

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-HT/7	“U” zone on approved HT OZP No. S/YL-HT/1	Proposed Temporary Open Storage of Containers (3 Years)	29.11.1996 (revoked on 29.9.1997)	1, 2, 3, 4, 5, 6, 7
2.	A/YL-HT/259	“U” zone on approved HT OZP No. S/YL-HT/4	Proposed Temporary Open Storage (Excluding Storage of Containers, Containers on Trailers and Licensed/Unlicensed Motor Vehicles) (3 Years)	9.8.2002	1, 4, 6, 7
3.	A/YL-HT/449	“U” zone on draft HT OZP No. S/YL-HT/7	Temporary Open Storage of Recycling Materials (Plastic, Paper and Metal) (3 Years)	19.5.2006	1, 6, 7, 8, 9, 10, 11
4.	A/YL-HT/626	“U” zone on approved HT OZP No. S/YL-HT/10	Temporary Open Storage of Recycling Materials (Plastic, Paper And Metal) with Ancillary Workshop (3 Years)	7.8.2009 (revoked on 16.4.2010)	1, 6, 7, 8, 10, 12, 13, 14, 15
5.	A/YL-HT/683	“U” zone on approved HT OZP No. S/YL-HT/10	Temporary open storage of recyclable materials (plastic, paper and metal) with ancillary workshop and recycling of used electrical appliances (3 Years)	16.7.2010 (revoked on 16.1.2011)	1, 6, 7, 10, 12, 14, 15
6.	A/YL-HT/703	“U” zone on approved HT OZP No. S/YL-HT/10	Temporary Open Storage of Recyclable Materials (Plastic, Paper And Metal) with Ancillary Workshop and Recycling of Used Electrical Appliances (3 Years)	10.12.2010 (revoked on 10.6.2011)	1, 6, 7, 10, 12, 14, 15, 16, 17
7.	A/YL-HT/845	“U” zone on approved HT OZP No. S/YL-HT/10	Temporary Open Storage of Used Electrical Appliances (Storage with Ancillary Workshop and Office) (3 Years)	25.10.2013 (1 Year)	1, 7, 10, 12, 14, 15, 16, 17
8.	A/YL-HT/918	“U” zone on approved HT OZP No. S/YL-HT/10	Temporary Open Storage of Construction Machinery, Vehicle Assembling, Recycling and Storage of Used Electrical Appliances with ancillary Workshop and Office (3 Years)	14.11.2014	1, 6, 7, 10, 12, 14, 15, 16, 18, 19
9.	A/YL-HT/937	“U” zone on approved HT OZP No. S/YL-HT/10	Temporary Storage of Construction Machinery, Vehicle Assembling, Recycling of Used Electrical Appliances with Ancillary Workshop and Office (3 Years)	27.3.2015	1, 6, 7, 10, 12, 14, 16, 18, 19, 20, 21

Approval Conditions:

1. The submission and/or the implementation of landscaping and/or tree preservation proposals or the replacement of dead trees.
2. The provision of sewage treatment and disposal facilities.
3. The submission of noise impact assessment/environmental mitigation measures proposals and/or the provision of noise/environmental mitigation measures.
4. The submission of drainage impact assessment or drainage proposal, and the provision of drainage facilities and/or flood mitigation measures, or implementation of drainage proposal.
5. The submission of traffic impact assessment and/or the implementation of traffic improvement measures including vehicular access arrangement, junction improvement and provision of parking and loading/unloading spaces and queuing area.
6. Reinstatement clause.
7. Revocation clauses.
8. The submission and/or provision of vehicular access/run-in proposals, and/or ingress/egress arrangement, and/or car-parking, and/or loading and unloading spaces.
9. The maintenance of the landscape planting.
10. The maintenance of the drainage facilities, and the submission of the condition record of the existing drainage facilities.
11. No cutting, dismantling, cleansing, repairing, compaction, recycling, and/or workshop activity, including container repair and vehicle repair.
12. No night-time operation/no operation on Sundays or public holidays.
13. The maintenance of the existing trees/landscape planting.
14. The provision of a 9-litres water type/3kg dry power fire extinguisher or the submission and implementation of FSIs proposal.
15. No open storage of electrical appliances an/or, electronic computer boards, computer components or TV sets/no handling (including loading, unloading and storage) of electronic and computer wastes.
16. No dismantling of electrical/electronic appliances.
17. The construction of covered structure(s) at the site for the handling of electrical/electronic appliances.
18. No vehicle is allowed to queue back to public road or reverse onto/from the public road.
19. The provision and/or maintenance of fencing.
20. No handling (including loading, unloading and storage) of cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment is allowed.
21. Handling (including loading, unloading and storage) of electrical/electronic appliances and vehicle assembly activities on the site must be carried out within concrete-paved covered structures.

