

Previous s.16 Applications Covering the Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Development/Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1	A/YL-PS/216	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	24.6.2005 (Approved for 2 years) (Revoked on 15.12.2005)	1-2, 4, 7-9, 12-14
2	A/YL-PS/463	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	V	27.2.2015	1-10, 12-13
3	A/YL-PS/551	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	V	9.2.2018	1-6, 9-14

Approval Conditions

- (1) No vehicles without valid licences issued under the Road Traffic Ordinance were allowed to be parked/stored on site.
- (2) Only private cars allowed to be parked on the Site.
- (3) A notice should be posted at a prominent location of the Site at all times to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site.
- (4) No night time operation.
- (5) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity.
- (6) No vehicle queuing back to public road or vehicle reversing onto/from the public road.
- (7) Submission and implementation of landscape proposal.
- (8) Submission and implementation of drainage proposal.
- (9) Submission and implementation of fire service installations proposal.
- (10) Submission of condition record and maintenance of the existing drainage facilities.
- (11) Maintenance of existing trees.
- (12) Provision/Maintenance of boundary fencing.
- (13) Revocation clauses.
- (14) Reinstatement clause.

Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Development/Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>	<u>Reasons for Rejection</u>
1	A/YL-PS/90	Temporary Container Vehicles and Trailers Park with Ancillary Repair/Maintenance Workshops, Open Storage of	Partly "Recreation" and partly "V"	12.1.2001	1-3

<u>No.</u>	<u>Application No.</u>	<u>Development/Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>	<u>Reasons for Rejection</u>
		Building Materials and Office for a Period of 3 Years			
2	A/YL-PS/119	Temporary Container Trailer, Lorry and Car Park for a Period of 3 Years	V	10.1.2003 (on review)	1-4
3	A/YL-PS/151	Temporary Public Vehicle Park for private cars, lorries & container trailers for a Period of 3 Years	V	31.10.2003 (on review)	1-4
4	A/YL-PS/240	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle and Container Trailer for a Period of 3 Years	V	13.10.2006 (on review)	1, 3, 5

Reasons for Rejection:

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding land uses.
- (3) Insufficient information to demonstrate no adverse traffic, landscape, environmental and/or visual impacts.
- (4) Setting an undesirable precedent.
- (5) The development did not comply with the Town Planning Board Guidelines No. 13D for 'Application for Open Storage and Port Back-up Uses' in that there was no exceptional circumstances to merit approval and the development was not compatible with the residential dwellings nearby.

Similar s.16 Applications within the same “V” Zone

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Development/Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1	A/YL-PS/289	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	Partly “U” and partly “V”	24.10.2008 (approved for 2 years)	1, 2, 4, 6-8, 10 and 11
2	A/YL-PS/332	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles	Partly “U” and partly “V”	12.11.2010 (approved for 2 years)	1, 2, 4, 6-8, 10 and 11
3	A/YL-PS/397	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	Partly “GB” and partly “V”	11.1.2013	1, 2, 4, 6-8, 10 and 11
4	A/YL-PS/509	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	Partly “GB” and partly “V”	8.1.2016	1, 2, 4, 6-8, 10 and 11
5	A/YL-PS/578	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	Partly “GB” and partly “V”	4.1.2019	1-6, 8-11

Approval Conditions

- (1) Only private cars and light goods vehicles to be parked.
- (2) No night time operation.
- (3) No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored.
- (4) No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity.
- (5) No vehicle is allowed to queue back to or reverse onto/from public road.
- (6) Maintain existing landscape planting.
- (7) Submission and implementation of drainage proposal.
- (8) Submission and implementation of fire service installations.
- (9) Submission of condition record and maintain existing drainage facilities.
- (10) Revocation clauses.
- (11) Reinstatement clause.

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government Land (GL) and Old Schedule Agricultural Lots which are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The GL within the Site is covered by Short Term Tenancy (STT) No. 2858 for the purpose of temporary public vehicle park (private cars);
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. The Site is accessible via private lot(s), the applicant should seek the relevant land owner(s) on the right of using the vehicular access. Sufficient manoeuvring spaces shall be provided within the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access arrangement should be commented by TD. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. Currently, only the section of Yung Yuen Road of about 50m abutting Ha Mei San Tsuen Road is maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and the section of Yung Yuen Road being maintained by HyD;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by the Environmental Protection Department to minimize the potential environmental nuisance to the surrounding areas;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and
- (h) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs). 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.