

Previous s.16 Application covering the Application Site

Approved Application

| <u>Application No.</u> | <u>Use/Development</u> | <u>Date of Consideration</u> | <u>Approval Conditions</u> |
|-------------------------------|--|---------------------------------------|-----------------------------------|
| A/YL-PS/501 | Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years | 4.12.2015 (revoked on 4.5.2018) | (1) to (14) |

Approval Conditions

- (1) No night time operation
- (2) Only private cars are allowed to enter/be parked
- (3) Posting notice at a prominent location to indicate only private cars allowed to enter/be parked
- (4) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance
- (5) Posting notice at a prominent location to remind drivers on pedestrian safety on access road
- (6) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities
- (7) No vehicle is allowed to queue back to or reverse onto/from public road
- (8) Implementation of the accepted drainage proposal
- (9) Maintenance of implemented drainage facilities
- (10) Submission and implementation of fire services installations proposal
- (11) Submission and implementation of the landscape and tree preservation proposal
- (12) Provision of boundary fencing
- (13) Revocation Clause
- (14) Reinstatement Clause

Similar Applications within the same “V” zone

Approved Applications

| <u>Application No.</u> | <u>Development/Use</u> | <u>Date of Consideration</u> | <u>Approval Conditions</u> |
|-------------------------------|--|--------------------------------------|-----------------------------------|
| A/YL-PS/274 | Proposed Temporary Vehicle Park for Private Cars for a Period of 3 Years | 28.9.2007 (revoked on 28.6.2008) | (1) to (5), (10) & (11) |
| A/YL-PS/285 | Proposed Temporary Vehicle Park for Private Cars for a Period of 3 Years | 5.9.2008 | (1) to (4), (6), (10) & (11) |
| A/YL-PS/328 | Temporary Vehicle Park for Private Cars and Light Vans for a Period of 3 Years | 24.9.2010 (revoked on 24.12.2011) | (1), (2), (4) (7) to (11) |

Approval Conditions

- (1) Restriction on operation hours
- (2) No vehicle without valid licenses issued under Road Traffic Ordinance
- (3) No goods vehicles, coaches, container vehicles, container tractors and/or container trailers
- (4) Submission and/or implementation of landscaping proposal
- (5) Submission and/or implementation of drainage proposal
- (6) Provision of drainage facilities
- (7) No vehicles other than private cars and light vans are allowed to be parked/stored on site
- (8) Maintenance of drainage facilities on site
- (9) Submission of condition record of the existing drainage facilities
- (10) Revocation Clauses
- (11) Reinstatement Clause

Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) shorter compliance periods are imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further application;
- (d) to note the comments of 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 Fuk Shun Street through both 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 lot owners will need to apply to his office to permit the structures to be erected or regularise any irregularities on site. Such application 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 will be approved. If such application 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;
- (e) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient space within the Site should be provided for manoeuvring of vehicles. 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;
- (f) 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 Fuk Shun Street;
- (g) to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimize potential environmental nuisance to the surrounding area;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant should 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, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant should be reminded that if the proposed structure(s) is required to

comply with Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the landscape proposal by the TPB does not imply approval of tree works such as pruning, transplanting or felling under lease. Tree work applications should be submitted direct to DLO for approval. In event that any tree requires replacing, in consideration of the nature of proposed land use of the application, the applicant may wish to propose other native species of aesthetic or fruiting tree species complementary to the vicinity as replacement trees in lieu of the proposed *Ficus microcarpa* that requires considerable aerial and underground space for its canopy and root system. The applicant shall be reminded of the importance of proper tree care. Useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解(Chinese version: http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) published by the GLTM Section, DEVB; and Technical Notes on Submission and Implementation of Landscape Proposal for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses (Chinese Version: http://www.info.gov.hk/tpb/tc/forms/Technical_Doc/chi_technicalx20note.pdf) published by the PlanD.