

**Similar Applications within the Same “V” Zone  
on the approved Ping Shan OZP No. S/YL-PS/18**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b> (at the time of approval)	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
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), (2), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14) & (15)
A/YL-PS/540	“G/IC” & “V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2017	(1), (3), (4), (5), (6), (7), (9), (10), (11), (12), (13), (14) & (15)

**Approval Conditions**

- (1) No night time operation.
- (2) Only private cars and light goods vehicles are allowed.
- (3) No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed.
- (4) Posting notice at a prominent location to indicate the types of vehicle allowed to enter/be parked.
- (5) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (6) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activities is allowed.
- (7) No queue back to or reverse onto/from public road.
- (8) Any openings of the structures including the ventilation systems of the car testing structures shall be directed away from the nearby sensitive uses.
- (9) Submission and implementation of the accepted/revised drainage proposal.
- (10) Maintenance of the implemented drainage facilities.
- (11) Submission and implementation of fire service installations proposal.
- (12) Submission and implementation of landscape and/or tree preservation proposal.
- (13) Provision of boundary fencing.
- (14) Revocation clauses.
- (15) 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) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot 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 Ping Ha Road via government land (GL). His office does not provide maintenance work for GL involved and does not guarantee and right-of-way over the GL to the Site. The lot owner(s) will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above 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;
- (d) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient spaces within the Site should be provided for manoeuvring of vehicles;
- (e) 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. The tracks connecting the ingress/egress of the Site and Ping Ha Road are not and will not be maintained by HyD;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing stream course, natural streams, village drains, ditches and the adjacent areas. The applicant should consult DLO/YL and seek consent from the relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (g) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”;
- (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. Therefore, 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. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the 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 useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解 ([http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)) and the Handbook of Tree Management (Chinese Version: [https://www.greening.gov.hk/tc/tree\\_care/Handbook\\_on\\_Tree\\_Management.html](https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html)) published by the GLTM Section, DEVB.