

**Relevant extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13F)**

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) the use of sites of less than 1,000 m² each for open storage uses and 2,000 m² each for port back-up uses in rural areas is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/27	Open storage of construction materials <i>(not for temporary use)</i>	6.3.1998 Approved for 2 years	(8), (10), (18)
2	A/YL-TYST/153	Temporary open storage of construction machinery and materials for a period of 3 years	21.12.2001 [approved modification of approval conditions on review on 19.4.2002]	(1), (4), (6), (8), (9), (10), (13), (17), (18)
3	A/YL-TYST/265	Temporary open storage of construction machinery and materials and recycling materials for a period of 3 years	21.12.2004 [approved modification of approval conditions on review on 22.4.2005]	(1), (5), (11), (14), (15), (16), (17), (18)
4	A/YL-TYST/370	Temporary open storage of construction machinery and materials and recycling materials for a period of 3 years	14.12.2007	(2), (3), (5), (7), (12), (15), (16), (17), (18)
5	A/YL-TYST/519	Temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop activities for a period of 3 years	18.2.2011 [approved modification of approval conditions on review on 24.6.2011]	(2), (3), (12), (15), (16), (17), (18), (19), (20), (21)
6	A/YL-TYST/665	Temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop activities for a period of 3 years	7.2.2014	(2), (3), (9), (11), (12), (16), (17), (18), (19), (20), (21), (22), (23), (24)
7	A/YL-TYST/827	Temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop for a period of 3 years	17.2.2017	(2), (3), (11), (12), (15), (16), (17), (18), (19), (20), (21), (22), (23), (24)

Approval Conditions

- (1) No night-time operation between 11 p.m. and 7 a.m. is allowed on the site.
- (2) No night-time operation between 7 p.m. and 7 a.m. is allowed on the site.
- (3) No operation on Sundays and public holidays is allowed on the site.
- (4) Restriction on stacking height of the stored materials.
- (5) No electronic waste and plastic bottles are allowed to be stored at the site and no bottle washing activities are allowed to be carried out on the site.
- (6) Paving and fencing of the site.
- (7) Paving of the site.
- (8) Design and provision of the proposed vehicular access and its junction/T-junction with Kung Um Road.
- (9) Submission and implementation of tree preservation and/or landscape proposal.
- (10) Submission of drainage impact assessment and/or provision of flood mitigation measures and drainage facilities.
- (11) Provision of fire extinguisher.
- (12) Submission of fire service installations (FSIs) proposal and provision/implementation of FSIs.
- (13) Submission and implementation of environmental mitigation measures proposal.
- (14) Submission and implementation of on-site noise mitigation measures proposal.
- (15) Maintenance of trees and/or landscape plantings on the site.
- (16) Maintenance of drainage facilities on the site and/or submission of a record of existing drainage facilities on the site.
- (17) Revocation of planning approval if conditions not complied with by a given date/at any time during approval period.
- (18) Reinstatement of the site to an amenity area upon expiry of the planning permission.
- (19) No storage and washing of plastic bottles is allowed on the site.
- (20) No storage and handling (including loading and unloading) of electrical appliances outside the (three) concrete-paved covered structures is allowed on the site.
- (21) No storage and handling (including loading and unloading) of electronic and computer wastes (including cathode-ray tubes) is allowed on the site.
- (22) No cutting, grinding, polishing or related activities are allowed in the open area of the site.
- (23) Maintenance of existing fencing on the site.
- (24) No queuing and reverse movement of vehicle are allowed on public road.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/141	Temporary open storage of construction machinery and materials for a period of 3 years	12.10.2001 [on review]	(1)
2	A/YL-TYST/266	Temporary waste recycling facilities for a period of 3 years	21.4.2006 [on review]	(2), (3), (4)

Rejection Reasons

- (1) Insufficient information in the submission to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (2) The development with recycling/waste handling process for plastic waste and oil on the site was considered incompatible with the nearby residential structures located to its east and south-east.

