

Similar Application within the same "R(D)" Zone on the Pat Heung OZP

Approved Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration by RNTPC / TPB	Approval Conditions
1	A/YL-PH/181*	Proposed Public Car Park	20.11.1998 on review (for 3 years)	(1), (2), (3), (4), (5)

*The site straddled "V" and "R(D)" zones.

Approval Conditions

1. No vehicle without valid licences issued under the Traffic Regulations would be allowed
2. No lorry/container vehicle would be allowed
3. Submission and implementation of landscaping proposals
4. Submission of a drainage impact assessment and implementation of flood mitigation measures / provision of drainage facilities
5. Reinstatement of the application site to an amenity area

**Appendix III of RNTPC
Paper No. A/YL-PH/768B**

**Detailed Comments of the Chief Town Planner/Urban Design and Landscape,
Planning Department (CTP/UD&L, PlanD)**

The submitted landscape plan is considered not acceptable from landscape planning perspective and the comments are as below:

- (i) The proposed trees should be planted at-grade with open bottom for drainage purpose. Please be reminded that all trees should be planted in planting area of min. 1m (W) x 1m (L) x 1.2m (soil depth) and supported with tree stakes initially for healthy establishment.

- (ii) Noted from the proposed drainage plan, U-channel is proposed along the site boundary. Applicant should provide a typical section showing dimensions and relationship between the U-channel and proposed trees. Please be reminded that a minimum 1m clearance should be maintained between the trees and the U-channel.

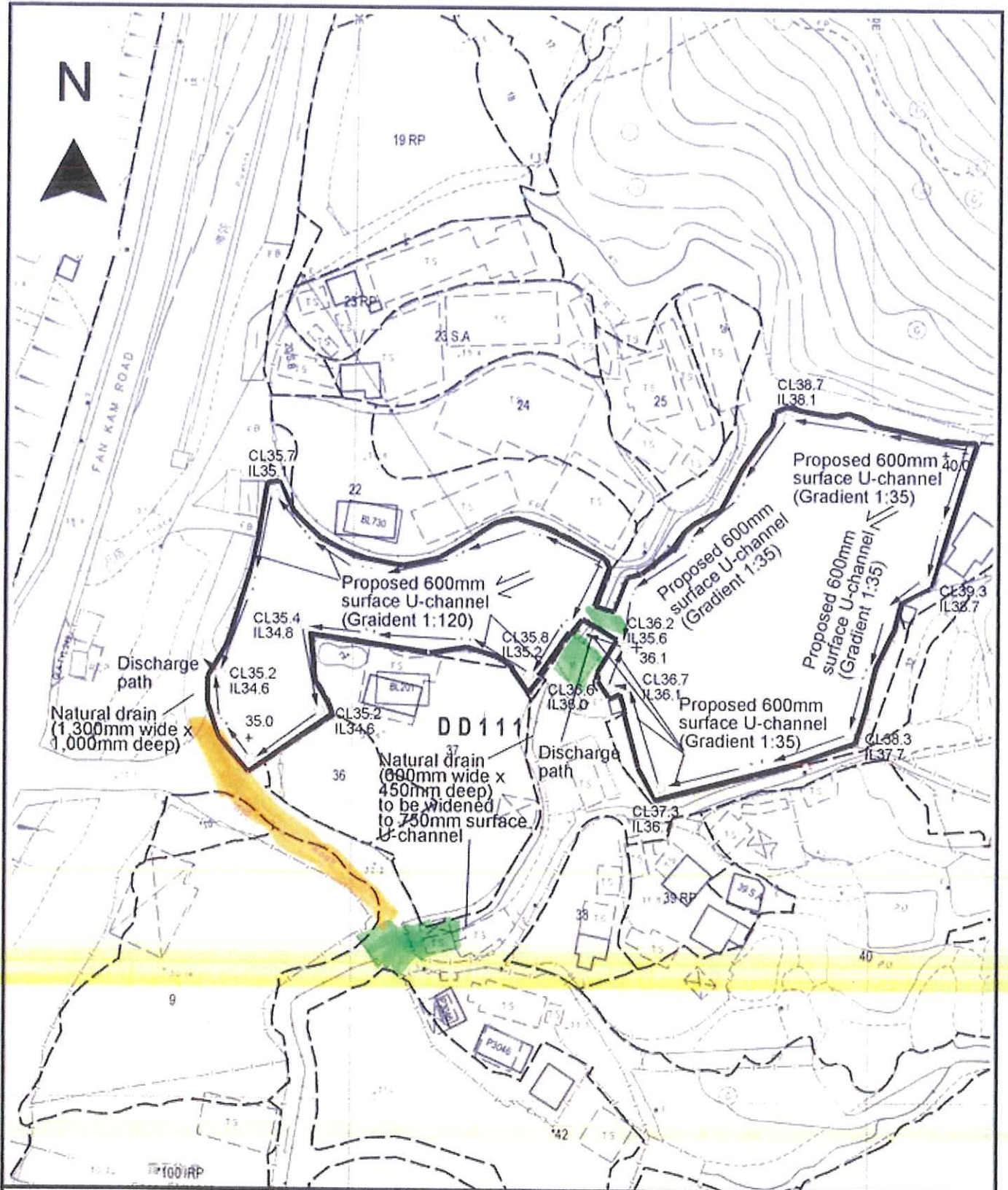
- (iii) Tree protective measures such as kerb/wheel stoppers/bollards at min. distance of 1m from the tree to guard against potential damage to the trees from vehicular movements should be indicated on plan and installed.

