

Previous applications covering the Site

Approved application

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1.	A/YL-PS/12	“Comprehensive Development Area” (“CDA”) on draft Ping Shan OZP No. S/YL-PS/1	Proposed Comprehensive Development with Minor Relaxation on Building Height	8.8.1997 (Lapsed on 9.8.2003)	(1) to (12)
2.	A/HSK/54	“Residential (Group A) 4” (“R(A)4”) on draft HSK & HT OZP No. S/HSK/1	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	16.3.2018 (revoked on 19.7.2019)	(13) to (20)

Approval Conditions:

1. Submission and implementation of Master Layout Plan.
2. Submission and implementation of master landscape plan, including a tree preservation proposal.
3. Design and provision of a bus terminus layout.
4. Provision of footbridges linking the housing site to the north and the future Hung Shui Kiu Light Rail Transit (LRT) Station.
5. Extension of the proposed footbridge to the south connecting to the LRT station platforms and to the other side of Castle Peak Road.
6. Design and provision of ingress/egress point(s), parking spaces, taxi areas, loading and unloading facilities and pedestrian access (es).
7. Design and provision of a market, an indoor recreation centre and a refuse collection point.
8. Provision of an EVA and fire service installations.
9. Submission of a noise impact assessment and provision of noise mitigation measures.
10. Submission of a drainage impact assessment and provision of flood mitigation measures.
11. Deletion of the provision of a day nursery.
12. Submission and implementation of a development programme.
13. No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the Site.
14. A notice should be posted at a prominent location of the Site to indicate that no medium and 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.
15. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period.
16. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by the applicant, is allowed on the Site.
17. No vehicle is allowed to queue back to or reverse onto/from public road.

18. Provision of boundary fencing.
19. The submission/provision of the revised drainage proposal.
20. The submission/provision of FSI proposals.

**Similar Applications within the Same “R(A)4” Zone
on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
(Previously zoned “CDA” on the Approved Ping Shan OZP No. S/YL-PS/16)**

Approved Applications

<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/267	“Comprehensive Development Area” (“CDA”) on draft Ping Shan OZP No. S/YL-PS/1	Temporary Vehicle Park for Private Car, Light Goods Vehicle and Medium Goods Vehicle with Ancillary Office and Storeroom for a Period of 3 Years	13.4.2007 (revoked on 13.1.2008)	(1) to (4), (8), (11), (17), (19), (20)
A/YL-PS/277	“ CDA” on approved Ping Shan OZP No. S/YL-PS/11	Temporary Vehicle Park for Private Car, Light Goods Vehicle and Medium Goods Vehicle with Ancillary Office and Storeroom for a Period of 3 Years	14.12.2007 (revoked on 24.7.2008)	(1) to (4), (8), (12), (17), (19), (20)
A/YL-PS/288	“CDA” on approved Ping Shan OZP No. S/YL-PS/11	Temporary Vehicle Park for Private Car and Light Goods Vehicle with Ancillary Office and Storeroom for a Period of 3 Years	24.10.2008 (revoked on 24.9.2008)	(1) to (4), (11), (14), (15), (16), (18), (19)
A/YL-PS/296	“CDA” on approved Ping Shan OZP No. S/YL-PS/11	Temporary Vehicle Park for Private Car, Light Goods Vehicles and Medium Goods Vehicles With Ancillary Office and Storeroom for a Period of 3 Years	27.2.2009	(1) to (4), (10), (13), (14), (16), (19), (20)
A/YL-PS/331	“ CDA” on approved Ping Shan OZP No. S/YL-PS/11	Temporary Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	29.10.2010 (revoked on 29.10.2011)	(1) to (4), (7), (10), (13), (16), (18), (19), (20)
A/YL-PS/354	“CDA” on draft Ping Shan OZP No. S/YL-PS/13	Temporary Vehicle Park for Private Cars and Light Goods Vehicles (with Ancillary Site Office) for a Period of 3 Years	7.10.2011 (revoked on 7.8.2013)	(1) to (5), (7), (13) to (16), (18), (19)
A/YL-PS/368	“CDA” on draft Ping Shan OZP No. S/YL-PS/13	Renewal of Planning Approval for Temporary "Vehicle Park for Private Car, Light Goods Vehicle and Medium Goods Vehicle with Ancillary Office and Storeroom" for a Period of 3 Years	24.2.2012	(1) to (5), (7), (13), (14), (16), (19), (20)

