

2021年 12月 1 0日

此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 10 DEC 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KTN/82
	Date Received 收到日期	10 DEC 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

The Motor Transport Company of Guangdong and Hong Kong Limited  
(粵港汽車運輸聯營有限公司)

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Top Bright Consultants Ltd. (才鴻顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 106(Part), 108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part), 116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 122(Part), 123(Part), 165SA(Part) and Adjoining Government Land in DD95, Ho Sheung Heung, Kwu Tung North, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 10,573 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,131 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 416 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Road", "Residential (Group B)", "Government, Institution or Community" and "Green Belt"
(f) Current use(s) 現時用途	Medium Goods Vehicle and Container Tractor/Trailer Park  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 08/11/2021 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on 05/11/2021 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Medium Goods Vehicle and Container Tractor/Trailer Park  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	9,812 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	761 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	11 .....
Proposed domestic floor area 擬議住用樓面面積	NA ..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,131 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,131 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Guard House (1-storey; 2.4m)	Shelter for Parking of 2 Private Vehicles (1-storey; 2.4m)
Site Office (1-storey; 2.4m)	Shelter for Storage of Wooden Board (1-storey; 2.4m)
Meter Room (1-storey; 2.4m)	Porch (1-storey; 6.5-6.8m)
Washrooms (1-storey; 2.4m)	Site Office and Staff Rest Room (2-storey; 6.5-6.8m)
Porch (1-storey; 4.8m)	Porch (1-storey; 6.3-6.5m)
Site Office and Staff Rest Room (2-storey; 6.8m)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	5 .....
Motorcycle Parking Spaces 電單車車位	NA .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	10 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0 .....
Others (Please Specify) 其他 (請列明)	Container Tractors: 5 Container Trailers: 14 Container Vehicles: 15
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA .....
Coach Spaces 旅遊巴車位	NA .....
Light Goods Vehicle Spaces 輕型貨車車位	NA .....
Medium Goods Vehicle Spaces 中型貨車車位	NA .....
Heavy Goods Vehicle Spaces 重型貨車車位	NA .....
Others (Please Specify) 其他 (請列明)	NA .....

Proposed operating hours 擬議營運時間 8am to 7pm from Mondays to Saturdays..... No operation on Sunday and Public Holiday.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情    	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)   		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料，如有需要，請另頁說明。

Please refer to Chapter 6 of the Supplementary Planning Statement



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Lo Ming Kong

Administrative Assistant

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Top Bright Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

23/11/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 106(Part), 108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part), 116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 122(Part), 123(Part), 165SA(Part) and Adjoining Government Land in DD95, Ho Sheung Heung, Kwu Tung North, New Territories
Site area 地盤面積	10,573 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 416 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
Zoning 地帶	"Road", "Residential (Group B)", "Government, Institution or Community" and "Green Belt"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of Three Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,131 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.4-6.8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	7 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		49
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Container Tractor Parking Spaces 5 Container Trailer Parking Spaces 14 Container Vehicle Parking Spaces 15		5 0 0 10 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area,</u>		
<u>Extract from Kwu Tung North Outline Zoning Plan No. S/KTN/2</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**Temporary Medium Goods Vehicle and Container  
Tractor/Trailer Park for a Period of Three Years in “Road”,  
“Residential (Group B)”, “Government, Institution or  
Community” and “Green Belt” zones at Lots 106(Part),  
108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part),  
116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 122(Part),  
123(Part), 165SA(Part) and Adjoining Government Land in  
DD95, Ho Sheung Heung, Kwu Tung North, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

The Motor Transport Company of  
Guangdong and Hong Kong Ltd.

**Planning Consultant:**



Top Bright Consultants Ltd.

November, 2021



## Executive Summary

This application is submitted to seek planning permission from the Town Planning Board (the "Board"/"TPB") to continue using the Site, Lots 106(Part), 108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part), 116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 122(Part), 123(Part), 165SA(Part) and adjoining Government land in DD95, Ho Sheung Heung, Kwu Tung North, New Territories (the "Application Site") for a temporary medium goods vehicle and container tractor/trailer park (the "Proposed Development") for a period of three years.

The Application Site falls within the "Road", "Residential (Group B)", "Government, Institution or Community" and "Green Belt" on the Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2 gazetted on 19.6.2015. It also falls within the development area of the Kwu Tung North New Development Area (NDA). Since the implementation of the NDA will require permanent change of land use with a prolonged period of processing time, it can be foreseen that the use of the Application Site for the next three years will not hinder the implementation of NDA. The Applicant, with genuine need for land for parking of vehicles owned by their company, seeks the Board's permission to continue to use the Application Site for temporary parking purpose. The Applicant will relocate their business when the land resumption process commences. In addition, the temporary nature of the applied use would not be contrary to the on-going development of NDA.

The Application Site is the subject of 8 approved applications (Application Nos. A/NE-KTN/24, 64, 98, 118, 136, 157; A/KTN/16 and 53). As the last application (No. A/KTN/53) will be expired on 6.11.2021, the Applicant seeks planning approval from the Board to continue using the Application Site for a further period of 3 years. All approval conditions of the last application were complied with. Compared with last application, there is minor change on the building height of some structures to reflect the on-site situation. When looking at the surrounding land uses of the Application Site, most of the site are still occupied by open storage and port back-up uses such as container vehicle parks, open storage yards and warehouses. Therefore, the use under application is considered compatible with surrounding land uses and allows efficient use of land in this interim period.

The Application Site's configuration is identical to the last approved application (No. A/KTN/53). The number of parking spaces remain unchanged with 15 parking spaces for container vehicles, 5 parking spaces for container tractors, 14 parking spaces for container trailers, 10 parking spaces for medium goods vehicles and 5 parking spaces for staff/visitors. A number of structures for using as site offices, staff rest rooms, guard house, meter room, washrooms, storage and parking are also provided at the Application Site.

The justifications of this application are: genuine parking demand to facilitate cross boundary trade; temporary use of the Application Site; site with previous planning approvals; compliance with previous approval conditions; compatible with surrounding land uses; no adverse environmental and traffic impact; and importance of existing facilities. The Applicant therefore seeks sympathetic consideration from the Board to use the Application Site for continuing the current use for a temporary period of 3 years.

## 行政摘要

這宗規劃申請是向城市規劃委員會(“城規會”)呈交，擬議在新界古洞北河上鄉丈量約份第95約地段第106(部份), 108(部份), 109(部份), 110(部份), 112(部份), 113, 114, 115(部份), 116(部份), 117(部份), 118(部份), 119(部份), 120(部份), 122(部份), 123(部份), 165SA(部份)及毗連政府土地(“申請地點”), 用作臨時中型貨車及貨櫃車拖頭/拖架停車場(“擬議發展”), 為期三年。

申請地點座落於2015年6月19日刊憲的古洞北分區計劃大綱核准圖編號S/KTN/2中的“道路”、“住宅(乙類)”、“政府、機構或社區”及“綠化”地帶。申請地點亦座落古洞北新發展區，基於新發展區的發展促使規劃用途的永久改變及需要一段較長的時間落實，預計未來三年使用申請地點不會妨礙新發展區的落實。鑑於申請人有切實需要於申請地點停泊其公司所屬車輛，因此向城規會申請繼續使用申請地點作臨時泊車用途。當收地程序展開，申請人會搬遷其業務。這個臨時用途不會妨礙新發展區的發展。

申請地點之前獲批8宗類似用途的規劃許可(申請編號：A/NE-KTN/24, 64, 98, 118, 136, 157；A/KTN/16及53)。由於最後一項申請(申請編號：A/KTN/53)將於2021年11月6日屆滿，申請人現向城規會申請繼續使用申請地點作三年臨時用途。申請人已履行上次規劃申請(申請編號：A/KTN/53)的所有規劃許可附帶條件。與上次申請比較，是次申請有輕微調整部份構築物的高度，以反映現場的實際情況。現時申請地點的附近土地，仍被用作露天貯物及港口後勤用途，包括貨櫃車停車場、露天貯物場及貨倉等。因此，申請用途在這過渡期內仍與附近土地用途協調，並可善用土地資源。

申請地點的界線和佈局與上次獲批申請(申請編號：A/KTN/53)相同。停泊車輛的數目維持不變，共提供15個貨櫃車泊位、5個貨櫃拖頭泊位、14個貨櫃拖架泊位、10個中型貨車泊位及5個供職員/訪客使用的停車位。申請地點亦提供一些構築物用作地盤辦公室、員工休息室、保安室、電錶房、洗手間、貯物及泊車用途。

