

**Similar Application Within the Same “V” Zone
on the Approved Tai Tong OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TT/352	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	21.8.2015 [revoked on 21.5.2016]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13)

Approval Condition(s):

- (1) No operation between 11:00 p.m. and 7:00 a.m. is allowed on the Site during the planning approval period.
- (2) Only private cars and light goods vehicles not exceeding 5.5 tonnes are allowed to enter/be parked on the Site.
- (3) A notice should be posted at a prominent location of the Site at all times to indicate that only private cars and light goods vehicles are allowed to enter/be parked on the Site.
- (4) No vehicle without valid licences is allowed to be parked/stored on the Site.
- (5) No vehicle repairing, dismantling or other workshop activities are allowed on the Site.
- (6) No open storage activity is allowed on the Site.
- (7) No vehicle is allowed to queue back to or reverse onto/from public road.
- (8) The provision of boundary fence on the Site.
- (9) Submission and implementation of landscape proposal.
- (10) Submission and implementation of drainage proposal and maintenance of drainage facilities implemented therein.
- (11) Submission and implementation of fire service installations proposal.
- (12) Revocation of planning approval if any of the conditions is not complied with at any time or by the specified date.
- (13) Reinstatement of the site to an amenity area upon expiry of the planning permission.

Detailed comments of Chief Engineer/Mainland North, Drainage Services Department

Detailed comments on the submitted drainage proposal as follows:

- (i) The invert levels of the proposed catchpits should be shown on the drainage plan for reference.
- (ii) The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made 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.
- (iii) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.
- (iv) The cross section of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan.
- (v) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- (vi) 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.

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long (DLO/YL), Lands Department that the Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government. The Site is accessible to Tai Tong Road via Government land (GL) and private land. Her office does not provide maintenance works for the GL involved and does not guarantee any right-of-way to the Site. The lot owner(s) will need to apply to her office to permit structures to be erected or regularize any irregularities on site. Such application(s) will be considered by her department acting in the capacity as 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 her department;
- (b) to note the comments of the Commissioner for Transport that the applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed;
- (c) to note the comments of the Chief Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tai Tong Road;
- (d) to note the comments of the Director of Environmental Protection that with respect to the public concern on the potential environmental pollution caused by the proposed carpark, the applicant is reminded to properly design and maintain the proposed car park to minimize the nuisance to the surroundings. The applicant is advised to follow the relevant mitigation measures and requirement in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by the Environmental Protection Department to minimize any potential environmental nuisance;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the invert levels of the proposed catchpits should be shown on the drainage plan for reference. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. The cross section of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. 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 Director of Fire Services that in consideration of the design/nature of the proposal, 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 FSIs to be installed should be clearly marked on the layout plans. However, 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; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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.