

Previous Applications covering the Application Site

Approved Applications

	Application No.	Zoning(s) and OZP at the time of consideration	Applied Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-HT/7	"U" on draft Ha Tsuen OZP No. S/YL-HT/1	Proposed temporary open storage of containers (3 years)	29.11.1996 by TPB (3 years) (revoked on 29.9.1997)	1, 2, 3, 4, 5, 6, 7
2.	A/YL-HT/128	"U" on draft Ha Tsuen OZP No. S/YL-HT/3	Proposed temporary open storage of construction machinery and materials (3 years)	28.1.2000 (3 years) (revoked on 28.4.2001)	1, 3, 4, 6, 7, 8, 9, 11
3.	A/YL-HT/216	"U" on draft Ha Tsuen OZP No. S/YL-HT/4	Proposed temporary open storage of construction machinery and materials (3 years)	1.2.2002 by TPB (3 years)	3, 4, 6, 7, 8, 10, 11
4.	A/YL-HT/380	"U" on draft Ha Tsuen OZP No. S/YL-HT/5	Temporary open storage of construction machinery and materials (3 years)	18.3.2005 (3 years)	6, 7, 11, 12, 13, 14, 15
5.	A/YL-HT/534	"U" on draft Ha Tsuen OZP No. S/YL-HT/9	Temporary open storage of construction machinery and materials (3 years)	7.3.2008 (3 years)	6, 7, 11, 12, 13, 14, 15
6.	A/YL-HT/716	"U" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction machinery and materials, recycling materials and scrap metals and used electrical appliances with ancillary packaging activities (3 years)	15.4.2011 (3 years) (revoked on 15.1.2013)	1, 7, 9, 11, 13, 14, 17, 18, 19
7.	A/YL-HT/827	"U" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction machinery and materials, and scrap metal with ancillary packaging activities (3 years)	11.1.2013 (3 years)	1, 7, 9, 11, 13, 14, 15, 18, 22
8.	A/YL-HT/993	"U" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction machinery and materials, and scrap metal with ancillary packaging activities (3 years)	8.1.2016 (3 years)	1, 6, 7, 8, 11, 13, 14, 17, 18, 22, 24
9.	A/HSK/122	"R(A)3", "R(A)4", "G/IC", "O" and 'Road' on approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary open storage of construction machinery and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities (3 Years)	1.2.2019 (3 years)	6, 7, 11, 12, 13, 14, 22, 24, 25

**Similar applications within the same “R(A)3” and “R(A)4” zones
on the approved Hung Shui Kiu and Ha Tsuen OZP**

Approved Applications

	Application No.	Zoning(s) and OZP at the time of consideration	Applied Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
1.	A/YL-HT/928	“U” on the approved Ha Tsuen OZP No. S/YL-HT/10	Temporary logistics centre and warehouse for storage of metal with ancillary workshop (3 years)	6.2.2015	1, 2, 4, 5, 6, 7, 8, 10, 11, 12
2.	A/HSK/31	“R(A)3”, “R(A)4” & “O” on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary warehouse for storage of spare parts and adblue (3 years)	22.12.2017	3, 4, 5, 6, 8, 9, 10
3.	A/HSK/70	“R(A)3”, “R(A)4”, “O” & ‘Road’ on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed temporary warehouse for storage of plastic products (3 years)	6.2.2018	3, 4, 5, 6, 8, 9, 10, 11

Approval Condition(s):

- 1 The submission and/or implementation of landscaping/tree preservation proposals.
- 2 The submission of Drainage Impact Assessment/drainage proposals and/or implementation of drainage proposals and/or provision of drainage facilities.
- 3 The submission of Traffic Impact Assessment and implementation of traffic improvement measures.
- 4 Reinstatement clause.
- 5 Revocation clauses.
- 6 No night-time operation/no operation on Sundays or public holidays.
- 7 The provision of fencing.
- 8 The provision of fire extinguisher or the submission and implementation of fire service installations (FSIs) proposal or the provision of FSIs.
- 9 No handling (including loading, unloading and storage) of electrical/electronic appliances/components, including cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment.
- 10 Maintenance and the submission of a condition record of the existing drainage facilities.
- 11 No vehicle is allowed to queue back to public road or reverse onto/from the public road at any time.
- 12 No material is allowed to be stored/dumped within 1m of any tree on the site

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the 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 of the Government. The private lots which are covered by Short Term Waivers (STWs) are listed below:

Lot No(s). in D.D.125	STW No.	Purposes
1857RP	3156	Storage and Ancillary Use
1889 and 1890	3338	Ancillary Use to Open Storage of Construction Machinery and Materials
1842	4164	Temporary Open Storage of Construction Machinery and Materials and Scrap Metal with Ancillary Packaging Activities

The owner(s) of the lot without STW will need to apply to his office for permitting the structures to be erected or to regularize any irregularity on Site, if any. The STT/STW holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

The Site is accessible from Ping Ha Road through GL and private lots. His Office does not guarantee any right-of-way to the Site;

- (d) 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. No vehicle is allowed to queue back to public road or reverse onto/from the public road. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) 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/drain. HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road;

- (f) to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Director of Environmental Protection to minimize any potential environmental nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that :
- (1) The existing watercourse to which the applicant proposed to discharge the stormwater from the Site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, Do/YL should be consulted.
 - (2) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.
 - (3) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.
 - (4) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
 - (5) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.
 - (6) Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.
 - (7) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
 - (8) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval by the Building Authority for the structures existing at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are unauthorized under the BO and should not be designated for any approved use under the captioned application. For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with 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. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized 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. 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;

- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the structures, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant should submit relevant layout plans incorporated with the proposed FSIs to him 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. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) or relevant licensing requirements, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is advised to adopt good site practices and implement necessary water pollution control measures to avoid affecting the nearby watercourses; and
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) that the Site falls within the boundary of HSK NDA. According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The lot(s) concerned falls within a site under Stage 3 Works stage in the latest programme of HSK NDA. While detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.