

Previous S.16 Applications

Approved Applications

Application No.	Uses/Development	Date of Consideration (RNTPC/TPB)	Approval Conditions
A/NE-STK/5	Proposed Temporary Public Vehicle Park for Coaches and Private Cars for a Period of 3 Years	16.1.2015 (Revoked on 16.4.2017)	A1-A12

Approval Conditions

- A1 No operation between 11:00 p.m. and 7:00 a.m. was allowed
- A2 No vehicle without valid license issued under the Road Traffic Ordinance was allowed to be parked/stored on the site
- A3 Only coaches and private cars as defined in the Road Traffic Ordinance were allowed to be parked on the site
- A4 A notice should be posted at a prominent location of the site to indicate that only coaches and private cars as defined in the Road Traffic Ordinance were allowed to be parked on the site
- A5 No vehicle washing, vehicle repairing, dismantling, paint spraying or other workshop activity was allowed on the site
- A6 No queuing and reverse movement of vehicle onto public road was allowed
- A7 The provision of boundary fence
- A8 The submission and implementation of tree preservation and landscape proposals
- A9 The submission of drainage proposal
- A10 The provision of drainage facilities
- A11 The submission and implementation proposals for water supplies for fire-fighting and fire service installations
- A12 Revocation clause

Recommended Advisory Clauses

- (a) to note the comments of DLO/N, LandsD's that the owners of the lots concerned shall apply to his office for Short Term Waivers (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The application for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/ STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/ rent and administrative fees as considered appropriate by his office;
- (b) to note the comments of DEP that the applicant should follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by EPD to minimize the potential environmental impacts on the surrounding areas;
- (c) to note the comments of CE/MN of DSD that there is public sewerage connection available in the vicinity of the Site. A sewerage proposal should be submitted for approval if sewer connection to public sewerage is required;
- (d) to note the comments of CBS/NTW of BD as follows:
 - (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (ii) for UBW erected on leased land, enforcement action may be taken by 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;
 - (iii) in connection with (a) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively; and
 - (iv) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
- (e) to note the comments of CE/C of WSD as follows:
 - (i) the applicant is required to either divert or protect the water mains found on Site. If diversion is required, existing water mains inside the Site are needed to be diverted out the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/ applicant; and the applicant shall submit all the

relevant proposal to WSD for consideration and agreement before the works commence;

- (ii) If diversion is not required, the following conditions shall apply:
 - existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet;
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains; and
 - (iii) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant 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
- (f) to note the comments of D of FS that detailed fire safety requirements will be formulated upon receipt of formal submission of the general building plans.