

Previous s.16 Application covering the Site

Approved Application

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-LFS/39	“GB” and “V” on the approved LFS&TBT OZP No. S/YL-LFS/2	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Vistor Centre, Public Car Park & Ancillary Uses	14.5.1999	1-6

Approval Conditions

1. The submission and implementation of landscaping proposals
2. The provision of drainage facilities
3. The provision of sewage treatment and disposal facilities
4. The provision of emergency vehicular access and fire safety facilities
5. The submission and implementation of the layout of the car park
6. Reinstatement clause

**Similar applications within the same “V” zone
on the Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/8**

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1.	A/YL-LFS/281	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (3 Years)	22.1.2016 (3 Years)	1-10
2.	A/YL-LFS/309	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle (3 Years)	6.4.2018 (3 Years)	1-13
3.	A/YL-LFS/310	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle (3 Years)	6.4.2018 (3 Years)	1-9, 11 & 13
4.	A/YL-LFS/319	Temporary Public Vehicle Park (Private Car) (3 Years)	6.7.2018 (3 Years)	1-11 & 13

Approval Conditions

1. The submission and implementation of landscaping and tree preservation proposals.
2. The submission and implementation of drainage proposal.
3. No night time operation.
4. Revocation clause.
5. No vehicles other than private cars and light goods vehicles with valid licence/registration and not exceeding 5.5 tonnes were allowed to be parked or stored on the application site during the planning approval period.
6. Reinstatement clause.
7. A notice shall be posted at a prominent location of the site to indicate that only private cars and light goods vehicle under 5.5 tonnes, as defined in the Road Traffic Ordinance, are allowed to enter/be parked on the site.
8. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the site.
9. No vehicle is allowed to queue back to or reverse onto/from public road.
10. The provision of boundary fencing on the site.
11. A notice shall be posted at a prominent location of the Site to remind drivers on pedestrian safety on the access road to the Site.
12. The submission and implementation of a run-in/out proposal.
13. The submission and implementation of fire service installations proposal.

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 from Tin Wah Road through both Government land (GL) and private land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way. The Site does not fall within Shek Kong Airfield Height Restriction Area. The lot owners will need to apply to her 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 the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such applications are 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 T/NT, TD) that sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/manging 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 adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Wah Road;
- (f) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that he has the following comment to the submitted drainage proposal:
 - (i) The existing nullah/channel/watercourse, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the

proposed works. In the case that it is a local village drains, DO/YL should be consulted.

- (ii) Consideration should be given to provide grating for the surface channels.
 - (iii) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.
 - (iv) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
 - (v) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.
 - (vi) 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.
 - (vii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
 - (viii) 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 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 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 Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.