

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

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration by RNTPC / TPB	Approval Conditions
1	A/YL-PH/291	Proposed Public Car/Lorry Park for a period of 3 years	27.8.1999	(1), (2), (3), (4), (5), (6), (7)
2	A/YL-PH/450	Proposed Public Car Park for a period of 3 years	7.11.2003 [Revoked on 7.8.2004]	(1), (2), (5), (6), (7), (9), (12)
3	A/YL-PH/473	Proposed Temporary Carpark for a period of 3 years	27.8.2004 [Revoked on 29.10.2004]	(1), (2), (3), (5), (6), (7), (10), (11), (12)
4	A/YL-PH/743	Proposed Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years	11.8.2017 [Revoked on 11.2.2018]	(1), (2), (5), (6), (7), (8), (9), (12), (13), (14)
5	A/YL-PH/747	Temporary Public Vehicle Park for Private Car for a period of 3 years	28.7.2017	(1), (2), (5), (6), (7), (8), (9), (10), (12), (13), (14), (15)
6	A/YL-PH/762	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	22.12.2017	(1), (2), (6), (7), (8), (9), (10), (12), (13), (14), (15)
7	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), (13), (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 issue relating to the development with other concerned owner(s) of the Site;
- (b) 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 to 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. The Site falls within Shek Kong Airfield Height Restriction Area (SKAHKA). 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 if any structure to be erected on site. Such application(s) will be considered by LandsD acting in the capacity as the landlord at its sole discretion and there is no guarantee that such application(s) 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;
- (c) note C for T'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;
- (d) note CHE/NTW, HyD's comments that HyD is not/shall not be responsible for the maintenance of the existing vehicular 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;
- (e) 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;
- (f) note DAFC's comments that there are some trees, including some native species, at the western and north-western part of the Site. In addition, a watercourse is also located at the western part of the Site. The applicants are advised to minimize impacts on the trees located at/in the vicinity of the Site, and avoid disturbing and polluting the nearby watercourse during operation;
- (g) note CE/MN, DSD's comment that there is a natural stream running at the west of the proposed development. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
- (h) note CE/C, WSD's comments that existing raw water mains will be affected. A Waterworks Reserve within 5 m from the centerline of the water mains (Plan A-2 of the RNTPC paper) shall be provided to WSD. No structure shall be erected over this

Waterworks Reserve and such area shall not be used for storage or car-parking purpose. The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown in Plan A-2 of the RNTPC paper. The applicants shall bear the cost of any necessary diversion works affected by the proposed development. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site. For provision of water supply to the development, the applicants may need to extend their inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;

- (i) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicants are 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; and
- (j) note DEMS's comments that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.