

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

1. On 17.10.2008, 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. 13E) 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. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals 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, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the applications relevant technical assessments/proposals 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 summarized as follows:
- (a) there will be a general presumption against development on sites of less than 1,000 m<sup>2</sup> for open storage uses and 2,000 m<sup>2</sup> for port back-up uses in rural areas, other than sites located in major 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, minimizing 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 and 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.

**Relevant extract of the Town Planning Board Guidelines for  
Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development  
(TPB PG-No. 34B)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstance since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
  
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/DPA/YL-TYST/74	Proposed house	15.12.1995	(1), (2)
2	A/YL-TYST/294	Temporary open storage of construction materials with ancillary small-size vehicle repair workshop for a period of 3 years	20.1.2006 (on review) Approved for 2 years	(3), (4), (5), (7), (9), (12), (13)
3	A/YL-TYST/372	Renewal of planning approval for temporary open storage of construction materials under Application No. A/YL-TYST/294 for a period of 2 years	18.1.2008	(3), (4), (6), (8), (10), (11), (12), (13)
4	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	(3), (4), (6), (7), (10), (12), (13), (14), (15), (16)
5	A/YL-TYST/634	Temporary open storage of construction machinery, construction materials and recycled materials including paper, plastic and metal with ancillary site office for a period of 3 years	3.5.2013	(3), (4), (6), (7), (10), (11), (12), (13), (14), (15), (16), (17)
6	A/YL-TYST/787	Temporary open storage of construction machinery with ancillary site office for a period of 3 years	22.4.2016	(3), (4), (6), (7), (10), (11), (12), (13), (14), (15), (16), (17), (18)

**Approval Condition(s):**

- (1) Provision of drainage facilities.
- (2) Submission and implementation of a farm re-establishment scheme.
- (3) No (night-time) operation between specific hours is allowed on site.
- (4) No operation on Sundays or public holidays is allowed.
- (5) No workshop activities should be undertaken within the site.
- (6) No (vehicle) dismantling, maintenance, repairing, cleansing, paint-spraying or other workshop activities are allowed to be carried out on the site.
- (7) Submission and implementation of landscape/tree preservation proposal(s).
- (8) Maintenance of existing landscape planting on site.
- (9) Submission and implementation of drainage proposal.
- (10) Maintenance of existing drainage facilities on the site.
- (11) Provision of fire extinguisher(s).
- (12) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (13) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (14) No used electrical appliances, televisions, computer monitors, computer parts or any other types of electronic waste are allowed to be stored on the application site.

- (15) No heavy goods vehicles exceeding 24 tonnes as defined in the Road Traffic Ordinance and container tractors/trailers, as proposed by the applicant, are allowed for the operation of the application site at any time during the planning approval period.
- (16) Submission and implementation of fire service installations proposal.
- (17) Submission of records of existing drainage facilities on the site.
- (18) Provision of boundary fence.

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TYST/269	Temporary open storage of used computers for a period of 3 years	28.1.2005	(1), (3), (4)
2	A/YL-TYST/270	Temporary vehicle repair workshop for a period of 3 years	28.1.2005	(2), (3), (4)
3	A/YL-TYST/271	Temporary vehicle repair workshop for a period of 3 years	3.6.2005 (on review)	(2), (3), (4)
4	A/YL-TYST/272	Temporary open storage of used computers with workshop for a period of 3 years	28.1.2005	(1), (3), (4)
5	A/YL-TYST/273	Temporary open storage of construction materials for a period of 3 years	3.6.2005 (on review)	(1), (3)

**Rejection Reason(s):**

- (1) The application does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that the development is incompatible with the surrounding residential use and/or there are adverse departmental comments on the application.
- (2) The development is incompatible with the nearby residential structures and/or village houses.
- (3) Insufficient information in the submission to demonstrate that the development would not generate adverse environmental impact.
- (4) Insufficient information in the submission to demonstrate that the development would not generate adverse drainage impact.

**Similar Applications in this Part of the “U” zone on the Approved Tong Yan San Tsuen OZP  
since the Promulgation of TPB PG-No. 13E**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
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)
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)

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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/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)
17	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)
18	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)
19	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)
20	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)
21	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)

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22	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)
23	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)
24	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)
25	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)
26	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)
27	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)
28	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 deletion of an approval condition on review on 24.6.2011]	(4), (5), (6), (9), (13), (14), (18), (25), (26)
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)



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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)

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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	Temporary recyclable collection centre 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)
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)

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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/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)
59	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)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
60	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)
61	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)
62	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)
63	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)
64	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	(1), (4), (5), (6), (9), (10), (14), (20), (25), (26), (28), (34), (36)
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)
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)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
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)
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)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
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)
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)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
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/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)
100	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)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
101	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)
102	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)
103	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)
104	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)
105	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 23.09.2018]	(1), (2), (4), (5), (6), (7), (8), (10), (17), (25), (28)
106	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)
107	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	(4), (5), (6), (9), (10), (12), (13), (14), (16), (18), (20), (28), (34),
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),



	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
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	(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)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
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	(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	(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), (51)
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	(4), (6), (7), (9), (10), (14), (17), (20), (28),

Remarks:

# Straddling the adjacent “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 fire service installations 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) No workshop activities, storage, handling and loading and unloading of used electrical appliances, electronic and computer wastes is allowed on the Site.

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
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 Reason(s):**

- (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) the application site (the Site) might be subject to land resumption for the implementation of the Yuen Long South Development which might take place at any time before the expiry of the temporary planning permission;
- (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 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 prior approval of the Government. Lot No. 2366 RP in D.D. 120 is covered by Short Term Waiver (STW) No. 3146 to permit structures erected thereon for the purpose of “Vehicle Repair Workshop, Storage of Construction Machinery and Materials and Ancillary Use”. Lot No. 2361 & 2362, 2363, 2364 and 2365 & 2370 are covered by STW No. 3972, 3973, 3974 and 3975 respectively, while the GL is covered by Short Term Tenancy (STT) No. 2808, to permit structures erected thereon for the purpose of “Temporary Open Storage of Construction Machinery, Construction Materials and Recyclable Materials, including Paper, Plastic and Metal with Ancillary Site Office”. The Site is accessible from Kung Um Road via GL. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. The STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate. The 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. No construction of New Territories Exempted Building(s) will be considered or allowed. 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(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 her department. The programme of land resumption would follow the project office's programme notwithstanding the validity period of the planning permission to be granted;
- (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 should be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track should be clarified with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, 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 nearby public roads/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 the applicant is advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential environmental nuisances;

- (h) 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. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs 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 FSI to be installed should also be clearly marked on the layout plans. The good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should be adhered to. The applicant is also reminded that 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; and
  
- (i) 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 the approval of the BD, 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 the BD 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 ) are to be carried out on Site, prior approval and consent of the BD 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) Regulation (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; and
  
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department that it is noted that the northern part of the Site falls within the boundary of Yuen Long South development – Stage 1 (the project), while the remaining part of the Site falls within the boundary of Stage 2 development. To meet the target first population intake under the project by Q1 of 2028, land clearance of the northern part is planned to commence in Q3 of 2021 subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project by early 2021 and mid 2021 respectively. His department will give sufficient notice to relevant department(s) for earlier termination of the northern part of the Site if his works commence early. The applicant shall also be reminded that the proposed vehicular access to the Site via the northern part of the Site (**Drawing A-1** of this RNTPC Paper) would no longer be available after September 2021. Alternative vehicular access to the Site shall also be proposed by the applicant for his agreement.