

**Relevant extracts of the Town Planning Board Guidelines No. 34B 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)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TYST/398	Temporary vehicle repair workshop for a period of 3 years	20.6.2008 approved for 1 year	(1), (2), (3), (4), (5), (6), (7), (8)
2	A/YL-TYST/460	Proposed temporary storage of advertisement material with ancillary workshop for a period of 3 years	9.10.2009	(2), (3), (4), (5), (6), (8), (9), (10), (11),
3	A/YL-TYST/609	Renewal of planning approval for temporary storage of advertisement material with ancillary workshop for a period of 3 years	5.10.2012	(1), (3), (4), (5), (6), (8), (9), (10), (12), (13)
4	A/YL-TYST/754	Renewal of planning approval for temporary storage of advertisement material with ancillary workshop for a period of 3 years	18.9.2015	(1), (3), (4), (5), (6), (8), (9), (10), (12), (13)

**Approval Conditions**

- (1) Submission and/or implementation of landscape and/or tree preservation proposals.
- (2) Submission of drainage proposals/Drainage Impact Assessment and flood mitigation measures proposals and/or provision of drainage facilities.
- (3) Submission and/or implementation of water supplies for firefighting/fire service installations/emergency vehicular access proposal(s)/provision of a 9-litre water type/3kg dry powder fire extinguisher.
- (4) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (5) Reinstatement of the application site upon expiry of planning permission.
- (6) No night-time operation during specific time limit is allowed on the site.
- (7) No repairing/dismantling/breaking/fixing/maintenance/cleansing/paint-spraying/workshop activities are allowed on the site.
- (8) No operation is allowed on Sundays and public holidays.
- (9) No open storage is allowed on the site.
- (10) Submission and implementation of run-in/out proposal.
- (11) The landscape planting and/or drainage facilities on the site should be maintained at all times.
- (12) No vehicle queuing and no reverse movement of vehicles on Kung Um Road are allowed at all times.
- (13) Maintenance of the existing drainage facilities/ submission of a record of the existing drainage facilities.

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TYST/139	Temporary open storage of construction materials for a period of 2 years	15.6.2001	(1), (2)

Rejection Reasons

- (1) Not compatible with the scattered residential structures in the surrounding areas.
- (2) No/insufficient information in the submission to demonstrate that the development would not generate adverse environmental and drainage impacts.