**Similar s.16 applications within the same “R(A)3” zone
on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-HT/662	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Left-hand-drive Vehicles, Construction Materials and Heavy Machineries with Workshops and Scrap Metal Area (3 Years)	7.5.2010 (3 Years) (revoked on 3.9.2010)	1, 2, 4, 6, 7, 9, 10, 11, 15, 16, 19, 20, 21
2.	A/YL-HT/811	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Recycling Centre and Open Storage Area of Recycled Plastics, Paper, Scrap Metal, Electrical Wastes and New Private Cars, Light, Medium and Heavy Goods Vehicles and Construction Materials with Ancillary Workshops (3 Years)	9.11.2012 (3 Years)	1, 2, 5, 6, 8, 10, 13, 14, 16
3.	A/YL-HT/844	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop (3 Years)	25.10.2013 (3 Years)	1, 3, 6, 10, 12, 13, 15, 18
4.	A/HSK/30	“G/IC”, R(A)3, R(A)4 and ‘Road’ on draft HSK&HT OZP No. S/HSK/1	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop (3 Years)	22.12.2017 (3 Years)	1, 9, 10, 11, 12, 13, 15, 17, 18

Approval Condition(s):

- 1 No night-time operation and/or no operation on Saturdays/Sundays and public holidays.
- 2 No cutting, welding, major dismantling works or dismantling of electrical/electronic appliances are allowed.
- 3 No handling (including loading, unloading and storage) of electronic and computer wastes on the site.
- 4 Only vehicles of weight less than 5.5 tonnes was allowed to be stored at the site.
- 5 No handling (including loading, unloading and storage) of cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment is allowed.
- 6 The submission and/or implementation of tree preservation and/or landscaping proposals.
- 7 The submission and/or implementation of DIA/drainage proposals/drainage facilities proposed and/or provision of drainage facilities as proposed or the implementation of the accepted drainage proposals.
- 8 The submission and/or implementation of FSIs proposals and/or provision of FSIs.
- 9 The provision/maintenance of fencing.
- 10 Revocation clauses.
- 11 Reinstatement clause.
- 12 The maintenance of the existing/implemented drainage facilities, and/or landscape planting, and/or existing trees.
- 13 The submission of the condition record of the existing drainage facilities.
- 14 Handling (including loading, unloading and storage) of electrical/electronic appliances on the site must be carried out within concrete-paved area with covered structures.
- 15 The submission and implementation of water supply for fire fighting and FSIs proposals, including fire hydrant and sprinkler systems.

- 16 No stacking of materials within 5m of the periphery of the site.
- 17 The provision of the fire extinguisher(s) and the submission of a valid fire certificate (FS 251).
- 18 No vehicle is allowed to queue back to public road or reverse onto/from the public road during the planning approval period.
- 19 No vehicle was allowed to be parked/stored at the vehicle holding area from 8:00 p.m. to 8:00 a.m..
- 20 No public vehicle park is allowed on the site.
- 21 No heavy vehicle (i.e. over 24 tonnes), including container trailer and tractor was allowed for the operation of the site.

Advisory Clauses

- (a) prior planning permission should have been obtained before continuing the development on-site;
- (b) to note that the Site might be required 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 is situated on GL (about 2,060m² subject to verification) and is covered by a Short Term Tenancy No. 1869 (STT1869) for the purpose of Open Storage of Recycling Materials (Plastic, Paper and Metal) with Ancillary Workshop. The Site is accessible from Ping Ha Road through GL and private lots. His office provides no maintenance works to the GL involved and does not guarantee any right-of-way to the Site. The STT holder will need to apply to his office for modification of the STT conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. 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;
- (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 local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the accesses connecting the Site and Ha Tsuen Road are not and will not be maintained by HyD. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/ drains;
- (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) that the required condition record submission 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;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that all existing building works erected on unleased GL (i.e. before the grant of STT) do not come under the control of the Buildings Ordinance (BO), and not unauthorised for the purposed of the BO. Before any new building works are carried out on land held under STT, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the

BO. For UBW erected on land held under STT, enforcement action may be taken by the BA to effect their removal in accordance with the policy for control UBW in the future. All UBW have to be removed prior to renewal of a STT. The granting of the STT should not be construed as an acceptance of any existing building works or UBW on site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

- (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 should implement necessary measures to avoid causing water pollution and disturbance to the nearby watercourses and the riparian vegetation;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that for provision of water supply to the development, the applicant may need to extend the inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the installation, operation and maintenance of any sub-main within the private lots to WSD's standards; and
- (l) 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 the Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA and the latest plan, 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 sites under Stage 3 Works in the latest programme of HSK NDA. While detailed implementation programme for the project is still being formulated, 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.