這宗規劃申請的理由為：滿足貨櫃車停車位的需求；申請地點屬臨時用途；申請地點之前已獲規劃許可；已完全履行規劃許可附帶條件；與鄰近土地用途協調；不會對附近的環境及交通構成不良影響；以及現有設施的重要性。因此，申請人希望城規會給予體恤考慮，批准為期三年的臨時用途。



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**SUMMARY OF APPLICATION**

<b>Applicant:</b>	The Motor Transport Company of Guangdong and Hong Kong Ltd.
<b>Applied Use:</b>	Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of Three Years
<b>Existing Use:</b>	Medium Goods Vehicle and Container Tractor/Trailer Park
<b>Location</b>	Lots 106(Part), 108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part), 116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 122(Part), 123(Part), 165SA(Part) and Adjoining Government Land in DD95, Ho Sheung Heung, Kwu Tung North, New Territories
<b>Site Area:</b>	Private Land: 10,157 square metres Government Land: 416 square metres Total: 10,573 square metres
<b>Lease</b>	Block Government Lease demised as agricultural land
<b>Statutory Plan:</b>	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2 gazetted on 19.6.2015
<b>Zoning:</b>	"Road", "Residential (Group B)", "Government, Institution or Community" and "Green Belt"
<b>Previous Applications:</b>	A/KTN/53 approved on 2.11.2018 A/KTN/16 approved on 6.11.2015 A/NE-KTN/157 approved on 20.7.2012 A/NE-KTN/136 approved on 24.7.2009 A/NE-KTN/118 approved on 7.7.2006 A/NE-KTN/98 approved on 4.7.2003 A/NE-KTN/92 rejected on 13.9.2002 A/NE-KTN/64 approved on 28.5.1999 A/NE-KTN/24 approved on 21.1.1994

## **1. INTRODUCTION**

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of The Motor Transport Company of Guangdong and Hong Kong Ltd. (the "Applicant") to seek planning approval from the Town Planning Board (the "Board") at Lots 106(Part), 108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part), 116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 122(Part), 123(Part), 165SA(Part) and adjoining Government land in DD95, Ho Sheung Heung, Kwu Tung North, New Territories (the "Application Site") for a temporary medium goods vehicle and container tractor/trailer park (the "Proposed Development") for a period of three years.
- 1.02 The Applicant, a reputable transportation company operating cross boundary passenger and goods vehicles between the Mainland China and Hong Kong, has occupied the Application Site as a depot in Hong Kong for their company owned and operated cross boundary goods/container vehicles since 1994. These container vehicles are currently using Man Kam To boundary crossing to facilitate cross boundary trade. The Applicant and the owner of the Site, Carson Development Ltd., are both belonging to the same group of companies, namely Guangdong Transport Holdings Enterprises (the "Holdings Company") in Mainland China. The Holdings Company is directly under the Transportation Bureau of the Provincial Government of Guangdong.
- 1.03 The Application Site falls within the "Road", "Residential (Group B)", "Government, Institution or Community" and "Green Belt" on the Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2 gazetted on 19.6.2015. It also falls within the development area of the Kwu Tung North New Development Area (NDA). Since the implementation of the NDA will required permanent change of land use with a prolonged period of processing time, it can be foreseen that the use of the Application Site for the next three years will not hinder the implementation of NDA. The Applicant, with genuine need for land for parking of vehicles owned by their company, seeks the Board's permission to continue to use the Application Site for temporary parking purpose. The Applicant will relocate their business when the land resumption process commences. In addition, the temporary nature of the applied use would not contrary to the on-going development of NDA.
- 1.04 The Application Site is the subject of 8 approved applications (Application Nos. A/NE-KTN/24, 64, 98, 118, 136, 157; A/KTN/16 and 53). As the last application (No. A/KTN/53) was expired on 6.11.2021, the Applicant seeks planning approval from the Board for continue using the Application Site for a further period of 3 years. All approval conditions of the last application were complied with. Compared with last application, there is minor change on the building height of some structures to reflect the on-site situation. When looking at the surrounding land uses of the Application Site, most of the site are still occupied by open storage and port back-up uses such as container vehicle parks, open storage yards and warehouses. Therefore, the use under application is considered compatible with surrounding land uses and allows efficient use of land in this interim period.

- 1.05 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

## **2. SITE CONTEXT**

### **Location**

- 2.01 The Application Site is located to the southeast of Fung Kong Shan and is approximately 700m to the junction of Ho Sheung Heung Road and Castle Peak Road. It is in close proximity to the Man Kam To Boundary Crossing which located 3km to its northeast. Figure 1 shows the Application Site in its regional context.

### **Existing Site Conditions**

- 2.02 The Application Site, as shown in Figure 2, covers an area of approximately 10,573 square metres and is generally flat and irregular in shape. It is currently being used as a vehicle park for container tractors/trailers and medium goods vehicles under Application No. A/KTN/53.
- 2.03 The Application Site is hard-paved and fenced off by 3 metres high corrugated metal sheets. Mature trees can be found along the site boundary. Some converted containers are used as site offices, guard house, washrooms, storage and rest areas for staff and drivers.

### **Surrounding Land Uses**

- 2.04 The area surrounding the Application Site is predominantly occupied by open storage and port back-up uses. To the east of the Application Site is an open storage yard and a lorry park and further beyond Ho Sheung Heung Road is an area mixed with open storage yards, warehouses, workshops and domestic structures. To the south are an open storage yard and a warehouse. To its north is an orchard and mixed use temporary structures. To the west and southwest are clusters of domestic structures intermixed with temporary structures, orchard and fallow agricultural land. To its northwest is an area for burial urns. A plan showing the Application Site in the context of its local surrounds is at Figure 3.

### **Access**

- 2.05 The vehicular ingress/egress point of the Application Site abuts Ho Sheung Heung Road which connects to Castle Peak Road. The implementation of the run-in/out and road widening proposal was approved by the Transport Department under approval condition (g) of previous application (No. A/NE-KTN/118).

### **3. LAND STATUS**

- 3.01 According to the Land Registry, the Application Site comprises of Lots 106(Part), 108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part), 116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 122(Part), 123(Part), 165SA(Part) and adjoining Government land in DD95, Ho Sheung Heung, Kwu Tung North, New Territories which demised as agricultural land. A plan showing the configuration of these lots is at Figure 2.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land. The lease is virtually unrestricted, apart from the standard non-offensive trade clause, and will expire on 30.6.2047.
- 

### **4. PLANNING CONTEXT**

#### **Statutory Plan**

- 4.01 According to the Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2 gazetted on 19.6.2015, the major portion of the Application Site falls within an area zoned "Road" while the remaining portion within an area zoned "Residential (Group B)", "Government, Institution or Community" and "Green Belt". An extract of the OZP is at Figure 4.
- 4.02 To support the development of Kwu Tung North NDA, a number of improvements to the existing road network are necessary. The Application Site will largely form part of one of the major road junctions in the Kwu Tung North NDA.

#### **Previous Applications**

- 4.03 The Application Site is the subject of 8 previous approved applications (Application Nos. A/NE-KTN/24, 64, 98, 118, 136, 157; A/KTN/16 and 53) for similar open storage uses and port back-up uses. The last application (No. A/ KTN/53) was approved for a temporary medium goods vehicle and container tractor/trailer park on 2.11.2018 for 3 years up to 6.11.2021. All the approval conditions of the last application had been complied with.

### **5. DEVELOPMENT PROPOSAL**

#### **Proposed Development**

- 5.01 As the last application was expired on 6.11.2021, the Applicant seeks the Board's approval for continue using the Application Site for a temporary medium goods vehicle and container tractor/trailer park for a period of 3 years. The operation hours is the same as the last approved application (No. A/KTN/53) from 8am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

### **Site Layout and Design**

- 5.02 The Layout Plan in Figure 5 illustrates the site configuration, which is identical to the last approved application (No. A/KTN/53). The number of parking spaces remain unchanged with 15 parking spaces for container vehicles, 5 parking spaces for container tractors, 14 parking spaces for container trailers, 10 parking spaces for medium goods vehicles and 5 parking spaces for staff/visitors. A number of structures for using as site offices, staff rest rooms, guard house, meter room, washrooms, storage and parking are also provided at the Application Site. Compared with last approved application, there is minor change on the building height (from 2.4-5m to 2.4 -6.8m) of some structures to reflect the on-site situation.
- 5.03 The Application Site is fenced off by corrugated metal sheets which were painted dark green and approximately 3 metres high. The existing vehicular ingress/egress, which is located along the site boundary to its southeast and fronting Ho Sheung Heung Road, is about 8 metres wide and has been hard-paved. Adequate spaces are provided inside the Application Site for manoeuvring of vehicles.