- (3) Insufficient information in the submission to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.
- (4) Approval of the application would set an undesirable precedent for other similar uses to proliferate into this part of the "Undetermined" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar Applications in this Part of the “U” Zone
on the Tong Yan San Tsuen OZP since 17.10.2008**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/416	Temporary open storage of construction materials, mobile toilets and recycled materials including metal, paper and plastic goods for a period of 3 years	27.2.2009	(2), (4), (5), (6), (7), (9), (10), (15), (17)
2	A/YL-TYST/418	Temporary open storage of building/recycling materials and construction machinery for a period of 3 years	27.3.2009 [revoked on 8.7.2011]	(2), (4), (5), (6), (9), (10), (13), (16)
3	A/YL-TYST/422	Temporary open storage of generators, construction materials and recyclable materials (including plastic goods, paper and metal) for a period of 3 years	17.4.2009 [revoked on 26.6.2009]	(1), (2), (4), (5), (8), (7), (9), (10), (17)
4	A/YL-TYST/425	Temporary open storage of plastic goods including containers and road signs for a period of 3 years	8.5.2009	(2), (4), (5), (8), (9), (10), (13), (17)
5	A/YL-TYST/427	Temporary open storage of building/recycling materials and construction machinery with ancillary packaging activities for a period of 3 years	8.5.2009	(1), (2), (4), (5), (6), (7), (9), (10), (18)
6	A/YL-TYST/428 #	Temporary open storage of construction materials and recyclable materials (including metal, paper and plastic goods) for a period of 3 years	8.5.2009	(1), (2), (4), (5), (6), (9), (10), (16), (17), (19)
7	A/YL-TYST/431 #	Temporary open storage of construction equipment (including containers) with minor repairing works for containers for a period of 3 years	5.6.2009	(1), (4), (5), (9), (11), (14), (17)
8	A/YL-TYST/434	Temporary open storage of construction materials for a period of 3 years	19.6.2009	(1), (2), (4), (5), (6), (9), (10), (17)
9	A/YL-TYST/437	Temporary open storage of construction machinery and materials, and vehicle repair workshop for a period of 3 years	10.7.2009	(2), (4), (5), (6), (9), (13), (15)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
10	A/YL-TYST/440	Proposed temporary open storage of construction machinery, construction material and metal ware for a period of 3 years	7.8.2009	(1), (2), (4), (5), (6), (7), (9), (10), (17)
11	A/YL-TYST/448	Temporary open storage of marble for a period of 3 years	18.9.2009	(4), (5), (6), (9), (10), (13), (14), (15)
12	A/YL-TYST/451 #	Temporary open storage of construction materials and machinery, generators and recyclable materials (including plastic goods, paper and metal) with ancillary workshop for a period of 3 years	4.9.2009	(1), (2), (4), (5), (6), (7), (9), (17), (19)
13	A/YL-TYST/454	Temporary open storage of construction machinery, construction materials and home appliance with ancillary repair workshop for a period of 3 years	18.9.2009	(1), (4), (5), (6), (9), (14)
14	A/YL-TYST/458	Proposed temporary open storage of construction machinery, construction materials and recycled materials including metal and plastic for a period of 3 years	9.10.2009 approved for 1 year [revoked on 9.8.2010]	(1), (3), (4), (5), (6), (7), (9), (10), (16), (17), (19)
15	A/YL-TYST/465	Temporary open storage of construction machinery and material for a period of 3 years	15.1.2010 [revoked on 15.7.2010]	(4), (5), (6), (9), (10), (13), (14), (17), (22)
16	A/YL-TYST/466	Temporary open storage of construction machinery, construction materials and recycled materials including paper, plastic and metal for a period of 3 years	19.3.2010	(1), (4), (5), (6), (9), (10), (14), (16), (17)
17	A/YL-TYST/477	Temporary open storage of construction materials, equipment and machinery and container site offices (with ancillary repairing activities) for a period of 3 years	25.6.2010	(1), (4), (5), (9), (11), (14), (17), (23)
18	A/YL-TYST/479	Temporary open storage of construction machinery and parts and construction materials with ancillary car park for a period of 3 years	25.6.2010	(4), (5), (9), (10), (13), (14), (17)
19	A/YL-TYST/486 #	Temporary open storage of construction materials, scrap metal and furniture (with ancillary site office) for a period of 3 years	13.8.2010 [revoked on 5.7.2011]	(1), (4), (5), (6), (9), (10), (13), (14), (16), (17)
20	A/YL-TYST/487	Temporary open storage of used private vehicles for a period of 3 years	27.8.2010	(1), (4), (5), (6), (9), (10), (14), (17), (21)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
21	A/YL-TYST/489 #	Temporary open storage of recycling materials (metal, plastic and paper) with ancillary packaging activities for a period of 3 years	10.9.2010 approved for 1 year [revoked on 22.7.2011]	(4), (5), (6), (9), (13), (14), (16), (23)
22	A/YL-TYST/493	Temporary open storage of construction equipment and materials (metal scaffolding) and container site office units with ancillary maintenance workshop for a period of 3 years	15.10.2010	(4), (5), (6), (9), (13), (14)
23	A/YL-TYST/501	Temporary open storage of construction materials and recycled materials (including metal, paper and plastic goods) for a period of 3 years	10.12.2010	(1), (4), (5), (6), (9), (10), (14), (16), (17)
24	A/YL-TYST/509 #	Temporary open storage of construction machinery, construction materials, metal ware and vehicle spare parts for a period of 3 years	23.12.2010 approved for 1 year	(1), (4), (5), (6), (9), (10), (14), (17), (19)
25	A/YL-TYST/510	Temporary vehicle repair workshop and open storage of scrap metal, building/recycling materials and construction machinery for a period of 3 years	14.1.2011	(1), (4), (5), (6), (9), (14), (16), (24)
26	A/YL-TYST/513	Temporary open storage of construction machinery and materials with ancillary office for a period of 3 years	18.2.2011 [revoked on 15.4.2011]	(4), (5), (6), (9), (10), (13), (14), (17)
27	A/YL-TYST/514	Temporary open storage of used vehicles for a period of 3 years	1.4.2011 [revoked on 5.7.2011]	(1), (2), (4), (5), (6), (7), (9), (10), (17)
