

**Previous Applications covering the Application Site**

**Approved Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Use/Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-PS/183	Temporary Vehicle Park for Sludge Collection Vehicles, Lorries and Pick-up Trucks, Vehicle Washing Area and Storage Area for a Period of 3 Years	8.10.2004 (s.17) (2 years) (Revoked on 14.9.2006)	(1) to (7) and (19)
2	A/YL-PS/249	Temporary Vehicle Park for Sludge Collection Vehicles, Light Goods Vehicles and Pick-up Trucks for a Period of 2 Years	29.9.2006 (12 months)	(1), (5), (9) to (13) and (19)
3	A/YL-PS/306	Temporary Public Vehicle Park for Medium Size Buses (24-Seats) and Private Cars for a Period of 3 Years	7.8.2009	(1) to (3), (9), (10), (14), (15) and (19)
4	A/YL-PS/386	Temporary Public Vehicle Park for Medium Size Buses (24-Seats) and Private Cars for a Period of 3 Years	24.8.2012	(1), (2), (8) to (10), (12), (14) to (16) and (19)
5	A/YL-PS/485	Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	7.8.2015	(1), (4), (5), (8) to (12), (14), (15) and (16) to (18)

**Approval Conditions**

- (1) Restriction on operation hours.
- (2) Submission and/or implementation of landscape and/or tree preservation proposal.
- (3) Submission and/or implementation of the drainage proposal/ provision of drainage facilities.
- (4) Submission and/or implementation of fire service installations proposal.
- (5) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed.
- (6) Set back of the boundary of the site.
- (7) Submission and/or implementation of vehicular access proposal.
- (8) Submission of condition record of existing drainage facilities.
- (9) Revocation clauses.

- (10) Reinstatement clause.
- (11) Maintenance of landscape planting/existing vegetation.
- (12) Maintenance of the implemented/existing drainage facilities.
- (13) Provision of 9-litres water type/3kg dry powder fire extinguisher in the site office.
- (14) No vehicle without valid licence issued under the Road Traffic Ordinance.
- (15) Provision of warning signs at the access road.
- (16) Posting of notice at a prominent location to indicate that only certain types of vehicle are allowed to enter/be parked on the site.
- (17) No vehicle is allowed to queue back to or reverse onto/from public road.
- (18) Only certain vehicles are allowed to enter/be parked on the site.
- (19) Certain vehicles are not allowed to be parked/stored on or enter/exit the site.

**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> (at the time of approval)	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
A/YL-PS/278	“V”	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches (3 Years)	25.7.2008 (1 year) (s.17)  (Revoked on 25.10.2008)	1, 5, 6, 7, 10, 11, 12, 13, 15, 33
A/YL-PS/294	“V”	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches (1 Year)	13.2.2009	1, 5, 6, 7, 10, 11, 13, 14, 15, 33
A/YL-PS/317	“V”	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches (3 Years)	19.3.2010 (1 year)  (Revoked on 8.3.2011)	1, 2, 5, 7, 11, 13, 14, 17, 18, 19, 20, 21, 33
A/YL-PS/340	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches (3 Years)	18.3.2011 (1 year)  15.7.2011 (s.17 on conditions)  (Revoked on 12.8.2011)	1, 5, 7, 8, 11, 14, 17, 18, 19, 21, 33
A/YL-PS/356	“CDA”, “R(B)1”, “R(E)2” & “V”	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle and Light Buses (3 Years)	21.10.2011	1, 2, 4, 5, 7, 11, 13, 14, 20, 21, 23, 24, 33
A/YL-PS/371	“V”	Temporary Vehicle Park for Coaches For a Period of 3 Years	24.2.2012	2, 5, 7, 9, 13, 14 20, 21, 33
A/YL-PS/385	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles (3 Years)	10.8.2012 (1 year)  (Revoked on 10.4.2013)	1, 5, 7, 8, 9, 11, 13, 14, 17, 18, 21, 33
A/YL-PS/437	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods	7.3.2014 (1 year)	1, 5, 7, 8, 9, 11, 13, 14, 17, 18, 21, 29, 30,33

<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
		Vehicles, Coaches and 24 Tonnes Goods Vehicles (3 Years)		
A/YL-PS/458	"CDA", "R(B)1", "R(E)2" and "V "	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Light Buses (3 Years)	17.10.2014  (Revoked on 19.8.2015)	1, 5, 7, 9, 11, 13, 14, 20, 21, 22, 29, 30, 33
A/YL-PS/469	"V"	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	6.2.2015	1, 5, 7, 11, 13, 14, 30, 21, 24, 29, 30, 32, 33
A/YL-PS/472	"V"	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles (3 Years)	27.2.2015 (1 year)	1, 5, 7, 11, 13, 14, 17, 18, 21, 24, 28, 29, 30, 33
A/YL-PS/515	"V"	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles (3 Years)	29.7.2016	1, 5, 7, 8, 9, 11, 13, 14, 17, 21, 29, 30, 33
A/YL-PS/521	"V"	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) (3 Years)	29.7.2016	1, 2, 5, 7, 9, 11, 13, 14, 20, 21, 29, 30, 33
A/YL-PS/552	"V"	Temporary Vehicle Park for Coaches for a Period of 3 Years	9.2.2018	1, 5, 7, 11, 13, 14, 21, 24, 28, 29, 30, 32, 33