**Appendix IV of RNTPC
Paper No. A/YL-PH/768B**

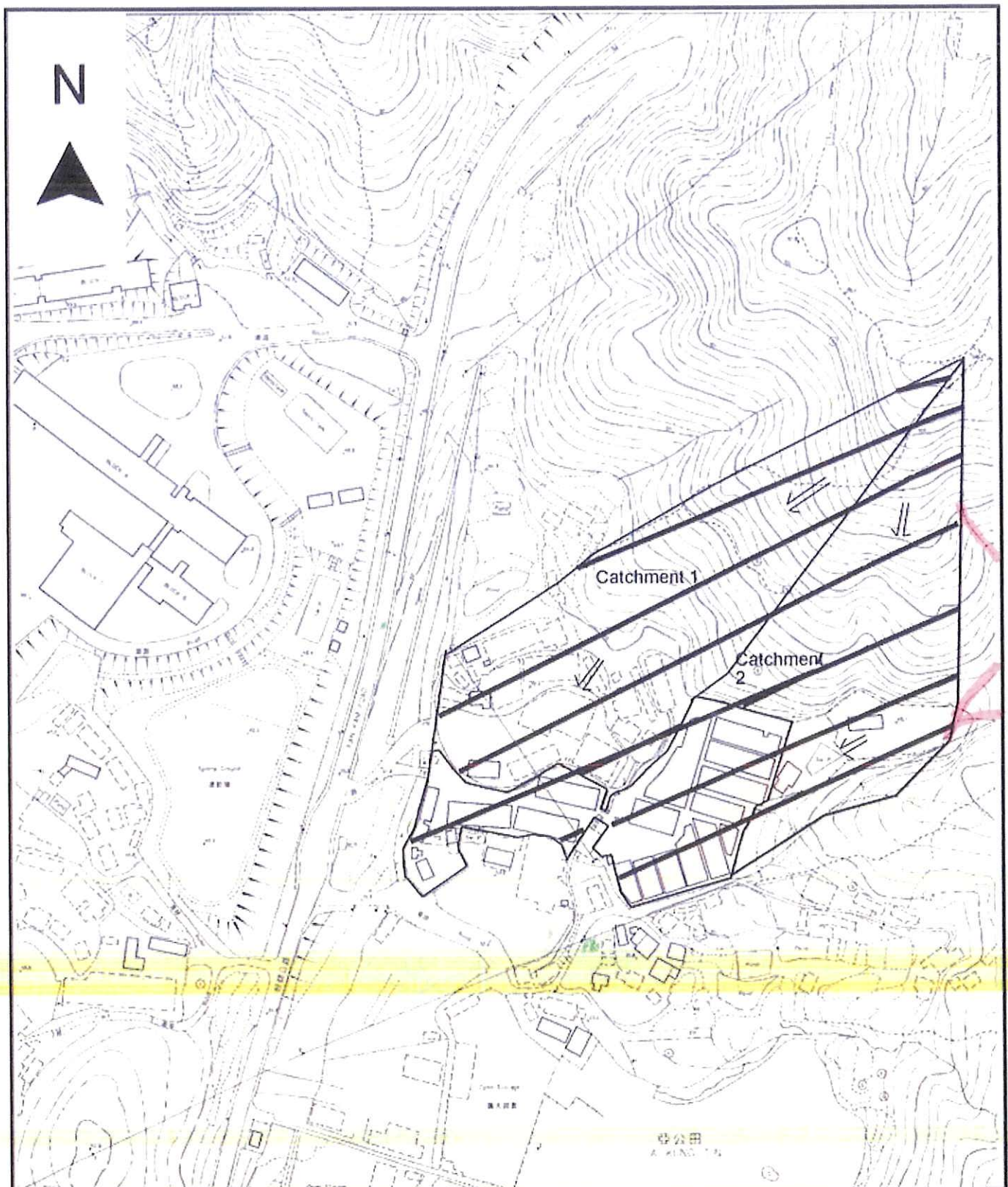
**Detailed Comments of the Chief Engineer/Mainland North, Drainage Services
Department (CE/MN, DSD)**

