

Previous Applications covering the Application Site

Approved Applications

	Application No.	Zoning(s) and OZP at the time of consideration	Proposed 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 (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/1	Proposed temporary open storage of construction machinery and materials (3 years)	28.1.2000 (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, 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	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	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 (revoked on 15.1.2013)	1, 7, 9, 11, 13, 14, 16, 17, 18
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	1, 7, 9, 11, 13, 14, 15, 17, 19
8.	A/YL-HT/993	"U" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction machinery and materials, recycling materials and scrap metal with ancillary packaging activities (3 years)	8.1.2016	1, 6, 7, 8, 11, 12, 13, 14, 15, 17, 19
9.	A/HSK/70	"R(A)4", R(A)3", "O" and 'Road' on draft HSK and HT OZP No. S/HSK/1	Proposed temporary warehouse for storage of plastic products (3 years)	15.6.2018	1, 6, 7, 11, 12, 13, 14, 19

Approval Condition(s):

- 1 The submission and 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 DIA/drainage proposals and the provision of drainage facilities and/or flood mitigation measures.
- 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 provision of fencing and/or paving.
- 10 The setting back of the site boundary to avoid encroachment onto the project limit of public works/Government land.
- 11 No night-time operation/no operation on Sundays or public holidays.
- 12 The maintenance of the existing trees/landscape planting/fencing.
- 13 The maintenance and the submission of the condition record of the existing drainage facilities.
- 14 The provision of fire extinguisher(s)/the submission and implementation of FSIs proposals/provision of FSIs.
- 15 No cutting, dismantling, cleansing, repairing, container repair, vehicle repair, compaction, concrete crushing, recycling and workshop activity.
- 16 No cutting, dismantling, cleansing, repairing, compaction, recycling, and/or workshop activity, including container repair and vehicle repair.
- 17 No handling (including loading, unloading and storage) of cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment.
- 18 Handling (including loading, unloading and storage) of electrical/electronic appliances on the site must be carried out within concrete-paved covered structures, and the construction of covered structure(s) at the site for the handling of electrical/electronic appliances..
- 19 No vehicle queuing was allowed back to public road or no vehicle reserving into/from the public road

**Similar applications within the same “R(A)3”, “R(A)4” & “O” 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/961	“U” on the approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop (3 years)	4.9.2015	1, 3, 4, 5, 6, 7, 8, 9, 10
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 Pars and Adblue (3 years)	22.12.2017	2, 4, 5, 6, 8, 9, 10
3.	A/HSK/37	“G/IC”, “O” & ‘Road’ on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Warehouse (Furniture) and Ancillary Office (3 years)	12.1.2018 (Revoked on 12.7.2019)	1, 3, 4, 5, 6, 8, 10, 11

Approval Condition(s):

- 1 The submission and/or implementation of landscaping/tree preservation proposals.
- 2 Maintenance of existing fencing/landscape planting.
- 3 The submission of Drainage Impact Assessment/drainage proposals and/or implementation of drainage proposals and/or provision of drainage facilities.
- 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 or reverse onto/from the public road at any time

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 of Old Schedule 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 Government Land (GL) (about 90m² subject to verification) is covered by Short Term Tenancy No. 1869 (STT1869) for the purposes of Open Storage of Recycling Materials (Plastic, Paper and Metal) with Ancillary Workshop. The private lots which are covered by Short Term Waivers (STWs) are listed below:

Lot No(s). in D.D.125	STW No.	Purposes	
1889, 1890 and 1893RP	3338	Ancillary Use to Open Storage of Construction Machinery and Materials	Notice of Revocation for STW3338 was issued on 1.9.2019 and STW3338 will be revoked with effective from 1.10.2019
1891RP	4167	Temporary Open Storage of Construction Machinery and Materials, and Scrap Metal with Ancillary Packaging Activities	

The the STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate. The lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. 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 both 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 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 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) 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 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 Houses) are erected on leased land without approval by the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (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 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 implement necessary measures to avoid causing water pollution and disturbance to the nearby watercourses and riparian vegetation; 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 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.