

**Previous Applications at
Section A of Sha Tin Town Lot No.229,
Carpark Block of May Shing Court, Sha Tin**

Applications approved by the RNTPC

No.	Application No.	Proposed Development	Date of Consideration	Approval Condition
1.	A/ST/593	Public Vehicle Park	26.3.2004 (3 years)	A1
2.	A/ST/648	Renewal of the Temporary Planning Approval for Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	9.3.2007 (3 years)	A2
3	A/ST/694	Renewal of Planning Permission for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	5.3.2010 (3 years)	A3
4	A/ST/807	Renewal of Planning Approval for Temporary "Public Vehicle Park (excluding container vehicle)" for a Period of 3 Years	1.3.2013 (3 years)	A4
5	A/ST/894	Renewal of Planning Approval for Temporary "Public Vehicle Park (excluding container vehicle)" for a Period of 3 Years	5.2.2016 (3 years)	A5

Approval Conditions

- A1 the application was approved on a temporary basis for a period of 3 years up to 26.3.2007, each on the terms of the application as submitted to the Town Planning Board (the Board).
- A2 the Committee decided to approve the application on a temporary basis for a period of 3 years from 26.3.2007 to 26.3.2010, on the terms of the application as submitted to the Board and subject to the condition that the proposed number of car parking spaces to be let to non-residents to be agreed with the Commissioner for Transport.
- A3 the Committee decided to approve the application on a temporary basis for a period of 3 years from 26.3.2010 to 26.3.2013, on the terms of the application as submitted to the Board and subject to the condition that priority should be accorded to the residents of May Shing Court in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- A4 the Committee decided to approve the application on a temporary basis for a period of 3 years from 26.3.2013 to 26.3.2016, on the terms of the application as submitted to the Board and subject to the condition that priority should be accorded to the residents of May Shing Court in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

- A5 the Committee decided to approve the application on a temporary basis for a period of 3 years from 26.3.2016 to 26.3.2019, on the terms of the application as submitted to the Board and subject to the condition that priority should be accorded to the residents of May Shing Court in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

Similar Application in Home Ownership Scheme in “R(A)” zone

Application rejected by the RNTPC

Application No.	Proposed Development	Date of Consideration	Rejected Reasons
A/ST/692	Temporary Public Vehicle Park (Excluding Container Vehicle) Use (Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents) for a Period of 3 Years	15/01/2010	R1 and R2

Rejected Reasons

- R1 the subject car parks were intended for meeting the car parking demand for the residents of Yu Chui Court. In view of the strong objection from the residents and their reasons for objection, the car parking demand for the residents had not been met. There was no information in the current submission to explain why there was such vacancy levels of the subject car parks and to ensure the residents' parking demand would be met.
- R2 as the access to the subject car parks would be via the internal roads of Yu Chui Court, the proposed public vehicle park would cause environmental, security and management problems to Yu Chui Court. There was no information in the submission to address these problems.

Recommended Advisory Clause

To note the comment of Chief Building Surveyor, New Territories East 2 and Rail, Buildings Department that as the proposed rental of the parking spaces in the existing ancillary carpark to non-residents of the Home Ownership Scheme (HOS) court are regarded as public carpark under the Buildings Ordinance and accountable for non-domestic gross floor area, the Director of Housing should therefore ensure the resulting development parameters of the HOS Court would comply in all respects under the Building Ordinance.