

**Similar Applications within the same “V” zone of the Site
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/35	Proposed Public Car Park	12.1.1996 (approved on a temporary basis of 12 months)	(7), (8), (12), (13)
2	A/YL-PH/78	Public Car Park (39 parking spaces)	28.2.1997 (approved on a temporary basis of 5 years)	(1), (7), (8)
3	A/YL-PH/88	Public Car / Lorry Park	16.5.1997 (approved on a temporary basis of 3 years)	(1), (7), (8), (11)
4	A/YL-PH/149	Temporary Public Car Park for a Period of 12 Months	5.12.1997	(1), (2), (7), (8), (11), (14)
5	A/YL-PH/746	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	12.5.2017	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11)
6	A/YL-PH/777	Proposed Temporary Covered Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	4.5.2018	(1), (2), (3), (4), (5), (7), (9), (10), (11), (15)
7	A/YL-PH/800	Proposed Temporary Private Car Park (excluding container vehicle) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (7), (9), (10), (15)

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration by RNTPC/TPB	Approval Conditions
8	A/YL-PH/832	Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	24.4.2020	(1), (2), (3), (4), (7), (9), (10), (15)
9	A/YL-PH/833	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	24.4.2020	(1), (2), (3), (4), (7), (9), (10)

Approval Conditions

- (1) No vehicles without valid licenses issued under traffic regulations / the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed
- (2) No medium or heavy goods vehicles exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance / no lorries and container vehicles are allowed
- (3) A notice should be posted to indicate that no medium or heavy goods vehicles are allowed
- (4) No vehicle is allowed to queue back to or reverse onto / from public road
- (5) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out
- (6) The provision of fencing on the site
- (7) Submission / implementation of drainage proposal / maintenance of implemented drainage facilities / submission of drainage impact assessment / submission of record of the existing drainage facilities
- (8) Submission / implementation of landscape proposal
- (9) Submission / implementation of fire service installations proposal / existing fire service installations implemented shall be maintained in efficient working order
- (10) Revocation of the planning approval if any planning condition is not complied with during the planning approval period / by the specified date
- (11) Reinstatement of the site upon expiration of the planning permission
- (12) Provision of a run in / out of 7m wide
- (13) Provision of site paving
- (14) Design and provision of vehicular access and car parking layout
- (15) Restriction on operation hours

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the 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 lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) 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;
- (c) note CHE/NTW, HyD's comments that Leung Shing Road is not maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) 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 the DEP; and
- (e) note D of FS' comments that the installation / maintenance / modification / repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation / maintenance / modification / repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him. In addition, the applicant is reminded that if the proposal 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.

