

**Similar s.16 Applications within "V" zone
on the San Tin OZP No. S/YL-ST/8**

Approved Applications

No.	Application No.	Proposed Uses	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/343	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	4.1.2008 Approved by RNTPC (3 years)	1, 2, 4, 7, 8, 9, 11, 14, 15
2.	A/YL-ST/349	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	28.3.2008 Approved by RNTPC (3 years)	1, 2, 4, 7, 8, 9, 11, 14, 15
3.	A/YL-ST/351	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	4.7.2008 Approved by RNTPC (12 months)	1, 2, 4, 7, 9, 11, 14, 15
4.	A/YL-ST/356	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	17.4.2009 Approved by RNTPC (2 years)	1, 2, 4, 7, 9, 10, 14, 15
5.	A/YL-ST/358	Temporary Public Car Park (Excluding Lorries and Container Tractors/Trailers) for a Period of 3 Years	27.2.2009 Approved by RNTPC (3 years)	1, 2, 4, 7, 9, 10, 11, 14, 15
6.	A/YL-ST/368	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) under Application No. A/YL-ST/351 for a Period of 2 Years	19.6.2009 Approved by RNTPC (2 years)	1, 2, 4, 9, 7, 11, 14, 15
7.	A/YL-ST/376	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	23.10.2009 Approved by RNTPC (3 years)	1, 2, 4, 7, 9, 10, 14, 15
8.	A/YL-ST/377	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	23.10.2009 Approved by RNTPC (3 years)	1, 2, 4, 7, 9, 10, 14, 15
9.	A/YL-ST/391	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	26.11.2010 Approved by RNTPC (3 years)	1, 2, 4, 7, 9, 10, 11, 14, 15
10.	A/YL-ST/397	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) under Application No. A/YL-ST/356 for a Period of 3 Years	18.3.2011 Approved by RNTPC (3 years)	1, 2, 4, 5, 7, 9, 10, 11, 14

11.	A/YL-ST/398*	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) under Application No. A/YL-ST/349 for a Period of 3 Years	18.3.2011 Approved by RNTPC (2 years) [revoked on 8.2.2013]	1, 2, 4, 5, 7, 9, 10, 11, 14
12.	A/YL-ST/402	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) under Application No. A/YL-ST/368 for a Period of 2 Years	6.5.2011 Approved by RNTPC (2 years)	1, 2, 4, 5, 7, 9, 10, 11, 14
13.	A/YL-ST/422	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	5.10.2012 Approved by RNTPC (3 years)	1, 2, 4, 5, 7, 9, 10, 11, 12
14.	A/YL-ST/423	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	5.10.2012 Approved by RNTPC (3 years)	1, 2, 4, 5, 7, 9, 10, 11, 12
15.	A/YL-ST/433	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	7.6.2013 Approved by RNTPC (2 years)	1, 2, 4, 5, 7, 9, 10, 11, 12
16.	A/YL-ST/436	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	16.8.2013 Approved by RNTPC (3 years)	1, 2, 4, 5, 7, 8, 9, 10, 11
17.	A/YL-ST/470	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	7.8.2015 Approved by RNTPC (2 years)	1, 2, 4, 5, 7, 9, 10, 11, 14
18.	A/YL-ST/472*	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Year	4.9.2015 Approved by RNTPC (3 years) [revoked on 24.7.2016]	1, 2, 4, 5, 7, 9, 10, 11, 14
19.	A/YL-ST/491	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	12.8.2016 Approved by RNTPC (3 years)	1, 2, 4, 5, 7, 8, 9, 10, 11
20.	A/YL-ST/514	Temporary Public Vehicle Park (excluding container vehicle) for a Period of 2 Years	22.12.2017 Approved by RNTPC (2 years)	1, 2, 4, 5, 7, 9, 10, 11, 12

*denotes permission revoked

Approval Conditions

- (1) Only private cars as defined in the Road Traffic Ordinance / no vehicles exceeding 5.5 tonnes including medium and heavy goods vehicles and container vehicles / only private cars, taxis and light vans / no heavy vehicles (including container vehicles and lorries) were allowed to be parked on the site
- (2) No vehicles without valid licences issued under the Road Traffic Ordinance were allowed to be parked/stored on the site
- (3) No car washing and vehicle repair workshop / and canteen / dismantling, paint spraying or other workshop activities
- (4) A notice should be posted at a prominent location of the site to indicate that only private cars / only private cars, taxis and light vans / no heavy vehicles (including container vehicles and lorries) / no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors as defined in the Road Traffic Ordinance was allowed to be parked/stored on the site
- (5) Mitigation measures to minimize the nuisance of artificial lighting on the site
- (6) Submission and implementation of landscaping proposals/compensatory planting/landscape and tree preservation proposal / maintenance of landscape planting/existing vegetation / implementation of reinstatement planting
- (7) Provision of vehicular ingress/egress points / proper site access arrangement / provision of a proper run-in / submission and implementation of vehicular access arrangement proposal
- (8) Provision of (stormwater) drainage facilities / submission and implementation of drainage proposal / maintenance of drainage facilities / submission of a condition record of the existing drainage facilities / submission of DIA / submission of an as-built drainage plan and photographic records of the existing drainage facilities
- (9) Paving of the site to minimize the dust disturbance / maintenance of paving and boundary fencing / hard paving, perimeter ditches with oil interceptors
- (10) Provision of a 9-litre water type/3kg dry powder fire extinguisher for the site office / submission of fire service installations proposal
- (11) Submission and implementation of a car parking plan / parking layout plan
- (12) Implementation of the buffer zone
- (13) Revocation clause
- (14) Reinstatement clause

Detailed Departmental Comments

Comments of CE/MN, DSD:

- (a) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
- (b) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
- (c) The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.
- (d) The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future.
- (e) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site.

Comments of CTP/UD&L, PlanD:

According to aerial photo dated 13.11.2008, the proposed car park already existed since then and tree buffer line is found along the interface with the drainage channel. No significant landscape resource is found within the Site. While with reference to the site inspection taken on 24.8.2018, the tree buffer line is already cleared due to construction work at the drainage channel. Considering that further significant impact on existing landscape arising from the proposed use is not anticipated, he has no objection to the application from the landscape perspective.

Recommended Advisory Clauses

- (a) to note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lots held under 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 Tung Wing On Road through both GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way. The Site does not fall within Shek Kong Airfield Height Restriction Area. Given that no structure is proposed in the application, no structure will be allowed to be erected on site;
- (b) to note DAFC's comments that the applicant should adopt necessary measures to avoid causing pollution or disturbance to the adjacent watercourse;
- (c) to note C for T's comments that the Site is connected to the public road network via a section of a local access which are not managed by Transport Department (TD). 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 CHE/NTW, HyD's comments that his department does not and will not maintain any access connecting the Site and Tung Wing On Road / Castle Peak Road - San Tin. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note D of FS's comments that in consideration of the design/nature of the proposal, Fire Service Installations (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 applicant should also be advised reminded that (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;
- (f) to 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). An Authorized Person (AP) should be appointed as the co-ordinator for any building works in accordance with the Building Ordinance (BO). For UBW erected on leased land, enforcement action may be taken by the Building Authority to effect their removal in accordance with Buildings Department'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 work 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 respectively. If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
- (g) to note CE/MN, DSD's comments that the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains & the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations & charts should be included. (Guideline on preparation of the drainage proposal is available in DSD homepage at

http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf). Should additional drainage works be required, the applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site. After completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site; and

- (h) to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimize potential environmental impacts on the surrounding areas.