

**Relevant Extract of Town Planning Board Guidelines No. 34C on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB- PG No. 34C)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of the relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.

2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine appropriate approval period, which may be shorter than the time under request.

Previous S.16 Application

Application No.	Uses/Developments	Date of Consideration	Approved Conditions
A/NE-SSH/106	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	28.7.2017	A1 to A7

Approval Conditions

- A1 No vehicles other than private car and light good vehicle are allowed to be parked within the application site
- A2 No vehicle repairing, car washing/fuelling, vehicle dismantling and workshop activities shall be admitted within the site at any time during the planning approval period
- A3 The submission and implementation of a landscape proposal
- A4 The submission and implementation of a drainage proposal
- A5 The submission and implementation of water supplies for firefighting and fire service installations proposal
- A6 Revocation clause
- A7 Reinstatement clause

Similar S.16 Application

Application No.	Uses/Developments	Date of Consideration	Approved Conditions
A/NE-SSH/105	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	14.7.2017	A1 to A7

Approval Conditions

- A1 No vehicles other than private car and light good vehicle are allowed to be parked within the application site
- A2 No vehicle repairing, car washing/fuelling, vehicle dismantling and workshop activities shall be admitted within the site at any time during the planning approval period
- A3 The submission and implementation of a tree preservation and landscape proposal
- A4 The submission and implementation of a drainage proposal
- A5 The submission and implementation of water supplies for firefighting and fire service installations proposal
- A6 Revocation clause
- A7 Reinstatement clause

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that no structure shall be erected on the Site without prior approval from LandsD and there is no guarantee of right of way to private lots within the Site;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN,DSD) that:
 - (i) there is no existing DSD maintained public storm drain available for connection in this area. Any existing flow path affected should be re-provided. The applicant/owner is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
 - (ii) for works to be undertaken outside the lot boundary, the applicant should consult LandsD and seek consent from relevant lot owners; and
 - (iii) there is no existing public sewerage in the vicinity of the Site;
- (d) 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 should extend the inside services to the nearest suitable government water mains for connection. The applicant should resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree removal applications should be submitted direct to DLO for approval; and
- (f) to note that the permission is only given to the development under the application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.