

Previous Applications

Approved Applications

Application No.	Proposed Developments	Date of Consideration	Approval Conditions
A/DPA/NE-KTN/18	Warehouse and Workshop for Manufacturing of Rattan Products	23.7.1993	A1 to A5
A/NE-KTN/47	Temporary Lorry and Container Trailer Park for 12 Months	2.5.1997	A3, A6 & A7
A/NE-KTN/56	Temporary Lorry and Container Trailer Park for 1 Year	17.7.1998	A3, A6, A8 & A9
A/NE-KTN/67	Temporary Lorry and Container Trailer Park for 3 Years	8.10.1999 (revoked on 8.1.2001)	A8, A10 & A11
A/NE-KTN/82	Temporary Lorry and Container Trailer Park for 3 Years	21.9.2001	A3, A9 & A11
A/NE-KTN/91	Temporary Lorry and Container Trailer Park for 3 Years (Minor Amendment to the Approved Application No. A/NE-KTN/82)	3.7.2002	A9
A/NE-KTN/111	Temporary Lorry and Container Trailer Park for 3 Years	5.11.2004	A9, A11 to A14
A/NE-KTN/133	Temporary Lorry and Container Trailer Park for 3 Years	8.5.2009 (revoked on 8.11.2009)	A8, A11, A12, A14 to A16
A/NE-KTN/149	Temporary Lorry and Container Trailer Park with Ancillary Vehicle Repair Workshop for 3 Years	6.12.2011	A8, A11, A12, A14 to A19
A/KTN/18	Temporary Coach and Container Trailer Parking with Ancillary Vehicle Repair Workshop for 3 Years	18.9.2015	A8, A11, A12, A14 to A18

- A1 Provision of vehicular access, parking and loading/unloading facilities
- A2 Provision of sewage treatment and disposal facilities
- A3 Submission of drainage proposals and/or provision of drainage facilities
- A4 Submission and implementation of landscape proposals and perimeter visual screen
- A5 Commencement clause
- A6 Provision of vehicular ingress/egress point
- A7 Provision of landscaping screening around the application site
- A8 Submission and/or implementation of tree preservation and landscaping proposals
- A9 Reinstatement clause
- A10 Provision of peripheral fencing
- A11 Revocation clause

- A12 Vehicular access, parking and loading/unloading arrangement should be maintained
- A13 Landscape planting on the application site should be maintained
- A14 Drainage facilities on the application site should be maintained
- A15 Submission and implementation of proposals for fire service installations and water supplies for fire fighting
- A16 Submission of conditional records of the existing drainage facilities on site
- A17 No night-time operation between 6:00 p.m. and 9:00 a.m.
- A18 No operation on Sundays and public holidays
- A19 Restriction on the number of parking spaces

Advisory Clauses

- (a) the permission is given to the use / development under application. It does not condone any other use / development which currently exists on the Site but not covered by the application. The applicant should be requested to take immediate action to discontinue such use / development not covered by the permission;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) as follows:
- (i) the private lots within the Site, namely Lots 879 S.A RP, 879 S.B RP (Part) and 880 S.C RP in D.D. 92, are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make her own arrangement for acquiring access. The Government shall accept no responsibility on such arrangement;
- (ii) it was noted that:
- the occupation boundary and the application boundary of the Site do not tally;
 - unauthorised structures were erected on the Site and on the Government land adjoining the Site;
 - the Government land within and adjoining the Site is being illegally occupied;
 - the total built-over area of the aforesaid structures exceeds the maximum permitted site coverage stipulated under Short Term Waiver (STW) No. 1413 and the maximum permitted roofed-over area stipulated under Short Term Tenancy (STT) No. 1271;
 - the aforesaid structures are not acceptable under the terms and conditions as stipulated under STW No. 1413 and STT No. 1271. His office reserves the right to take necessary enforcement actions against the unauthorised structures and illegal occupation of Government land;
- (iii) the owner(s) of the lots concerned shall apply to his office for regularisation of STW and STT covering all the actual occupation area. The application for STW/STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If they are approved, their commencement dates would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of fee/rental and administrative fees as considered appropriate by his office;
- (c) 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" (CoP) issued by the Director of Environmental Protection;

- (d) to note the comments of the Commissioner for Transport (C for T) that the applicant should check with the lands authority regarding the land status of the access leading to the Site. The management and maintenance responsibilities of the access should also be clarified with the relevant lands and maintenance authorities accordingly;
- (e) to note the comments of the Chief Town Planner/Urban Design & Landscape, PlanD (CTP/UD&L, PlanD) as follows:
- (i) having reviewed the layout and size of the proposed warehouse structure at the Site, it is noted that there is insufficient space to cater for the existing peripheral tree growth. The applicant should consider setting back the temporary structure so that a clearance of minimum 3m between the trees and structures could be maintained;
 - (ii) tree protective measures should be provided at a minimum distance of 1m in front of all tree planting areas which are accessible by vehicles to guard against accidental vehicular damage to the trees. Technical reference should be referred to Town Planning Board's Technical Notes on Submission and Implementation of Landscape Proposal for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance
(http://www.info.gov.hk/tpb/en/forms/Technical_Doc/eng_technicalx20note.pdf);
 - (iii) more trees should be planted along the northwestern boundary;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should submit a conditional record of the existing drainage facilities on Site as previously implemented on the same site in the planning application No. A/KTN/18;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection for provision of water supply to the development. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) as follows:
- (i) if the existing structures are erected on leased land without approval of Buildings Department (BD), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the

proposed building works in accordance with the BO;

- (iii) 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;
 - (iv) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building(Planning) Regulations respectively; and
 - (v) 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; and
- (i) to note the comments of the Director of Fire Services that Emergency Vehicular Access (EVA) arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

