

**Similar S.16 Applications for Vehicle Park  
within/partly within the “Agriculture” zone in the  
Lung Yeuk Tau and Kwan Tei Area**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-LYT/394 <sup>*1</sup>	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years under Application No. A/NE-LYT/335	19.6.2009	A1 - A6 & A9
A/NE-LYT/462 <sup>*1</sup>	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1.6.2012	A9 - A14
A/NE-LYT/560 <sup>*1</sup>	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	8.5.2015	A9 - A11, A14 - A17
A/NE-LYT/577 <sup>*2</sup>	Proposed Temporary Open Car Park for a Period of 3 Years	20.11.2015 (revoked on 20.9.2016)	A7 - A9, A18 - A24
A/NE-LYT/598 <sup>*2</sup>	Proposed Temporary Public Vehicle Park for a Period of 3 Years	29.7.2016	A7 - A9, A21 - A27
A/NE-LYT/662 <sup>1</sup>	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	15.6.2018	A9 - A11, A28 - A30

**Remarks**

\*1: A/NE-LYT/394, 462, 560 & 662 are the same site.

\*2: A/NE-LYT/577 and 598 are the same site.

## **Approval Conditions**

- A1 The existing landscape planting on the site should be maintained
- A2 The existing drains within the application site should be maintained
- A3 The setting back of the site boundary to avoid encroachment on the Temporary Occupation Area of the project namely "PWP Item No. 339DS - North District Sewerage Stage 1 Phases 2B and 2C and Stage 2 Phase 1 (Part) - Village Sewerage at Wing Ning Tsuen, Wing Ning Wai and Ma Wat Wai, Fanling, N.T."
- A4 The replacement of a missing tree previously planted on the site under Application No. A/NE-LYT/335
- A5 The submission of a layout plan and site photos showing the proposed vehicular access to/from the site and the car parking spaces arrangement
- A6 The submission of a drainage record plan and site photos
- A7 The submission of drainage proposals
- A8 The provision of drainage facilities
- A9 Revocation Clause
- A10 No vehicles other than private cars and light goods vehicles not exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, were allowed to be parked within the application site
- A11 A notice should be posted at a prominent location of the site to indicate that 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
- A12 The existing trees should be maintained in good condition
- A13 The submission and the implementation of drainage proposals
- A14 The submission and the implementation of proposals of water supplies for fire fighting and fire service installations
- A15 The existing trees and landscape plantings on-site should be maintained
- A16 The existing drainage facilities implemented under Application No. A/NE-LYT/462 on the site shall be maintained
- A17 The submission of a condition record of the existing drainage facilities on the site
- A18 No vehicle without valid licence issued under the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A19 Only private car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site

- A20 A notice should be posted at a prominent location of the site to indicate that only private car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A21 No car washing, vehicle repair, dismantling, paint spraying or other workshop activities was allowed on the site
- A22 The boundary fence on the site should be maintained
- A23 The submission and the implementation of landscape proposal
- A24 The reinstatement clause
- A25 No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations was allowed to be parked/stored on or enter/exit the site
- A26 Only private car and motorcycle as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A27 A notice should be posted at a prominent location of the site to indicate that only private car and motorcycle as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A28 The existing drainage facilities shall be properly maintained
- A29 The implementation of the traffic management proposals and widening of the vehicular gate
- A30 The submission and the implementation of proposals of fire service installations

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department as follows:
  - (i) the lots are Old Schedule Lot held under Block Government Lease (demised for agricultural use) without any guaranteed right of vehicular access. The applicants should make their own arrangement for acquiring access. The Government shall accept no responsibility in such arrangement, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the applied use; and
  - (ii) applications for cancellation of the Modification of Tenancy (MOT) and Letter of Approval (L of A) to make way for Short Term Waiver (STW) application may be required. The STW application will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date will be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by his office;
- (c) to note the comments of the Commissioner for Transport that the village track between Sha Tau Kok Road – Lung Yeuk Tau and the Site is not managed by the Transport Department. The applicants shall sought agreement/comment from the responsible party for the management and maintenance measures to be implemented for the village track;
- (d) to note the comments of the Director of Fire Services as follows:
  - (i) in consideration of the design/ nature of the applied use, the applicants are advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
  - (ii) the applicants should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection is available;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicants may need to extend his/her 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; and

- (g) to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by the DEP in order to minimize any possible environmental nuisances;