**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/409	Temporary warehouse for storage of sanitary ware and metal ware for a period of 3 years	23.1.2009	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (13)
2	A/YL-TYST/429	Temporary warehouse for storage of construction materials, carpets and porcelains with ancillary office for a period of 3 years	22.5.2009 [revoked on 22.10.2011]	(3), (4), (5), (6), (7), (8), (10), (11), (12), (13)
3	A/YL-TYST/442	Temporary warehouse for storage of furniture, construction materials/machinery and household detergent for a period of 3 years	4.9.2009	(1), (4), (5), (6), (7) (8), (10), (11), (12), (13), (14)
4	A/YL-TYST/443	Temporary warehouse and open storage of building materials and miscellaneous goods for a period of 3 years	21.8.2009	(2), (3), (4), (5), (6), (8), (9), (10), (11), (12), (13), (14)
5	A/YL-TYST/450	Temporary warehouse for storage of metal ware, machinery and spare parts for a period of 3 years	18.9.2009 [revoked on 18.10.2011]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13)
6	A/YL-TYST/456	Temporary logistics centre for a period of 3 years	9.10.2009 approved for 1 year [revoked on 9.7.2010]	(1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (13)
7	A/YL-TYST/475	Temporary warehouse for storage of construction materials (with ancillary workshop activities and site office) for a period of 3 years	11.6.2010 [revoked on 11.10.2012]	(4), (5), (6), (7), (8), (9), (11), (12), (16), (21)
8	A/YL-TYST/480	Temporary warehouse for storage of furniture for a period of 3 years	25.6.2010 [revoked on 25.6.2012]	(1), (3), (4), (5), (6), (8), (10), (11), (13)
9	A/YL-TYST/485	Temporary warehouse for storage of construction materials and batteries (with ancillary workshop activities) for a period of 3 years	13.8.2010	(1), (3), (4), (5), (6), (8), (11), (13), (14), (16)
10	A/YL-TYST/488	Renewal of planning approval for temporary “warehouse for storage of metal frames” use under Application No. A/YL-TYST/362 for a period of 3 years	27.8.2010	(4), (5), (6), (7), (8), (10), (11), (12), (13)
11	A/YL-TYST/491	Temporary warehouse and open storage of stage equipment for a period of 3 years	24.9.2010	(1), (3), (4), (5), (6), (8), (10), (11), (13)
12	A/YL-TYST/498	Temporary warehouse for storage of aluminium scaffolds for a period of 3 years	26.11.2010	(1), (4), (5), (6), (7), (8), (10), (11), (12), (13)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
13	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), (3), (4), (5), (6), (8), (10), (11), (13)
14	A/YL-TYST/505	Temporary warehouse for storage of non-staple food for a period of 3 years	23.12.2010 [revoked on 23.9.2012]	(3), (4), (5), (6), (8), (9), (11), (13)
15	A/YL-TYST/511	Temporary warehouse for storage of machinery and spare parts with ancillary site office for a period of 3 years	14.1.2011	(1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (13)
16	A/YL-TYST/520	Temporary warehouse and open storage of exhibition materials for a period of 3 years	4.3.2011	(1), (3), (4), (5), (6), (8), (10), (11), (13)
17	A/YL-TYST/526	Temporary warehouse and open storage of exhibition materials, garments, construction materials, vehicle parts and marble with ancillary workshop for a period of 3 years	18.3.2011 [revoked on 18.4.2013]	(1), (3), (4), (5), (6), (8), (11), (13), (17), (18)
18	A/YL-TYST/528	Temporary warehouse for storage of construction materials and household materials for a period of 3 years	15.4.2011 [revoked on 15.4.2013]	(1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (13)
19	A/YL-TYST/541	Temporary Warehouse for Storage of Exhibition Materials for Period of 3 Years	5.8.2011 [revoked on 5.11.2012]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13)
20	A/YL-TYST/554	Temporary warehouse for storage of vehicle parts for a period of 3 years	4.11.2011 [revoked on 4.1.2013]	(1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (13)
21	A/YL-TYST/565	Temporary warehouse for storage of sanitary ware, metal ware, machinery and spare parts for a period of 3 years	20.1.2012	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13)
22	A/YL-TYST/580	Temporary warehouse for storage of exhibition materials and construction materials for a period of 3 years	30.3.2012 [revoked on 30.8.2013]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13)
23	A/YL-TYST/583	Temporary warehouse for storage of construction materials and sanitary ware for a period of 3 years	20.4.2012 [revoked on 20.12.2013]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13)
24	A/YL-TYST/584	Temporary warehouse for storage of vehicle parts with ancillary site office for a period of 3 years	4.5.2012 [revoked on 14.5.2013]	(3), (4), (5), (6), (8), (10), (11), (13)
25	A/YL-TYST/566	Temporary warehouse for storage of construction materials, carpets and porcelains with ancillary office for a period of 3 years	15.6.2012	(1), (4), (5), (6), (7), (8), (10), (11), (12), (13), (19)
26	A/YL-TYST/595	Temporary warehouse for storage of construction materials and household materials with ancillary office for a period of 3 years	20.7.2012 [revoked on 20.1.2014]	(1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (13), (20)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
27	A/YL-TYST/608	Temporary open storage and warehouse for storage of furniture, exhibition materials, construction materials/machinery and household detergent for a period of 3 years	21.9.2012	(1), (4), (5), (8), (10), (11), (13), (14), (19)
28	A/YL-TYST/618	Temporary open storage and warehouse for storage of construction materials and ancillary site office for a period of 3 years	23.11.2012 [revoked on 23.8.2014]	(1), (2), (3), (4), (5), (8), (10), (11), (13)
29	A/YL-TYST/624	Proposed temporary warehouse for storage of furniture for a period of 3 years	21.12.2012 [revoked on 21.6.2013]	(3), (4), (5), (6), (8), (10), (11), (13)
30	A/YL-TYST/630	Temporary warehouse and open storage of exhibition materials and construction materials with ancillary office for a period of 3 years	1.3.2013 approved for 1 year	(1), (4), (5), (6), (8), (9), (10), (11), (13), (19), (22)
31	A/YL-TYST/637	Temporary warehouse for storage of non-staple food for a period of 3 years	3.5.2013 [revoked on 3.2.2014]	(4), (5), (6), (8), (9), (11), (13), (19), (20)
32	A/YL-TYST/642	Renewal of Planning Approval for "Temporary Warehouse for Storage of Construction Materials and Batteries (with Ancillary Workshop Activities)" for a Period of 3 Years	2.8.2013	(1), (4), (5), (6), (8), (11), (13), (14), (19), (21), (24)
33	A/YL-TYST/643	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	6.9.2013	(1), (4), (5), (6), (7) (8), (9), (11), (14), (19), (20), (21)
34	A/YL-TYST/645	Renewal of Planning Approval for Temporary "Warehouse and Open Storage of Stage Equipment" under Application No. A/YL-TYST/491 for a Period of 3 Years	6.9.2013	(4), (5), (6), (8), (10), (11), (13), (19), (20), (23)
35	A/YL-TYST/646	Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Tools and Vehicle Parts for a Period of 3 Years	11.10.2013 [revoked on 11.5.2015]	(1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20)
36	A/YL-TYST/647	Renewal of Planning Approval for Temporary "Open Storage of Metal Goods with Transfer Warehouse" for a Period of 3 Years	25.10.2013 [revoked on 21.1.2014]	(1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20)
37	A/YL-TYST/648	Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	25.10.2013	(4), (5), (6), (8), (10), (11), (12), (19), (20), (23), (25)
38	A/YL-TYST/652	Temporary Warehouse for Storage of Metal Frames for a Period of 3 Years	13.12.2013	(4), (5), (6), (7), (8), (10), (11), (12), (13)

