

Previous Application

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/403	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	7.8.2015 (Revoked on 7.2.2016)	A1 to A10

Approval Conditions

- A1 No operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period
- A2 No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period
- A3 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period
- A4 A notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period
- A5 No reversing of vehicles into or out from the site is allowed at any time during the planning approval period
- A6 A vehicular access of 3.7m in width within the site, as proposed by the applicant, shall be maintained at all times during the planning approval period
- A7 The submission and implementation of proposals of water supplies for fire fighting and fire service installations
- A8 The submission and implementation of landscape proposals
- A9 The provision of boundary fencing
- A10 Revocation clause



Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site;
- (b) to note the comments of the District Lands Officer/North, Lands Department as follows:
- (i) the lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access. The Government shall accept no responsibility in such arrangement, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the proposed use;
  - (ii) the actual occupation area does not tally with the one under the application;
  - (iii) the existing structures on the Site were erected without approval from his office. Part of the existing structures has extended to the adjoining lot 373 S.B, which is not included in the application. The aforesaid structures are not acceptable under the lease concerned. His office reserves the right to take enforcement actions against the aforesaid structures;
  - (iv) the total built-over area and the numbers of the existing structures erected on the Site do not tally with the ones mentioned in the application;
  - (v) the Government land adjoining the subject lots is being occupied without approval from his office. His office reserves the right to take land control actions against the unauthorised occupation of Government land; and
  - (vi) the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The application for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office;
- (c) to note the comments of the Commissioner for Transport that the vehicular access to the Site is via a local track to access to Hang Tau Road. The local track leading to the Site in abovementioned is not managed by his department. The land status, management and maintenance responsibilities of the local track should be clarified with the relevant lands and maintenance authorities accordingly;

- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to 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;
- (e) to note the comments of the Director of Fire Services as follows:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs. 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; and
  - (ii) the applicant is reminded that if the proposed structures(s) is required to comply with the Buildings Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to his department's standards.