

**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-LYT/577	Proposed Temporary Open Car Park for a Period of 3 Years	20.11.2015 (revoked on 20.9.2016)	A1 – A10
A/NE-LYT/598	Proposed Temporary Public Vehicle Park for a Period of 3 Years	29.7.2016	A4 – A13

**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
- 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
- A8 The provision of drainage facilities
- A9 Reinstatement Clause
- A10 Revocation Clause
- A11 No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations was allowed to be parked/stored on or enter/exit the site
- A12 Only private car and motorcycle as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A13 A notice shall be posted at a prominent location of the site to indicate that only private car and motorcycle as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site

**Similar S.16 Applications for Vehicle Park within the “Agriculture” zone in the  
Lung Yeuk Tau and Kwan Tei Area**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-LYT/462*	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1.6.2012	A1, A5, A12, A15, A20 & A23
A/NE-LYT/560*	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	8.5.2015	A1, A5, A13, A17, A19, A20 & A23
A/NE-LYT/568	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	7.8.2015	A2, A3, A6, A8, A10, A14, A16 & A23
A/NE-LYT/662*	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	15.6.2018	A1, A5, A7, A13, A18, A19, A21 & A23
A/NE-LYT/689	Temporary Vehicle Park (Private Car and Motorcycle) for a Period of 3 Years	3.5.2019	A2, A4, A9, A11, A16, A20, A22 & A23

**Remarks**

\*: A/NE-LYT/462, 560 & 662 are the same site.

## **Approval Conditions**

- A1 No vehicles other than private cars and light goods vehicles not exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, were allowed to be parked within the site
- A2 No vehicle without valid licence issued under the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A3 Only private car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A4 No vehicles other than private car and motorcycle was allowed to be parked or enter/exit the site
- A5 A notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, was allowed to be parked/stored on the site
- A6 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
- A7 The implementation of the traffic management proposals and widening of the vehicular gate
- A8 No car washing, vehicle repair, dismantling, paint spraying or other workshop activities was allowed on the site
- A9 No car washing/fuelling, vehicle repair, dismantling, paint spraying or other workshop activities was allowed
- A10 The boundary fence on the site should be maintained
- A11 The peripheral fencing and paving on the site should be maintained
- A12 The existing trees should be maintained in good condition
- A13 The existing trees and landscape plantings on-site should be maintained
- A14 The submission and the implementation of landscape proposal
- A15 The submission and the implementation of drainage proposals
- A16 The submission of a drainage proposal and the provision of the drainage facilities

- A17 The existing drainage facilities implemented under Application No. A/NE-LYT/462 on the site shall be maintained
- A18 The existing drainage facilities shall be properly maintained
- A19 The submission of a condition record of the existing drainage facilities on the site
- A20 The submission and the implementation of proposals or the provision of water supplies for firefighting and fire service installations
- A21 The submission and the implementation of the fire service installations proposals
- A22 Reinstatement Clause
- A23 Revocation Clause

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site ;
- (b) to note the comments of the District Land Officer/North, Lands Department that the applicants should make their 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 vehicle access of the applied use;
- (c) to note the comments of the Commissioner for Transport that the proposed access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by the Transport Department. The applicants should seek comment from the responsible party;
- (d) to note that comments of the Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicants may need to extend the inside services to the nearest suitable Government water mains for connection. The applicants 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;
- (e) to note the comments of D of FS as follows:
  - (i) in consideration of the design/ nature of the applied use, the applicants are advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
  - (ii) the applicants 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) the applicants are reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) 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 Buildings Ordinance (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)R) 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the vehicular access leading from Sha Tau Kok Road – Lung Yeuk Tau to the Site is not maintained by Highways Department; and
- (h) the applicants should follow the environmental mitigation measures as set out in the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Director of Environmental Protection in order to minimise any possible environmental nuisances.