<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/471	“CDA” on draft Ping Shan OZP No. S/YL-PS/15	Renewal of Planning Approval for Temporary Vehicle Park (Private Cars, Light Goods Vehicles and Medium Goods Vehicles) with Ancillary Office and Storeroom for a Period of 3 Years	6.2.2015 (revoked on 12.5.2017)	(1) to (7), (13) to (16), (19)
A/HSK/2	“Residential (Group A) 4” (“R(A)4”) on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Public Vehicle Park (excluding container vehicle) for a period of 3 years	11.8.2017	(2) to (6), (7), (11), (15), (16), (19)
A/HSK/39	“R(A)4” on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Coaches) for a Period of 3 Years	26.1.2018	(1) to (6), (7), (13) to (16), (18), (19)

Approval Conditions

- (1) Restrictions on operation hours.
- (2) No dismantling and repairing of vehicle or other workshop activity.
- (3) No parking of goods vehicles exceeding 5.5 tonnes, coaches, container vehicles, container tractors and trailers.
- (4) No parking/storage of vehicle without valid licence.
- (5) A notice shall be posted at a prominent location to indicate that no medium or heavy vehicle are allowed to enter/be parked.
- (6) No queue back to reverse onto/from public road.
- (7) Submission and implementation of landscape and tree preservation proposal.
- (8) Implementation of accepted landscape proposal.
- (9) Submission of tree monitoring report every 6 months.
- (10) Maintenance of existing trees within the site.
- (11) Submission and implementation of drainage proposal.
- (12) Implementation of drainage facilities as proposed.
- (13) Submission of condition record of the existing drainage facilities.
- (14) Maintenance of existing drainage facilities.
- (15) Provision/Maintenance of peripheral fencing.
- (16) Submission and implementation of fire service installations proposal.
- (17) Provision of a 9-litre water type/3kg dry powder fire extinguisher on site.
- (18) Submission/Provision of a run-in/out proposal.
- (19) Revocation Clause.
- (20) Reinstatement clause.

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年01月07日星期二 2:31
收件者: tpbpd
主旨: Re: A/HSK/208 DD 124 Tim Sam Road

Dear TPB,

Permission was revoked on 19.7.2019

Cannot find link on OZP website re which conditions were not fulfilled.

Regards
Mary

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, February 25, 2018 3:19:23 AM
Subject: A/HSK/54 DD 124 Tim Sam Road

A/HSK/54
Lots 2404 RP (Part) and 2405 RP (Part) in D.D. 124, Tin Sam Road, Hung Shui Kiu
Site area : 470m²
Zoning : "Res (Group A) 4"
Applied Use : 23 Vehicle Parking

Dear TPB Members,

Kung Hei Fat Choi.

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case 20sqmts per vehicle, the size of many residential units on the market. How about providing temporary container homes on the site if accumulation of sites is in progress?

The development that appears to be an ongoing unapproved brownfield use, is not in line with the planning intention of 'Res A' zone, to provide residential units. There is no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the development on-site;
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site consists of Old Schedule Agricultural Lots 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 to Hung Shui Kiu Tin Sam Road through both private lot and Government Land (GL). LandsD provides no maintenance work for the GL involved and does not guarantee any right-of-way. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. No construction of New Territories Exempted Building(s) will be considered or allowed. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord at his 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.
- (d) to note the comments of the Commissioner for Transport/New Territories, Transport Department (C for T, TD) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.
- (e) to note the comments of Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the accesses connecting the Site and Tin Sam Road is not and will not be maintained by HyD. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/ drains.
- (f) to note comments of the Director of Fire Services (D of FS) 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 Fire Services Department (FSD) 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 are 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 (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of the Chief Building Surveyor/New Territories West,

Buildings Department (BD) if the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (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. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with 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. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.