

Previous s.16 Applications Covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Zoning(s) (at the time of approval)</u>	<u>Development/Use(s)</u>	<u>Date of Consideration</u>
A/YL-PS/115	"V" & "R(E)2"	Proposed Temporary Open-air Vehicle Park (Private Cars and Light Vans Only) and Ancillary Office for a Period of 3 Years	26.7.2002
A/YL-PS/159	"CDA", "R(B)1" & "R(E)2"	Temporary Extension to Approved Public Vehicle Park (for Private Cars and Light Goods Vehicles) for a Period of 3 Years	29.8.2003
A/YL-PS/212	"V", "R(E)2", "CDA" & "R(B)1"	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	13.5.2005 (Revoked on 29.9.2005)
A/YL-PS/239	"V", "R(E)2", "CDA" & "R(B)1"	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	7.4.2006
A/YL-PS/292	"V", "R(E)2", "CDA" & "R(B)1"	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
A/YL-PS/356	"V", "R(E)2", "CDA" & "R(B)1"	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Light Buses for a Period of 3 Years	21.10.2011
A/YL-PS/458	"V", "R(E)2", "CDA" & "R(B)1"	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Light Buses for a Period of 3 Years	17.10.2014 (Revoked on 19.8.2015)
A/YL-PS/521	"V", "R(E)2", "R(B)1" & "CDA"	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 3 Years	29.7.2016
A/YL-PS/589	"V", "R(E)2", "R(B)1" & "CDA"	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	19.7.2019
A/YL-PS/658	"V", "R(E)2", "R(B)1" & "CDA"	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	24.6.2022
A/YL-PS/756	"V", "R(E)2", "R(B)1" & "CDA"	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	18.7.2025 (Revoked on 20.4.2026)

Similar Applications within/straddling the same “V” zone in the past 5 years

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) (at the time of approval)</u>	<u>Proposed Use(s)/Development</u>	<u>Date of Consideration</u>
1	A/YL-PS/651	“V”	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	28.1.2022
2	A/YL-PS/657	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2022
3	A/YL-PS/663	“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" for a Period of 3 Year	29.7.2022
4	A/YL-PS/681	“V” & “R(E)2”	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	19.5.2023 (revoked on 19.11.2024)
5	A/YL-PS/684	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2023
6	A/YL-PS/709	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.4.2024
7	A/YL-PS/712	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle (LGV) for a Period of 3 Years	7.6.2024
8	A/YL-PS/715	“V” & “OU(HCTRU)”	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	7.6.2024
9	A/YL-PS/725	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	16.8.2024
10	A/YL-PS/738	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	20.12.2024
11	A/YL-PS/744	“V”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 5 Years and associated Filling of Land	14.2.2025
12	A/YL-PS/734	“V” & “R(E)2”	Proposed Temporary Public Vehicle Park with Electric Vehicle Charging Device for a Period of 3 Years	28.2.2025
13	A/YL-PS/745	“V”	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 5 Years and Associated Filling of Land	28.2.2025

	<u>Application No.</u>	<u>Zoning(s)</u> <u>(at the time of approval)</u>	<u>Proposed Use(s)/Development</u>	<u>Date of Consideration</u>
14	A/YL-PS/746	“V”	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	11.4.2025 [revoked on 18.2.2026]
15	A/YL-PS/748	“V”	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	2.5.2025 [revoked on 2.2.2026]
16	A/YL-PS/757	“V”	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years	1.8.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and various Old Schedule Agricultural Lots 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;
- within the Site, the following private lots are currently covered by Short Term Waivers (STWs) whereas GL therein is covered by Short Term Tenancy (STT), details of which are listed below:

Lot No./ GL in D.D. 122	STW/ STT No.	Permitted Use
568	STW 3539	Ancillary use to public vehicle park for private cars, light goods vehicles and light buses
586	STW 3540	
GL	STT 3107	Temporary public vehicle park (private cars, light goods vehicles and light buses)

- there is no Small House application under processing or approved at the Site.

2. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No objection to the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the development from a drainage point of view;
- the record of the existing drainage facilities submitted by the applicant is considered acceptable and it is noted that the applicant would maintain the same drainage facilities as those implemented under the previous application;

- should the application be approved, approval condition should be stipulated requiring the maintenance of the existing drainage facilities to his satisfaction or the Town Planning Board; and
- the applicant should note his advisory comments are at **Appendix V**.

4. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- the applicant should note his advisory comments at **Appendix V**.

5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- it is noted that four structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of Buildings Authority should be obtained, otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with Buildings Ordinance.

6. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

No feedbacks from locals was received.

7. **Other Departments**

The following departments has no comment on the application:

- Project Manager (West) (PM(W)), CEDD;
- Director of Electrical and Mechanical Services (DEMS); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given to any further applications;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Tenancy (STT) and Short Term Waiver (STW) holder(s) will need to apply to his office for modification of STT and STW conditions where appropriate and the lot owner(s) of the lot(s) shall apply to his office for STW to permit the structure(s) to be erected within Lots 569 RP, 585, 590 and 591 in D.D.122. The application for STT and STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT and STW, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under Transport Department'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. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Ping Hing Lane is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Hing Lane;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - the applicant is required to rectify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify against, all claims and demands rising out of damage or nuisance caused by a failure of the drainage system;
 - the applied use must neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and

- the applicant shall resolve any conflict or disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains or channels and/or modifying or upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (h) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimise any potential nuisance; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing 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 BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
 - (vi) detailed checking under BO will be carried out at the building plan submission stage.