

Similar Applications within the same “V” Zone on the Pat Heung OZP

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration by RNTPC / TPB	Approval Conditions
1	A/YL-PH/291	Proposed Public Car/Lorry Park	27.8.1999 (for 3 years)	(1), (2), (4), (5), (6), (7), (15)
2	A/YL-PH/450	Proposed Temporary Public Car Park for a period of 3 years	7.11.2003 [Revoked on 7.8.2004]	(1), (2), (5), (6), (7), (8), (9)
3	A/YL-PH/473	Proposed Temporary Carpark for a period of 3 years	27.8.2004 [Revoked on 29.10.2004]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)
4	A/YL-PH/743	Proposed Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years	11.8.2017 [Revoked on 11.2.2018]	(1), (2), (5), (6), (7), (8), (9), (11),(12), (13)
5	A/YL-PH/747	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	28.7.2017	(1), (2), (3), (5), (6), (7), (8), (9), (11), (12), (13), (14)
6	A/YL-PH/762	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	22.12.2017	(1), (2), (3), (6), (7), (8), (9), (11), (12), (13), (14)

Approval Conditions

- (1) No vehicle without valid licences issued under the Traffic Regulations would be allowed
- (2) No medium or heavy vehicles exceeding 5.5 tonnes, including container tractors/trailers would be allowed/ only private cars area allowed/ No lorry/container vehicle would be allowed / only private cars area allowed
- (3) Restriction on operation hours
- (4) Submission/ implementation of internal parking layout
- (5) Submission and implementation of landscaping and/or tree preservation proposals
- (6) Submission of a drainage proposals and provision of drainage facilities/ the implemented drainage facilities on the Site shall be maintained at all times
- (7) Reinstatement of the application site to an amenity area
- (8) Permission shall cease to have effect on a specified date unless prior to the specified date either the development hereby permitted is commenced or the permission is renewed
- (9) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities were allowed all times
- (10) Submission and provision of EVA arrangement
- (11) A notice should be posted at prominent location of the Site
- (12) The boundary fence along the Site shall be provided/ maintained at all times
- (13) No vehicle is allowed to queue back to or reverse onto/from public road
- (14) Submission and provision of fire service installations
- (15) Provision of vehicular access arrangement / provision of run in/out

**Appendix III of RNTPC
Paper No. A/YL-PH/769**

**Detailed Comments of the Chief Town Planner/Urban Design and Landscape,
Planning Department (CTP/UD&L, PlanD)**

The applicant is advised that:

- (i) screen planting such as hedges should be provided along the eastern site boundary for clear demarcation of site boundary and guard against any potential damage to the embankment from vehicular movements; and
- (ii) it is noted that an existing nullah runs along the eastern boundary of the Site. Applicant is reminded to seek comments from relevant administrative party for potential impact on drainage issue.

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises an Old Scheduled Lot (with house and agricultural status) held under the BGL which erection of building is allowed. However, should the development involve any rebuilding, application to his office for approval will be required. The Site is accessible to Fan Kam Road via Government Land (GL). His office provides no maintenance work for the GL involved and does not guarantee any right-of-way to the Site. The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) 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 the LandsD;
- (a) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (b) note CE/NTW, HyD's comments that HyD is not and shall not be responsible for the maintenance of existing vehicular access connecting the Site and Fan Kam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;
- (d) note CTP/UD&L of PlanD's comments at **Appendix III** of the RNTPC paper;
- (e) note DAFC's comments that the applicant should adopt necessary measures to avoid polluting the watercourse to the east of the Site;
- (f) note D of FS' comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) note CBS/NTW, BD's comments that before any new building works (including containers/open sheds as temporary buildings) 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) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of BD, they are UBW under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) 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 B(P)R at the building plan submission stage.