### **Landscape and Tree Preservation Proposal**

- 5.04 In accordance with the approved landscape proposal of the last application (No. A/KTN/53) (see Figure-6), trees have already been planted around the perimeter of the Application Site. The implementation of the landscape proposal was considered satisfactory by the Planning Department. Should the current application be approved by the Board, the Applicant will continue to provide routine horticultural maintenance for the existing trees.

### **Drainage Facilities**

- 5.05 The existing drainage facilities have been constructed in accordance with the previously approved application (No. A/NE-KTN/98). These facilities, which have already received approval from the Drainage Services Department, will be maintained by the Applicant under this application.

### **Fire Services Installations**

- 5.06 The Applicant had provided fire service installations (FSIs) within the Application Site for compliance with approval condition of the last application (No. A/KTN/53). The implementation of FSIs was approved by the Fire Services Department. The Applicant will maintain the current FSIs within the Application Site.

### **Provision of Run-in and Site Access**

- 5.07 In accordance with the approved run-in and road widening proposal of the previous application (No. A/NE-KTN/118), all the necessary works was completed and considered satisfactory by the Transport and Highways Departments. The Applicant will continue to provide regular maintenance of the run-in/out under the current application.

## **6. JUSTIFICATIONS**

### **Genuine Parking Demand to Facilitate Cross Boundary Trade**

- 6.01 The Application Site is located in close proximity to the Man Kam To and Lok Ma Chau Boundary Crossings where legitimate parking facilities for container tractor/trailer are in very short supply. The applied use is not a public container vehicle park, but a car park being for parking of medium goods vehicles and container vehicles owned and operated by the Applicant. Given the circumstances in terms of locality, proximity, availability of land and accessibility, the Application Site would be the most practical, productive and viable utilization of land for the Applicant.

---

### **Temporary Use of the Application Site**

- 6.02 The Application Site falls within the area for the development of the Kwu Tung North New Development Area (NDA) which was rezoned from "Open Storage" to "Road", "Residential (Group B)", "Government, Institution or Community" and "Green Belt" since the gazettal of the Kwu Tung North OZP. In view of the fact that permanent change of land use and a long period of processing time would normally be required for the implementation of NDA, it can be foreseen that the implementation of NDA on the Application Site is still unlikely to be occurred within the next 2-3 years. As the temporary nature of the applied use would not contrary to the on-going development of NDA, the Applicant seeks the Board's permission for continue using the Application Site for temporary parking purpose in this interim period. The Applicant commits to relocate their business when the land resumption process commences.

### **Site with Previous Planning Approvals**

- 6.03 The Board has previously approved open storage uses and container vehicle/goods vehicle park on the Application Site for 8 occasions (Application Nos. A/NE-KTN/24, 64, 98, 118, 136, 157; A/KTN/16 and 53) since 1994. The Board's decision to approve the previous applications on the same site and a number of similar applications in the vicinity indicates that the Proposed Development is acceptable at this location.

### **Compliance with Previous Approval Conditions**

- 6.04 All approval conditions of the previous planning applications (Nos. A/NE-KTN/98, 118, 136, 157; A/KTN/16 and 53) had been complied with, including the submission and implementation of landscape/drainage proposals, provision of fire service installations and the run-in/out. The Applicant had also obtained a Short Term Waiver from the Lands Department to regularize the current structures on the Application Site. The required site improvement works had already been implemented and approved by the relevant Government departments, which indicates the Applicant's determination in operating the Proposed Development in a lawful manner. In this regard, sympathetic consideration could be given by the Board to this application.



### **Compatible with Surrounding Land Uses**

- 6.05 The current use is fully compatible with the high concentration of open storage and port back-up uses in the surrounding areas. Most of these developments are permitted as of right under the previous "OS" zone or have obtained planning permissions from the Board in the past. The Applicant is of the view that the current use is still considered compatible with the surrounding land uses in this interim period.

### **No Adverse Environmental Impact**

- 6.06 The applied use is complied with the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (Rev. Aug. 2005) as:

#### Air

- (a) the whole site has been hard-paved to avoid any fugitive dust impacts due to vehicle movements.

#### Sewage

- (a) drainage channels have been constructed to the satisfaction of Drainage Services Department.

#### Noise

- (a) the erection of 3m corrugated metal fencing and planting of periphery trees to minimize the noise nuisance.  
(b) prohibition of any operations during sensitive hours (i.e. 11:00pm to 8:00am).

As stated above, proper environmental mitigation measures have been adopted to soften the potential visual intrusion as well as minimizing any potential adverse impacts on the environment. In addition, the section of Ho Sheung Heung Road between the Application Site and the junction of Castle Peak Road – Kwu Tung is characterized by various types of open storage and vehicle parks with no village settlement along the road. In fact, the village settlements of Ho Sheung Heung and Kwu Tung Tsuen are located 400 metres to the east and 800 metres to the southwest of the Application Site, respectively. As such, the impact of the Proposed Development on the surrounding areas is considered to be insignificant.

### **No Adverse Traffic Impact**

- 6.07 The applied use is basically reflected the actual site conditions. The vehicular trip per day is considered acceptable and no traffic complaints were received in the last 10 years. As with the last application, most of the vehicles parked at the Application Site remain stationary and do not go in and out of the Application Site on a daily basis. As such, the potential traffic impacts on Ho Sheung Heung Road and Castle Peak Road – Kwu Tung would be minimal.

### **Importance of Existing Facilities**

- 6.08 The current facilities on the Application Site, which have been in operation since 1994, are a well-established and integral parking facility for the Applicant's container/medium goods vehicles. Its land ownership status and proximity to Man Kam To boundary crossing make it an ideal choice for the Applicant as the choices in the locality are limited. The importance of this strategically located parking facility serving the cross boundary trade, particularly in light of the current shortfall of suitable open storage and port back-up land, should not be overlooked and deserves sympathetic consideration by the Board.

---

## **7. CONCLUSION**

- 7.01 Owing to the proximity of the Application Site to the Man Kam To and Lok Ma Chau Crossings, the Fung Kong area has long been used to accommodate open storage and port back-up facilities. The Applicant has operated within the area for over 27 years and had previously secured planning approvals for the Application Site. Moreover, the Applicant has established and maintained important ties in this area, particularly in terms of client base, work force, etc. In this regard, it is vital that the Applicant's business operations remain in the area.
- 7.02 To facilitate the development of Kwu Tung North NDA, the Applicant will relocate their business when the land resumption process commences. The Applicant seeks sympathetic consideration from the Board to allow continuing using the Application Site in this interim period.

