

**Previous Applications covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TYST/771	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	18.3.2016	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12)

**Approval Condition(s):**

- (1) No night-time operation during specific time limit is allowed on the site.
- (2) No operation is allowed on Sundays and public holidays.
- (3) No workshop activities and storage or handling (including loading and unloading) of electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste are allowed on the site.
- (4) No heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site
- (5) Submission and implementation of landscape proposal.
- (6) Submission of drainage proposal and implementation of drainage facilities.
- (7) Submission and implementation of fire service installations proposal and/or provision of fire extinguisher(s).
- (8) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (9) Reinstatement of the application site upon expiry of planning permission.
- (10) Maintenance of existing drainage facilities and submission of records of existing drainage facilities on site.
- (11) No vehicle queuing and no reverse movement of vehicles on public road are allowed.
- (12) Provision of boundary fence 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)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TYST/275	Temporary Open Storage of Motorcycle Components for a Period of 3 Years	28.1.2005	(1), (2)
2	A/YL-TYST/277	Temporary Open Storage of Air-conditioner Components for a Period of 3 Years	28.1.2005	(1), (2)

Remarks: The site fell within Category 2 areas under the then TPB-PG No. 13C.

**Rejection Reason(s):**

- (1) The development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that it was considered incompatible with the nearby residential structures located to its north-east and west and there were adverse departmental comments on the application.
- (2) There was insufficient information in the submission to demonstrate that the development would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.

**Similar Applications in this Part of the “U” zone on the 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/415	Temporary warehouse for storage of packed office equipment for a period of 3 years	27.2.2009 approved for 2 years [revoked on 27.8.2010]	(1), (2), (3), (4), (5), (7), (8), (12), (13), (15)
2	A/YL-TYST/452	Proposed temporary warehouse for storage of plastic and metal ware for a period of 3 years	18.9.2009 [revoked on 9.4.2010]	(3), (4), (5), (6), (7), (8), (9), (10), (13), (15)
3	A/YL-TYST/463	Temporary warehouse for storage of construction materials and miscellaneous goods for a period of 3 years	20.11.2009 approved for 1 year [revoked on 20.8.2010]	(3), (4), (5), (7), (8), (9), (10), (15)
4	A/YL-TYST/494	Proposed temporary storage of plastic and metal ware for a period of 1 year	15.10.2010	(1), (3), (4), (5), (7), (8), (10), (13), (15)
5	A/YL-TYST/499	Temporary warehouse for storage of exhibition materials for a period of 3 years	26.11.2010 [revoked on 26.5.2012]	(1), (2), (3), (4), (5), (7), (8), (13)
6	A/YL-TYST/533	Temporary warehouse for storage of metals parts for a period of 3 years	8.7.2011	(3), (4), (5), (7), (8), (10), (11), (12), (13), (14), (15)
7	A/YL-TYST/534	Temporary warehouse for storage of furniture for a period of 3 years	3.6.2011 [revoked on 3.6.2012]	(3), (4), (5), (7), (8), (9), (10), (13), (14), (15)
8	A/YL-TYST/537	Temporary warehouse for storage of construction materials, used cars and miscellaneous goods for a period of 3 years	7.10.2011	(3), (4), (5), (7), (8), (9), (10), (12), (13), (14), (15)
9	A/YL-TYST/541	Temporary warehouse for storage of exhibition materials for a period of 3 years	5.8.2011 [revoked on 5.11.2012]	(1), (2), (3), (4), (5), (7), (8), (13)
10	A/YL-TYST/559	Temporary storage of metal ware and construction materials for a period of 3 years	16.12.2011	(3), (4), (5), (7), (8), (9), (10), (13), (14), (15)
11	A/YL-TYST/605	Temporary warehouse for storage of furniture for a period of 3 years	24.8.2012	(3), (4), (5), (7), (8), (9), (10), (13), (14), (15)
12	A/YL-TYST/644	Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Materials with Ancillary Site Office for a Period of 3 Years	6.9.2013	(1), (2), (3), (4), (5), (7), (8), (10), (13), (15), (16)

