

Similar s.16 Application within "Village Type Development" Zone
on the Ngau Tam Mei OZP No. S/YL-NTM/12

Approved Application

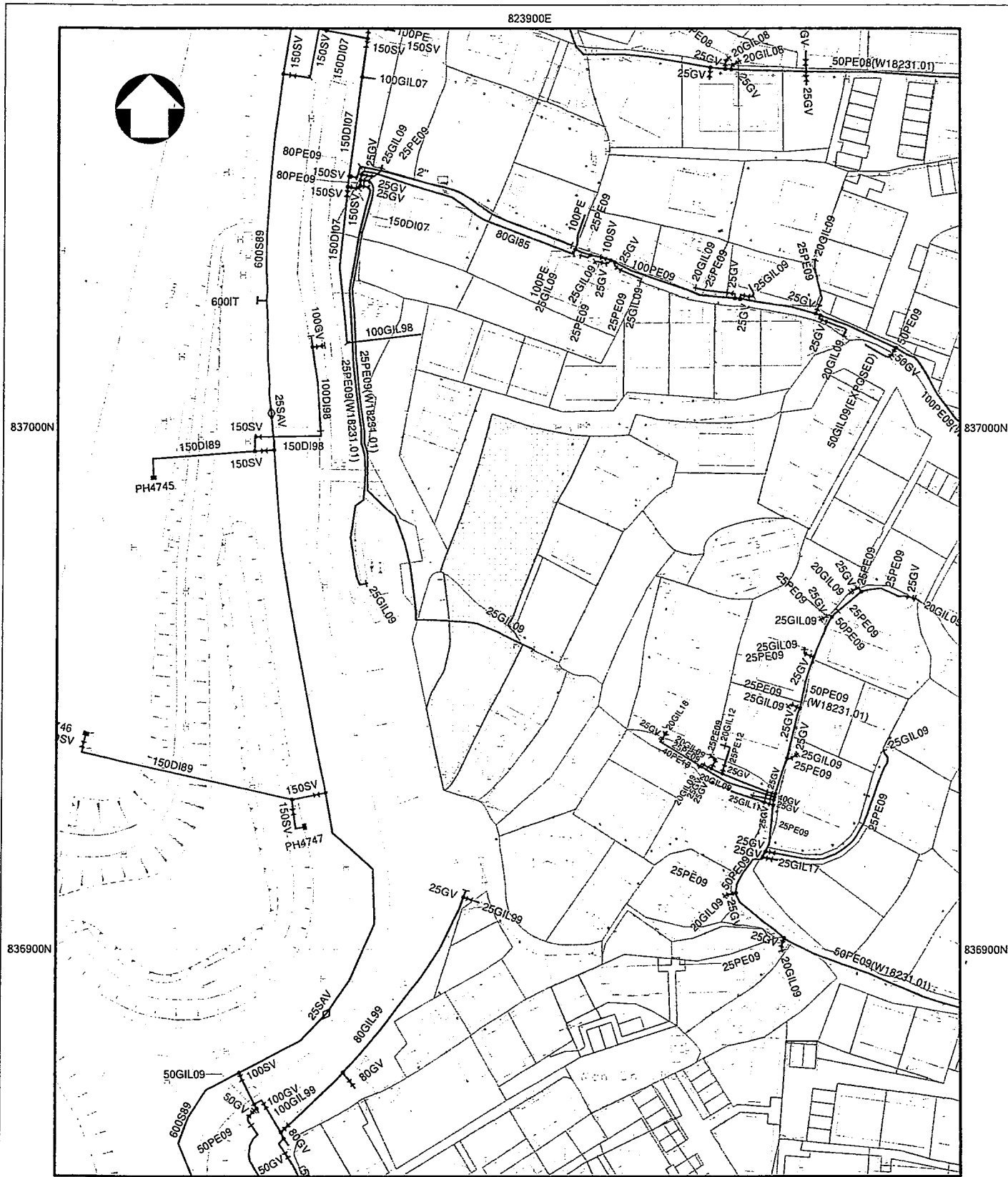
<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-NTM/363	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	2.11.2018 Approved by RNTPC (3 years)	(1)– (6), (8), (11), (12)
2.	A/YL-NTM/392	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 5 Years	4.10.2019 Approved by RNTPC (5 years)	(2),(3),(5),(7),(9), (10),(11),(12)

Approval Conditions

- (1) No operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site.
- (2) No vehicle is allowed to queue back to or reverse onto/from the Site.
- (3) No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site.
- (4) Only private cars and light goods vehicles not exceeding 5.5 tones as defined in the Road Traffic Ordinance are allowed to park on the Site.
- (5) A notice should be posted at a prominent location of the Site to indicate that only private cars/ private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to be parked on the Site.
- (6) No car washing, vehicles repair, dismantling, paint spraying or other workshop activities is allowed on the Site.
- (7) Provision of boundary fencing on the Site.
- (8) The implementation of accepted drainage proposal.
- (9) The submission and implementation of drainage proposal.
- (10) The implemented drainage facilities on the Site shall be maintained at all times.
- (11) The submission and implementation of fire service installations proposal.
- (12) Revocation-clause.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (b) to note DLO/YL, LandsD's comments 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 will need to apply to LandsD to permit the structures to be erected or regularize any irregularities on site, if any. Given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the 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 LandsD;
- (c) to note C for T's comments that the Site is connected to San Tam Road via a section of a local access which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note DEP's comments that the applicant shall follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimize potential environmental impacts on the surrounding area;
- (e) to note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to D of FS for approval. The applicant should also be advised on the following points: (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (f) to note CE/C of WSD's comments that existing water mains will be affected as shown on the plan (plan enclosed in **Appendix IVa** refers). A waterworks reserve within 1.5m from the centreline of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.



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- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY, WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE



PRIVATE LOT BOUNDARY (FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/2-SE-21B

FILE REF: (1) IN WSD/M/SP 3051/428/156S/20 PT.1

REF. CODE: 12W20M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department