

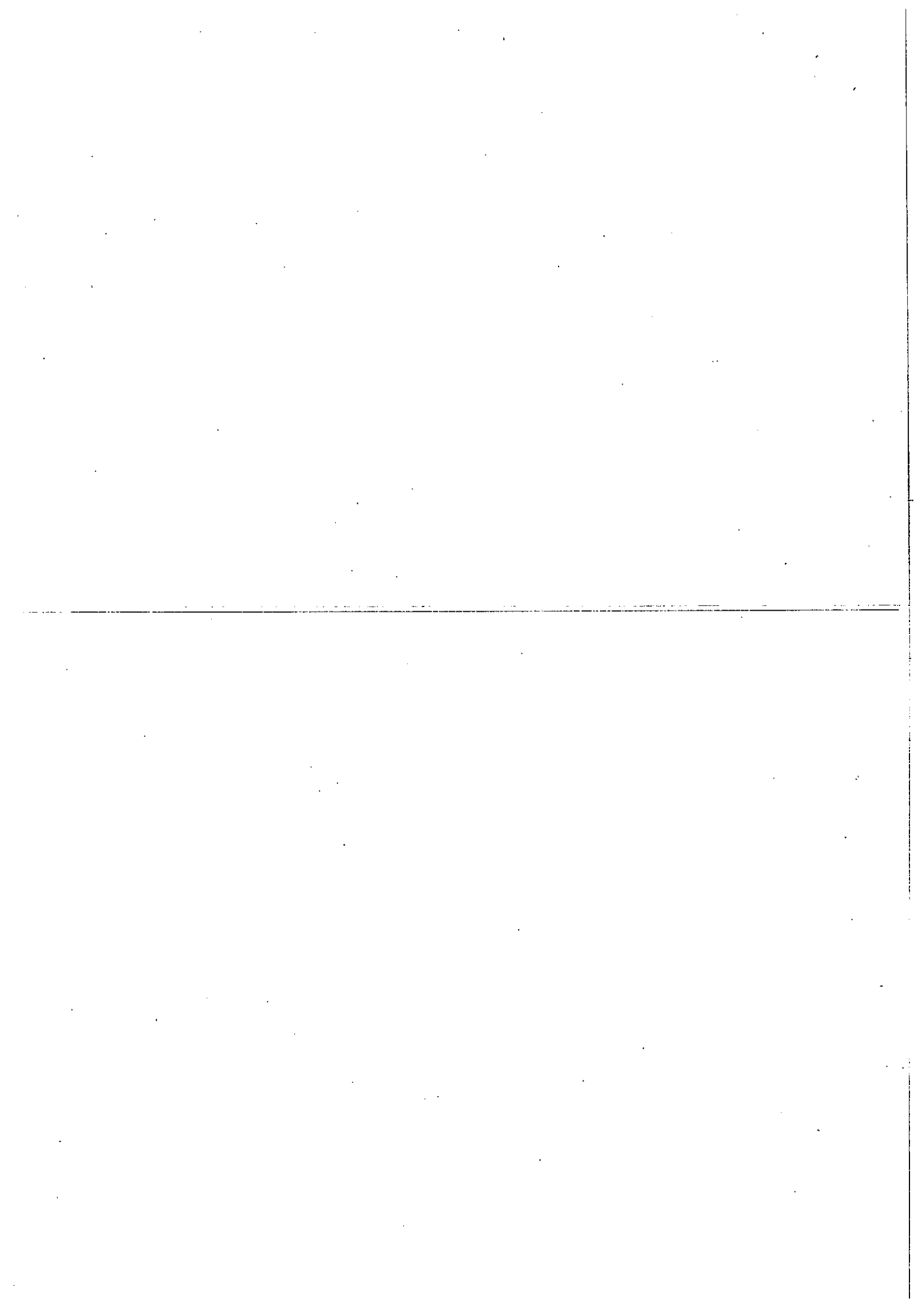
Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-SK/80	Temporary public car/lorry park for a period of 12 months	16.7.1999	(1), (2), (3), (4), (5)
2	A/YL-SK/91	Temporary public car/lorry park for a period of 3 years	14.7.2000	(3), (4)
3	A/YL-SK/115	Temporary private car/lorry/truck park for a period of 3 years	11.7.2003	(1), (2), (3), (4), (5)

Approval Conditions

- (1) No vehicles without valid licenses issued under the Traffic Regulations are allowed to be parked/stored on the Site
- (2) Submission and implementation of landscaping proposals
- (3) Implementation of drainage proposal / provision of drainage facilities
- (4) Reinstatement of the Site to an amenity area upon expiry of the planning permission
- (5) No container vehicles are allowed to be parked/stored on the Site



Detailed comment of CTP/UD&L, PlanD

- (i) More tree plantings, preferably at 4m intervals, should be introduced along the western boundary of the Site to soften the impact of the proposed development.
- (ii) Tree protective measures, e.g. kerbs, wheel stopers or bollards should be installed at a min. distance of 1m from the planting area of existing and proposed trees and clearly indicated on plan.
- (iii) Drainage provision and/or manoeuvrer path of vehicles (if any) should be indicated on plan to demonstrate the suitability of tree planting locations. Please be reminded that min. 1m clearance from the trees to drainage channels should be maintained.

Advisory Clauses

- (a) resolve any land issues relating to the access to the development with the concerned land owners;
- (b) note DLO/YL, LandsD's comments that the Site comprises an Old Scheduled Agricultural Lot held under 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 to Kam Sheung Road via Government Land (GL). His office provides no maintenance work for the GL involved and does not guarantee any right-of-way. The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures 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 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 premium or fee, as may be imposed by the LandsD;
- (c) note C of 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 responsibility of the local access road should be clarified with the relevant lands and maintenance authorized accordingly;
- (d) note CHE/NTW, HyD's comments that according to his record, there is no run-in connecting Lot No. 1415 in D.D. 114 to the 6.3m wide access road connecting Kam Sheung Road, and the Government land between the subject lot and the above-mentioned access road will be handed back to DLO/YL (or other departments) after the completion of the XRL and may need to be fenced off. The access road is currently under XRL's jurisdiction (not open to public yet) and would be handed over to LandsD (or other department). From XRL point of view, the proposed car park should be in operation after handing over of the access;
- (e) 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;
- (f) note CTP/UD&L's comments that more tree plantings, preferably at 4m intervals, should be introduced along the western boundary of the Site to soften the impact of the proposed development. Tree protective measures, e.g. kerbs, wheel stoppers or bollards should be installed at a min. distance of 1m from the planting area of existing and proposed trees and clearly indicated on plan. Drainage provision and/or manoeuvrer path of vehicles (if any) should be indicated on plan to demonstrate the suitability of tree planting locations. Please be reminded that min. 1m clearance from the trees to drainage channels should be maintained.

- (g) note DAFC's comments that there are some trees adjoining to the boundary of the Site. The applicant is advised to avoid damaging the trees during operation;
- (h) note D of FS's comments that 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 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
- (i) 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 unauthorized 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.