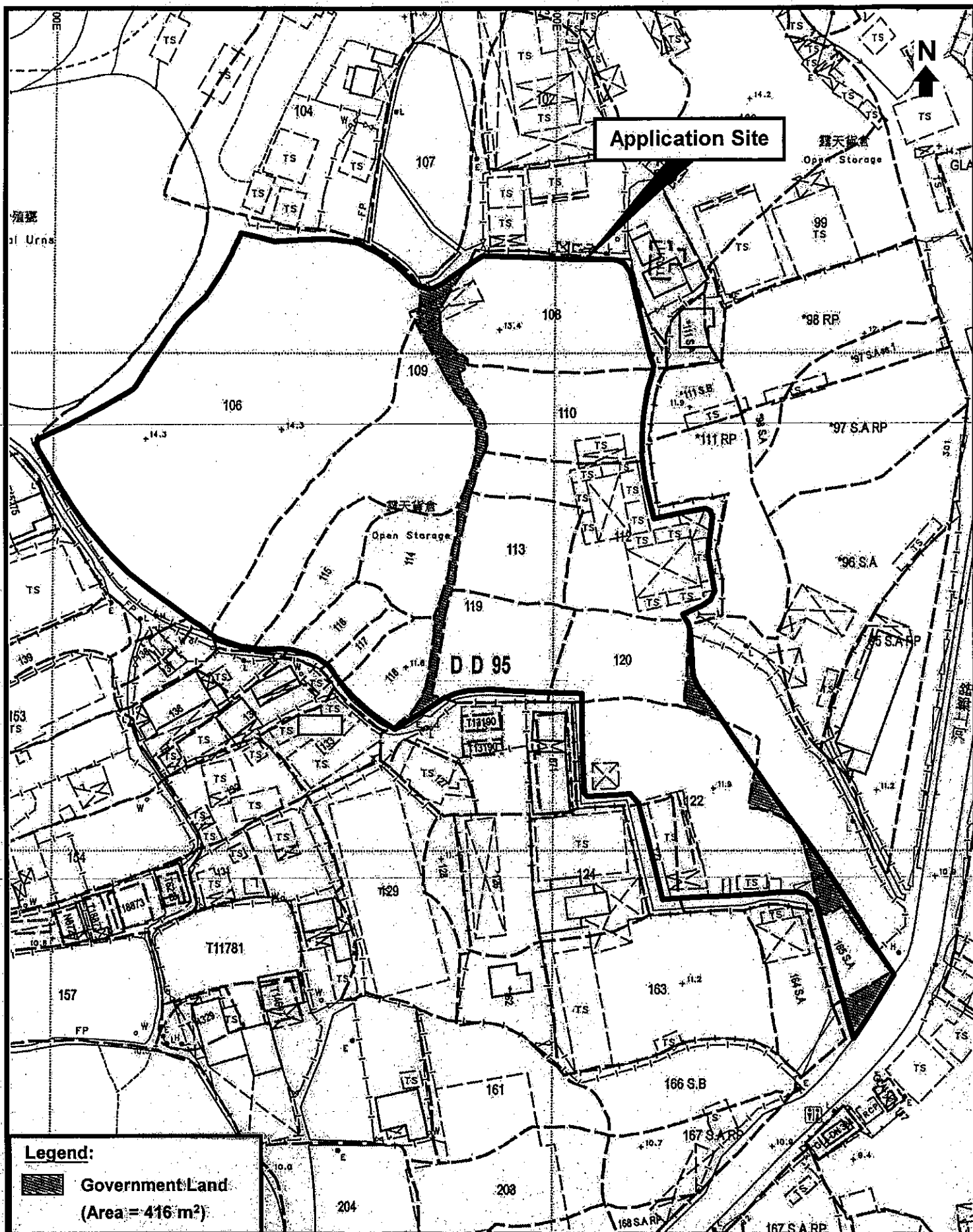
Top Bright Consultants Ltd.  
November 2021




## Location Plan

## FIGURE 1

**Date: 26.10.2021**



**Legend:**

 Government Land  
(Area = 416 m<sup>2</sup>)

 Top Bright Consultants Ltd.

Extracted from Lot Index Plan  
No. 2-SE-5C

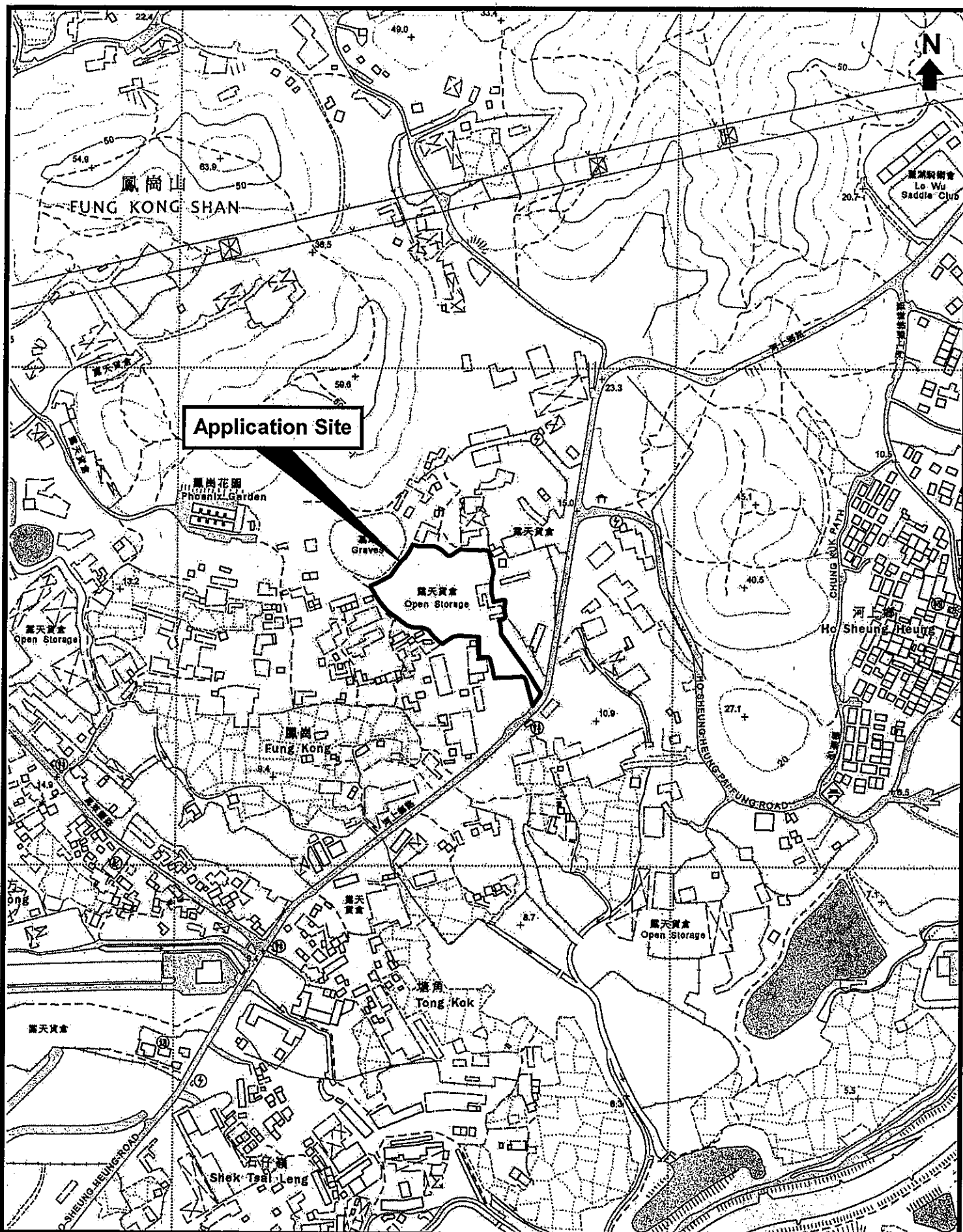
**Site Plan**

Scale 1 : 1 000

**FIGURE 2**

For Identification Purpose

Date: 26.10.2021



**Top Bright Consultants Ltd.**

Extracted Plan Based on Map  
Series HP5C of Sheet No.  
2-SE-B

## Plan Showing the General Area

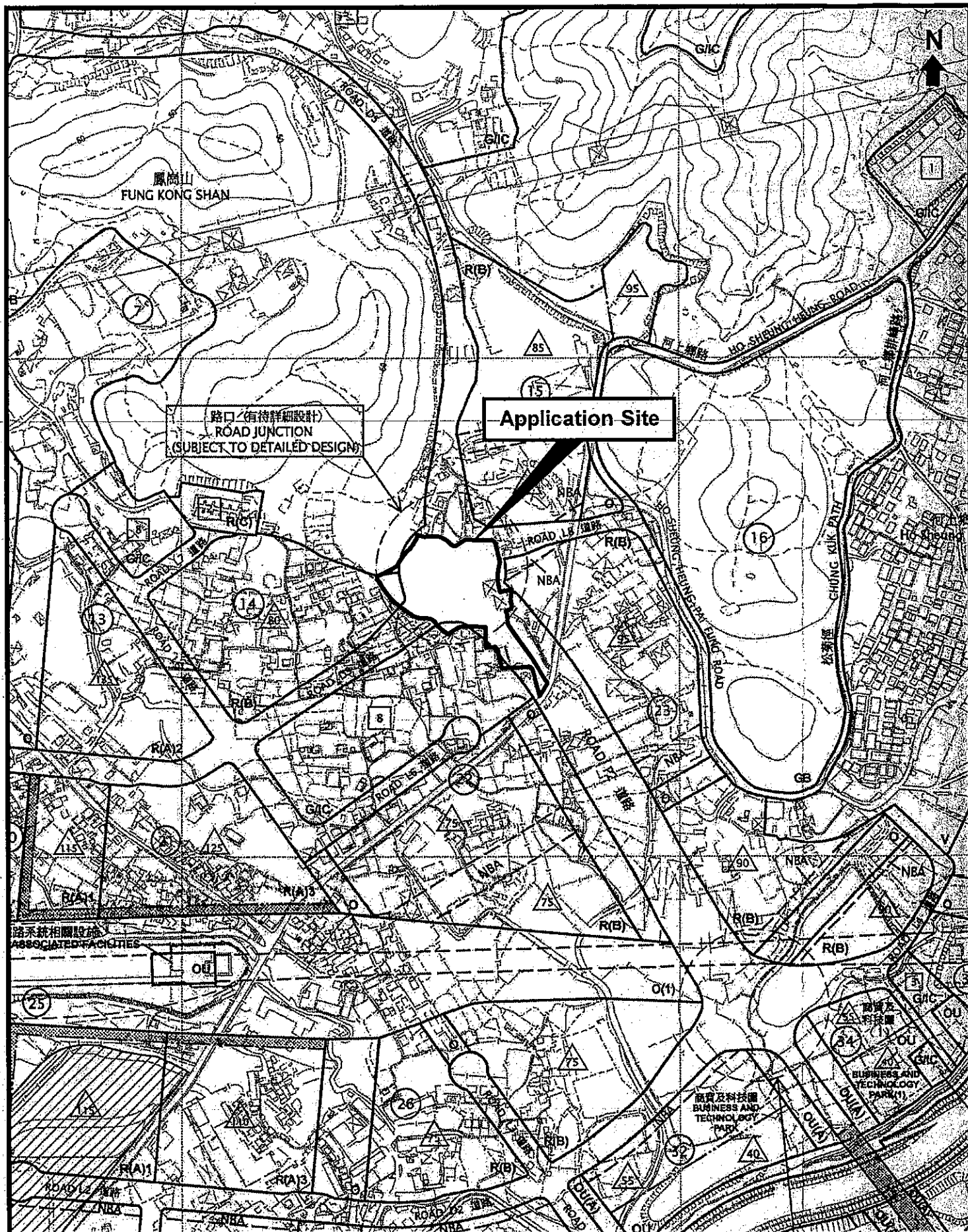
Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 26.10.2021