The comments on the submitted revised drainage proposal are as below:

- (i) The corresponding Chart for channel design should be attached for reference.
- (ii) The invert level of the U-channel in catchment is higher than the ground level at the north of the Site. The level of the channel should be low enough to intercept overland flow. Please review.
- (iii) There is a few streams (highlighted in pink in the attachment) running at the east of the hatched Catchment 2 area which are discharging into the same downstream area. Therefore, the area of Catchment 2 is underestimated. Please review.
- (iv) There are a number of structures (highlighted in green in the attachment) that may constraint the size of the existing 600mm wide x 400mm deep natural drain. The applicant must check all these critical sections so that no bottleneck will be created.
- (v) The applicant should also demonstrate the deck over drain (highlighted in orange) of downstream of Catchment 1 is at least the same size of the upstream natural drain (1300mm wide x 1000mm deep).



<p>Project 項目名稱 Proposed Temporary Public Vehicle Park for Private Car & Light Goods Vehicle for a Period of 3 Years at Lots 29 (Part), 33 (Part) & 35 (Part) in D.D. 111 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.</p>	<p>Drawing Title 圖名 Proposed Drainage Plan</p> <p>Drawing No. 圖號 Figure 5</p>	<p>Remarks 備註</p> <ul style="list-style-type: none"> □ Proposed catchpit ⇐ Flow of surface runoff +_{40.0} Level (in mPD) <p>Scale 比例尺 1:1000</p>
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Project 項目名稱

Proposed Temporary Public Vehicle Park for Private Car & Light Goods Vehicle for a Period of 3 Years at Lots 29 (Part), 33 (Part) & 35 (Part) in D.D. 111 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖名

Catchment Plan

Remarks 備註

← Flow of surface runoff

Drawing No. 圖號

Figure 6

Scale 比例尺

1:2000

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied used at the Site;
- (b) resolve any land issue relating to the development with other concerned owner(s) of the Site;
- (c) note DLO/YL, LandsD's comments that the Site comprises Old Scheduled 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. No permission is given for occupation of Government Land (GL) (about 448m² subject to verification) included in the Site. The applicant's attention is drawn to the fact that any occupation of GL without Government's prior approval is not allowed. The Site is accessible to Fan Kam Road via GL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way to the Site. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Furthermore, the applicant has to either exclude the GL portion from the Site or apply for a formal approval prior to the actual occupation of the GL portion. Such application(s) will be considered by LandsD 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 the LandsD;
- (d) note C for T, TD's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (e) note CE/NTW, HyD's comments that HyD does not and will not maintain any access connecting the Site and Fan Kam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) 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 DEP;
- (g) note CTP/UD&L of PlanD's comments that the submitted landscape plan is considered not acceptable from landscape planning perspective. The proposed trees should be planted at-grade with open bottom for drainage purpose. Please be reminded that all trees should be planted in planting area of min. 1m (W) x 1m (L) x 1.2m (soil depth) and supported with tree stakes initially for healthy establishment. Noted from the proposed drainage plan, U-channel is proposed along the site boundary. Applicant should provide a typical section showing dimensions and relationship between the trees and the U-channel. Please be reminded that a min. 1m clearance should be maintained between the trees and the U-channel. Tree protective measures such as kerb/wheel stoppers/bollards at min. distance

of 1m from the tree to guard against potential damage to the trees from vehicular movements should be indicated on plan and installed;

- (h) note CE/MN, DSD's comments that the corresponding Chart in the revised drainage proposal for channel design should be attached for reference. The applicant should review
 - (i) the invert level of the U-channel in catchment is higher than the ground level at the north of the Site. The level of the channel should be low enough to intercept overland flow,
 - (ii) there is a few streams (highlighted in pink in the attachment of **Appendix IV** of the RNTPC paper) running at the east of the hatched Catchment 2 area which are discharging into the same downstream area. Therefore, the area of Catchment 2 is underestimated. There are a number of structures (highlighted in green in the attachment of **Appendix IV** of the RNTPC paper) that may constraint the size of the existing 600mm wide x 400mm deep natural drain. The applicant must check all these critical sections so that no bottleneck will be created. The applicant should also demonstrate the deck over drain (highlighted in orange) of downstream of Catchment 1 is at least the same size of the upstream natural drain (1300mm wide x 1000mm deep);

- (i) note D of FS' 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 FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that 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

- (j) note CBS/NTW, BD's comments 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.