

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

Approved Applications

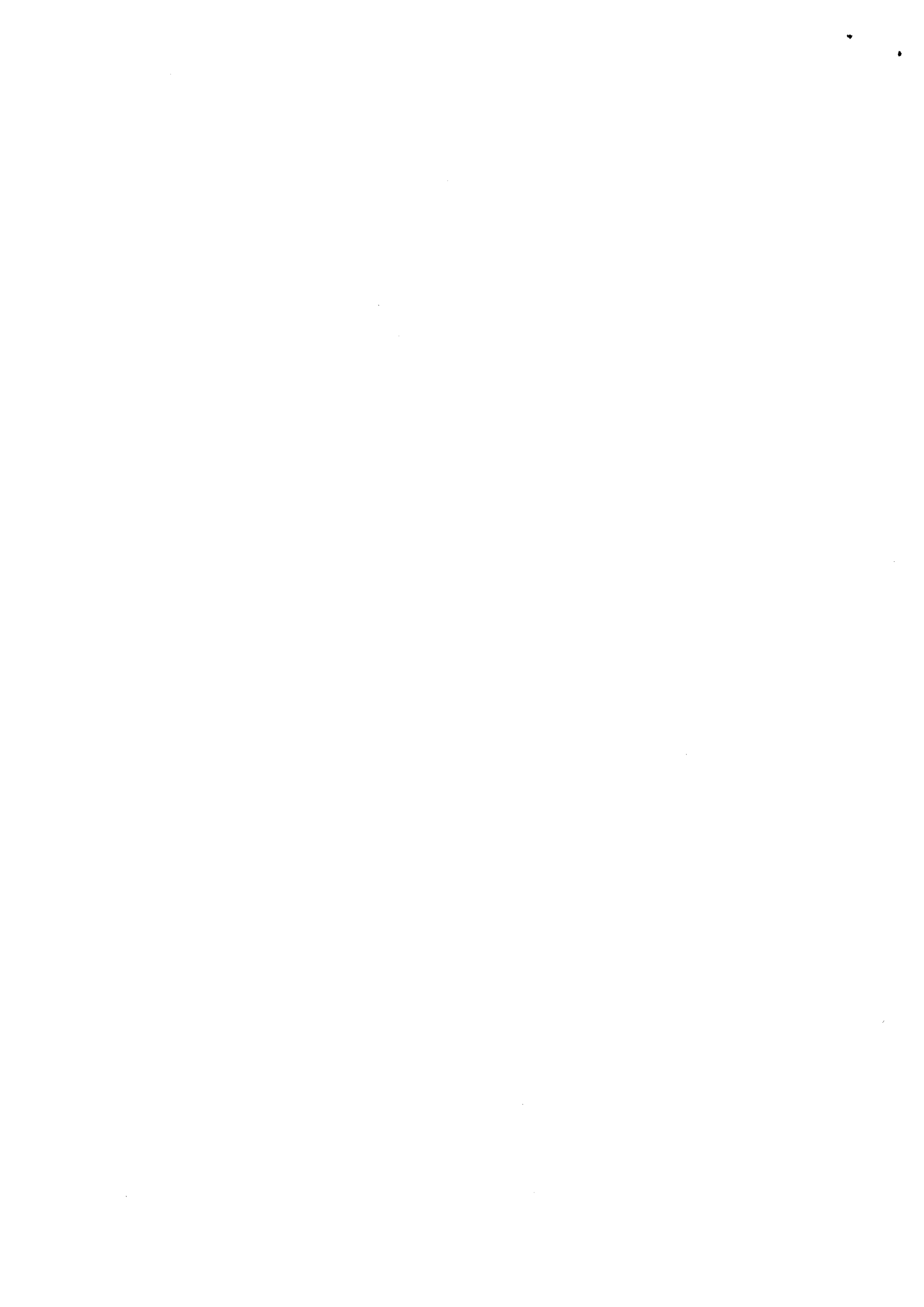
No.	Application No.	Proposed Uses	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/356	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	17.4.2009 Approved by RNTPC (until 28.3.2011)	(2), (3), (4), (5), (6), (7), (13), (14)
2.	A/YL-ST/358	Temporary Public Car Park (Excluding Lorries and Container Tractors/Trailers) for a Period of 3 Years	27.2.2009 Approved by RNTPC (3 years)	(1), (2), (3), (4), (5), (6), (7), (13), (14)
3.	A/YL-ST/368	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	19.6.2009 Approved by RNTPC (2 years)	(1), (2), (3), (5), (6), (7), (13), (14)
4.	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)	(2), (3), (4), (5), (6), (7), (13), (14)
5.	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)	(2), (3), (4), (5), (6), (7), (13), (14)
6.	A/YL-ST/383	Temporary Public Car/Lorry Park with Ancillary Facilities (Including Canteen and Site Office) for a Period of 3 Years	15.1.2010 Approved by RNTPC (3 years)	(1), (2), (3), (4), (5), (6), (7), (13), (14), (15), (16)
7.	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), (3), (4), (5), (6), (7), (13), (14)
8.	A/YL-ST/397	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	18.3.2011 Approved by RNTPC (3 years)	(1), (2), (3), (4), (5), (6), (7), (13), (14)
9.	A/YL-ST/398*	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	18.3.2011 Approved by RNTPC (2 years) [Revoked on 8.2.2013]	(1), (2), (3), (4), (5), (6), (7), (13), (14)
10.	A/YL-ST/402	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 2 Years	6.5.2011 Approved by RNTPC (2 years)	(1), (2), (3), (4), (5), (6), (7), (13), (14)
11.	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), (3), (4), (5), (6), (7), (9), (13), (14)
12.	A/YL-ST/423	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a	5.10.2012 Approved by RNTPC (3 years)	(1), (2), (3), (4), (5), (6), (7), (9), (13),

