

Previous Applications

Approved Applications

Application No.	Proposed Developments	Date of Consideration	Approval Conditions
A/KTN/23	Temporary Coach, Container Tractor and Trailer Park for a Period of 3 Years	4.3.2016 (revoked on 4.4.2018)	1, 2, 4, 5, 6
A/KTN/44	Temporary Coach, Container Tractor and Trailer Park for a Period of 3 Years	15.6.2018 (revoked on 16.12.2018)	1, 3, 4, 5, 6

Approval Conditions:

- 1 No night time operation between 6:00 p.m. and 9:00 a.m./ No operation on Sundays and public holidays
- 2 The vehicular access, parking and loading/unloading arrangement within the site should be maintained
- 3 The paving of the vehicular access area of the application site
- 4 The submission and implementation of drainage proposal
- 5 The submission and implementation of proposals for fire service installations (FSIs) and water supplies for fire-fighting
- 6 The submission and implementation of landscape and tree preservation proposals / The existing trees on the site shall be maintained at all times

Similar Applications

Approved Applications

Application No.	Proposed Developments	Date of Consideration	Approval Conditions
A/NE-KTN/133	Temporary Lorry and Container Trailer Park with Ancillary Vehicle Repair Workshop for a Period of 3 Years	8.5.2009 (revoked on 8.11.2018)	2, 4
A/NE-KTN/149	Temporary Lorry and Container Trailer Parking with Ancillary Vehicle Repair Workshop for a Period of 3 Years	6.12.2011	1, 2, 3, 4, 5, 6
A/KTN/18	Temporary Coach and Container Trailer Parking with Ancillary Vehicle Repair Workshop for a Period of 3 Years	18.9.2015	1, 2, 4, 5, 6

Approval Conditions:

- 1 No night time operation between 6:00 p.m. and 9:00 a.m. from Mondays to Fridays, and after 1:00 p.m. on Saturdays/ No operation on Sundays and public holidays
- 2 The vehicular access, parking and loading/unloading arrangement within the application site should be maintained
- 3 No more than nine parking spaces for lorry and container trailer
- 4 The submission of a condition survey with photographic records of the existing drainage facilities on site/ The submission of photographic records showing the existing drainage facilities/The existing drainage facilities on the application site should be properly maintained and/or rectified if they were found inadequate/ineffective
- 5 The submission and implementation of proposals for fire service installations (FSIs) and water supplies for fire-fighting
- 6 The submission and/or implementation of tree preservation and landscaping proposals

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 applicant should make his/her own arrangement for acquiring access. The Government shall accept no responsibility in such arrangement;
 - (ii) unauthorized structures were erected within the Site without prior approval from his office. The aforesaid structures are not acceptable under the Leases concerned and his office reserves the right to take necessary lease enforcement;
 - (iii) unauthorized occupation of the Government land within the Site is detected. The applicant should cease occupation of the said portion of the Government land with demolition of the concerned unauthorized structures. His office reserves the right to take necessary land control actions against the irregularities;
 - (iv) the owners of the lots concerned shall apply to his office for a Short Term Wavier (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The application for STW and STT will be considered by the Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimize the potential environmental impacts on the adjacent area;
- (d) to note the comments of the Commissioner for Transport (C of T) that the local track connects the Site and Castle Peak Road – Kwu Tung is not managed by his department. In this regard, the land status of the access leading to the Site should be checked with the lands authority. The management and maintenance responsibilities of the access should also be clarified with the relevant lands and maintenance authority accordingly;
- (e) to note the advice of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the general requirements of the drainage proposal are the follows:
 - (i) surface channels with grating covers should be provided along the site boundary;
 - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.)

of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;

- (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
- (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit (CEDD Standard Drawing No. 2405) shall be provided;
- (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap (CEDD Standard Drawing No. 2406) should be provided;
- (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- (vii) where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- (viii) if the existing drainage facilities to which the applicant proposed to discharge the storm water from the Site are not maintained by DSD, the applicant should identify the owners of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owners prior to commencement of proposed works;
- (ix) all existing flow paths as well as the run-off falling onto or passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant who should also rectify the system if it is found to be inadequate or ineffective during operation, all at his/her own expense;
- (xi) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- (xii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (xiii) the applicant should allow all time free access for the Government and its agent to

conduct site inspection on the his completed drainage works;

- (xiv) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government land when so required;
 - (xv) clear photos should be submitted showing the current conditions of the existing drainage from the proposed discharge point(s) to the downstream and the existing drainage/flowpath around the Site;
- (f) 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) (not being a New Territories Exempted House), 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 coordinator 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;
- (g) to note the comments of the Director of Fire Services (D of FS) that Emergency Vehicular Access (EVA) arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administrated by his department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) 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; and
- (i) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L) as follows:

- (i) no material or tools shall be placed near trees;
- (ii) routine horticultural maintenance, such as watering and weed removing etc. shall be carried out to ensure healthy plant growth; and
- (iii) to observe and follow the guidelines promulgated by GLTM Section of DEVB for good horticultural maintenance:
 - 1. 護養樹木的簡易圖解
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf
 - 2. 樹木修剪的錦囊(小冊子)
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf
 - 3. 減低樹木風險的樹木護養簡易圖解
[https://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)