

Previous Application covering the Application Site

Approved Application

<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
A/YL-PS/516	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2016	(1) to (13)

Approval Conditions

- (1) No night-time operation.
- (2) No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers.
- (3) Posting of a notice at a prominent location to indicate the type of vehicles to be allowed or not allowed to enter/be parked on the Site.
- (4) No parking/storage of vehicles without valid licences.
- (5) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed.
- (6) No vehicle is allowed to queue back to or reverse onto/from public road.
- (7) Submission and implementation of drainage proposal.
- (8) Maintenance of implemented drainage facilities.
- (9) Submission and implementation of fire service installations proposal.
- (10) Submission and implementation of tree preservation proposal.
- (11) Provision of boundary fencing.
- (12) Revocation clauses.
- (13) Reinstatement clause.

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

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u> <u>(RNTPC)</u>	<u>Approval Conditions</u>
A/YL-PS/301	“V” & “U”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	17.4.2009 (Revoked on 17.10.2009)	(1), (2), (5), (9), (14), (15), (16), (22) & (23)
A/YL-PS/304	“V” & “U”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	10.7.2009	(1), (2), (5), (8), (10), (14), (15), (16), (22) & (23)
A/YL-PS/307	“V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	18.9.2009	(1), (2), (5), (9), (14), (15), (16), (22) & (23)
AYL-PS/310	“V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	6.11.2009	(1), (2), (5), (9), (12), (13), (16), (19), (22) & (23)
A/YL-PS/363	“V”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles For a Period of 3 Years	20.1.2012	(2), (4), (5), (9), (12), (13), (16), (17), (22) & (23)
A/YL-PS/366	“V” & “OU(Heritage and Cultural Tourism Related Uses)” (“OU(HCTR)”)	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles For a Period of 3 Years	10.2.2012	(2), (4), (5), (9), (14), (15), (16), (17), (22) & (23)
A/YL-PS/382	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicles for a Period of 3 Years	15.6.2012	(1), (2), (4), (5), (8), (10), (11), (14), (15), (16), (22) & (23)
A/YL-PS/390	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	21.9.2012	(1), (2), (4), (5), (8), (9), (14), (15), (16), (17), (22) & (23)

A/YL-PS/395	“V”	Renewal of Planning Approval for Temporary "Public Vehicle Park for Private Car and Light Goods Vehicle" for a Period of 3 Years	19.10.2012	(1), (2), (4), (5), (6), (8), (9), (14), (15), (16), (20), (21), (22) & (23)
A/YL-PS/410	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	21.6.2013	(1), (2), (4), (5), (6), (9), (13), (14), (16), (20), (22) & (23)
A/YL-PS/452	“V”	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	14.11.2014	(1), (3), (4), (5), (6), (7), (9), (12), (14), (16), (17), (22) & (23)
A/YL-PS/466	“V”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles For a Period of 3 Years	16.1.2015	(1), (3), (4), (5), (6), (7), (10), (14), (15), (16), (22) & (23)
A/YL-PS/468	“V” & “OU(HCTR)”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) For a Period of 3 Years	6.2.2015 (Revoked on 11.11.2016)	(1), (3), (4), (5), (6), (7), (9), (14), (15), (16), (18), (22) & (23)
A/YL-PS/479	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles only) for a Period of 3 Years	22.5.2015	(1), (3), (4), (5), (6), (7), (8), (9), (14), (15), (16), (20), (22) & (23)
A/YL-PS/489	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.1.2016	(1), (3), (4), (5), (6), (7), (8), (9), (14), (15), (16), (17), (22) & (23)
A/YL-PS/492	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.4.2016	(1), (2), (4), (5), (6), (7), (9), (12), (14), (16), (17), (22) & (23)
A/YL-PS/498	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	6.11.2015 (Revoked on 6.8.2016)	(1), (3), (4), (5), (6), (7), (8), (9), (14), (15), (16), (17), (21), (22) & (23)

