

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

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration By RNTPC/ TPB	Approval Conditions
1	A/YL-PH/434	Proposed temporary site office for a period of 3 years	27.6.2003	(1), (2), (3), (4), (5), (6), (13)
2	A/YL-PH/522	Renewal of permission for temporary site office for a period of 3 years	2.6.2006	(1), (4), (5), (6), (8), (9), (10)
3	A/YL-PH/584	Temporary site office for a period of 3 years	10.7.2009	(1), (4), (5), (6), (8), (11), (12), (13)
4	A/YL-PH/643	Temporary site office for a period of 3 years	20.7.2012	(1), (4), (5), (6), (8), (9), (11), (12)
5	A/YL-PH/717	Renewal of Planning Approval for Temporary Site Office for a Period of 3 Years	3.7.2015	(1), (4), (5), (6), (8), (9), (11), (12), (13)
6	A/YL-PH/785	Renewal of Planning Approval for Temporary Site Office for a Period of 3 Years	6.7.2018	(1), (3), (4), (5), (6), (8), (9), (11), (12), (14)

Approval Conditions:

- (1) The site should only be used for site office and no repairing works allowed
- (2) Submission and implementation of landscape proposals
- (3) Submission and/or implementation of drainage proposals/submission of condition records of the existing drainage facilities on the site
- (4) Submission and implementation/provision of EVA, water supplies for fire fighting and/or fire service installation/ implementation of the accepted fire service installations proposals
- (5) Upon expiry of planning permission, the reinstatement of the site to an amenity area
- (6) If the planning condition is not complied with during the approval period/by specified date, the approval shall cease to have effect and be revoked without further notice
- (7) Stacking height of the vehicles should not exceed the height of the peripheral fence of the application site
- (8) Maintenance of existing trees and landscape planting
- (9) Maintenance of drainage facilities on the application site/ submission of drainage record
- (10) The setting back of the boundary of the site from the work limits of the project “Improvement to Kam Tin Road, Stage 2” as when required by the Government departments
- (11) Restriction on operating hours
- (12) No medium or heavy good vehicles or container trailers/tractors
- (13) Provision of vehicular access
- (14) No vehicle is allowed to queue back to or reverse onto/from public road

Advisory Clauses

- (a) resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) the permission is given to the development/use under application. It does not condone any other development/use which are not covered by the application;
- (c) 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 Site is accessible from Kam Tin Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL 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 owners will need to apply to his office to permit the structures to be erected or regularize any irregularity on site. Besides, 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 the 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 the LandsD;
- (d) note CHE/NTW, HyD's comments that his department does not and will not maintain any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) note DAFC's note that the applicant is advised to avoid polluted discharge to the watercourse near the Site (**Plan A-2** of the RNTPC paper);
- (f) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses" issued by the DEP;
- (g) note D of FS's 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 FSIs 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;

- (h) 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, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). 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 his department, they are UBW under the BO and should not be designated for any approved 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; and
- (i) note DEMS's comments that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.