

**Previous Applications Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s) / Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TT/274*	Proposed Utility Installation for Private Project (Electricity Package Substation) and Excavation of Land	23.12.2010	(1), (2)
2	A/YL-TT/377	Temporary Public Vehicle Park (Private Cars and Van-type Light Goods Vehicles) for a Period of 3 Years	13.5.2016  2.9.2016 (Review on condition restricting the operation hours of the subject site)	(1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12)
3	A/YL-TT/452	Proposed Houses	18.1.2019	(2), (10)

\* The site straddles the “R(D)” and “V” zones on the Tai Tong OZP. The approved scheme was not implemented and the planning permission lapsed on 24.12.2014.

**Approval Condition(s):**

- (1) Submission and implementation of landscape proposal.
- (2) Submission and implementation of water supplies for fire-fighting, emergency vehicular access and fire service installations proposal.
- (3) Only private cars and van-type light goods vehicles not exceeding 1.9 tonnes permitted gross vehicle weight as defined in the Road Traffic Ordinance and its subsidiary regulations are allowed to enter/be parked on the Site.
- (4) A notice should be posted at a prominent location of the site at all times to indicate that only private cars and van-type light goods vehicles not exceeding 1.9 tonnes permitted gross vehicle weight as defined in the Road Traffic Ordinance and its subsidiary regulations are allowed to enter/be parked on the Site.
- (5) No vehicle without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the Site.
- (6) No vehicle repairing, dismantling, car beauty or other workshop activities are allowed on the Site.
- (7) No open storage activity is allowed on the Site.
- (8) No vehicle is allowed to queue back to or reverse onto/from public road.
- (9) Provision of boundary fence on the Site.
- (10) Submission and implementation of revised drainage proposal and maintenance of implemented drainage facilities.
- (11) Revocation of planning approval if any of the conditions is not complied with at any time or by the specified date.
- (12) Reinstatement of the Site to an amenity area upon the expiry of the planning permission.

**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises 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 from Tai Shu Ha Road East via Government land (GL) and private land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. Should planning approval be given to the subject planning application, the lot(s) owner(s) will need to apply to her office to permit the structures to be erected or regularise any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Buildings will be considered or allowed. Applications for any of the above 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 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;
- (c) to note the comments of the Commissioner for Transport that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking of vehicles on public road are allowed. The land status of the access road/path/track leading to the Site from Tai Shu Ha Road East shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that his department does not and will not maintain any access connecting the Site and Tai Shu Ha Road East. The applicant should be responsible for his own access arrangement. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that the applicant should follow the relevant mitigation measures and requirements 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 minimise any potential environmental nuisance; and
- (f) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant is advised that 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 also be clearly marked on the layout plans. However, if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.