

**Similar S.16 Application for Public Vehicle Park
in the vicinity of the application site within the same "Agriculture" zone in the
Lung Yeuk Tau and Kwan Tei South Area**

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-LYT/568	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	7.8.2015	A1 to A8

Approval Conditions

- A1 No vehicle without valid licence issued under the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A2 Only private car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A3 A notice should be posted at a prominent location of the site to indicate that only private car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A4 No car washing, vehicle repair, dismantling, paint spraying or other workshop activities was allowed on the site
- A5 The boundary fence on the site should be maintained
- A6 The submission and the implementation of landscape proposal
- A7 The submission of drainage proposals and the provision of the drainage facilities
- A8 Revocation clause

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that the lot is an Old Schedule lot held under Block Government Lease (demised for agricultural use) without any guaranteed right of access. The applicant should make his own arrangement, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the proposed use;
- (b) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Sha Tau Kok Road is not managed by Transport Department. The applicant should seek comment from the responsible party;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the access road connecting the Site and Sha Tau Kok – Lung Yeuk Tau is not maintained by Highways Department;
- (d) to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the DEP in order to minimize any possible environmental nuisances;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewerage connection is available;
- (f) to note that comments of the Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicant may need to extend the 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 WSD’s standards;
- (g) to note the comments of the Director of Fire Services as follows:
 - (i) in consideration of the design/ nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Chief Building Surveyor/ New Territories West, Buildings Department as follows:
 - (i) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be

appointed as the coordinator for the proposed building works in accordance with the Building Ordinances (BO);

- (ii) any temporary shelters or converted containers for storage/washroom/first-aid room/site office are considered as temporary buildings are subject to control under Building (Planning) Regulations (B(P)Rs) Pt. VII;
- (iii) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under the B(P)R 41D;
- (iv) if the Site is not abutting on a specified street having a width not less than 4.5m wide, the development intensity shall be determined under B(P)R 19(3) at the building plan submission stage; and
- (v) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at building plan submission stage.