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39	A/YL-TYST/654	Temporary Warehouse and Open Storage of Building Materials and Miscellaneous Goods for a Period of 3 Years	3.1.2014 [revoked on 3.7.2014]	(1), (4), (5), (6), (8), (9), (10), (11), (13), (14), (19), (20)
40	A/YL-TYST/656	Proposed Temporary Warehouse for Storage Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	17.1.2014	(1), (4), (5), (6), (7), (8), (9), (10), (11), (13), (19), (20)
41	A/YL-TYST/663	Temporary warehouse for storage and open storage of exhibition materials and vehicle spare parts with ancillary office	7.2.2014	(4), (5), (6), (8), (9), (10), (11), (12), (13), (19), (20), (22)
42	A/YL-TYST/666	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	21.2.2014	(1), (4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (26)
43	A/YL-TYST/671	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	4.4.2014	(4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20)
44	A/YL-TYST/672	Temporary Open Storage of Metal Goods with Ancillary Warehouse for a Period of 3 Years	4.4.2014	(1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20)
45	A/YL-TYST/684	Temporary Warehouse for Storage of Home Appliance and Furniture and Ancillary Site Office for a Period of 3 Years	22.8.2014 [revoked on 22.11.2016]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (14), (20), (27)
46	A/YL-TYST/691	Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of 3 Years	22.8.2014 [revoked on 22.8.2015]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20)
47	A/YL-TYST/693	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	14.11.2014	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (20)
48	A/YL-TYST/707	Proposed Temporary Warehouse for Storage of Construction Material	16.1.2015	(1), (2), (3), (4), (5), (6), (8), (9), (10), (11), (13), (20)
49	A/YL-TYST/715	Temporary Warehouse for Storage of Adblue for a Period of 3 Years	27.2.2015 [revoked on 27.8.2016]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (19), (20)
50	A/YL-TYST/718	Temporary Warehouse for Storage of Construction Material and Used Electrical Appliance for a Period of 3 Years	27.3.2015	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (27)
51	A/YL-TYST/719	Temporary Warehouse for Storage of Construction Material, Exhibition Material and Furniture for a Period of 3 Years	27.3.2015 [revoked on 27.9.2016]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20)

