

**Relevant Extract of Town Planning Board Guidelines No. 34C on  
“Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development”  
(TPB-PG No. 34C)**

1. The relevant assessment criteria for assessing applications include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
  
2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TKL/263	Temporary Private Car Park for a Period of 3 Years	11.3.2005 (on review)	A1, A2, A3, A6, A7, A12 & A13
A/NE-TKL/301	Renewal of Planning Approval for Temporary 'Private Car Park' for a Period of 3 Years	16.11.2007	A1, A4, A6, A7, A8, A9, A12 & A13
A/NE-TKL/340	Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years	18.2.2011	A1, A2, A3, A6, A7, A8, A9, A10, A11, A12 & A13
A/NE-TKL/461	Renewal of Planning Approval for Temporary "Private Car Park" for a Period of 3 Years	3.1.2014	A1, A5, A8, A9, A10, A11, A12 & A13
A/NE-TKL/557	Renewal of Planning Approval for Temporary "Private Car Park" for a Period of 3 Years	13.1.2017	A1, A5, A10, A11, A12 & A13

**Approval Conditions:**

- A1 The car park should be restricted to parking private cars only and should not be open to the public on a commercial basis
- A2 The submission of drainage proposals
- A3 The provision of drainage facilities or the implementation of drainage proposals
- A4 The maintenance of existing drains within the application site during the planning approval period
- A5 The submission of a condition record of the existing drainage facilities

- A6 The submission of landscaping proposals
- A7 The implementation of landscaping proposals
- A8 The submission of tree preservation proposals
- A9 The implementation of the tree preservation proposals
- A10 The submission of fire service installations proposals
- A11 The provision or the implementation of fire service installations
- A12 Revocation clause
- A13 Reinstatement clause

**Recommended Advisory Clauses**

- (a) to note the comments of the DLO/N, LandsD that:
  - (i) the existing structures were erected on the Site without approval from his office. The aforesaid structures are not acceptable under the lease concerned. His office reserves the right to take enforcement actions against the existing structures; and
  - (ii) if the renewal of the planning approval is granted, the owners of the lot concerned shall apply to his office for a Short Term Waiver (STW) covering all the actual occupation area. The STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office;
- (b) to note the comments of C for T that the vehicular access between the Site and Ping Che Road is not managed by TD and the applicant should seek comment from the responsible party;
- (c) to note the comments of CTP/UD&L, PlanD that all trees should be maintained in good condition within the approval period;
- (d) to note the comments of CE/MN, DSD that the existing drainage facilities should be maintained properly and rectify those facilities if they are found inadequate/ineffective during operation; and
- (e) to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the DEP in order to minimize any possible environmental nuisances.