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13	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), (3), (4), (5), (7), (8), (13), (16)
14	A/YL-TYST/693	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	14.11.2014	(1), (2), (3), (4), (5), (7), (8), (13), (15), (16), (17)
15	A/YL-TYST/702	Temporary Warehouse for Storage of Machinery and Spare Parts for a Period of 3 Years	12.12.2014	(1), (2), (3), (4), (5), (7), (8), (13), (16), (18)
16	A/YL-TYST/715	Temporary Warehouse for Storage of Adblue for a Period of 3 Years	27.2.2015 [revoked on 27.8.2016]	(2), (3), (4), (5), (7), (8), (10), (13), (16)
17	A/YL-TYST/722	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.4.2015 [revoked on 17.10.2016]	(1), (2), (3), (4), (5), (7), (8), (10), (13), (16)
18	A/YL-TYST/730	Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years	22.5.2015 [revoked on 22.5.2016]	(1), (3), (4), (5), (6), (7), (8), (10), (13), (14), (15), (16), (19)
19	A/YL-TYST/746	Temporary Warehouse for Storage of Advertising Materials, Construction Materials and Household Products for a Period of 3 Years	7.8.2015	(3), (4), (5), (7), (8), (9), (10), (12), (13), (14), (15), (16), (19)
20	A/YL-TYST/747	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	7.8.2015	(1), (2), (3), (4), (5), (7), (8), (10), (13), (16), (18)
21	A/YL-TYST/749	Renewal of Planning Approval for Temporary "Warehouse for Storage of Furniture" for a Period of 3 Years	21.8.2015	(1), (3), (4), (5), (7), (8), (10), (13), (14), (15), (16)
22	A/YL-TYST/770	Temporary Warehouse and Open Storage of Escalator Parts for a Period of 3 Years	18.12.2015	(1), (3), (4), (5), (6), (7), (8), (10), (12), (13), (14), (16)
23	A/YL-TYST/794	Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years	15.7.2016	(1), (2), (3), (4), (5), (6), (7), (8), (10), (12), (13), (15), (16), (19)
24	A/YL-TYST/800	Temporary Warehouse for Storage of Household Products for a Period of 3 Years	12.8.2016 [revoked on 12.2.2018]	(1), (2), (3), (4), (5), (6), (7), (8), (13), (16)
25	A/YL-TYST/807	Temporary Warehouse for Storage of Construction Machinery and Construction Material with Ancillary Site Office for a Period of 3 Years	14.9.2016	(2), (3), (4), (5), (6), (7), (8), (9), (10), (13), (15), (16)

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26	A/YL-TYST/808	Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Material for a Period of 3 Years	30.9.2016 [revoked on 28.2.2019]	(1), (2), (3), (4), (5), (6), (7), (8), (10), (12), (13), (15), (16)
27	A/YL-TYST/813	Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years	14.10.2016	(1), (2), (3), (4), (5), (6), (7), (8), (12), (15), (16), (18), (19)
28	A/YL-TYST/841	Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Material for a Period of 3 Years	23.6.2017	(1), (2), (3), (4), (5), (6), (7), (8), (10), (13), (14), (16),
29	A/YL-TYST/856	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017	(3), (4), (5), (7), (8), (9), (10), (13), (14), (15), (16),
30	A/YL-TYST/857	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017	(3), (4), (5), (6), (7), (8), (9), (10), (14), (15), (16),
31	A/YL-TYST/861	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	24.11.2017	(3), (4), (5), (7), (8), (9), (10), (13), (14), (16),
32	A/YL-TYST/862	Proposed Temporary Warehouse for Storage of Machinery and Spare Parts for a Period of 3 Years	8.12.2017 [revoked on 8.6.2018]	(3), (4), (5), (7), (8), (9), (10), (14), (15), (16)
33	A/YL-TYST/868	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.12.2017	(2), (3), (4), (5), (7), (8), (16)
34	A/YL-TYST/875	Proposed Temporary Warehouse for Storage of Construction Materials and Electrical Appliances for a Period of 3 Years	9.2.2018	(3), (4), (5), (7), (8), (9), (10), (14), (16)
35	A/YL-TYST/884	Proposed Temporary Warehouse for Storage of Machinery and Spare Parts for a Period of 3 Years	6.4.2018	(3), (4), (5), (7), (8), (9), (10), (14), (15), (16)
36	A/YL-TYST/892	Proposed Temporary Warehouse for Storage of Construction Materials and Pet Goods for a Period of 3 Years	4.5.2018	(3), (4), (5), (7), (8), (9), (10), (14), (15), (16), (20)
37	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	(3), (4), (5), (7), (8), (9), (10), (12), (13), (14), (16)
38	A/YL-TYST/902	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	20.7.2018	(3), (5), (7) (8), (9), (10), (13), (14), (16)
39	A/YL-TYST/907	Proposed Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for a Period of 3 Years	17.8.2018	(1), (2), (3), (4), (5), (7), (8), (10), (13), (16), (20)

