

Previous s.16 Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Zoning(s)</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1.	A/YL-PS/115	“V” & “R(E)2”	Proposed Temporary Open-air Vehicle Park (Private Cars and Light Vans Only) and Ancillary Office for a Period of 3 Years	26.7.2002	(1), (2), (3), (4), (5), (9), (10), (22) & (23)
2.	A/YL-PS/159	“CDA”, “R(B)1” & “R(E)2”	Temporary Extension to an Approved Public Vehicle Park (for Private Cars and Light goods vehicles) for a Period of 3 Years	29.8.2003	(1), (2), (3), (4), (6), (7), (22) & (23)
3.	A/YL-PS/212	“CDA”, “R(B)1”, “R(E)2” & “V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	13.5.2005 (Revoked on 29.9.2005)	(1), (2), (3), (4), (8), (22) & (23)
4.	A/YL-PS/239	“CDA”, “R(B)1” & “V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	7.4.2006	(1), (2), (3), (5), (7), (11), (22) & (23)
5.	A/YL-PS/292	“CDA”, “R(B)1” & “V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle under Application No. A/YL-PS/239 for a Period of 3 Years	5.12.2008	(1), (2), (3), (5), (7), (12), (13), (22) & (23)
6.	A/YL-PS/356	“CDA”, “R(B)1”, “R(E)2” & “V”	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Light Buses for a Period of 3 Years	21.10.2011	(1), (2), (3), (5), (8), (9), (12), (13), (14), (15), (16), (22) & (23)
7.	A/YL-PS/458	“CDA”, “R(B)1”, “R(E)2” & “V”	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Light Buses for a Period of 3 Years	17.10.2014 (Revoked on 19.8.2015)	(1), (2), (3), (4), (8), (12), (13), (17), (18), (19), (20), (22) & (23)
8.	A/YL-PS/521	“CDA”, “R(B)1”, “R(E)2” & “V”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 3 Years	29.7.2016	(1), (2), (4), (5), (7), (8), (12), (13), (14), (18), (19), (20), (21), (22) & (23)

Approval Conditions

- (1) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (2) No parking of vehicles other than private cars and light goods vehicles (not more than 5.5 tonnes, coaches, container vehicles, container tractors and trailers).
- (3) No night time operation between 8:30 p.m. and 8:30 a.m.
- (4) Submission and/or implementation of the landscape and tree preservation proposal.
- (5) Maintenance of the landscape planting/vegetation in good condition (including replacement of dead plants).

- (6) Submission and/or implementation of the drainage proposal.
- (7) Provision of the implemented drainage facilities.
- (8) Maintenance of the drainage facilities.
- (9) Provision of peripheral fencing and/or paving of the site.
- (10) Provision of vehicular access.
- (11) Provision of a 9-litres water type/3kg dry powder fire extinguisher in the site office.
- (12) Submission of the condition record of the existing drainage facilities.
- (13) Submission of the FSIs proposal and provision of FSIs.
- (14) Posting of a notice at a prominent location of the site to indicate that no parking/storage of medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes), including container tractor/trailer, as defined in the Road Traffic Ordinance, or coach (i.e. exceeding 16 seats).
- (15) No excavation of land was allowed on the site.
- (16) Submission and implementation of run-in/out proposal.
- (17) Posting of a notice at a prominent location of the site to indicate that only private car, light goods vehicles and light buses as defined in the Road Traffic Ordinance are allowed to enter or be parked on the site.
- (18) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the site.
- (19) No vehicle is allowed to queue back to or reverse onto/from public road.
- (20) Maintenance of peripheral fencing.
- (21) No night time operation between 11:00 p.m. and 7:00 a.m.
- (22) Revocation Clauses.
- (23) Reinstatement Clause.

**Similar Applications within the same “V”, “R(B1)”, “R(E2)” and “CDA” Zones
on the approved Ping Shan OZP No. S/YL-PS/18**

Approved Applications

	<u>Application No.</u>	<u>Zoning(s)</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u> <u>(RNTPC)</u>	<u>Approval Conditions</u>
1.	A/YL-PS/293	“U”	Temporary Public Vehicle Park for Private Car and Light Van for a Period of 3 Years	13.2.2009	(1), (2), (5), (8), (9), (14), (15), (16), (22), (23), (25) & (26)
2.	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), (25) & (26)
3.	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), (25) & (26)
4.	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), (25) & (26)
5.	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), (25) & (26)
6.	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), (25) & (26)
7.	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), (25) & (26)
8.	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), (25) & (26)
9.	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), (25) & (26)
10.	A/YL-PS/425	“V”	Proposed Temporary Public Vehicle Park for Private Car and Light Van for a Period of 3 Years	13.12.2013	(1), (2), (5), (6), (8), (9), (13), (16), (17), (25) & (26)

11.	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), (25) & (26)
12.	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), (25) & (26)
13.	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), (25) & (26)
14.	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), (25) & (26)
15.	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), (25) & (26)
16.	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), (25) & (26)
17.	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), (25) & (26)
18.	A/YL-PS/516	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2016	(1), (2), (4), (5), (6), (7), (9), (12), (16), (17), (25) & (26)
19.	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), (25) & (26)
20.	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), (25) & (26)
21.	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), (25) & (26)
22.	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), (25) & (26)
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), (25) & (26)

24.	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), (25) & (26)
25.	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), (25) & (26)
26.	A/YL-PS/583	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.3.2019	(1), (2), (4), (5), (6), (7), (10), (14), (15), (16), (18), (25) & (26)

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) No additional structure or advertisement sign board was to be erected.
- (23) Provision of a waterworks reserve within 1.5m from the centreline of the affected water mains.
- (24) Adherence to the parking layout.
- (25) Revocation clauses.
- (26) Reinstatement clause.

**Appendix V of RNTPC
Paper No. A/YL-PS/589**

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that 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 from the Government. Within the Site, the following private lots are currently covered by Short Term Waivers (STWs) whereas the Government Land (GL) therein is covered by Short Term Tenancy (STT). Details of which are listed below:

Lot No./GL in D.D. 122	STW/STT No.	Permitted Use
Lot No. 568	STW 3539	Ancillary use to public vehicle park for private cars, light goods vehicles and light buses
Lot No. 586	STW 3540	
Lot No. 586 GL	STW 3540 STT 3107	Temporary public vehicle park (private cars, light goods vehicles and light buses)

The Site is accessible from Ping Hing Lane via GL and private land. 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 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 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 Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient manoeuvring spaces 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;
- (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 the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Hing Lane;
- (f) 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);

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application by the Board does not imply the approval of tree works 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;
- (h) 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;
- (i) 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 FSI to be installed should be clearly marked on the layout plans. 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;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that as there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of BD, they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the application. 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 the BO. 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 Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 (B(P)R) 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.