28	A/YL-TYST/516	Temporary open storage of household detergent, construction machinery/materials and recycled materials including paper, metal and plastic with ancillary workshop for a period of 3 years	28.1.2011 approved for 1 year [revoked on 24.6.2011]	(2), (4), (5), (6), (7), (9), (13), (16), (17), (19)
29	A/YL-TYST/527	Temporary open storage of building materials (gravels, bricks, sand and cement in bags) and construction machinery with ancillary workshop for a period of 3 years	18.3.2011	(1), (2), (4), (5), (6), (9), (17)
30	A/YL-TYST/530 #	Temporary open storage of scrap metal for recycling with ancillary open-air workshop for a period of 3 years	6.5.2011	(1), (4), (5), (6), (9), (14), (20)
31	A/YL-TYST/539 #	Temporary open storage of construction materials, machinery and scrap metal with ancillary site office for a period of 3 years	22.7.2011 approved for 1 year	(1), (4), (5), (6), (9), (10), (14), (16), (17), (20)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
32	A/YL-TYST/544 #	Temporary open storage of recycling materials (metal, plastic and paper) and used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years	2.9.2011 approved for 1 year	(4), (5), (6), (9), (13), (14), (20), (23), (25)
33	A/YL-TYST/547	Temporary open storage of building and recycling materials, construction machinery, used electrical/electronic appliances, cargo compartments with ancillary packaging activities and parking of municipal vehicles for a period of 3 years	23.9.2011 approved for 1 year	(1), (4), (5), (6), (9), (14), (20), (23), (25)
34	A/YL-TYST/552	Temporary open storage of construction machinery and materials for a period of 3 years	21.10.2011	(1), (2), (4), (5), (6), (9), (10), (17)
35	A/YL-TYST/556	Proposed temporary open storage of building materials, construction machinery, recycling materials (metal, plastic and paper) and used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years	2.12.2011	(1), (2), (4), (5), (6), (9), (23), (25)
36	A/YL-TYST/562	Proposed temporary open storage of building materials, recycling materials (metal, plastic and paper), construction machinery and used electrical/electronic appliances and parts with ancillary workshop activities for a period of 3 years	10.2.2012	(1), (2), (4), (5), (6), (7), (9), (23), (25)
37	A/YL-TYST/571	Proposed temporary open storage of construction machinery and materials for a period of 3 years	24.2.2012	(1), (4), (5), (6), (9), (10), (14), (17), (20)
38	A/YL-TYST/572 #	Temporary open storage of construction machinery, construction materials, metal ware and vehicle spare parts for a period of 3 years	24.2.2012 approved for 1 year	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20)
39	A/YL-TYST/587	Temporary open storage of building/recycling materials, construction machinery and used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years	4.5.2012	(4), (5), (6), (9), (12), (13), (14), (20), (23), (25)
40	A/YL-TYST/588	Temporary open storage of construction machinery and materials, scrap vehicles, vehicle parts, mobile toilets and recyclable materials (including metal, paper and plastic goods) with ancillary workshop for a period of 3 years	18.5.2012	(1), (4), (5), (6), (9), (14), (16), (17), (20), (23)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
41	A/YL-TYST/589 #	Renewal of planning approval for temporary “open storage of construction equipment (including containers) with minor repairing works for containers” use under Application No. A/YL-TYST/431 for a period of 3 years	18.5.2012 [revoked on 5.12.2012]	(1), (4), (5), (6), (9), (11), (14), (17), (20)
42	A/YL-TYST/590	Temporary open storage of metal ware and plastic goods including containers and road signs for a period of 3 years	1.6.2012	(1), (4), (5), (6), (9), (10), (14), (17), (20)
43	A/YL-TYST/591 #	Temporary open storage of construction materials and recyclable materials (including metal, paper and plastic goods) for a period of 3 years	1.6.2012	(1), (4), (5), (6), (9), (10), (14), (16), (17), (20)
44	A/YL-TYST/594	Renewal of planning approval for temporary “open storage of construction materials” use under Application No. A/YL-TYST/434 for a period of 3 years	15.6.2012 [revoked on 19.12.2012]	(1), (4), (5), (6), (9), (10), (14), (17), (20)
45	A/YL-TYST/596	Temporary open storage of construction machinery and materials and vehicle repair workshop for a period of 3 years	20.7.2012	(4), (5), (6), (8), (9), (14), (17), (20)
46	A/YL-TYST/602	Temporary open storage of recycled metal and open air recycling activities for a period of 3 years	24.8.2012 [revoked on 24.2.2013]	(1), (2), (4), (5), (6), (9), (16), (17), (23)
47	A/YL-TYST/603 #	Tempoary open storage of recycling materials (metal, plastic and paper) and used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years	24.8.2012	(4), (5), (6), (9), (10), (14), (20), (23), (25), (27), (28)
48	A/YL-TYST/606	Proposed Temporary Recyclable Collection Centre (Construction Materials, Household Appliances, Used Electrical Appliances and Computers) with Ancillary Workshop and Office for a Period of 3 Years	21.9.2012 [revoked on 21.12.2014]	(1), (2), (4), (5), (6), (9), (17), (23), (25),
49	A/YL-TYST/607	Renewal of planning approval for temporary “open storage of building and recycling materials, construction machinery, used electrical/electronic appliances, cargo compartments with ancillary packaging activities and parking of municipal vehicles” for a period of 3 years	21.9.2012	(1), (4), (5), (6), (9), (14), (20), (23), (25)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
50	A/YL-TYST/610	Temporary open storage of recycled goods (used electronic appliances) with ancillary workshop and site office for a period of 3 years	5.10.2012 [revoked on 5.4.2014]	(1), (4), (5), (6), (9), (14), (17), (20), (23), (25)
51	A/YL-TYST/613#	Temporary open storage of construction materials, machinery and scrap metal with ancillary site office for a period of 3 years	5.10.2012	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20)
