

**Previous Planning Applications Covering the Site**

<b><u>Application No.</u></b>	<b><u>Development</u></b>	<b><u>Date of Consideration and Decision</u></b>	<b><u>Approval Conditions</u></b>
A/TWK/2	Proposed Public Vehicle Park (excluding Container Vehicle) (Letting of Surplus Parking Spaces to Non-residents)	28.5.2004 Approved with conditions on a temporary basis for a period of three years by the Metro Planning Committee (MPC) of the Town Planning Board (TPB)	--
A/TWK/4	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of Three Years (Surplus Car Parking Spaces Only)	25.5.2007 Approved with conditions on a temporary basis for a period of three years by the MPC of the TPB	(a)
A/TWK/6	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of Three Years (Surplus Car Parking Spaces to Non-residents Only)	7.5.2010 Approved with conditions on a temporary basis for a period of three years by the MPC of the TPB	(b)
A/TY/121	Public Vehicle Park (excluding Container Vehicle) (Vacant Car Parking Spaces Only) and Minor Relaxation of Non-Domestic Plot Ratio (from 0.05 to 0.2) for the Proposed Public Vehicle Park (excluding Container Vehicle)	3.5.2013 Approved with conditions on a temporary basis for a period of three years by the MPC of the TPB	(c)
A/TY/133	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) (Surplus Car Parking Spaces Only) and Minor Relaxation of Non-Domestic PR Restriction (from 0.05 to 0.18) for a Period of Three Years	18.3.2016 Approved with conditions on a temporary basis for a period of three years by the MPC of the TPB	(d)

Approval Conditions:

- (a) The proposed number of parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- (b) Priority should be accorded to the residents of Kwai Shing West Estate, Lai King Estate and Lai Yiu Estate in Kwai Chung, and Cheung Ching Estate and Easeful Court in Tsing Yi in the letting of the surplus vehicle parking spaces and the proposed number of parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- (c) Priority should be accorded to the residents of Easeful Court in Tsing Yi in the letting of the vacant 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.
- (d) Priority should be accorded to the residents of Easeful Court in Tsing Yi in the letting of the surplus vehicle parking spaces and the proposed number of parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

**Similar s.16 Applications**

<b><u>Application No.</u></b>	<b><u>Development</u></b>	<b><u>Date of Consideration and Decision</u></b>	<b><u>Main Reasons for Rejection / Approval Conditions</u></b>
A/TY/70	Public Car Park	1.6.2001 Approved with conditions by the MPC of the TPB	N/A
A/TY/107	Temporary Public Vehicle Park (Excluding Container Vehicle) Use (Letting of Surplus Monthly Vehicle Parking Space to Non-residents) for a Period of Three Years	9.4.2010 Rejected by the MPC of the TPB	(1)
A/TWK/8	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years (Surplus Car Parking Spaces Only)	3.5.2013 Approved with conditions on a temporary basis for a period of three years by the MPC of the TPB	(a)
A/TWK/10	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years (Surplus Car Parking Spaces Only)	13.5.2016 Approved with conditions on a temporary basis for a period of three years by the MPC of the TPB	(b)
A/TWK/12	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years (Surplus Car Parking Spaces Only)	Tentatively Scheduled for Consideration by the MPC of the TPB on 31.5.2019	--

**Rejection Reason:**

- (1) The subject car parks were intended for meeting the car parking demand of the residents of Cheung Fat Estate, Ching Tai Court and Ching Nga Court. In view of the low vacancy rate and the strong demand for car parking provision (as evident from the large number of objections), there was no planning justification for letting the car parking spaces for residents to non-residents.

Approval Conditions:

- (a) Priority should be accorded to the residents of Kwai Shing West Estate, Lai King Estate and Lai Yiu Estate in Kwai Chung, and Cheung Ching Estate in Tsing Yi in the letting of the vacant 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.
- (b) Priority should be accorded to the respective residents of Kwai Shing West Estate, Lai King Estate and Lai Yiu Estate in Kwai Chung, and Cheung Ching Estate in Tsing Yi in the letting of the surplus vehicle parking spaces and the proposed number of parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

**Recommended Advisory Clauses**

- (a) to note that the comments of the Commissioner for Transport that the applicant should review and keep a record of the conditions of the use of parking spaces regularly so as to ensure good management in utilising the public resources and avoid compromising the right of renting monthly vehicle parking spaces in the car park by the residents;
- (b) consideration may be given to letting the surplus vehicle parking spaces for community uses so as to fully utilise the vacant vehicle parking spaces in the Subject Site;
- (c) to note the comments of the Independent Checking Unit, Housing Department that the total plot ratio (PR) of the estate including the additional gross floor area (GFA) of the proposed public vehicle park should comply with the permitted PR under Building (Planning) Regulation (B(P)R) 21, and that the public vehicle park and all the required facilities and associated works are accountable for GFA calculation with respect to B(P)R 23(3) and Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-2; and
- (d) to note the comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department that the owners of the subject lot are required to apply to Lands Department for a temporary waiver of the relevant lease conditions.