

Previous Application Covering the Application Site (the Site)

Approved Application

	<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/434	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	3.8.2018 [revoked on 3.2.2019]	(1) to (11)

Approval Condition(s):

- (1) Only private cars and light goods vehicles, as defined in the Road Traffic Ordinance, are allowed to enter/be parked on the Site.
- (2) No vehicle without valid licences is allowed to be parked/stored 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 repairing, dismantling or other workshop activities are allowed on the Site.
- (5) No open storage activity is allowed on the Site.
- (6) No vehicle is allowed to queue back to or reverse onto/from public road.
- (7) The provision of boundary fence on the Site.
- (8) Submission and implementation of a revised drainage proposal and maintenance of drainage facilities implemented therein.
- (9) Submission and implementation of fire service installations proposal.
- (10) Revocation of planning approval if any of the conditions is not complied with at any time or by the specified date.
- (11) Reinstatement of the site to an amenity area upon expiry of the planning permission.

Similar Application within the Subject “V” Zone on the OZP

Approved Application

	<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) to (13)

Approval Condition(s):

- (1) No operation between 11:00 p.m. and 7:00 a.m. is allowed on the application site (the Site).
- (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.

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises an Old Schedule Agricultural Lot 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) should apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. 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 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;
- (d) to note the comments of the Commissioner for Transport that the land status of the access road/path/track leading to the Site from Shui Tsiu San Tsuen Road 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. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the run in/out at Shui Tsiu San Tsuen Road should be provided in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Shui Tsiu San Tsuen Road;
- (f) to note the comments of the Director of Environmental Protection that 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 should be followed to minimise any potential environmental nuisance on the surrounding area;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that an internal drainage system should be provided in order to properly intercept, collect and discharge the surface runoff and overland flow. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The owner of the existing drainage facilities to which the proposed connection will be made should be identified and consent from the owner should be obtained prior to commencement of the proposed works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted;

- (h) to note the comments of the Director of Fire Services that the installation/ maintenance/ modification/ repair work of fire service installations shall be undertaken by a 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 him. 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; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that 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 Building Authority should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person 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 the prevailing 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. 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.