	<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>
52	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), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (28)
53	A/YL-TYST/735	Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years	3.7.2015 [revoked on 3.7.2016]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (28)
54	A/YL-TYST/741	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	3.7.2015	(4), (5), (6), (7), (8), (10), (11), (13), (19), (20)
55	A/YL-TYST/742	Temporary Warehouse for Storage of Clothes and Household Products and Logistics Centre for a Period of 3 Years	17.7.2015 [revoked on 17.10.2015]	(1), (2), (4), (5), (6), (8), (9), (10), (11), (13), (14), (19), (20)
56	A/YL-TYST/743	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.7.2015 [revoked 17.1.2017]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (20)
57	A/YL-TYST/751	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/ Machinery and Household Detergent for a Period of 3 Years	4.9.2015	(4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
58	A/YL-TYST/759	Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Materials and Vehicle Parts for a Period of 3 Years	23.10.2015 [revoked on 23.7.2016]	(3), (4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20)
59	A/YL-TYST/765	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	4.12.2015	(1), (2), (3), (4), (5), (6), (8), (9), (11), (17), (20)
60	A/YL-TYST/756	Temporary Open Storage and Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.12.2015 [revoked on 23.7.2016]	(1), (2), (3), (4), (5), (6), (8), (10), (11), (13), (20), (29), (30)
61	A/YL-TYST/773	Temporary Warehouse for Storage of for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years	18.12.2015	(1), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20)
62	A/YL-TYST/752	Temporary Warehouse for Storage of Non-Staple Food for a Period of 3 Years	8.1.2016	(4), (5), (6), (8), (9), (11), (13), (19), (20)
63	A/YL-TYST/779	Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	19.2.2016	(1), (4), (5), (6), (8), (9), (10), (11), (13), (19), (20), (22)



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64	A/YL-TYST/781	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	18.3.2016	(1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20), (22)
65	A/YL-TYST/796	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	15.7.2016	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
66	A/YL-TYST/797	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	15.7.2016	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
67	A/YL-TYST/798	Temporary Warehouse for Storage of Construction Material and Furniture for a Period of 3 Years	29.7.2016	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
68	A/YL-TYST/801	Proposed Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.8.2016	(1), (2), (3), (4), (5), (6), (8), (10), (11), (13), (20)
69	A/YL-TYST/803	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	26.8.2016	(2), (4), (5), (6), (7), (8), (9), (11), (12), (14), (16), (19), (20), (21)
70	A/YL-TYST/806	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	14.9.2016	(2), (4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20)
71	A/YL-TYST/812	Proposed Temporary Warehouse for Storage of Construction Materials, Private Car and Aquarium Fish for a Period of 3 Years	14.10.2016 [revoked on 14.1.2018]	(2), (4), (5), (6), (10), (11) (12), (13), (14), (19), (20)
72	A/YL-TYST/816	Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	9.12.2016	(2), (4), (5), (6), (10), (11) (12), (13), (14), (19), (20)
73	A/YL-TYST/822	Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.2.2017	(1), (4), (5), (6), (7), (8), (9), (10), (13), (19), (20)
74	A/YL-TYST/823	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	3.2.2017 [revoked on 3.5.2017]	(3), (4), (5), (6), (8), (10), (13), (19), (20)
75	A/YL-TYST/829	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.3.2017 [revoked on 17.6.2018]	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20)
76	A/YL-TYST/833	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	28.4.2017	(1), (4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (26),

