

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

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
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

**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.

**Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that Building Licence Nos. 1777 and 12571 were granted to Lots Nos. 2523 S.A and 2528 S.B in D.D. 129 respectively to permit erection of one building with roofed-over-area not exceeding 65.04 square meters for non-industrial purposes. Other than that, the remaining portion of 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 Lau Fau Shan Road 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 Site does not fall within Shek Kong Airfield Height Restriction Area. The lot owners will need to apply to his office to permit the structures to be erected or regularize any irregularity 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;
- (c) 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. 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;
- (d) 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 Lau Fau Shan Road;
- (e) 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;
- (f) 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) There is no record of the existing 600mm surface drain (i.e. Figure 6 submitted by the applicant) to which the stormwater of the development will be discharged. Please provide evidence (e.g. site photos) to demonstrate its presence and to indicate its full alignment up to a

well-established stream course/public drainage system.

- (ii) Please demonstrate whether the existing 600mm surface drain is adequate to collect, convey and discharge the surface runoff accrued on application site and the overland flow intercepted from the adjacent lands.
  - (iii) Further to (i) & (ii) above, the existing 600mm surface drain is not maintained by this Office. The applicant should obtain the 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.
  - (iv) Consideration should be given to provide grating for the surface channels.
  - (v) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.
  - (vi) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.
  - (vii) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
  - (viii) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.
  - (ix) 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.
  - (x) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
  - (xi) 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;
- (g) 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 Building Ordinance (Cap. 123), detailed fire service requirement will be formulated upon receipt of formal submission of general building plans; and
- (h) 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 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.