Extract from Kwu Tung North Outline Zoning Plan  
No. S/KTN/2 gazetted on 19.6.2015

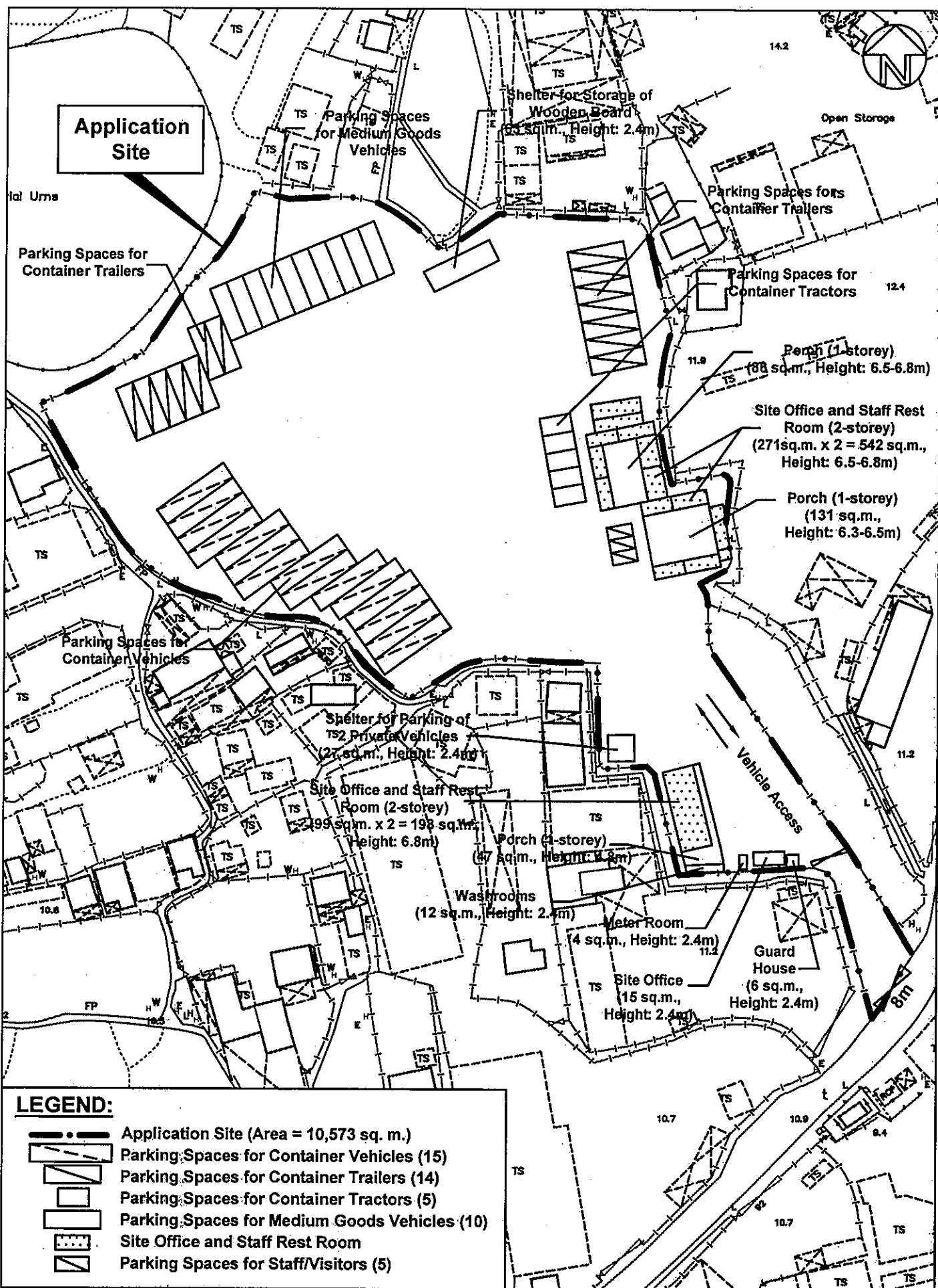
 Top Bright Consultants Ltd.

Scale 1 : 5 000

**FIGURE 4**

For Identification Purpose

Date: 26.10.2021



Top Bright Consultants Ltd.

Drawing No. :TB/21/728/05

## Layout Plan

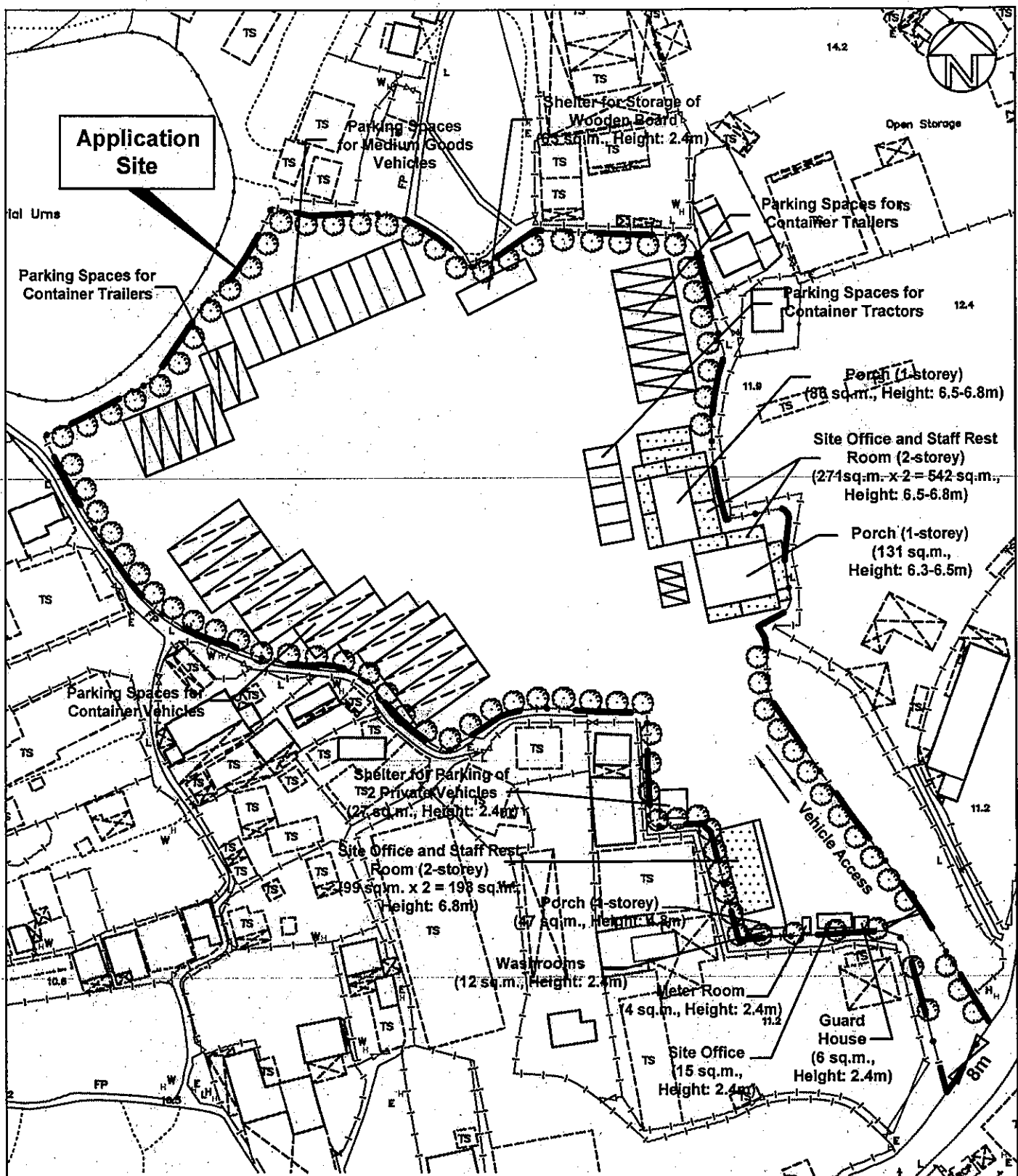
Various Lots and Adjoining Government Land  
in DD95, Ho Sheung Heung, Kwu Tung North, N.T.

## FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 26.10.2021

Scale: 1 : 1 000 (A4)



#### Plant Schedule:

Existing Trees to be Preserved		Spacing (centre to centre)	Size (height / span)	Quantity
TREES	Existing trees planted under previous application (No. A/NE-KTN/98) Ficus Benjamina and Bauhinia Blakeana	3000-4000mm	2750-3750mm	96



Top Bright Consultants Ltd.

Drawing No. :TB/21/728/06

### Landscape and Tree Preservation Proposal

Various Lots and Adjoining Government Land in DD95, Ho Sheung Heung, Kwu Tung North, N.T.

### FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 26.10.2021

Scale: 1 : 1 000 (A4)





才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 21/728A/L02

December 9, 2021

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point  
Hong Kong

By Email

Dear Sir/Madam,

**Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of Three Years in "Road", "Residential (Group B)", "Government, Institution or Community" and "Green Belt" zones at Lots 106(Part), 108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part), 116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 122(Part), 123(Part), 165SA(Part) and Adjoining Government Land in DD95, Ho Sheung Heung, Kwu Tung North, New Territories**

Please find the attached page and plans (revised application form p.12 and Figures 5A and 6A for the substitution of the original copy. The Site Boundary of Figures 5A and 6A have been revised to be identical to Figure 2.

Should you have any queries or require further information, please feel free to contact the undersigned at .

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

Adam Chow Tsz Nok

Encl.

c.c. The Motor Transport Company of Guangdong and Hong Kong Ltd. (the Applicant)

2021年 12月 1 0日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

10 DEC 2021

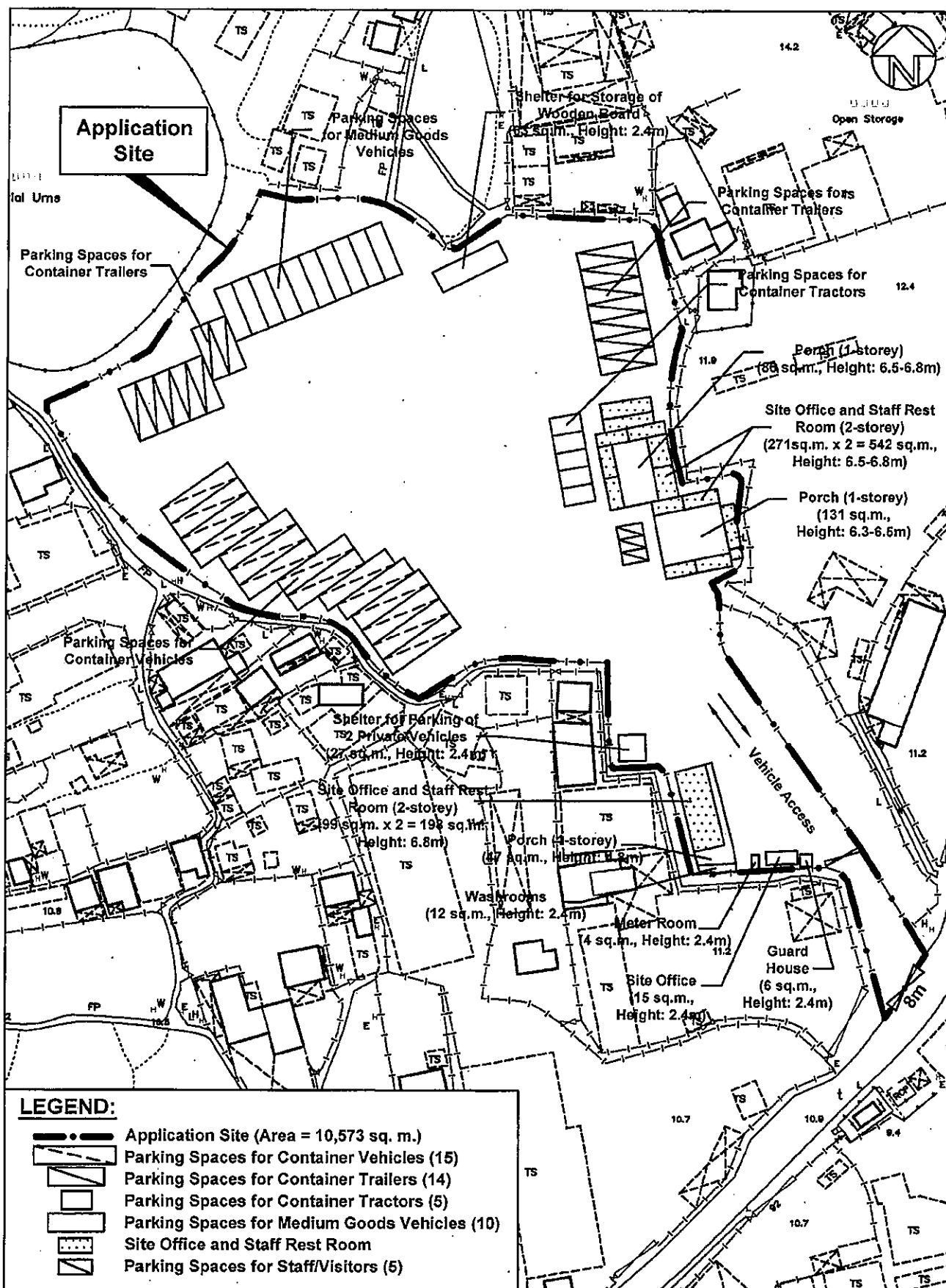
This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,131 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.4-6.8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	7 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		49
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Container Tractor Parking Spaces Container Trailer Parking Spaces Container Vehicle Parking Spaces		5 0 0 10 0  5 14 15
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)   		NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Location Plan, Site Plan, Plan Showing General Area,</b>		
Extract from Kwu Tung North Outline Zoning Plan No. S/KTN/2		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Top Bright Consultants Ltd.

