

**Previous s.16 Application covering the Application Site**

**Approved Applications**

| <b>No.</b> | <b>Application No.</b> | <b>Proposed Development</b>                        | <b>Date of Consideration by RNTPC</b> | <b>Approval Conditions</b>                        |
|------------|------------------------|--|---------------------------------------|---|
| 1.         | A/YL-PH/759            | Temporary Private Car Park for a Period of 3 Years | 1.6.2018<br><br>[Revoked on 1.3.2019] | (1), (2), (3), (4),<br>(5), (6), (7), (8),<br>(9) |

**Approval Conditions**

- (1) No medium or heavy goods vehicles are allowed to be parked/stored on or enter / exit the site
- (2) No vehicles without valid licenses issued under the Traffic Regulations would be allowed
- (3) A notice should be posted at a prominent location to indicate no medium or heavy good vehicles on site
- (4) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed
- (5) No vehicle is allowed to queue back to or reverse onto / from public road
- (6) Submission / implementation / maintenance of drainage proposal / facilities
- (7) Submission / implementation of Fire Services Installations
- (8) Revocation of planning approval if condition is not complied with at any time/by specified date
- (9) Reinstatement of the application site to an amenity area



**Similar Applications within the same "V" zone of the Site  
on the Pat Heung OZP**

**Approved Applications**

| <b>No.</b> | <b>Application No.</b> | <b>Proposed Use(s)/Development(s)</b>  | <b>Date of Consideration by RNTPC/TPB</b> | <b>Approval Conditions</b>                                      |
|------------|------------------------|--|---|---|
| 1          | A/YL-PH/450            | Proposed Temporary Car Park for a period of 3 years  | 7.11.2003<br><br>[Revoked on 7.8.2004]    | (1), (2), (5), (6), (7), (9), (12)                              |
| 2          | A/YL-PH/473            | Proposed Temporary Carpark for a period of 3 years   | 27.8.2004<br><br>[Revoked on 29.10.2004]  | (1), (2), (3), (5), (6), (7), (10), (11), (12)                  |
| 3          | A/YL-PH/743            | Proposed Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years | 11.8.2017<br><br>[Revoked on 11.2.2018]   | (1), (2), (5), (6), (7), (8), (9), (12), (13), (14)             |
| 4          | A/YL-PH/747            | Temporary Public Vehicle Park for Private Car for a period of 3 years                                  | 28.7.2017<br><br>[Revoked on 28.1.2019]   | (1), (2), (5), (6), (7), (8), (9), (10), (12), (13), (14), (15) |
| 5          | A/YL-PH/762            | Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years                           | 22.12.2017<br><br>[Revoked on 30.8.2018]  | (1), (2), (6), (7), (8), (9), (10), (12), (13), (14), (15)      |
| 6          | A/YL-PH/769            | Proposed Temporary Private Vehicle Park for Private Cars for a Period of 3 Years                       | 16.3.2018                                 | (1), (2), (5), (6), (7), (8), (9), (10), (12), (14), (15)       |
| 7          | A/YL-PH/794            | Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years                        | 16.8.2019                                 | (1), (5), (6), (8), (10), (14), (15)                            |

**Approval Conditions**

- (1) No vehicle without valid licences issued under the Traffic Regulations would be allowed
- (2) No lorry/container vehicle would be allowed / only private cars area allowed/ no medium or heavy vehicles are allowed to get into the site
- (3) Submission and/ or implementation of car parking layout
- (4) Provision of vehicular access arrangement / provision of run in/out of 7m wide
- (5) Submission and implementation of landscaping proposals
- (6) Submission/ implementation/ maintenance of a drainage proposal/ facilities
- (7) Reinstatement of the application site to an amenity area
- (8) A notice should be posted at a prominent location to indicate no medium or heavy good vehicles on site
- (9) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities were allowed on site
- (10) Restriction on operation hours/time
- (11) Submission and implementation of emergency vehicular access (EVA) arrangement
- (12) Revocation of planning approval if condition is not complied with at any time/by specified date
- (13) Provision of boundary fence or the boundary fence along the site shall be maintained at all times
- (14) No vehicle is allowed to queue back to or reverse onto/from public road
- (15) Submission and implementation of fire service installations proposal

**Advisory Clauses**

- (a) resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) shorter compliance periods are imposed to monitor the progress of the compliance. Should the applicants fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (d) note DLO/YL, LandsD's comments that the Site comprises an Old Scheduled 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 Site is accessible from Fan Kam Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures shall not exceed the relevant airfield height limit within SKAHRA. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above 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 LandsD;
- (e) note C for T's comments that the Site is connected to the public road network via a section of a local access 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;
- (f) note CHE/NTW, HyD's comments that HyD is not / shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (g) 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 the DEP;
- (h) note DAFC's comments that a watercourse is located to the west of the Site. The applicants are advised to avoid disturbing and polluting the nearby watercourse during operation; and

- (i) note CE/MN, DSD's comments that there is a natural stream running at the west of the development. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.