

**Previous Applications covering the Application Site**

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Use/Development</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
A/YL-PS/7	Temporary Container Tractor and Trailer Park for 12 Months	6.6.1997	(1), (2), (3) & (5)
A/YL-PS/89	Temporary Vehicle and Container Tractor and Trailer Park for a Period of 3 Years	22.12.2000	(1), (3) & (5)
A/YL-PS/114	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	14.6.2002	(1), (3) & (5)
A/YL-PS/491	Proposed Temporary Open Storage of Building Materials with Ancillary Office for a Period of 3 Years	8.1.2016	(1), (4) & (5)

**Rejection Reasons**

- (1) Not in line with the planning intention of the “Residential (Group B)1” zone.
- (2) Portions of the site fall within the resumption limit for Public Works Project Item No. 191CL/B - Ping Shan Development Stage II Phase I and there is insufficient information in the submission to demonstrate that the development will not adversely affect the implementation of the project.
- (3) Insufficient information to demonstrate no adverse noise/environmental/drainage/traffic/visual impacts on the surrounding areas.
- (4) Not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13E)
- (5) Undesirable precedent.

**Similar Applications within the same “R(B)1” zone  
on the approved Ping Shan OZP No. S/YL-PS/18**

**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>(RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
A/YL-PS/370	“R(B)1”	Temporary Public Vehicle Park for Private Cars and Ancillary Storerooms For a Period of 3 Years	24.2.2012	(1), (3), (5), (8), (10), (12), (13), (14), (16) & (17)
A/YL-PS/380	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	1.6.2012 (revoked on 1.12.2012)	(1), (3), (5), (8), (10), (13), (14), (16) & (17)
A/YL-PS/403	“R(B)1”	Temporary Public Vehicle Park for Private Car and Light Van for a Period of 3 Years	8.2.2013 (revoked on 8.8.2013)	(1), (3), (5), (6), (8), (10), (13), (14), (15), (16), (17)
A/YL-PS/448	“R(B)1”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (Not Exceeding 5.5 Tonnes) for a Period of 3 Years	13.6.2014 (Revoked on 8.5.2015)	(1), (2), (4), (5), (6), (7), (8), (10), (13), (14), (15), (16) & (17)
A/YL-PS/459	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	31.10.2014	(1), (2), (4), (5), (6), (7), (8), (10), (13), (14), (16), (17)
A/YL-PS/462	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	12.12.2014 (revoked on 8.5.2015)	(1), (2), (4), (5), (6), (7), (8), (10), (11), (13), (14), (16) & (17)
A/YL-PS/467	“R(B)1”	Temporary Public Vehicle Park (Private Cars) and Ancillary Storeroom for a Period of 3 Years	16.1.2015	(1), (2), (4), (5), (6), (7), (9), (11), (12), (13), (14), (16) & (17)
A/YL-PS/546	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	27.10.2017	(1), (2), (4), (5), (6), (7), (8), (10), (11), (13), (14), (16) & (17)

A/YL-PS/569	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	2.11.2018	(1), (2), (4), (5), (6), (7), (8), (10), (11), (13), (14), (16) & (17)
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### Approval Conditions

- (1) No night time operation.
- (2) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (3) No parking of medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor or 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 vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.
- (7) No vehicle is allowed to queue back to or reverse onto/from public road.
- (8) Submission and implementation of the tree preservation and/or landscape proposal.
- (9) Maintenance of existing trees.
- (10) Submission and implementation of (revised) drainage proposal/provision of drainage facilities.
- (11) Maintenance of existing/implemented drainage facilities.
- (12) Submission of condition record of existing drainage facilities.
- (13) Submission and implementation of fire services installations proposal.
- (14) Provision of peripheral/boundary fencing.
- (15) Provision of paving.
- (16) Revocation clauses.
- (17) Reinstatement clause.

**Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) to liaise with locals on their concern on traffic impact;
- (c) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Scheduled 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. The Site is accessible from Ping Pak Lane via government land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. The lot owner(s) should apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application 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 Chief Building Surveyor/New Territories West (CBS/NTW, BD) that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (e) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient manoeuvring spaces 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;
- (f) 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 Ping Pak Lane;

- (g) 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”;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the development should neither obstruct overland flow nor adversely affect existing stream course, natural streams, village drains, ditches and the adjacent areas. The applicant should consult DLO/YL and seek consent from the relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is 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
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is reminded that approval of the planning application under S.16 does not imply approval of tree works such as felling, transplanting or pruning under lease. The applicant shall be reminded to approach relevant authority/government department(s) direct to obtain necessary approval for any proposed tree preservation or removal scheme involving trees within or outside the Site.