52	A/YL-TYST/615	Temporary open storage of scrap metal and plastic with ancillary workshop for a period of 3 years	9.11.2012 [revoked on 9.9.2014]	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20)
53	A/YL-TYST/616	Proposed temporary open storage of construction machinery and construction material with ancillary vehicle repair workshop and ancillary office for a period of 3 years	9.11.2012	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20)
54	A/YL-TYST/617#	Temporary open storage of construction materials and machinery, vehicle spare parts and recyclable materials (including plastic goods, paper and metal) with ancillary workshop and office for a period of 3 years	9.11.2012	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20), (29)
55	A/YL-TYST/619	Temporary open storage of construction machinery, construction materials and recycled materials (including paper, metal and plastic) and ancillary office for a period of 3 years	23.11.2012 [revoked on 23.2.2013]	(1), (2), (4), (5), (6), (9), (10), (16), (17), (30)
56	A/YL-TYST/626	Proposed Temporary Open Storage of Construction Machinery, Construction Materials, Recycled Materials (including Paper, Metal and Plastic) with Ancillary Workshop and Office for a Period of 3 Years	21.12.2012	(1), (2), (4), (5), (6), (9), (16), (17), (31), (32)
57	A/YL-TYST/628	Temporary Vehicle Repair Workshop and Open Storage of Construction Machinery, Construction Materials, Home Appliance with Ancillary Office and Repair Workshop for a Period of 3 Years	25.1.2013	(1), (4), (5), (6), (14), (20), (9), (26), (33)
58	A/YL-TYST/634	Temporary Open Storage of Construction Machinery, Construction Materials and Recyclable Materials including Paper, Plastic and Metal with Ancillary Site Office for a Period of 3 Years	3.5.2013	(1), (4), (5), (6), (9), (10), (14), (16), (17), (20)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
59	A/YL-TYST/639 #	Temporary Open Storage of Construction Machinery, Construction Materials, Metal Ware and Vehicle Spare Parts with Ancillary Site Office for a Period of 3 Years	7.6.2013 approved for 1 year	(4), (5), (6), (9), (10), (13), (14), (16), (17), (19), (20), (34)
60	A/YL-TYST/641	Temporary Open Storage of Vehicles (Concrete Mixer Trucks) and Spare Parts with Ancillary Vehicle Park for a Period of 3 Years	19.7.2013	(1), (4), (5), (6), (9), (10), (14), (17), (20), (26)
61	A/YL-TYST/649	Renewal of Planning Approval for Temporary "Open Storage of Construction Equipment and Materials (Metal Scaffolding) and Container Site Office Units with Ancillary Maintenance Workshop" for a Period of 3 Years	11.10.2013	(4), (5), (6), (9), (13), (14), (20), (28), (35), (36)
62	A/YL-TYST/650	Renewal of Planning Approval for Temporary "Open Storage of Construction Materials and Recycled Materials (including Metal, Paper and Plastic Goods)" for a Period of 3 Years	22.11.2013	(1), (4), (5), (6), (9), (10), (14), (17), (20), (26), (28)
63	A/YL-TYST/651	Temporary open storage of construction materials, equipments and machinery and container site offices (with ancillary repair workshop) for a period of 3 years	13.12.2013 [revoked on 24.1.2014]	(1), (4), (5), (6), (9), (11), (14), (17), (20), (23), (28)
64	A/YL-TYST/655	Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 3 Years	17.1.2014 [revoked on 17.2.2016]	(1), (2), (4), (5), (6), (9), (10), (17), (28)
65	A/YL-TYST/661	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	7.2.2014	(1), (4), (5), (6), (9), (14), (17), (20), (23), (25), (28)
66	A/YL-TYST/658	Proposed Temporary Vehicle Repair Workshop and Open Storage of Scrap Metal, Construction Machinery and Building/Recycling Materials with Ancillary Packaging Activities for a Period of 3 Years	21.3.2014	(1), (4), (5), (6), (9), (12), (14), (15), (20), (24), (28), (40), (41)
67	A/YL-TYST/676	Temporary Open Storage of Containers Keeping Sundries for a Period of 3 Years	9.5.2014	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28)
68	A/YL-TYST/677	Temporary Open Storage and Storage of Used Private Vehicles for a Period of 3 Years	9.5.2014 [revoked on 9.11.2014]	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
69	A/YL-TYST/679	Temporary Open Storage of Construction Materials (Gravels, Bricks, Sand, Cement in Bags and Paints) with Ancillary Vehicle Repair Workshop for a Period of 3 Years	23.5.2014	(1), (4), (5), (6), (9), (14), (17), (20), (28), (37), (38)
70	A/YL-TYST/681	Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	13.6.2014	(1), (4), (5), (6), (9), (11), (14), (17), (20), (23)
71	A/YL-TYST/682	Temporary Open Storage of Construction Machinery and Construction Material with Ancillary Site Office for a Period of 3 Years	13.6.2014	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28)
72	A/YL-TYST/686	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Repair Workshop and Office for a Period of 3 Years	27.6.2014	(1), (2), (4), (5), (6), (7), (9), (17), (26), (28)
73	A/YL-TYST/690#	Temporary Open Storage of Scrap Metal for Recycling with Ancillary Open-Air Workshop for a Period of 3 Years	8.8.2014	(1), (4), (5), (6), (9), (14), (20), (23), (26), (28)
74	A/YL-TYST/692#	Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware, Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	22.8.2014 approved for 1 year [revoked on 22.4.2015]	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20), (26), (28), (34)
75	A/YL-TYST/695	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years	26.9.2014	(1), (4), (5), (6), (9), (14), (20), (28), (39)
76	A/YL-TYST/696	Temporary Open Storage of Construction Machinery & Materials for a Period of 3 Years	26.9.2014	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28)
77	A/YL-TYST/703	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	12.12.2014 [revoked on 12.4.2017]	(1), (4), (5), (6), (9), (14), (20), (23), (25), (28), (34)
78	A/YL-TYST/704	Temporary Open Storage of Construction Material for a Period of 3 Years	12.12.2014 [revoked on 23.1.2015]	(1), (2), (4), (5), (6), (9), (10), (21), (28)
79	A/YL-TYST/708	Temporary Open Storage of Building Materials and Construction Machinery for a Period of 3 Years	6.2.2015	(1), (4), (5), (6), (7), (9), (10), (14), (16), (20), (28)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