Drawing No. :TB/21/728/05A

## Layout Plan

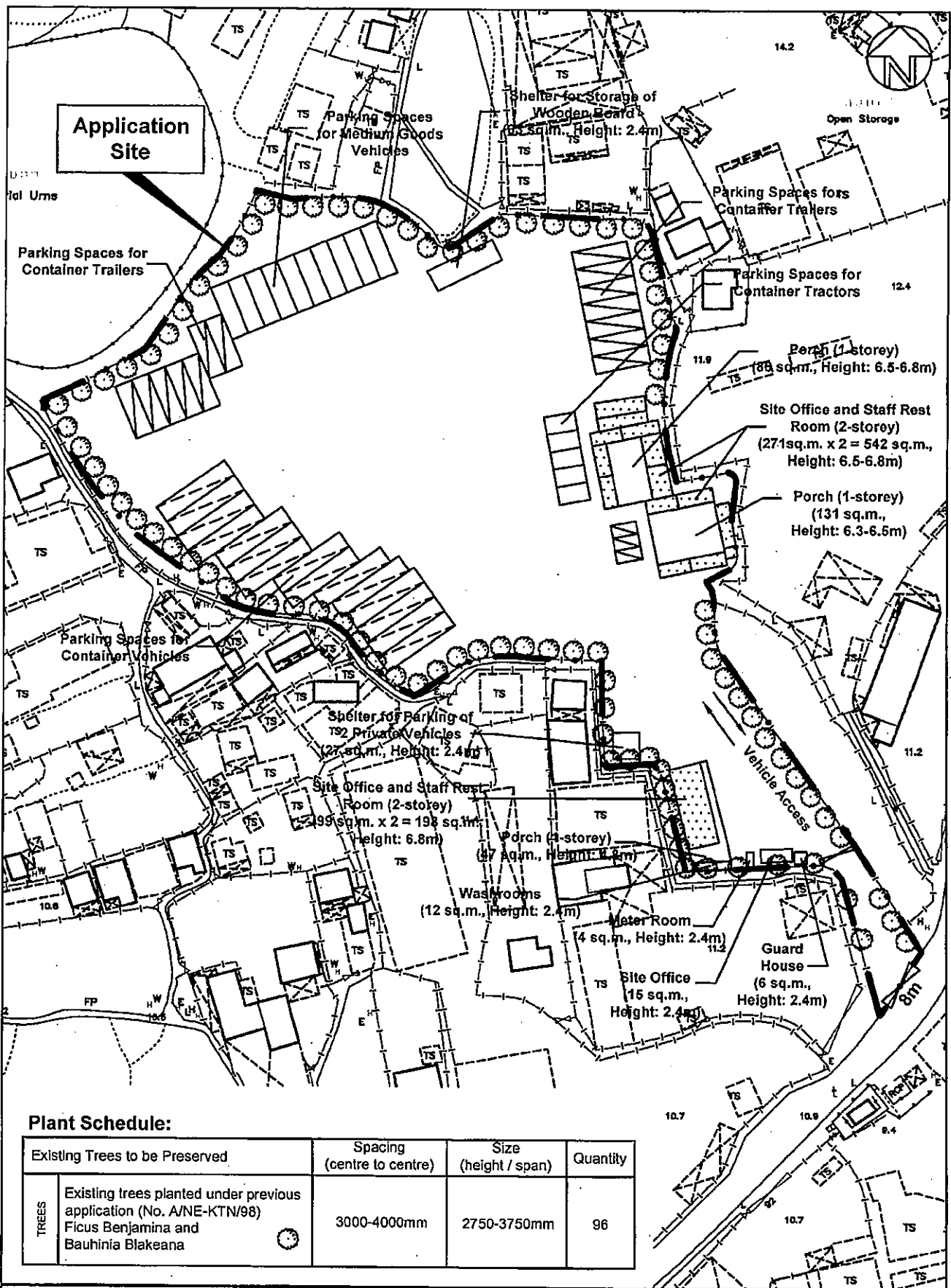
Various Lots and Adjoining Government Land  
in DD95, Ho Sheung Heung, Kwu Tung North, N.T.

## FIGURE 5A

FOR IDENTIFICATION PURPOSE

Date: 7.12.2021

Scale: 1 : 1 000 (A4)



Top Bright Consultants Ltd.

Drawing No. :TB/21/728/06A

## Landscape and Tree Preservation Proposal

Various Lots and Adjoining Government Land in DD95, Ho Sheung Heung, Kwu Tung North, N.T.

## FIGURE 6A

FOR IDENTIFICATION PURPOSE

Date: 7.12.2021

Scale: 1 : 1 000 (A4)





才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/KTN/82

Our Ref.: 21/728/L03

January 11, 2022

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point  
Hong Kong

By Email

Dear Sir/Madam,

Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of Three Years in  
"Road", "Residential (Group B)", "Government, Institution or Community" and "Green Belt" zones at  
Lots 106(Part), 108(Part), 109(Part), 110(Part), 112(Part), 113, 114, 115(Part), 116(Part), 117(Part),  
118(Part), 119(Part), 120(Part), 122(Part), 123(Part), 165SA(Part) and Adjoining Government Land in  
DD95, Ho Sheung Heung, Kwu Tung North, New Territories

---

(Application No: A/KTN/82)

We refer to the comment from the Lands Department on the captioned application and provide herewith our response as follows:

Lands Department's Comments:

The existing built-over area and the number of structures erected on site do not tally with those mentioned in the planning parameters of the application.

Our Response:

There are 12 structures for using as site offices, staff rest rooms, guard house, meter room, pump room, washrooms, storage and shelter for parking are provided at the application site. The pump room is 2m<sup>2</sup> and 1.22m high. The total Gross Floor Area and Covered Area of the application site are 1,133 m<sup>2</sup> and 763 m<sup>2</sup> respectively. The revised layout plan and landscape plan are attached for the substitution of the original copy and easy reference.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

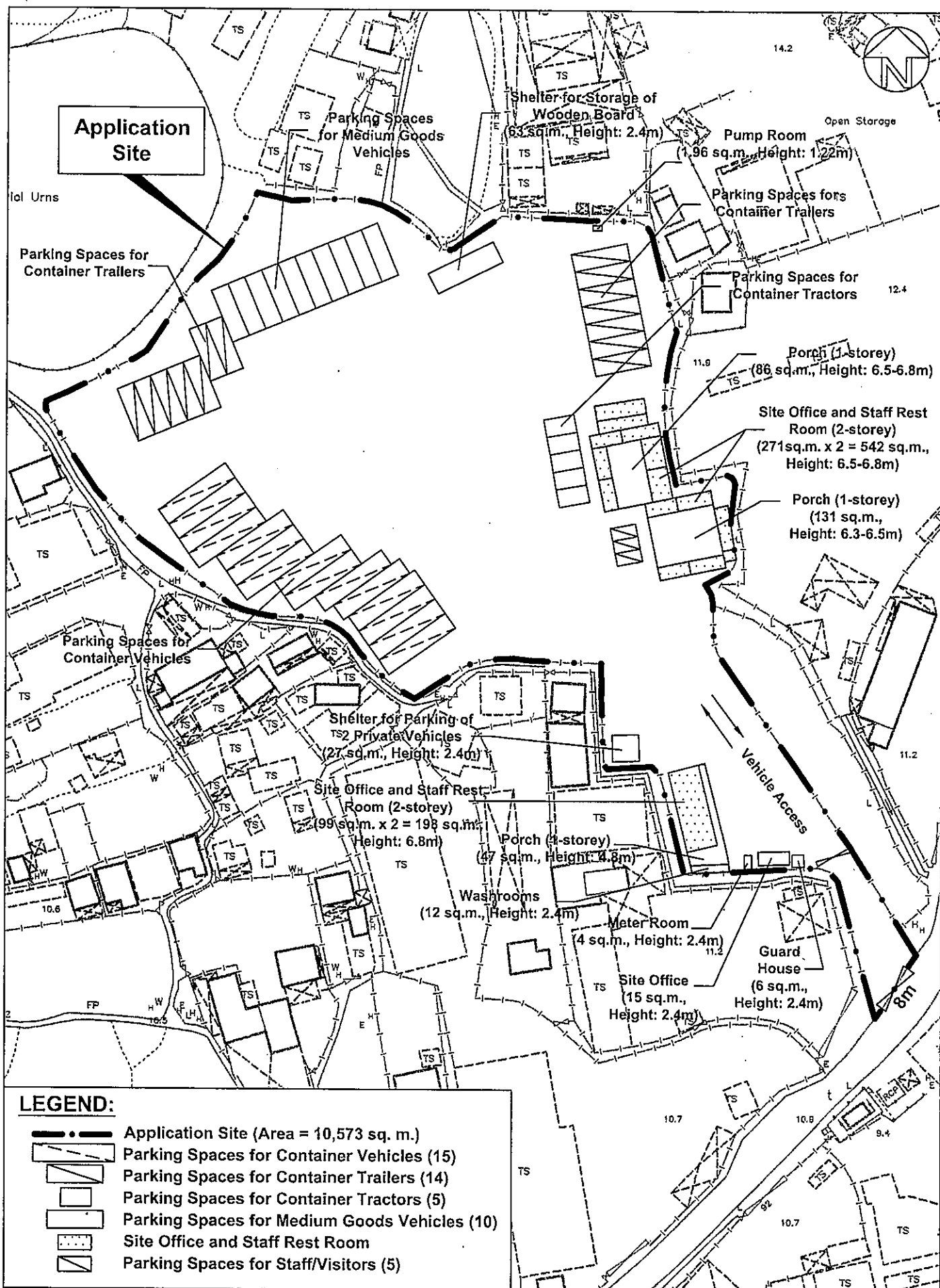
  
Adam Chow Tsz Nok

Encl.

c.c. The Motor Transport Company of Guangdong and Hong Kong Ltd. (the Applicant)







Top Bright Consultants Ltd.

