

Justification

(i)	Over the past 3 years, the operation has not caused any nuisance to the nearby residents/occupants.
(ii)	The usage, dimension and layout of the approved site were remained unchanged, size of each carpark is 5m X 2.5m, a total of 25 Nos. carparks will be provided.
(iii)	The Fire Safety requirements issued by the Fire Services Department have been maintained. A Fire Service Installation Plan is attached and a valid fire certificates (FS 251) are attached.
(iv)	The existing drainage facilities have been maintained in good condition and would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and adjacent areas. A Drainage Plan is attached. Drainage Photos were taken at spot and attached.
(v)	All existing trees within the site have maintained in good condition.
(vi)	The requirements set out by relevant government departments have been maintained.
(vii)	The development is not in conflict with the local planning intention of “R(C)” zone as it is temporary use in nature and the “R(C)” zone can still be implemented should it be desired by any interested parties.
(viii)	The development will take full advantage of the location and physical state of the site does itself should planning permission be granted. It provides a short term solution for the much demanding carpark space. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent and land use of the site.
(ix)	The use would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not create undesirable precedent. Also, the applicant would endeavor to minimize any disturbance to the surrounding.
(x)	The carpark is open daily from 06:00 hrs to 22:30 hrs included Sundays and Public Holidays.
(xi)	Only private car and 5.5 tonnes light goods vehicle are allowed to park inside the propose carpark.
(xii)	No vehicles without valid licenses issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site.

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(xiii)	No medium or 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.
(xiv)	No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed to be carried out at the Site..
(xv)	A "Notice" was posted at a prominent location of the site indicating that no medium or 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 at all times. A photo was taken at spot and attached.
(xvi)	No reversing of vehicles into or out from the site is allowed. (A vehicle diagram showing the smooth running of vehicles in/out the Site is attached.