

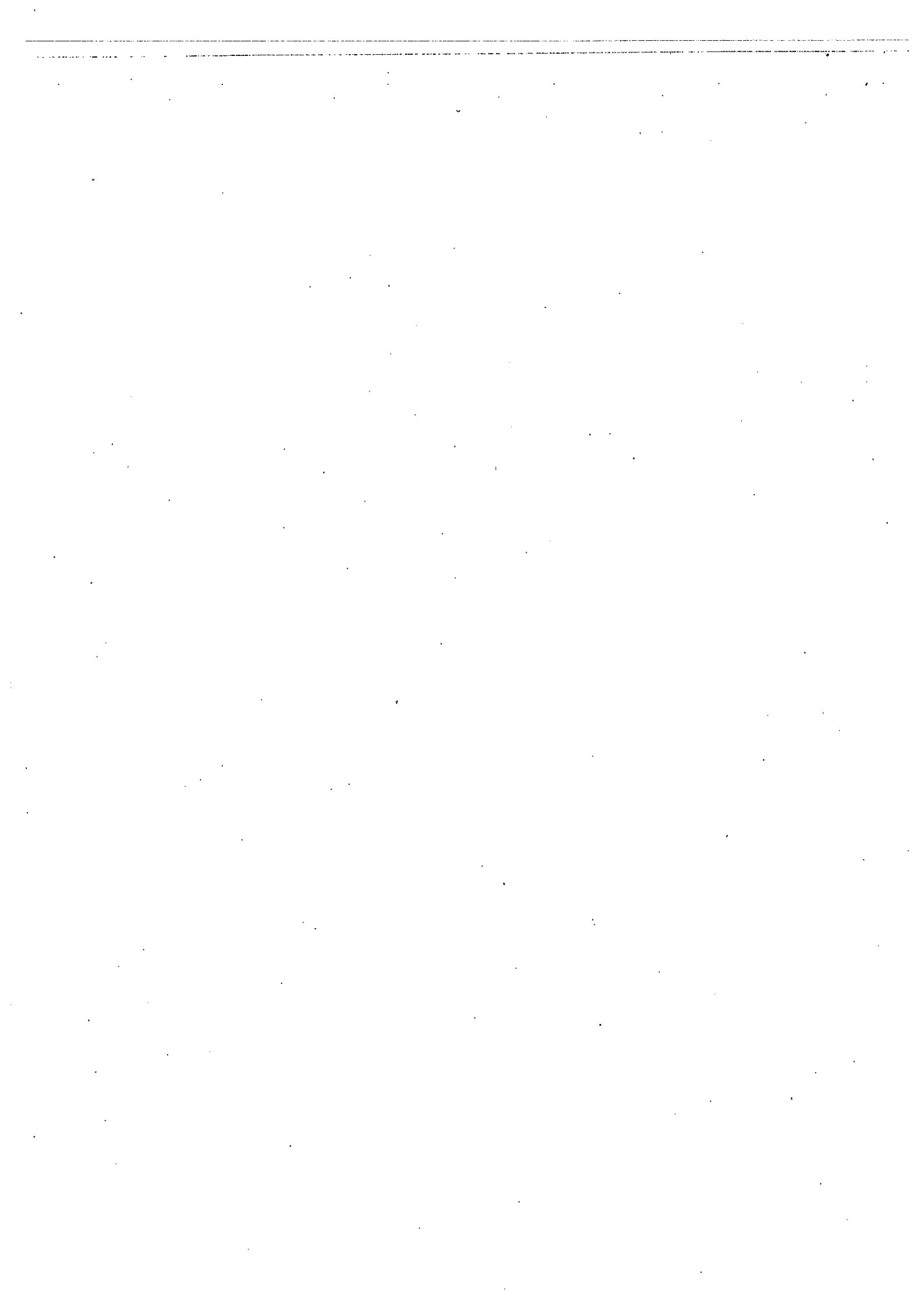
Previous s.16 Application covering the Application Site

Approved Application

No.	Application No.	Proposed Development	Date of Consideration by RNTPC	Approval Conditions
1.	A/YL-PH/769	Proposed Temporary Private Vehicle Park for Private Cars for a Period of 3 Years	16.3.2018	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)

Approval Conditions

- (1) No medium or heavy goods vehicles are allowed
- (2) No vehicles without valid licenses issued under the Traffic Regulations are
- (3) A notice should be posted at a prominent location to indicate no medium or heavy good vehicles are allowed
- (4) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed
- (5) No vehicle is allowed to queue back to or reverse onto / from public road
- (6) Submission / implementation of landscape proposal
- (7) Submission / implementation of drainage proposal
- (8) Submission / implementation of fire services installations
- (9) Revocation of planning approval if condition is not complied with at any time/by specified date
- (10) Reinstatement of the application site to an amenity area



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/450	Proposed Temporary Car Park for a Period of 3 Years	7.11.2003 [Revoked on 7.8.2004]	(1), (2), (5), (6), (7), (9), (12)
2	A/YL-PH/473	Proposed Temporary Carpark for a Period of 3 Years	27.8.2004 [Revoked on 29.10.2004]	(1), (2), (3), (5), (6), (7), (10), (11), (12)
3	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), (12), (13), (14)
4	A/YL-PH/747	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	28.7.2017 [Revoked on 28.1.2019]	(1), (2), (5), (6), (7), (8), (9), (10), (12), (13), (14), (15)
5	A/YL-PH/759	Proposed Temporary Private Car Park for a Period of 3 Years	1.6.2018 [revoked on 1.3.2019]	(1), (2), (6), (7), (8), (9), (12), (14), (15)
6	A/YL-PH/762	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	22.12.2017 [Revoked on 30.8.2018]	(1), (2), (6), (7), (8), (9), (10), (12), (13), (14), (15)
7	A/YL-PH/794	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	16.8.2019 [Revoked on 16.2.2020]	(1), (5), (6), (8), (10), (14), (15)

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration by RNTPC/TPB	Approval Conditions
8	A/YL-PH/820	Temporary Private Car Park for a Period of 3 Years	15.11.2019	(1), (2), (6), (8), (12), (14), (15)

Approval Conditions

- (1) No vehicle without valid licences issued under the Traffic Regulations would be allowed
- (2) No lorry/container vehicle would be allowed / only private cars area allowed/ no medium or heavy vehicles are allowed to get into the site
- (3) Submission and/ or implementation of car parking layout
- (4) Provision of vehicular access arrangement / provision of run in/out of 7m wide
- (5) Submission and implementation of landscaping proposals
- (6) Submission/ implementation/ maintenance of a drainage proposal/ facilities
- (7) Reinstatement of the application site to an amenity area
- (8) A notice should be posted at a prominent location to indicate no medium or heavy good vehicles on site
- (9) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities were allowed on site
- (10) Restriction on operation hours/time
- (11) Submission and implementation of emergency vehicular access (EVA) arrangement
- (12) Revocation of planning approval if condition is not complied with at any time/by specified date
- (13) Provision of boundary fence or the boundary fence along the site shall be maintained at all times
- (14) No vehicle is allowed to queue back to or reverse onto/from public road
- (15) Submission and implementation of fire service installations proposal

Advisory Clauses

- (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 CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any 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) note DAFC's comments that the applicant should adopt necessary measures to avoid polluting the watercourse to the east of the Site;
- (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;
- (e) note CE/MN, DSD's comments that the applicant should inform relevant department if the drainage arrangement has been changed; and
- (f) 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 should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by 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 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

