

**Extract of Town Planning Board Guidelines
on Renewal of Planning Approval
and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development**

(TPB PG-No. 34B)

1. The criteria for assessing applications for renewal of planning approval 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 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 covering the Application Sites

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL/119	Proposed Public Car Park	R(A)	14.5.2004 (3 years)	/
2.	A/YL/148	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' Use for a Period of 3 Years (Letting of Surplus Parking Spaces to Non-residents)	R(A)	27.4.2007 (3 years)	1
3.	A/YL/173	Renewal of Planning Approval for Temporary 'Public Vehicle Park (Excluding Container Vehicle)' Use for a Period of 3 Years (Letting of Surplus Parking Spaces to Non-residents)	R(A)	23.4.2010 (3 years)	1, 2
4.	A/YL/197	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding container vehicle) (Letting of Surplus Parking Spaces to Non-residents)' for a Period of 3 Years	R(A)	3.5.2013 (3 years)	1, 2
5.	A/YL/220	Renewal of Planning Approval for Temporary "Public Vehicle Park (excluding container vehicle) (Letting of Surplus Parking Spaces to Non-residents)" for a Period of 3 Years	R(A)	18.3.2016 (3 years)	1, 2
6.	A/TSW/29	Proposed Public Car Park	R(A)	14.5.2004 (3 years)	/
7.	A/TSW/36	Renewal of Planning Approval for Temporary "Public Vehicle Park (excluding container vehicle)" for a Period of 3 Years (Letting of Surplus Parking Spaces to Non-residents)	R(A)	27.4.2007 (3 years)	1
8.	A/TSW/43	Proposed Office (Telebet Centre) cum Training Centre	R(A)	7.3.2008	3, 4, 5
9.	A/TSW/47	Renewal of Planning Approval for Temporary "Public Vehicle Park (excluding container vehicle)" for a Period of 3 Years (Surplus Car Parking Spaces Only)	R(A)	23.4.2010 (3 years)	1, 6
10.	A/TSW/56	Renewal of Planning Approval for Temporary "Public Vehicle Park (excluding container vehicle) (Letting of surplus parking spaces to non-residents)" for a Period of 3 Years	R(A)	3.5.2013 (3 years)	1, 6
11.	A/TSW/66	Renewal of Planning Approval for Temporary "Public Vehicle Park (excluding container vehicle) (Letting of surplus parking spaces to non-residents)" for a Period of 3 Years	R(A)	18.3.2016 (3 years)	1, 6

Approval Conditions

1. The proposed number of car parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
2. Priority should be accorded to the residents of Shui Pin Wai Estate in the letting of the surplus vehicle parking spaces.
3. The provision of car parking spaces and loading/unloading facilities in the Car Park Block to the satisfaction of the Commissioner for Transport or the TPB.
4. The provision of fire service installations for the proposed Telebet Centre cum Volunteers and Training Centre to the satisfaction of the Director of Fire Services or of the TPB.
5. The planning permission was only applicable for the life-time of the Car Park Block and such permission should lapse upon material change of use was effected, or a development or redevelopment was undertaken.
6. Priority should be accorded to the residents of Tin Heng Estate in the letting of the surplus vehicle parking spaces.

Advisory Clauses

- (a) To review and keep a record of the conditions of the use of parking spaces regularly so as to ensure good management in utilizing the public resources and avoid exploiting the right of letting of monthly vehicle parking spaces in the vehicle park by the residents; and
- (b) Consideration may be given to letting the vacant vehicle parking spaces to non-governmental organizations for other uses so as to fully utilize the vacant vehicle parking spaces in the subject housing estates.