

Previous Applications Covering the Site

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/70	“G/IC” & “R(B)1”	Proposed Temporary Open Storage of Plastic Materials and Ancillary Workshop for Compact Disc Destruction for a Period of 3 Years	18.2.2000	(1), (13) & (14)
A/YL-PS/150	“G/IC” & “R(B)1”	Temporary Open Storage of Plastic Materials and Workshop for a Period of 3 Years	31.10.2003 (23 months) (TPB)	(2), (3), (13) & (14)
A/YL-PS/488	“G/IC”, “R(B)1” & “V”	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Car Testing Centre (Private Cars and Light Goods Vehicles) with Ancillary Office for a Period of 3 Years	23.10.2015	(1) to (14)
A/YL-PS/587	“G/IC”, “R(B)1” & “V”	Temporary Car Testing Centre with Ancillary Office for a Period of 3 Years	17.5.2019	(2) to (13), (15)

Approval Conditions

- (1) Provision/implementation of drainage facilities/proposal
- (2) Maintenance of existing/implemented drainage facilities
- (3) Submission and implementation of landscape (and tree preservation) proposal
- (4) No night time operation
- (5) Only private cars and light goods vehicles are allowed
- (6) Posting notice at a prominent location to indicate the types of vehicle allowed to enter/be parked.
- (7) No parking/storage of vehicles without valid licenses issued under the Road Traffic Ordinance.
- (8) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activities is allowed.
- (9) Openings of the structures shall be directed away from the nearby sensitive uses
- (10) No queue back to or reverse onto/from public road
- (11) Submission and implementation of FSI proposal
- (12) Provision of boundary fencing
- (13) Revocation clause(s)
- (14) Reinstatement clause
- (15) Submission of a condition record of the existing drainage facilities

Rejected Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/129	“G/IC” & “R(B)1”	Temporary Open Storage of Plastic Materials and Workshop for a Period of 3 Years	11.4.2003 (TPB)	(1) & (2)
A/YL-PS/154	“G/IC” & “V”	Temporary Open Storage of Construction Machinery for a Period of 3 Years	25.7.2003	(1) & (2)
A/YL-PS/281	“G/IC” & “R(B)1”	Temporary Recyclable Collection Centre for a Period of 3 Years	28.3.2008	(2) & (3)

Rejection Reasons

- (1) Not in line with the planning intention of the zone(s)
- (2) Insufficient information to demonstrate no adverse environmental and/or drainage impacts on the surrounding areas
- (3) Approval of the application would set an undesirable precedent for similar uses to proliferate in the surrounding areas

Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site;
- (b) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) 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;
 - (ii) Lot No. 31 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 4973 to permit structures erected thereon for the purpose of “Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Car Testing Centre (Private Cars and Light Goods Vehicles) with Ancillary Office”; and
 - (iii) the STW holder(s) will need to apply to his office modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any 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 LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under Transport Department’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 water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Ping Kwai Road;
- (e) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by the Environmental Protection Department;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) some relatively large existing trees are observed at southwestern portion of the Site. The applicant is advised to preserve those trees to enhance the interface with the adjacent residents. The proposed shed for parking cars and meter

room shall be moved to the northwestern portion of the Site;

- (ii) the applicant should note that continuous planting strip(s) of minimum 1m width and minimum soil provision of 1.2m depth shall be provided for healthy tree growth;
 - (iii) the applicant is reminded to provide precautions measures (i.e. kerbs) at a minimum distance of 1m away from the planting strip(s) for tree protection;
 - (iv) if new tree planting is proposed, the applicant shall consider other tree species with small mature size in lieu of *Ficus microcarpa* which has the characteristics of vigorous roots;
 - (v) the applicant should note that that approval of the s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. 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, 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 the BO (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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (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 BO;

- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with BO;
- (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage; and
- (vi) detailed checking under BO will be carried out at building plan submission stage.