### Approval Conditions

1. No vehicles without valid licences issued under Traffic Regulations/Ordinance would be allowed to be parked/stored on the site.
2. No goods vehicles exceeding 5.5 tonnes vehicles, coaches, container vehicles and container trailers would be allowed to be parked/stored on the site.
3. Submission of DIA/drainage proposal and/or provision of flood mitigation measures/drainage facilities.
4. Provision of standard vehicular access/submission and/or implementation of vehicular access proposal.
5. Reinstatement clause.
6. No container vehicles would be allowed to be parked/stored on the site.
7. No night time operation is permitted at the site.
8. Provision of peripheral fencing and paving of the site.
9. Submission and implementation of landscaping and/or tree preservation proposals.
10. Maintain the landscape planting on the site at all times.
11. Maintain the existing drainage facilities at all times.
12. Provision of a 9-litres water type/3kg dry powder fire extinguisher in the site office.
13. Submission of a condition record of the existing drainage facilities.
14. Submission and implementation of fire services installation proposal.
15. Improvement of the road signs at the site.
16. Provision of warning notice and measures on pedestrian safety.
17. No heavy goods vehicles exceeding 24 tonnes, container vehicles and container trailers are allowed to be parked/stored on the site.
18. Parking layout arrangement proposed should be adhered to.
19. Implementation of compensatory planting in the site.
20. Provision/Maintenance of peripheral fencing of the site.
21. Posting notice at a prominent location to indicate the types of vehicle allowed to enter/be parked.
22. No vehicles other than private cars and light vans are allowed to be parked on site.
23. No excavation of land is allowed on site.
24. Maintain the existing vegetation on site in good condition at all times.
25. No lorries, heavy goods vehicles and container vehicles are allowed to be parked on the site.
26. No vehicle exceeding 5.5 tonnes and buses exceeding 24 seats, including container tractor/trailer, as defined in the Road Traffic Ordinance is allowed to be parked on the site.
27. Submission and implementation of a tree preservation proposal.
28. Maintain the existing fencing and paving.
29. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed.
30. No vehicle is allowed to queue back to or reverse onto/from public road.
31. Only medium size buses (24 seats) and private cars are allowed.
32. Only coaches are allowed to enter/be parked.
33. Revocation Clause

**Rejected Application**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b> (at the time of approval)	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Main Reasons for Rejection</u></b>
A/YL-PS/372	“V”	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle, Medium Goods Vehicle and Coaches (3 years)	27.7.2012 (s.17)	1, 2

**Rejection Reasons**

1. Not in line with the planning intention.
2. The development had to be accessed via a long stretch of local track passing through the “V” zone and would generate environmental nuisance to the adjacent residential settlements as well as those along the access road.

**Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) 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 from the Government. No permission is given for occupation of Government Land (GL) (about 32m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. Lot No. 449 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 3960 to permit structures erected thereon for the purpose of "Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles". Lot No. 452 RP in D.D. 122 is covered by Short Term Waiver (STW) No. 4529 to permit structures erected thereon for the purpose of "Temporary Public Vehicle Park for Private Cars". The Site is accessible to Tsui Sing Road via GL and private land. His office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site. The STW holder(s) will need to apply to his office for modification of the STW conditions if there is any irregularities on Site and the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularize any irregularities on Site. Furthermore, the applicant has to either exclude the GL portion from the application Site or apply for a formal approval prior to the actual occupation of the GL portion. Such application(s) will be considered by the LandsD acting in the capacity of landlord 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.
- (c) 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;
- (d) 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. Only the section of Tsui Sing Road of about 120m abutting Ping Ha Road is maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and the section of Tsui Sing Road being maintained by HyD;
- (e) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites";
- (f) 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.

The applicant should be reminded that 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.; and

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that due to the nature of the application, precautions measures such as bollards placed 1m away from the tree trunk at 4m intervals to prevent damage to the trees should be proposed. In event that any tree requires replacing, in consideration of the nature of proposed land use of the application, the applicant may wish to propose other native species of aesthetic or fruiting tree species complementary to the vicinity as replacement trees in lieu of the proposed *Ficus microcarpa* that requires considerable aerial and underground space for its canopy and root system. The applicant shall be reminded of the importance of proper tree care. Useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解 (Chinese version: [http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)) published by the GLTM Section, DEVB; and the Technical Notes on Submission and Implementation of Landscape Proposal for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses (Chinese Version: [https://www.info.gov.hk/tpb/tc/forms/Technical\\_Doc/chi\\_technicalx20note.pdf](https://www.info.gov.hk/tpb/tc/forms/Technical_Doc/chi_technicalx20note.pdf)) published by the Planning Department.