

## Previous Applications Covering the Site

### Approved Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
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	(1), (2), (4), (9), (10), (13), (15), (16) & (17)
A/YL-PS/466	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	16.1.2015	(1), (3), (5) to (8), (11), (12), (14) to (17)

### Approval Conditions

- (1) Restriction on operation hours.
- (2) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailers, as defined in the Road Traffic Ordinance, to be parked on the Site.
- (3) Only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site.
- (4) A notice be posted at prominent location of the Site to indicate that no medium or heavy goods vehicles (i.e. exceeding 5.5 tonnes), including container tractor/trailer as defined in the Road Traffic Ordinance, to be parked on the Site.
- (5) A notice be posted at prominent location of the Site to indicate that only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site.
- (6) No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site.
- (7) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the Site.
- (8) No vehicle is allowed to queue back to or reverse onto/from public road is allowed.
- (9) Provision of boundary fencing.
- (10) Submission and implementation of drainage proposal or provision of drainage facilities.
- (11) Maintenance of existing drainage facilities.
- (12) Submission of record of existing drainage facilities.
- (13) Submission and implementation of landscaping and tree preservation proposal.
- (14) Maintenance of existing trees.
- (15) Submission and implementation of fire service installations proposal.
- (16) Revocation clauses.
- (17) Reinstatement clause.

## **Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
A/YL-PS/178	“U”	Temporary Barbecue Area for a Period of 3 Years	3.9.2004	(1) to (3)

### **Reasons for Rejection**

- (1) Not compatible with the surrounding developments including the residential developments to immediately north and south of the Site as well as the secondary school to the west of the Site.
- (2) Insufficient information to demonstrate no adverse landscaping and drainage impacts on the surrounding areas.
- (3) Undesirable precedent.

**Similar Applications within the Same “V” Zone  
on the draft Ping Shan OZP No. S/YL-PS/17**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
A/YL-PS/292	“R(B)1”, “V”, “R(E)2”, “CDA”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	5.12.2008	(1), (2), (6), (11), (15), (16), (17), (23) & (24)
A/YL-PS/301	“V” & “U”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	17.4.2009 (Revoked on 17.10.2009)	(1), (2), (6), (10), (15), (16), (17), (23) & (24)
A/YL-PS/304	“V” & “U”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	10.7.2009	(1), (2), (6), (9), (11), (15), (16), (17), (23) & (24)
A/YL-PS/307	“V” & “U”	Temporary Vehicle Park for Private Cars and Light Goods Vehicle for a Period of 3 Years	18.9.2009 (up to 17.4.2012)	(1), (2), (6), (10), (15), (16), (17), (23) & (24)
A/YL-PS/310	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	6.11.2009	(1), (2), (6), (10), (13), (14), (17), (20), (23) & (24)
A/YL-PS/366	“V” & “OU (Heritage and Cultural Tourism Related Uses)” (“OU(HCTR)”)	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicles a Period of 3 Years	10.2.2012	(2), (5), (6), (10), (15), (16), (17), (18), (23) & (24)
A/YL-PS/382	“V”	Temporary Public Vehicle park for Private Cars and Light Goods Vehicles for a Period of 3 Years	15.6.2012	(1), (2), (5), (6), (9), (11), (12), (15), (16), (17), (23) & (24)
A/YL-PS/390	“V”	Temporary Public Vehicle Park for Private Car and Light Goods Vehicles for a Period of 3 Years	21.9.2012	(1), (2), (5), (6), (9), (10), (15), (16), (17), (18), (23) & (24)
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 (up to 6.11.2015)	(1), (2), (5), (6), (7), (9), (10), (15), (16), (17), (21), (22), (23) & (24)
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), (5), (6), (7), (10), (14), (15), (17), (21), (23) & (24)
A/YL-PS/425	“V”	Proposed Temporary Public Vehicle Park for Private Car	13.12.2013	(1), (3), (5), (6), (7), (10), (14),

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		and Light Van for a Period of 3 Years		(17), (18), (23) & (24)
A/YL-PS/452	“V”	Proposed Temporary Public Vehicle park for Private Cars for a Period of 3 Years	14.11.2014	(1), (4), (5), (6), (7), (8), (10), (13), (15), (17), (18), (23) & (24)
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	(1), (4), (5), (6), (7), (8), (10), (15), (16), (17), (19), (23) & (24)
A/YL-PS/479	“V”	Temporary Public Vehicle park (Private Cars and Light Goods Vehicle Only) for a Period of 3 Years	22.5.2015	(1), (4), (5), (6), (7), (8), (9), (10), (15), (16), (17), (21), (23) & (24)
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), (4), (5), (6), (7), (8), (9), (10), (15), (16), (17), (18), (23) & (24)
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), (5), (6), (7), (8), (10), (13), (15), (17), (18), (23) & (24)
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), (4), (5), (6), (7), (8), (9), (10), (15), (16), (17), (18), (22), (23) & (24)

### Approval Conditions

- (1) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (2) No (medium or heavy goods vehicle) or parking of (goods) vehicles (exceeding) 5.5 tonnes (or more), (coaches, container vehicles), container tractors and/or trailers.
- (3) No light goods vehicles (except vans), medium or heavy goods vehicle exceeding 3.5 tonnes, including container tractor/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 night time operation.
- (7) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.
- (8) No vehicle is allowed to queue back to or reverse onto/from public road.
- (9) Posting notice at a prominent location to remind drivers on pedestrian safety on access road.
- (10) Submission and/or implementation of the (accepted) tree preservation and/or landscape proposal(s).
- (11) Maintenance of (existing) landscape planting/vegetation/trees, including replacement of dead plants.
- (12) Submission of tree survey plan and schedule.

- (13) Submission and/or implementation of (accepted) drainage proposal.
- (14) Provision of drainage facilities proposed.
- (15) Maintenance of (existing/implemented) drainage facilities.
- (16) Submission of condition record of existing drainage facilities.
- (17) Submission and/or implementation of fire services installations proposal or provision of fire service installations proposed.
- (18) Provision of peripheral/boundary fencing.
- (19) Maintenance of existing peripheral/boundary fencing.
- (20) Provision of paving and fencing.
- (21) Maintenance of (existing) paving and/or fencing.
- (22) A minimum of 3.5m set back from the northern, eastern and southern boundaries.
- (23) Revocation Clauses.
- (24) Reinstatement Clause.

**On-going Application**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b> <b><u>(at the time of approval)</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b> <b><u>(RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
A/YL-PS/553	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	To be considered at the same meeting	--

**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) to note the comments of 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 Site is accessible to Tsui Sing Road via Government Land (GL). His office does not provide maintenance work for GL involved and does not guarantee any right-of-way to the Site. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on site. Such application(s) will be considered by the 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 the LandsD;
- (d) 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. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (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 nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tsui Sing Road;
- (f) to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimize potential environmental nuisance to the surrounding area;
- (g) 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 applicant is also advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs 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.