

Previous s.16 Applications Covering the Site

Approved Application

<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/546	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	27.10.2017 (revoked on 27.3.2020)	(1) to (13)

Approval Conditions

- (1) No night time operation
- (2) Only private cars are allowed to enter/be parked
- (3) No parking/storage of vehicles without valid licences under Road Traffic Ordinance
- (4) Posting notice to indicate the types of vehicles allowed to be entered/be parked
- (5) No vehicle washing, repairing, dismantling, paint spraying or other workshop activities
- (6) No vehicle is allowed to queue back to or reverse onto/from public road
- (7) Submission and implementation of landscape and tree preservation proposal
- (8) Submission and implementation of drainage proposal
- (9) Maintenance of existing drainage facilities
- (10) Submission and implementation of fire service installations
- (11) Provision of boundary fencing
- (12) Revocation clause
- (13) Reinstatement clause

Rejected Applications

<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/7	Proposed Container Tractor and Trailer Park for a Period of 12 Months	6.6.1997	(1) to (3) & (7)
A/YL-PS/92	Proposed Temporary Open Storage of Construction Materials (Pre-cast Cement Products) and Container Trailer for a Period of 3 Years	16.2.2001	(1), (4) to (7)
A/YL-PS/114	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	14.6.2002	(1), (3) to (7)

Rejection Reasons

- (1) Not in line with planning intention
- (2) Insufficient information to demonstrate the Public Works Project Item No. 191 CL/B – Ping Shan Development Stage II Phase I would not be adversely affected
- (3) No information to demonstrate no adverse visual impact
- (4) No information to demonstrate no adverse traffic, environmental and drainage impacts
- (5) No information to demonstrate no adverse noise impacts
- (6) Insufficient information to demonstrate no risk to the operation of Light Rail and road users of Ping Kwai Road and Ping Pak Lane
- (7) Undesirable precedent

Similar Applications within the same “R(B)1” zone

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/370	“R(B)1”	Temporary Public Vehicle Park for Private Cars and Ancillary Storerooms For a Period of 3 Years	24.2.2012	(1), (3), (5), (8), (10), (12), (13), (14), (16) & (17)
A/YL-PS/380	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	1.6.2012 (revoked on 1.12.2012)	(1), (3), (5), (8), (10), (13), (14), (16) & (17)
A/YL-PS/403	“R(B)1”	Temporary Public Vehicle Park for Private Car and Light Van for a Period of 3 Years	8.2.2013 (revoked on 8.8.2013)	(1), (3), (5), (6), (8), (10), (13), (14), (15), (16), (17)
A/YL-PS/448	“R(B)1”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (Not Exceeding 5.5 Tonnes) for a Period of 3 Years	13.6.2014 (Revoked on 8.5.2015)	(1), (2), (4), (5), (6), (7), (8), (10), (13), (14), (15), (16) & (17)
A/YL-PS/459	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	31.10.2014	(1), (2), (4), (5), (6), (7), (8), (10), (13), (14), (16), (17)
A/YL-PS/462	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	12.12.2014 (revoked on 8.5.2015)	(1), (2), (4), (5), (6), (7), (8), (10), (11), (13), (14), (16) & (17)
A/YL-PS/467	“R(B)1”	Temporary Public Vehicle Park (Private Cars) and Ancillary Storeroom for a Period of 3 Years	16.1.2015	(1), (2), (4), (5), (6), (7), (9), (11), (12), (13), (14), (16) & (17)
A/YL-PS/569	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	2.11.2018	(1), (2), (4), (5), (6), (7), (8), (10), (11), (13), (14), (16) & (17)
A/YL-PS/580	“R(B)1”	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	31.5.2019	(2), (3), (5), (6), (7), (9), (10), (11), (13), (14), (16) & (18)

Approval Conditions

- (1) No night time operation.
- (2) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (3) No parking of medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor or trailer.
- (4) Only private cars and light goods vehicles are allowed to enter/be parked.
- (5) Posting notice at a prominent location to indicate the types of vehicle allowed to enter/be parked.
- (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) Submission and implementation of the tree preservation and/or landscape proposal.
- (9) Maintenance of existing trees.
- (10) Submission and implementation of (revised) drainage proposal/provision of drainage facilities.
- (11) Maintenance of existing/implemented drainage facilities.
- (12) Submission of condition record of existing drainage facilities.
- (13) Submission and implementation of fire services installations proposal.
- (14) Provision of peripheral/boundary fencing.
- (15) Provision of paving.
- (16) Revocation clauses.
- (17) Reinstatement clause.
- (18) Submission and provision of road connection/run-in/out proposal

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-PS/608

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

就 A/YL-PS/608 的規劃申請，將「住宅(乙類)1」用地改成臨時公眾停車場的申請，本人提出反對意見。

該地位於鄉郊地區，本來用作住宅用途，若將土地改作興建停車場，無疑會破壞鄉郊的自然景色，亦會令周遭環境受到交通和其他污染。另外，相鄰的農地和可耕土壤一旦受污染，便會做成不可逆轉的破壞。長遠來說，新界的棕土是政府需要正視的問題，政府需要以全面凍結及整頓棕土，發展棕土優先作原則。長期以棕土作臨時用途，無疑有囤積棕土之嫌。此外，若此類申請被批准，會令日後類似的規劃申請更容易被通過，長遠會阻礙區內完整的城市規劃。

元朗的土地分布零碎，需要長遠的土地規劃來配合城鄉發展，盼望貴會慎重考慮並拒絕該申請。

「提意見人」姓名/名稱 Name of person/company making this comment 方浩軒區議員辦事處
(元朗十八鄉中)

簽署 Signature 方浩軒 日期 Date 12/6/2020

Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) shorter compliance periods are imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further application;
- (d) 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 prior approval of the Government. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above 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 LandsD;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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 the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) 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 BO;
 - (iii) 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;
 - (iv) 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 B(P)R at the building plan submission stage;

- (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) issued by the Environmental Protection Department;
- (g) 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;
- (h) 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 water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Ping Kwai Road;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded 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; and
- (j) 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. 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, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant should be reminded that if the proposed structure(s) is required to comply with BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.