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77	A/YL-TYST/831	Temporary Warehouse for Storage of Construction Material and Electronic Goods for a Period of 3 Years	12.5.2017	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (13), (14), (19), (20)
78	A/YL-TYST/836	Temporary Warehouse for Storage of Home Appliance and Furniture and Ancillary Site Office for a Period of 3 Years	12.5.2017	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (14), (19), (20), (28)
79	A/YL-TYST/843	Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years	14.7.2017	(1), (3), (4), (5), (6), (8), (10), (11), (13), (19), (20), (27)
80	A/YL-TYST/851	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	8.9.2017 [revoked on 22.3.2018]	(3), (4), (5), (6), (8), (10), (13), (19), (20)
81	A/YL-TYST/856	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017	(4), (5), (6), (7), (8), (11), (12), (13), (15), (19), (20)
82	A/YL-TYST/857	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017	(4), (5), (6), (7), (8), (10), (11), (12), (19), (20), (22)
83	A/YL-TYST/865	Proposed Temporary Warehouse for Storage of Home Appliances and Furniture for a Period of 3 Years	22.12.2017	(1), (3), (4), (5), (6), (7), (8), (10), (19), (22)
84	A/YL-TYST/867	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	22.12.2017	(4), (5), (6), (8), (10), (12), (13), (19), (20), (21), (22)
85	A/YL-TYST/876	Renewal of Planning Approval for Temporary "Warehouse for Storage of Construction Material and Used Electrical Appliance" for a Period of 3 Years	2.3.2018	(4), (5), (6), (8), (11), (12), (13), (14), (16), (19), (20), (27)
86	A/YL-TYST/879	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	16.3.2018	(1), (3), (4), (5), (6), (7), (8), (10), (11), (12), (13), (15), (19)
87	A/YL-TYST/889	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	20.4.2018	(3), (4), (5), (6), (7), (8), (11), (13), (15), (19), (20), (22)
88	A/YL-TYST/852	Temporary Warehouse for Storage of Clothes and Household Products for a Period of 3 Years	4.5.2018	(1), (4), (7), (8), (11), (13), (14), (15), (19), (20), (22)
89	A/YL-TYST/871	Temporary Warehouse for Storage of Clothes and Shoes for a Period of 3 Years	4.5.2018	(4), (5), (6), (7), (8), (11), (12), (13), (14), (15), (19), (20), (22)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
90	A/YL-TYST/891	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	4.5.2018	(4), (5), (6), (7), (8), (11), (12), (13), (15), (19), (20), (22)
91	A/YL-TYST/893	Renewal of Planning Approval for Temporary "Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office" for a Period of 3 Years	1.6.2018	(4), (5), (6), (8), (11), (12), (13), (15), (19), (20)
92	A/YL-TYST/904	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	3.8.2018	(4), (5), (6), (8), (11), (12), (13), (14), (15), (19), (20),
93	A/YL-TYST/909	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018	(1), (3), (4), (5), (6), (9), (11), (13), (15), (20)
94	A/YL-TYST/910	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018	(3), (4), (5), (6), (8), (11), (13), (15), (20)