80	A/YL-TYST/711	Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	6.2.2015	(1), (2), (4), (5), (6), (7), (9), (10), (11), (14), (28)
81	A/YL-TYST/717	Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	27.3.2015	(1), (4), (5), (6), (9), (10), (11), (14), (17), (20), (28)
82	A/YL-TYST/726	Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	8.5.2015	(4), (5), (6), (9), (13), (14), (20), (23), (25), (28)
83	A/YL-TYST/727	Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	22.5.2015 [revoked on 22.2.2016]	(1), (2), (4), (5), (6), (7), (9), (10), (17), (28)
84	A/YL-TYST/728#	Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	22.5.2015 [revoked on 22.5.2016]	(4), (5), (6), (7), (9), (10), (13), (14), (16), (17), (19), (20) (28)
85	A/YL-TYST/731	Temporary Open Storage of Construction Machinery and Material, Scrap Vehicle, Vehicle Part, Mobile Toilet, Recyclable Material including Metal, Paper and Plastic Goods and Ancillary Workshop for a Period of 3 Years	22.5.2015	(4), (5), (6), (9), (13), (14), (16), (17), (20), (23), (28)
86	A/YL-TYST/734	Temporary Open Storage of Construction Machinery and Materials and Vehicle Repair Workshop for a Period of 3 Years	5.6.2015	(4), (5), (6), (8), (9), (13), (14), (17), (20), (28)
87	A/YL-TYST/739	Temporary Open Storage and Storage of Used Private Vehicles for a Period of 3 Years	3.7.2015	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28)
88	A/YL-TYST/744#	Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware, Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	17.7.2015 approved for 1 year	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20), (26), (28), (34)
89	A/YL-TYST/748#	Renewal of Planning Approval for Temporary "Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities" for a Period of 3 Years	7.8.2015	(1), (4), (5), (6), (9), (14), (20), (23), (25), (28), (42)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
90	A/YL-TYST/753#	Renewal of Planning Approval for Temporary "Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office" for a Period of 3 Years	18.9.2015	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20), (28)
91	A/YL-TYST/757	Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years	23.10.2015	(4), (5), (6), (9), (13), (14), (20), (23), (25), (28)
92	A/YL-TYST/768	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Workshop and Office for a Period of 3 Years	18.12.2015	(1), (2), (4), (5), (6), (9), (16), (17), (28), (43)
93	A/YL-TYST/769 #	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years	18.12.2015	(1), (4), (5), (6), (9), (14), (16), (17), (20), (28), (34), (44)
94	A/YL-TYST/770	Temporary Warehouse and Open Storage of Escalator Parts for a Period of 3 Years	18.12.2015	(1), (4), (5), (6), (9), (10), (14), (16), (17), (28)
95	A/YL-TYST/775	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Office and Repair Workshop for a Period of 3 Years	22.1.2016	(1), (4), (5), (6), (7), (9), (14), (16), (17), (20), (28), (43)
96	A/YL-TYST/771	Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	18.3.2016	(1), (2), (4), (5), (6), (7), (9), (10), (14), (16), (17), (28)
97	A/YL-TYST/783	Temporary Open Storage of Construction Materials, Equipment and Machinery for a Period of 3 Years	18.3.2016	(1), (2), (4), (5), (6), (7), (9), (10), (14), (17), (28)
98	A/YL-TYST/786	Temporary Open Storage of Scrap Metal and Plastic with Ancillary Workshop for a Period of 3 Years	8.4.2016 [revoked on 8.1.2017]	(1), (2), (4), (5), (6), (7), (9), (14), (16), (17), (28), (44)
99	A/YL-TYST/787	Temporary Open Storage of Construction Machinery with Ancillary Site Office for a Period of 3 Years	22.4.2016	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (20), (28)
100	A/YL-TYST/791	Temporary Open Storage of Construction Machinery for a Period of 3 Years	10.6.2016	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (20), (28)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
101	A/YL-TYST/792#	Renewal of Planning Approval for Temporary “Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office” for a Period of 1 Year	10.6.2016 [revoked on 18.4.2017]	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20), (26), (28), (34)
102	A/YL-TYST/795#	Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	15.7.2016	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (19), (28)
103	A/YL-TYST/802	Proposed Temporary Rural Workshop and Open Storage of Building Materials for a Period of 3 Years	26.8.2016 [revoked on 26.2.2017]	(4), (5), (6), (7), (9), (13), (14), (16), (20), (28), (45)
104	A/YL-TYST/810	Renewal of Planning Approval for Temporary “Open Storage of Construction Equipment and Materials (Metal Scaffolding) and Container Site Office Units with Ancillary Maintenance Workshop” for a Period of 3 Years	14.10.2016	(1), (5), (6), (9), (14), (20), (23), (28)
105	A/YL-TYST/817	Temporary Open Storage of Construction Materials and Recyclable Materials (Including Metal, Paper and Plastic Goods) for a Period of 3 Years	9.12.2016	(4), (5), (6), (8), (10), (13), (14), (16), (17), (20), (26), (28), (34)
106	A/YL-TYST/818	Temporary Open Storage of Metal, Scrap Metal and Plastic with Ancillary Workshop for a Period of 3 Years	23.12.2016 [revoked on 23.9.2018]	(1), (2), (4), (5), (6), (7), (8), (10), (17), (25), (28)
107	A/YL-TYST/826	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	17.2.2017	(1), (2), (4), (5), (6), (7), (9), (10), (14), (17), (28)
108	A/YL-TYST/830	Temporary Vehicle Repair Workshop and Open Storage of Scrap Metal, Construction Machinery and Building/Recycling Materials with Ancillary Packaging Activities for a Period of 3 Years	17.3.2017	(4), (5), (6), (9), (12), (13), (14), (20), (24), (25), (28), (40), (41)
109	A/YL-TYST/835#	Renewal of Planning Approval for Temporary “Open Storage of Containers Keeping Sundries” for a Period of 3 Years	28.4.2017	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28),
110	A/YL-TYST/838	Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	26.5.2017	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28),

