

Previous s.16 Application covering the Application Site

Approved Application

No.	Application No.	Proposed Use	Date of Consideration by RNTPC	Approval Conditions
1.	A/YL-PH/88	Public Car / Lorry Park	16.5.1997 Approved on a temporary basis for 3 years up to 16.5.2000	(1), (2), (3), (4)

Approval Conditions

- (1) No vehicle without valid licenses issued under the traffic regulations should be allowed to be parked on site
- (2) The submission and implementation of landscaping proposals
- (3) The submission of a drainage impact assessment, the implementation of flood mitigation measures and the provision of drainage facilities identified therein
- (4) Reinstatement of the application Site upon expiry of the planning permission

Rejected Application

No.	Application No.	Proposed Use	Date of Consideration by RNTPC	Main Reason(s) for Rejection
1.	A/YL-PH/117	Temporary Open Storage of Vehicles (Brand New Left-Hand Drive Private Cars and Light Goods Vans) for a period of 12 months	22.8.1997	(1), (2), (3), (4)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention
- (2) The proposed development is not compatible with the adjacent residential developments
- (3) There are two "Open Storage" zones nearby to meet the demand for land for the applied use
- (4) The approval of the application will set an undesirable precedent

Advisory clauses

- (a) liaise with the locals on the proposed use at the Site;
- (b) note DLO/YL, LandsD's comments that the Site comprises Government Land (GL) having an area of about 283m², of which the actual site area and boundary of the GL involved will be subject to verification upon receipt of short term tenancy (STT) application, if any. The Site is subject to a maximum height of 69mPD under the relevant plan for the Shek Kong Airfield Height Restriction. The applicant should be reminded that necessary policy support from the Secretary for Home Affairs (S for HA) for STT application of the Site would be required to implement the proposal. Upon receipt of the STT application with policy support being given by S for HA, LandsD will consider the application in accordance with applicable policy and practice and there is no guarantee that the application will be approved. The application, if approved, will be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion;
- (c) note CHE/NTW, HyD's comments that HyD is not / shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (d) note DEP's comments that the applicant is advised to follow 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 to minimize any potential environmental nuisance. Adequate supporting infrastructure / facilities should be provided for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department";
- (e) note D of FS' 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 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. 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
- (f) note DFEH's comments that no environmental / hygiene nuisance should be generated to the surroundings. Also, for any waste generated from the commercial / trading activities, the applicant should handle on their own / at their expenses. Proper licence / permit issued by his department is required if food business or related place of entertainment is involved.