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40	A/YL-TYST/909	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018	(1), (2), (3), (4), (5), (7), (8), (10), (13), (16)
41	A/YL-TYST/910	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018	(2), (3), (4), (5), (7), (8), (10), (13), (16)
42	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	(3), (4), (5), (7), (8), (9), (10), (12), (13), (14), (16), (20)
43	A/YL-TYST/923	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	2.11.2018	(3), (5), (7), (8), (9), (10), (13), (14), (15), (16)
44	A/YL-TYST/938	Temporary Warehouse for Storage of Household Products for a Period of 3 Years	1.2.2019	(2), (3), (5), (7), (8), (9), (10), (13), (16)
45	A/YL-TYST/957	Temporary Warehouse for Storage of Exhibition Materials and Open Storage of Construction Machinery and Construction Materials with Ancillary Office and Repair Workshop for a Period of 3 Years	3.5.2019	(3), (5), (6), (7), (8), (9), (10), (12), (13), (14), (16)
46	A/YL-TYST/962	Temporary Open Storage and Warehouse for Storage of Exhibition Materials for a Period of 3 Years	31.5.2019	(3), (5), (6), (7), (8), (9), (10), (13), (14), (16)
47	A/YL-TYST/969	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	2.8.2019	(2), (3), (5), (6), (7), (8), (9), (10), (13), (15), (16)
48	A/YL-TYST/981	Temporary Warehouse for Storage of Construction Machinery and Construction Material with Ancillary Site Office for a Period of 3 Years	18.10.2019	(3), (5), (6), (7), (8), (9), (10), (13), (14), (15), (16)
49	A/YL-TYST/986	Temporary Warehouse for Storage of Household Products and Electronic Goods for a Period of 3 Years	1.11.2019	(2), (3), (5), (7), (8), (9), (10), (13), (15), (16)
50	A/YL-TYST/987	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	15.11.2019	(3), (5), (7), (8), (9), (10), (13), (14), (15), (16)
51	A/YL-TYST/988	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	15.11.2019	(3), (5), (7), (8), (9), (10), (13), (14), (15), (16)
52	A/YL-TYST/990	Temporary Warehouse for Storage of Advertising Material, Construction Material, Electronic Goods and Household Product for a Period of 3 Years	15.11.2019	(2), (3), (5), (7), (8), (9), (10), (13), (15), (16)

**Approval Condition(s):**

- (1) Submission and/or implementation of (revised) landscape/tree preservation proposals.
- (2) Submission of (revised) drainage proposal and/or provision/implementation of drainage facilities/proposal.
- (3) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (4) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (5) Submission of proposals and/or provision of fire service installations/fire extinguisher/street fire hydrant or water tank.
- (6) Paving and/or provision/maintenance of boundary fencing on the site.
- (7) No (night-time) operation specific time limit and/or no operation on Sundays and public holidays.
- (8) No workshop/cleaning/dismantling/repairing/spraying activities are allowed to be carried out on the site.
- (9) Maintenance of existing trees/landscape planting on the site.
- (10) Maintenance of (implemented /existing) drainage facilities on the site.
- (11) Replacement planting of landscaping trees on the site.
- (12) No used electrical appliances/televisions/computer monitors/computer parts/ electronic parts (including cathode-ray tubes) or any other types of electronic waste are allowed to be stored/handled on the site.
- (13) No medium and/or heavy vehicles or container vehicles (trailers/tractors)/only light goods vehicles are allowed for the operation of the site.
- (14) Submission of a record of the existing drainage facilities implemented on the site.
- (15) No open storage is allowed on the site.
- (16) No vehicle queuing and no reverse movement of vehicles on public road(s) is allowed.
- (17) No material is allowed to be stored/dumped within 1m of any tree on the site.
- (18) Submission of run-in/out proposal and the provision of run-in/out.
- (19) No handling/storage/loading/unloading of electronic goods/electronic waste/used electrical/electronic appliances/ is allowed outside the concrete-paved covered structure(s) on the site.

**Advisory clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Within the Site, Lots 1488 S.A, 1488 RP and 1489 in D.D. 119 are covered by Short Term Waivers (STW) No. 4675, 4676 and 4677 respectively to permit structures erected thereon for the purpose of “Temporary Warehouse and Open Storage of Escalator Parts and Construction Materials”. The Site is accessible from Kung Um Road via Government land (GL) and private land. Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site. The STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. 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 will be approved. If such application 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;
- (d) 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 and consulted 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 is allowed;
- (e) 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;
- (f) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances;
- (g) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be

required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. 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;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with 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 Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of the proposed Yuen Long South (YLS) Development – Stage 2. The land resumption and clearance programme of the project is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. Any substantial works should not be carried out in view of the planned YLS development – Stage 2.