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
111	A/YL-TYST/840	Temporary Open Storage of Construction Machinery and Construction Material with Ancillary Repair Workshop and Office for a Period of 3 Years	23.6.2017	(1), (5), (6), (9), (16), (17), (20)
112	A/YL-TYST/842	Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	23.6.2017	(1), (5), (6), (9), (11), (17), (20), (23), (28), (34)
113	A/YL-TYST/845#	Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	11.8.2017	(4), (5), (6), (9), (10), (11), (13), (14), (16), (20), (28)
114	A/YL-TYST/846	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	11.8.2017 [revoked on 1.11.2020]	(1), (4), (5), (6), (9), (10), (14), (17), (20), (25), (28), (34)
115	A/YL-TYST/847	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	11.8.2017	(4), (5), (6), (9), (13), (14), (20), (23), (25), (28), (34)
116	A/YL-TYST/848#	Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	11.8.2017	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20), (26), (28), (34)
117	A/YL-TYST/853	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery and Material" for a Period of 3 Years	22.9.2017	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20), (28)
118	A/YL-TYST/877	Temporary Open Storage of Construction Materials and Metal Ware for a Period of 3 Years	2.3.2018	(4), (5), (6), (9), (10), (11), (13), (14), (17), (20), (28), (34)
119	A/YL-TYST/880	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office	16.3.2018	(4), (5), (6), (9), (13), (14), (20), (28), (39)
120	A/YL-TYST/882	Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	16.3.2018	(4), (5), (6), (9), (10), (11), (13), (14), (17), (20), (28), (34)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
121	A/YL-TYST/888	Temporary Open Storage of Construction Machinery and Materials and Vehicle Repair Workshop for a Period of 3 Years	20.4.2018	(4), (5), (6), (8), (9), (13), (14), (17), (20), (28)
122	A/YL-TYST/895	Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years	5.10.2018	(4), (5), (6), (8), (9), (13), (14), (17), (20), (25), (28), (32), (34)
123	A/YL-TYST/896	Proposed Temporary Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	15.6.2018	(4), (5), (6), (9), (13), (14), (20), (25), (28), (46), (47)
124	A/YL-TYST/897	Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years	15.6.2018	(4), (5), (6), (9), (10), (13), (14), (20), (21), (25), (28)
125	A/YL-TYST/906	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	17.8.2018 [revoked on 17.2.2019]	(4), (6), (9), (10), (13), (14), (20), (25), (28), (42)
126	A/YL-TYST/908	Temporary Open Storage of Metal, Scrap Metal and Plastic with Ancillary Workshop for a Period of 3 Years	17.8.2018 [revoked on 17.11.2019]	(2), (6), (9), (13), (14), (17), (25), (28), (48)
127	A/YL-TYST/919	Renewal of Planning Approval for Temporary "Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office)" for a Period of 3 Years	5.10.2018	(4), (5), (6), (9), (10), (13), (14), (17), (20), (25), (28),
128	A/YL-TYST/925	Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years	16.11.2018	(4), (6), (7), (9), (10), (13), (14), (20), (25), (28),
129	A/YL-TYST/931	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a period of 3 years	21.12.2018	(4), (6), (9), (13), (14), (20), (25), (28), (42), (49)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
130	A/YL-TYST/935	Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop & Office for a Period of 3 Years	18.1.2019	(4), (6), (9), (13), (14), (16), (17), (20), (28), (33), (34), (43)
131	A/YL-TYST/937	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years	18.1.2019	(4), (6), (9), (13), (14), (16), (17), (19), (20), (28), (33), (34), (48)
132	A/YL-TYST/942	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	1.2.2019	(2), (4), (6), (9), (14), (17), (28), (34), (50)
133	A/YL-TYST/946	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	8.3.2019 [revoked on 8.3.2020]	(4), (6), (7), (9), (10), (14), (17), (20), (28),
134	A/YL-TYST/952	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery with Ancillary Site Office" for a Period of 3 Years	22.3.2019	(4), (6), (9), (13), (14), (17), (20), (25), (28), (34)
135	A/YL-TYST/953	Temporary Open Storage of Construction Materials, Equipment and Machinery for a Period of 3 Years	12.4.2019	(4), (6), (9), (13), (14), (17), (20), (28), (34), (51)
136	A/YL-TYST/957	Temporary Warehouse for Storage of Exhibition Materials and Construction Materials and Open Storage of Construction Machinery and Construction Materials with Ancillary Office and Repair Workshop for a Period of 3 Years	3.5.2019	(4), (6), (9), (13), (14), (17), (20), (25), (28), (34), (52)
137	A/YL-TYST/962	Temporary Open Storage and Warehouse for Storage of Exhibition Materials for a Period of 3 Years	31.5.2019	(4), (6), (9), (10), (13), (14), (17), (20), (28), (34)
138	A/YL-TYST/963	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery for a Period of 3 Years	31.5.2019	(4), (6), (9), (10), (13), (14), (17), (20), (26), (28), (34)
139	A/YL-TYST/980	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	18.10.2019	(4), (6), (9), (10), (13), (14), (17), (20), (28), (34)
140	A/YL-TYST/993	Proposed Temporary Open Storage of Construction Materials and Vehicle Spare Parts for a Period of 3 Years	29.11.2019	(2), (4), (6), (9), (10), (14), (17), (28), (34)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
141	A/YL-TYST/994	Temporary Open Storage of Construction Materials and Recycled Materials (Metal) for a Period of 3 Years	13.12.2019	(4), (6), (9), (10), (14), (17), (20), (28), (34)
142	A/YL-TYST/995	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	13.12.2019	(4), (6), (9), (10), (14), (17), (20), (28), (34)
143	A/YL-TYST/1014	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	15.5.2020	(4), (6), (9), (10), (14), (17), (20), (28), (51)

