

**Similar Applications within the subject “V” Zone
on the approved HSK and HT OZP No. S/HSK/2**

Approved Applications

<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1. A/HSK/20	“V” on draft HSK and HT OZP No. S/HSK/1	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle (3 Years)	10.11.2017 (3 Years) (revoked on 10.8.2019)	2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13
2. A/HSK/76	“V” on draft HSK and HT OZP No. S/HSK/1	Temporary Public Vehicle Park (Private Car) (3 Years)	2.11.2018 (3 Years) (revoked on 2.5.2019)	2, 4, 6, 8, 9, 10, 16
3. A/HSK/80	“V” on draft HSK and HT OZP No. S/HSK/1	Temporary Public Vehicle Park (Private Car) (3 Years)	20.7.2018 (3 Years) (revoked on 20.10.2019)	1, 2, 4, 5, 6, 7, 8, 9, 10, 13
4. A/HSK/169	“V” on approved HSK and HT OZP No. S/HSK/2	Proposed Temporary Public Vehicle Park (Private Car & Light Goods Vehicle) (3 Years)	2.8.2019 (3 Years)	2, 4, 5, 6, 9, 10, 11, 12, 13
5. A/HSK/191	“V” on approved HSK and HT OZP No. S/HSK/2	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) (3 Years)	15.11.2019 (3 Years)	4, 6, 8, 10, 11, 13

Approval Conditions:

- 1 The submission and implementation of the run-in proposal.
- 2 The maintenance of the drainage facilities and/or existing trees, and/or submission of a condition record of the existing drainage facilities.
- 3 The submission and implementation of landscape/ tree preservation and landscape proposal.
- 4 The submission and implementation of FSIs proposals.
- 5 The provision of fencing.
- 6 Revocation clauses.
- 7 Reinstatement clause.
- 8 The submission and/or implementation of drainage proposal.
- 9 No vehicle is allowed to queue back to or reverse onto/from the public road at any time.
- 10 No light and/or medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, or coach is allowed to be parked/stored on or enter/exit the site at any time.
- 11 A notice should be posted at a prominent location of the site to indicate that only private cars and light goods vehicles not exceeding 5.5 tonnes/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.
- 12 No cutting, and/or repairing, and/or compacting, and/or dismantling, and/or vehicle repair and/or cleaning, and/or cleansing of vehicle, selling of vehicle, and/or workshop activity is allowed on the site.
- 13 No vehicle without valid licence issued under the Road Traffic Ordinance are allowed to be parked/stored on site at any time.

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises 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 lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) 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(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 rent or fee, as may be imposed by the LandsD;
- (c) to note the comments of the Assistant Commissioner for Transport/ New Territories, Transport Department (AC for T/NT, TD) that sufficient manoeuvring spaces shall be provided within the Site. 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and San Sik Road;
- (e) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal:
 - (i) Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands.
 - (ii) The ground to the north-west of the Site is significantly higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.
 - (iii) Please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).
 - (iv) The "existing open drain", to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.
 - (v) Further to (iii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition.

- (vi) The gradients and the sizes of the proposed U-channels should be shown on the drainage plan.
 - (vii) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.
 - (viii) Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given.
 - (ix) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
 - (x) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.
 - (xi) Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site.
 - (xii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
 - (xiii) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by 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 BA should be obtained, otherwise they are UBW. An Authorized Person 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. 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
- (g) to note comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of the FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.