managed by Transport Department. The land status of the local access road should be clarified with LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note CHE/NTW, HyD's comments that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Shek Wu Wai Road as described in item 9.1.3 (a) in the RNTPC paper. Adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (g) to note DEP's comments that the applicant shall follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimize potential environmental impacts on the surrounding area;
- (h) to note CE/MN, DSD's comments that the drainage proposal submitted by applicant is unacceptable from drainage operation and maintenance point of view. The applicant is requested to duly address their comments below and re-submit the proposal for comments: (i) cover & invert levels of catchpits and more ground levels should be provided to justify the flow of stormwater; (ii) the applicant is required to justify on the sizing of the proposed U-channel. The minimum sizing of U-channels to be used is

300mm; and (iii) invert level should be provided at the connection of the outlet and the existing stream. The drainage submission should demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site. After completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for DSD's reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on Site under proper maintenance during occupancy of the Site; and

- (i) to note DFEH's comments that if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. For any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.