Drawing No. :TB/21/728/05A

## Layout Plan

Various Lots and Adjoining Government Land  
in DD95, Ho Sheung Heung, Kwu Tung North, N.T.

## FIGURE 5A

FOR IDENTIFICATION PURPOSE

Date: 7.12.2021

Scale: 1 : 1 000 (A4)



**Relevant extract from the Town Planning Board Guidelines  
for Application for Open Storage and Port Back-up Uses  
(TPB PG-No. 13F)**

**3. Applications in New Development Areas (NDAs)**

- 3.1. The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development. For applications in NDAs with new/amended OZPs gazetted, the assessment criteria set out in the following paragraphs, instead of those in paragraph 2.1 above, should be adopted.
- 3.2. For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
- 3.3. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the OS and PBU uses. Applications will normally be

rejected unless under exceptional circumstances.

- 3.4. Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.
- 3.5. The above paragraphs are applicable to areas covered by the Kwu Tung North/Fanling North NDA and Hung Shui Kiu/Ha Tsuen NDA, as well as future NDAs upon the gazetting of the relevant new/amended OZPs for such areas.

**Previous s.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/DPA/NE-KTN/24	Proposed Container Trailer/Tractor Park	21.1.1994 Approved by RNTPC (3 years)	A1 – A5
A/NE-KTN/64	Temporary Lorry, Container Trailer/Tractor Park & Open Storage of Construction Machinery for a Period of 3 Years	14.5.1999 Approved by RNTPC (3 years)	A4, A6 & A7
A/NE-KTN/98	Temporary Open Storage of Container Trailers for Sale and Container Tractor/Trailer Park for a Period of 3 Years	4.7.2003 Approved by TPB on review (3 years)	A6, A8 – A10
A/NE-KTN/118	Temporary Open Storage of Container Trailers for Sale and Container Trailer/Tractor Park for a Period of 3 Years	7.7.2006 Approved by RNTPC (3 years)	A6, A8, A10 – A15
A/NE-KTN/136	Temporary Medium Goods Vehicle and Container Tractor/Trailer Park For a Period of 3 Years	24.7.2009 Approved by RNTPC (3 years)	A8, A10 - A12, A16, A17
A/NE-KTN/157 (for renewal)	Temporary Medium Goods Vehicle and Container Tractor/Trailer Park For a Period of 3 Years	20.7.2012 Approved by RNTPC (3 years)	A6, A8, A10, A12, A16 – A19
A/KTN/16	Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of 3 Years	6.11.2015 Approved by RNTPC (3 years)	A8, A10, A12, A17 – A18, A20
A/KTN/53 (for renewal)	Renewal of Planning Approval for Temporary "Medium Goods Vehicle and Container Tractor/Trailer Park" for a Period of 3 Years	2.11.2018 Approved by RNTPC (3 years)	A6 – A8, A12, A16 – A17, A19

**Approval Conditions:**

- A1      The provision of vehicular arrangement and re-provision of existing pavements
- A2      The provision of noise mitigation measures
- A3      The provision of sewage treatment and disposal facilities

- A4 The provision of drainage facilities
- A5 The provision of landscape planting
- A6 The submission and implementation of landscape proposals
- A7 The provision of peripheral fencing
- A8 No night-time operation between 7:00 p.m. to 8 a.m.
- A9 The submission and provision of drainage facilities
- A10 Revocation clause
- A11 The existing trees on the site should be maintained at all times
- A12 The drainage facilities on the application site should be properly maintained/ and rectified
- A13 The submission and implementation of an updated traffic impact assessment
- A14 The submission of proposals and the setting back the site boundary and improve the road bend in front of the site along Ho Sheung Heung Road
- A15 Commencement clause
- A16 No operation on Sundays and public holidays
- A17 The submission and the provision of proposals for fire service installations and water supplies
- A18 The existing fence on the application site should be properly maintained
- A19 The submission of a condition record of the existing drainage facilities on the site
- A20 The submission of a conditional record of the existing drainage facilities approved

#### **Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-KTN/92	Temporary Lorry and Container Trailer/Tractor Park for a Period of 3 Years	13.9.2002	R1

#### **Reject Reason**

- R1 There is no information in the submission to demonstrate no adverse environmental impact on the village houses in the surrounding areas

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211222-143035-58955

Reference Number:

提交限期

07/01/2022

Deadline for submission:

提交日期及時間

22/12/2021 14:30:35

Date and time of submission:

有關的規劃申請編號

A/KTN/82

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211231-152549-76572

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

31/12/2021 15:25:49

有關的規劃申請編號

The application no. to which the comment relates:

A/KTN/82

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. FUNG

意見詳情

Details of the Comment :

懷疑此場地有填高土地及阻塞或填封周圍排水渠道, 致鄰近居民近年經常受落雨水浸之苦, 及圍封居民由鳳崗村連接聯鳳堂及馬草壟之間的鄉村通道. 而且內有飯堂導至鄰近衛生等問題, 故反對今次續租之安排, 除非能解決渠道及通道問題.



5-3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/KTN/82

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

該村塢對庫区的交通造成非常  
嚴重阻礙，由其是村上鄉路出青  
山公路的丁字路口。

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature  日期 Date 2021.12.22

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pt



**A/KTN/82 DD 95 Ho Sheung Heung**

05/01/2022 01:38

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**A/KTN/82**

Lots 106 (Part), 108 (Part), 109 (Part), 110 (Part), 112 (Part), 113, 114, 115 (Part), 116 (Part), 117 (Part), 118 (Part), 119 (Part), 120 (Part), 122 (Part), 123 (Part), 165 S.A (Part) and Adjoining Government Land in D.D. 95, Ho Sheung Heung, Kwu Tung North

Site area : About 10,573sq.m Includes Government Land of about 416sq.m

Zoning : "Res (Group B)", "GIC", "Green Belt" and area shown as 'Road'

Applied use : 5 Cars / 10 Medium Goods Vehicle / 35 Container Parking

Dear TPB Members,

Applicant mentions 8 previous applications and that conditions had been fulfilled. How come then the most recent application required EIGHT extensions of time? Expectations would be that conditions would in full compliance from Day 1.

The lots are intended to house a new community so members must enquire as to what conditions were not being met.

Mary Mulvihill

**Advisory Clauses**

- (a) The Site falls within the Remaining Phase of Kwu Tung North New Development Area (KTN NDA) project. The Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.
- (b) To note the comments of the District Lands Officer/ North, Lands Department (DLO/N, LandsD):
  - i. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access.
  - ii. The applicant should make his/her own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government Land (GL) will be allowed for vehicular access to the Site for the proposed use.
  - iii. There are unauthorized structures erected on the lots and portions of adjoining GL are occupied without approval from his office. According to the revised layout plan submitted by the applicant, existing built-over area largely tallied with the development parameters of the planning application, except for the structures erected on Lot No. 112 in D.D.95. His office reserves the right to take necessary lease enforcement actions against the structures on private lots and land control actions against the irregularities on GL as appropriate.
  - iv. It is noted that one of the proposed structures would be built for toilet use. Any proposed toilet facilities should meet the current health requirements.
  - v. The owner(s) of the application lots shall apply to his office for a Short Term Waiver ("STW") and Short Term Tenancy ("STT") to cover all the actual occupation area and to regularize the unauthorized structures on site. The applications for STW and STT will be considered by 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 follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Director of Environmental Protection (DEP) in order to minimise any possible environmental nuisances as advised by DEP.
- (d) To note the comments of the Chief Town Planner/Urban Design & Landscape, PlanD (CTP/UD&L, PlanD) as follows:

The approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

(e) To note the comments of the Director of Fire Services (D of FS) as follows:

- i. The layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy.
- ii. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
- iii. The applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be informed upon receipt of formal submission of general building plans.

(f) To note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- i. Existing water mains are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on site.
- ii. If diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government Land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/ applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.
- iii. If diversion is not required, the following conditions shall apply:
  1. Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.
  2. Details of site formation works shall be submitted to Director of Water Supplies for approval prior to commencement of works.
- iv. No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
- v. No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.
- vi. No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.

- vii. Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to the water mains.

(g) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:

- i. If the existing structures are erected on lease land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under BO and should not be designated for any approved use under the captioned application.
- ii. Before any new building works to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirements under the Minor Works Control System. 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 BA 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. If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- v. Any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R).
- vi. The Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and emergency vehicular access shall be provided under Regulation 41D of the B(P)R.
- vii. 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 BA under Regulation 19(3) of the B(P)R at building plan submission stage.
- viii. Formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage.

