

Similar Application within the same “V” Zone on the draft HSK and HT OZP

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-HT/719	“V” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Vehicle Park for Private Cars and Light Goods Vehicles (3 Years)	17.6.2011 (revoked on 17.7.2012)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
2.	A/YL-HT/915	“V” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Vehicle Park (Private Cars and Light Goods Vehicles) (3 Years)	31.10.2014 (revoked on 31.12.2014)	2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16
3.	A/HSK/20	“V” on draft HSK & HT OZP No. S/HSK/1	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle (3 Years)	10.11.2017	4, 6, 7, 8, 11, 12, 13, 15, 16, 17, 18

Approval Condition(s):

1. The number of vehicles within the application site should not exceed 10.
2. No night-time operation.
3. No vehicle other than private cars and light goods vehicles with valid licence/registration and not exceeding 5.5 tonnes or without valid licence, as defined or issued in the Road Traffic Ordinance, is allowed to be parked or stored on the site.
4. 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 and/or stored on the site.
5. No parking of oil tanker trucks or any other dangerous goods vehicles.
6. The submission and implementation of drainage proposals.
7. The submission and implementation of fire service installations proposals.
8. The submission and implementation of tree preservation and/or landscape proposals.
9. The construction of an intercept channel at the site entrance to prevent run-off flowing out from the site to the nearby public roads and drains through the access point.
10. The removal of a converted container within the site and the associated open shed.
11. The provision of fencing.
12. Revocation clauses.
13. Reinstatement clause.
14. No repairing, dismantling, cleansing of vehicle, selling of vehicle, or workshop activity.
15. No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, or coach, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the site.
16. No vehicle queuing back to public road and reverse onto/from the public road.
17. No vehicle without valid licences issued under the Road Traffic Ordinance.
18. No cutting, dismantling, cleaning, repairing, compacting, vehicle repair and workshop activity.

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on-site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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 San Sik Road through Government Land (GL) and private lot(s). His office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site. The Site does not fall within Shek Kong Airfield Height Restriction Area. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by the LandsD acting in the capacity of the landlord or lessor 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 the LandsD;
- (d) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for TNT, TD) that sufficient manoeuvring spaces shall be provided. The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that if the access arrangement is agreed by TD, a proper road connection or run-in/out should be constructed to the satisfactory of TD and HyD for access E-G. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. The access between accesses A-B and E-G is not and will not be maintained by HyD;
- (f) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' issued by the Environmental Protection Department;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
 - (i) Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.
 - (ii) Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the

surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.

- (iii) Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system). The relevant connection details should be provided for comment. In the case that local village drains are involved, DO/YL should be consulted.
 - (iv) The gradients and the sizes of the proposed U-channels should be shown on the drainage plan.
 - (v) The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.
 - (vi) Consideration should be given to provide grating for the surface channels.
 - (vii) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.
 - (viii) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.
 - (ix) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
 - (x) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.
 - (xi) Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.
 - (xii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
 - (xiii) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the structures, 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 him for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.