

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-HT/75	"CDA" on draft Ha Tsuen OZP No. S/YL-HT/1	Temporary Open Storage of Construction Materials and Machinery (1 Year)	12.3.1999	1, 2, 3, 4
2.	A/YL-HT/356	"CDA" on draft Ha Tsuen OZP No. S/YL-HT/4	Temporary Container Vehicle Park, Open Storage of Containers and Construction Materials with Ancillary Vehicle Repair Workshop (3 Years)	24.9.2004	1, 2, 3, 5
3.	A/YL-HT/361	"CDA" on draft Ha Tsuen OZP No. S/YL-HT/4	Temporary Logistics Centre, Container Vehicle Park, Open Storage of Containers and Construction Materials with Ancillary Vehicle Repair Workshop (3 Years)	15.10.2004 (3 years)	1, 2, 3
4.	A/YL-HT/503	"CDA" on draft Ha Tsuen OZP No. S/YL-HT/8	Temporary Container Vehicle Park, Open Storage of Containers and Construction Materials with Ancillary Vehicle Repair Workshop (3 Years)	14.9.2007 (revoked on 14.6.2008)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
5.	A/YL-HT/515	"CDA" on draft Ha Tsuen OZP No. S/YL-HT/8	Temporary Container Vehicle Park, Open Storage of Containers and Construction Materials with Ancillary Vehicle Repair Workshop (3 Years)	30.11.2007 (revoked on 30.5.2008)	1, 2, 3, 5, 6, 7, 8, 9, 10, 12
6.	A/YL-HT/566	"CDA" on draft Ha Tsuen OZP No. S/YL-HT/9 and "C/R" on draft Lau Fau Shan OZP No. S/YL-LFS/7	Temporary Logistics Centre, Container Vehicle Park, Open Storage of Containers and Construction Materials with Ancillary Vehicle Repair Workshop (3 Years)	19.9.2008 (revoked on 19.12.2010)	1, 2, 3, 4, 5, 6, 7, 8, 9, 13
7.	A/YL-HT/687	"CDA" on draft Ha Tsuen OZP No. S/YL-HT/10 and "C/R" on draft Lau Fau Shan OZP No. S/YL-LFS/7	Temporary Logistics Centre, Container Vehicle Park, Open Storage of Containers and Construction Materials with Ancillary Vehicle Repair Workshop (3 Years)	13.8.2010 (revoked on 13.2.2011)	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 13, 14
8.	A/YL-HT/810	"CDA" on draft Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers and Cargo Handling (3 Years)	5.4.2013 (1 year)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

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9.	A/YL-HT/887	“CDA” on draft Ha Tsuen OZP No. S/YL-HT/10 and “C/R” on draft Lau Fau Shan OZP No. S/YL-LFS/7	Renewal for Temporary Open Storage of Containers and Cargo Handling (3 Years)	4.4.2014 (1 year) (revoked on 5.7.2014)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16
10.	A/YL-HT/917	“CDA” on draft Ha Tsuen OZP No. S/YL-HT/10 and “C/R” on draft Lau Fau Shan OZP No. S/YL-LFS/7	Temporary Open Storage of Containers, Cargo Handling, and Container Repair Workshop (3 Years)	31.10.2014	2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 17
11.	A/YL-HT/1039	“CDA” on draft Ha Tsuen OZP No. S/YL-HT/10 and “C/R” on draft Lau Fau Shan OZP No. S/YL-LFS/7	Proposed Temporary Warehouse with Ancillary Site Office (3 Years)	12.8.2016 (revoked on 12.2.2018)	1, 3, 4, 6, 7, 11, 13, 15
12.	A/HSK/25	“C(5)”, “O” and “R(B)2” on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Warehouse with Ancillary Site Office (3 Years)	24.11.2017 (revoked on 24.4.2020)	2, 3, 4, 6, 7, 10, 11, 13, 15

Approval Conditions:

- 1 The submission and implementation of landscaping and/or tree preservation proposals.
- 2 The submission of drainage proposals; and/or provision of drainage facilities; and/or submission of a condition record of the existing drainage facilities on-site; and/or flood mitigation.
- 3 Reinstatement clause.
- 4 The provision of paving and/or fencing.
- 5 Revocation clauses.
- 6 No night-time operation.
- 7 No operation on Sundays and public holidays.
- 8 The stacking height of containers/materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
- 9 The stacking height of containers stored within the site should not exceed 7/8 units.
- 10 The maintenance of the drainage facilities/landscape planting on the site.
- 11 The submission and implementation of run-in/run-out proposal(s).
- 12 The provision of a 9-litres water type/3kg dry powder fire extinguisher in the site office.
- 13 The submission of FSIs proposals and the provision of FSIs/implementation of FSIs proposals.
- 14 No material was allowed to be stored/dumped within 1m of any tree on the site.
- 15 No vehicle queuing was allowed back to public road or no vehicle reversing onto/from the public road was allowed at all times.
- 16 The setting back of the southern boundary of the site from the works limit of the "PWP Item No. 4235 DS Yuen Long and Kam Tin Sewage Disposal (Part), Lau Fau Shan Trunk Sewerage".
- 17 The existing trees within the site shall be maintained in good condition
- 18 The provision of vehicular access.

Rejected Application

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1.	A/YL-HT/215	“CDA” on draft Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Construction Materials (Mainly Steel Scaffolding Racks) (1 Year)	19.10.2001	1

Rejection Reason:

1. There was insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage and/or visual and/or environmental impacts on the area/ surrounding areas.

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 application site;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government (GL) and Old Schedule Agricultural Lots (OSALs). The OSALs are 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 GL within the Site (about 18.5m² subject to verification) is covered by Short Term Tenancy (STT) No. 2823 for the purposes of Temporary Open Storage of Containers, Cargo Handling and Container Repair Workshop. The private lots within the Site covered by Short Term Waivers (STWs) are listed below:

Lot(s) No(s). in D.D.129	STW No.	Purposes
2384 S.B	2210	Workshop and Storage of Construction Materials
2380 RP	4009	Temporary Open Storage of Containers, Cargo Handling and Container Repair Workshop
2381 RP	4010	
2382		
2412 RP		
2383 RP		
2416	4011	
2417		
2385 RP	4012	
2415 RP	4013	
2418 RP	4014	

The STW holders will need to apply to his office for modification of the STW 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 the Site, if any. Also, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by 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 LandsD;

- (f) 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that if the proposed run-in is agreed by TD, the applicant should provide the run in/out at Lau Fau Shan Road in accordance with the latest version of Highways Standard Drawing Nos. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road;
- (h) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize any potential environmental nuisances;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record 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;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the Building Authority (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 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 BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator 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;
- (k) to note comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the submitted fire service installations (FSIs), storage configuration inside the proposed warehouse and the relevant restrictions (e.g. maximum storage height, maximum storage area, etc.) relating to the sprinkler system in accordance with LPC BS EN 12845:2003 and FSD Circular Letter No. 3/2006 & 3/2012 shall be clearly stated in the FS notes. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (l) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). According to the Planning and Engineering Study for the HSK/HT NDA and the latest plan, to ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The lot(s) concerned falls within a site under Stage 4 Works in the latest programme of the HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that clearance of the Site will not be arranged before 2024.