		Period of 3 Years		(14)
13.	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), (3), (4), (5), (6), (7), (9), (13), (14)
14.	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), (3), (4), (5), (6), (8), (9), (10), (13), (14)
15.	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), (3), (4), (5), (6), (7), (13), (14)
16.	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), (3), (4), (5), (6), (7), (13), (14)
17.	A/YL-ST/479	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	18.12.2015 Approved by RNTPC (3 years)	(1), (2), (3), (4), (5), (6), (7), (13)
18.	A/YL-ST/481*	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) with Ancillary Facilities (Including Canteen and Site Office) for a Period of 3 Years	19.2.2016 Approved by RNTPC (3 years) [Revoked on 19.7.2018]	(1), (2), (3), (4), (5), (6), (7), (13), (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), (3), (5), (7), (8), (11), (13)
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), (3), (4), (5), (6), (7), (9), (13), (14)
21.	A/YL-ST/531	Temporary Parking of Private Vehicles for a Period of 3 Years	5.10.2018 Approved by RNTPC (3 years)	(1), (2), (3), (4), (12), (13), (14)
22.	A/YL-ST/536	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	1.2.2019 Approved by RNTPC (3 years)	(1), (2), (3), (8), (12), (13)
23.	A/YL-ST/537	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	22.2.2019 Approved by RNTPC (3 years)	(1), (2), (5), (6), (8), (12), (13)
24.	A/YL-ST/540	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) for a Period of 3 Years	12.4.2019 Approved by RNTPC (3 years)	(1), (2), (3), (4), (6), (7), (8), (12), (13)
25.	A/YL-ST/541	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) with Ancillary Office for a Period of 3 Years	12.4.2019 Approved by RNTPC (3 years)	(1), (2), (3), (4), (6), (7), (8), (12), (13)
26.	A/YL-ST/555	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.9.2019 Approved by RNTPC (3 years)	[pending Board's decision]

*denotes permission revoked

Approval Conditions

- (1) The submission (and implementation) of fire service installations proposal (and the provision of fire service installations proposed) / the provision of fire extinguisher(s).
- (2) The submission (and implementation) of drainage proposal (and the provision of drainage facilities proposed) / The existing drainage facilities on the site should be maintained at all times during the planning approval period/The submission of a condition record of the existing drainage facilities.
- (3) The submission and implementation of landscaping and tree preservation proposals / the implementation of compensatory planting / The landscape planting or existing trees/vegetation on the site should be maintained at all times during the approval period / The implementation of reinstatement planting.
- (4) The provision of boundary fencing / the paving and/or boundary fencing on the site should be maintained.
- (5) No car washing, cutting, dismantling, paint spraying, repairing and workshop activity.
- (6) No vehicles without valid licences issued under the Road Traffic Ordinance were allowed to be parked/stored on the site.
- (7) No medium or heavy goods vehicles (i.e. exceeding 5.5/ 24 tonnes) (or no vehicle other than private car and light goods vehicle) as defined in the Road Traffic Ordinance or container trailers/tractors were allowed to be parked/stored on the site / a notice should be posted at a prominent location of the site to indicate what kinds of vehicles were allowed to be parked/stored.
- (8) Only private cars as defined in the Road Traffic Ordinance were allowed to be parked on the site/ a notice should be posted at a prominent location of the site to indicate what kinds of vehicles were allowed to be parked/stored.
- (9) The submission and implementation of parking layout plan with dimensions / designated buffer zone.
- (10) The submission and provision of a proper run-in / a vehicular access and run-in / car parking arrangement.
- (11) Only specified vehicular ingress/egress is allowed.
- (12) No vehicle is allowed to queue back to public road or reverse onto/from the site.
- (13) Revocation Clause.
- (14) Reinstatement Clause.
- (15) No operation for specified time periods and/or day(s) in a week.
- (16) Maintenance of mitigation measure to minimise the nuisance of artificial lighting.



Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site;
- (b) to note DLO/YL, LandsD's comments that the Site is accessible to San Tin Tsuen Road through GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularity on 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 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 the public road network via a section of private lot(s) which are not managed by Transport Department (TD). As there is no information about the vehicular access at the private lot(s) to the Site, the applicant should arrange by themselves if necessary, and should seek the relevant land authority on the right of using the vehicular access;
- (d) to note CHE/NTW, HyD's comments that he shall not be responsible for the maintenance for any access connecting the Site and San Tin Tsuen Road. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains;
- (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 his Department for approval. The applicant is also 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. 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;
- (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) under the BO. An Authorized Person 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) Regulation 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 Building (Planning) Regulation 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 and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. (For preparation of the drainage proposal, the 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). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the 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, LandsD 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;
- (h) to note DFEH's comments that if the proposal involves any commercial/trading activities, no environmental 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; and
- (i) the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize potential environmental impacts on the surrounding areas.