

Previous Application

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/DPA/NE-KTN/6	Proposed Warehouse for Storage of Wood Parts and Wood Planks	8.5.1992 Approved for 3 years	1 – 3

Approval Conditions:

- 1 The provision of vehicular access to the site
- 2 The provision of drainage facilities
- 3 The provision of landscape planting along the boundary of the site



Similar Application

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/KTN/45	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	6.7.2018 Approved for 3 years	1- 8

Approval Conditions:

- 1 no operation between 6:00 p.m. and 9:00 a.m. is allowed on the site
- 2 no operation on Sundays and public holidays is allowed on the site during
- 3 no workshop and open storage uses is allowed on the site at any time
- 4 the existing drainage facilities on the site should be properly maintained at all times and rectified if found inadequate/ineffective during the planning approval period/ the submission of a condition record of the existing drainage facilities on site
- 5 the paving of the vehicular access area of the site
- 6 the submission / implementation of proposal for fire service installations and water supplies for fire-fighting
- 7 the submission / implementation of a tree preservation and landscape proposal
- 8 revocation clause

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 as follows:
- (i) the Site comprises private lots, namely lots No. 916 (Part), 918 (Part), 919 (Part) and 923 (Part) in D.D. 92. The lots 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 its own arrangement, and there is no guarantee that any adjoining Government Land (GL) will be allowed for the vehicular access of the proposed use;
 - (ii) the application lots are covered by a valid Short Term Waiver (STW) No. 1256 for the purposes of a warehouse (excluding dangerous goods) with a total site coverage not exceeding 931m² and a maximum height not exceeding 6m;
 - (iii) the total built-over area and height of the existing structures on the Site is larger than that of the permitted ones under STW No. 1256;
 - (iv) the total built-over area of the existing structures on the Site is larger than that of the proposed one under the application;
 - (v) the actual occupation boundary, i.e. fencing on site, encroaches on Lot No. 741 S.F in D.D. 92, which is covered by STW No. 945. The applicant should exclude this lot from the site fencing;
 - (vi) one of the existing structures on the Site was erected for toilet use. Any proposed septic tank and soakage pit system should meet current health requirements; and
 - (vii) the waivee of STW No. 1256 should apply to his office for modification of the terms and conditions of the STW concerned so as to cover all the existing structures on the concerned lots. If the modification is approved, it will be subject to such terms and conditions to be imposed including payment of waiver fee for the additional site coverage and administrative fee as considered appropriate by his office. Further, the commencement date will be backdated to the first date of discovery.
- (c) to note the comments of the Commissioner for Transport that the proposed vehicular access to the Site is via a local track connecting with Castle Peak Road – Kwu Tung. The local track leading to the Site is not managed by his department. The applicant should check the land status, management and maintenance responsibilities of the local track with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Project Manager/North, Civil Engineering and Development Department that as site investigation (SI) works will be carried out in Kwu Tung North New Development Area Remaining Phase during the design stage starting from end 2019, the

applicant should allow the consultant/SI contractor to carry out the SI works within the Site if such SI works is found necessary;

- (e) 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;
- (f) to note the advice of the Chief Engineer/Mainland North, Drainage Services Department 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 shall make good all the adjacent affected areas upon the completion of the drainage works;
 - (xiii) the applicant shall 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; and
 - (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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) as follows:
- (i) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) 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 Buildings Ordinance (BO);
 - (ii) 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;
 - (iii) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the contral of Part VII of the Building (Planning) Regulations (B(P)R);
 - (iv) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under the B(P)R 41D respectively;
 - (v) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building

plan submission stage; and

- (vi) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.
- (h) to note the comments of the Director of Fire Services that with regard to the Fire Services Installations (FSI) proposal, the layout plan should be drawn to scale and depicted with dimension and nature of occupancy, and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans if the proposed structures are required to comply with the BO; and
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department 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.