A/YL-PS/522	“V” & “OU(HCTR)”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	12.8.2016	(1), (2), (4), (5), (6), (7), (9), (14), (15), (16), (17), (22) & (23)
A/YL-PS/543	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.9.2017	(1), (2), (4), (5), (6), (7), (8), (9), (14), (15), (16), (17), (21), (22) & (23)
A/YL-PS/549	“V”	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	26.1.2018	(1), (2), (4), (5), (6), (7), (10), (14), (15), (16), (18), (22) & (23)
A/YL-PS/553	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	2.3.2018 (Revoked on 13.8.2018)	(1), (3), (4), (5), (6), (7), (8), (10), (14), (16), (17), (22) & (23)
A/YL-PS/554	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	2.3.2018	(1), (3), (4), (5), (6), (7), (10), (14), (15), (16), (22) & (23)
A/YL-PS/561	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	6.7.2018	(1), (3), (4), (5), (6), (7), (12), (14), (16), (17), (22) & (23)
A/YL-PS/562	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	20.7.2018	(1), (3), (4), (5), (6), (7), (10), (14), (15), (16), (18), (22) & (23)

Approval Conditions

- (1) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (2) No medium of heavy goods vehicle) or parking of (goods) vehicles (exceeding 5.5 tonnes (or more), (coaches, container vehicles), container tractors and/or trailers.
- (3) Only private cars (and light goods vehicles) are allowed to enter/be parked.
- (4) Posting notice at a prominent location to indicate the types of vehicle allowed to enter/be parked.
- (5) No night time operation.
- (6) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.

- (7) No vehicle is allowed to queue back to or reverse onto/from public road.
- (8) Posting notice at a prominent location to remind drivers on pedestrian safety on access road.
- (9) Submission and/or implementation of the (accepted) tree preservation and/or landscape proposal(s).
- (10) Maintenance of (existing) landscape planting/vegetation/trees, including replacement of dead plants.
- (11) Submission of tree survey plan and schedule.
- (12) Submission and/or implementation of (accepted) drainage proposal/Drainage Impacting Assessment/implementation of flood mitigation measures identified therein.
- (13) Provision of drainage facilities proposed.
- (14) Maintenance of (existing/implemented) drainage facilities.
- (15) Submission of condition record of existing drainage facilities.
- (16) Submission and/or implementation of fire services installations proposal or provision of fire service installations proposed.
- (17) Provision of peripheral/boundary fencing.
- (18) Maintenance of peripheral/boundary fencing.
- (19) Provision of paving and fencing.
- (20) Maintenance of (existing) paving and/or fencing.
- (21) A minimum of 3.5m set back from the northern, eastern and southern boundaries.
- (22) Revocation clauses.
- (23) Reinstatement clause.

Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government Land (GL) and an Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government. Lot No. 455 S.A RP in D.D. 122 is covered by a Short Term Waiver (STW) No. 4712 whereas the GL therein is covered by a Short Term Tenancy (STT) No. 3094 to permit structures erected thereon for the purpose of “Temporary Public Vehicle Park (Private Cars)”. The Site is accessible from Ping Ha Road Via GL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. The STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structures(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Such applications will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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 Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the 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 the BO. 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 respectively. 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 the B(P)R at the building plan submission stage.
- (d) 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” to minimise potential environmental nuisance to the surrounding area;
- (e) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient manoeuvring space 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;
- (f) 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 Ping Ha Road;

- (g) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A & M), AMO) that the applicant should be reminded of the possible traffic flow and the pedestrian's safety for those visitors visiting Kun Ting Study Hall and Ching Shu Hin, two Grade I historic buildings along Ping Shan Heritage Trail;
- (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 Section, Planning Department (CTP/UD&L, PlanD) that the applicant is reminded that approval of the planning application under S.16 does not imply approval of tree works such as felling, transplanting or pruning under lease. The applicant shall be reminded to approach relevant authority/government department(s) direct to obtain the necessary approval for any proposed tree preservation or removal scheme involving trees within or outside the Site.