Remarks:

Straddling the adjacent “Village Type Development” (“V”) zone.

Approval Condition(s):

- (1) Submission and/or implementation of (revised/accepted) landscape/tree preservation proposals.
- (2) Submission and/or implementation of (revised/accepted) drainage proposal and/or provision of drainage facilities.
- (3) Submission of drainage impact assessment/drainage study and provision of flood mitigation measures and drainage facilities.
- (4) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (5) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (6) Submission of proposals and/or provision of fire service installations/fire extinguisher/street fire hydrant or water tank.
- (7) Paving and/or fencing of the site.
- (8) No paint spraying activities should be carried out on the application site.
- (9) No (night-time) operation during specific time limit and/or no operation on Sundays and public holidays.
- (10) No workshop/cleaning/dismantling/repairing/paint-spraying/cutting/grinding/polishing activities are allowed to be carried out on the site.
- (11) Restriction on stacking height.
- (12) Submission and/or implementation (provision) of run-in/out proposal.
- (13) Maintenance of (existing) trees and/or landscape planting on the site.
- (14) Maintenance of (implemented /existing) drainage facilities and/or natural streamcourse on the site.
- (15) Replacement planting of landscaping trees on the site.
- (16) No used electrical appliances/televisions/computer monitors/computer parts or any other types of electronic waste are allowed to be stored/handled on the site.
- (17) No medium or heavy vehicles or container vehicles/only light goods vehicles are allowed to enter/exit, to be stored/parked or for the operation of the site.
- (18) No washing/cutting/compacting/melting of plastic waste/plastic bottle activities.
- (19) No open storage/workshop activities within “V” zone/buffer area during the planning approval period.
- (20) Submission of a record of the existing drainage facilities implemented on the site.
- (21) No container tractors, trailers or containers are allowed to enter/exit or to be stored/parked on the site.
- (22) Relocation of the household currently residing at the site.
- (23) No dismantling/other workshop activities, except ancillary repairing/ maintenance/ packaging/ compressing/ loading or unloading, as proposed by the applicant, are allowed on the site.
- (24) Allow free public access to the existing footpath within the site.