**Approval Condition(s):**

- (1) Submission and/or implementation of (accepted) landscape and/or tree preservation proposals.
- (2) Paving and/or fencing of the application site.
- (3) Submission of (revised) drainage proposals and/or provision/implementation of (accepted) drainage facilities/proposal.
- (4) Submission and/or implementation of (accepted) water supplies for firefighting/fire service installations/emergency vehicular access proposal(s)/provision of a 9-litre water type/3kg dry powder fire extinguisher.
- (5) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (6) Reinstatement of the application site upon expiry of planning permission.
- (7) No open storage is allowed on the site.
- (8) No (night-time) operation during specific time limit is allowed on the site.
- (9) Submission and implementation of run-in/out proposal.
- (10) No car beauty/car washing/repairing/dismantling/breaking/fixing/maintenance/cleansing/paint-spraying/recycling/packaging workshop activities are allowed on the site.
- (11) No operation is allowed on Sundays and public holidays.
- (12) The existing landscape planting and/or trees should be maintained at all times.
- (13) No medium goods vehicles over 5.5 tonnes/heavy goods vehicles (i.e. over 24 tonnes)/container tractor/trailer are allowed to be used, parked/stored on the site.
- (14) No plastic waste/electronic waste/used batteries/used electrical appliances/televisions/computer monitors/computer parts/electronic parts are allowed to be stored/processed on the site.
- (15) No dismantling/repairing/cleansing/workshop activities are allowed on the site.
- (16) No dismantling/repairing/cleansing/workshop activities are allowed in the open area of the site.
- (17) No grinding/polishing/cutting/repairing/dismantling/workshop activities are allowed in the open area or outside the specified structure of the site.
- (18) Posting of a notice at a prominent location of the site to indicate that no medium or heavy goods vehicle including container trailer/tractor is allowed to be parked/stored on the site.

- (19) Maintenance of existing/implemented drainage facilities and/or submission of a record of the existing drainage facilities.
- (20) No parking/queuing/reverse movement of vehicles on public road.
- (21) No repairing/dismantling/cleansing/paint-spraying/workshop activities, except those proposed to be exempted by the applicant, are allowed on the site.
- (22) Provision/maintenance of (existing) boundary fence within the application site.
- (23) Submission of record photos of existing trees.
- (24) No storage of battery on area areas.
- (25) No ancillary maintenance work to be carried out in open area.
- (26) The stacking height of materials stored within the site should not exceed the height of the boundary fence.
- (27) No storage or handling of (used) electrical appliances/electronic appliances/components, including cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment is allowed outside the concrete-paved covered structures on the site.
- (28) No handling/storage/loading/unloading of used electrical/electronic appliances/construction material/scrap metal is allowed outside the concrete-paved covered structure(s)/shall be carried out within enclosed structure(s) on site.
- (29) No storage or handling of metal products and packed cement is allowed outside the concrete-paved covered structures on the site.
- (30) No storage or handling of sand and gravel is allowed on the site.

**Rejected Application**

	<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/478	Temporary warehouse for storage of packed furniture for a period of 3 years	22.10.2010 on review	(1), (2), (3), (4)

**Rejection Reason(s):**

- (1) No/insufficient information in the submission to demonstrate that the development would not generate adverse environmental impact.
- (2) No/insufficient information in the submission to demonstrate that the development would not generate adverse drainage impact.
- (3) No/insufficient information in the submission to demonstrate that the development would not generate fire safety impact.
- (4) 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.

**Advisory clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the District Lands Officer/Yuen Long, Lands Department (LandsD)'s comments that the Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL (about 24 m<sup>2</sup> subject to verification) included in the Site. Attention is drawn to the fact that any occupation of GL without Government's prior approval is not allowed. Lot 1198 S.E in D.D. 119 is covered by Short Term Waiver (STW) No. 4527 to permit structures erected thereon for the purpose of "Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent". The Site is accessible to Kung Um Road via GL. Her Office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL 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 regularize any irregularities on site. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Furthermore, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. 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(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;
- (c) to note the Commissioner for Transport's comments that the applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, vehicle queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the Chief Highway Engineer/New Territories West, Highways Department's comments 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;
- (e) to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimize any potential environmental nuisances;
- (f) to note the Director of Fire Services' comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, 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 FSIs to be installed should be clearly marked on the layout plans. However, the applicant is 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

- (g) to note the Chief Building Surveyor/New Territories West, Buildings Department (BD)'s comments 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 unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on application site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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 application site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations 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 Building (Planning) Regulation at the building plan submission stage.