- (25) No storage or handling of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste is allowed outside the concrete-paved covered structures on the site.
- (26) No storage or handling of electronic and computer wastes (including cathode-ray tubes) is allowed on the site.
- (27) Submission of as-planted landscape plan.
- (28) No parking / vehicle queuing and no reverse movement of vehicles on public road(s) is allowed.
- (29) Workshop activities to be carried out within Compartments No. 2 and 3 only during the planning approval period
- (30) No open storage are allowed within 20m from the western boundary of the site adjoining the “V” zone and landscape treatment would be provided for that area during the approval period.
- (31) No workshop activities are allowed in Compartments No. 1 and 3 of the application site, as proposed by the applicant, at all time during the planning approval period.
- (32) No dismantling, repairing, cleansing, paint spraying or other workshop activities, except packaging and classification of recycled materials, should be carried out in Compartment No. 2, as proposed by the applicant, at any time during the planning approval period.
- (33) No workshop activities are allowed, except in Compartments No. 1, 2 and 7 of the application site, as proposed by the applicant, at all time during the planning approval period.
- (34) Provision/maintenance of (existing) boundary fence.
- (35) No ancillary maintenance work to be carried out in open area.
- (36) Submission of record photos of existing trees/landscaping on site.
- (37) No repairing, cleaning, dismantling or other workshop activities, except vehicle repairing activities within Compartment C, as proposed by the applicant, shall be carried out on the site at any time during the planning approval.
- (38) Implementation of dust suppression measures for sand and gravels stored at the site, as proposed by the applicant, at all times.
- (39) No vehicle dismantling, vehicle repairing or other workshop activities, as proposed by the applicant, shall be carried out on the site at any time.
- (40) No container and container trailer repairing activities are allowed at the site.
- (41) No paint-spraying, except within Structures No. 2 and/or 6, shall be carried out on the site.
- (42) No loading/unloading activities are allowed at Structures No. 1 and 2 on the site.
- (43) No workshop activities, except in Structure No. 1, are allowed.
- (44) No dismantling, cleansing, repairing, paint spraying or other workshop activities, except ancillary packing and classification of the recyclable materials activities at Structure No. 2 of the site, are allowed.
- (45) No workshop activities, except within enclosed structures No. 1 and 2, are allowed on the site.
- (46) No dismantling or other workshop activities of used electrical/electronic appliances and parts is allowed on the site.
- (47) No dismantling, sorting, packaging or other workshop activities is allowed outside the concrete-paved covered structures on the site.
- (48) No dismantling, repairing, cleansing or other workshop activities, except ancillary parking and consolidate activities is allowed in Structure 2 or 4
- (49) No dismantling, repairing and cleansing activities, except ancillary workshop and packaging activities are allowed on the site.
- (50) No temporary structure is allowed to be erected on the site.
- (51) Maintenance of existing fire service installations on the site.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/542	Temporary open storage of construction machinery and materials with ancillary office for a period of 3 years	2.9.2011	(1), (2), (3)
2	A/YL-TYST/564	Temporary open storage of construction machinery, construction materials and recycled materials (including metal and plastic) with ancillary workshop for a period of 3 years	31.8.2012 on review	(3), (4)

Rejection Reasons

- (1) The development involving parking/storage of heavy crane vehicles and vehicles with lifting platform would generate adverse environmental impact on the residential uses to the immediate north and in the vicinity of the application site
- (2) The width of the vehicular access to the site is inadequate for use by heavy vehicles.
- (3) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, nullifying statutory planning control.
- (4) The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that the applicant could not demonstrate that the development would not generate adverse environmental, drainage and fire safety impacts on the surrounding areas or such impacts could be addressed through the implementation of approval conditions, and there were adverse departmental comments on the application.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the Site should be kept in a clean and tidy condition at all times;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises government land (GL) and 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. No permission is given for occupation of GL not covered by Short Term Tenancy (STT) No. 2863 (about 900m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. Within the Site, GL and Lots 366 RP, 370 RP, 381 RP, 369 RP, 371 S.A, 371 S.B, 373, 375 RP, 378, 1533 S.A, 374, 460, 1323, 1324, 1369 S.B, 1369 S.D, 1532, 1325, 1337, 1338, 1339, 1340, 1341, 1544, 1342, 1344, 1364, 1524, 1533 S.B, 1537, 1538, 1539, 1540, 1541 and 1543 in D.D. 119 are currently covered by STT No. 2863 and Short Term Waivers (STWs) No. 4188, 4189, 4190, 4191, 4192, 4193, 4196, 4197, 4198, 4199, 4200, 4201, 4202, 4203, 4204, 4205, 4206, 4208, 4209, 4210, 4211, 4212 and 4213 respectively to permit structures erected thereon for the purpose of "Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities"; and Lots 458 and 1544 in D.D 119 are currently covered by STWs No. 4623 and 4562 to permit structures erected thereon for the purposes of "Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities" and "Temporary Open Storage and Storage of Used Private Vehicles" respectively. The STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her 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. Furthermore, the GL without STT shall be excluded from the Site or a formal approval prior to the actual occupation of the GL without STT is applied. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (e) to note the comments of the Commissioner for Transport that the land status of the access road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space within the Site should be provided for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads and drains. His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um

Road;

- (g) to note the comments of the Director of Environmental Protection that 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 should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation that good site practice should be adopted and necessary measure be implemented to avoid affecting the watercourse within and in the vicinity of the Site;
- (i) to note the comments of Chief Engineer/Construction, Water Supplies Department that existing water mains will be affected (**Plan A-2** of this RNTPC Paper). A waterworks reserve (WR) within 1.5 metres from the centreline of the water main shall be provided to her department. No structure shall be built or materials stored within this WR. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the WR or in the vicinity of the water main. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (j) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted 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 also be clearly marked on the layout plans. The good practice guidelines for open storage (**Appendix V** of this RNTPC Paper) should be adhered to. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD 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 the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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. 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; and
- (l) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the northern part of the Site falls within the boundary of Yuen Long South

(YLS) development - Stage 2, while the southern part of the Site falls within the boundary of YLS development - Stage 3. The land resumption and clearance programme of the YLS development - Stage 2 is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation for YLS development - Stage 2 is tentatively targeted to commence in 2024, while the implementation programme of the YLS development - Stage 3 is being formulated. Extension of the planning permission may not be supported in future. No substantial works should be carried out on the northern part of the Site in view of the planned YLS development - Stage 2.