

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/695

- Applicant** : MTR Corporation Limited (MTRCL) represented by Townland Consultants Limited
- Site** : Government land (GL) at the junction of Dai Fuk Street and Dai Wah Street, Tai Po, New Territories
- Site Area** : About 4,180m²
- Land Status** : GL
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30
- Zoning** : Area shown as 'Road'
- Application** : Renewal of Planning Approval for Temporary Bus Maintenance Centre for a Period of Seven Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission to continue using the application site (the Site) for temporary bus maintenance centre for a further period of seven years (**Plan A-1**). The Site falls within an area shown as 'Road' on the approved Tai Po OZP No. S/TP/30. According to the covering Notes of the OZP, temporary use expected to be over 5 years in area shown as 'Road' requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use (i.e. MTR Tai Po Bus Maintenance Centre (TPBMC)) with valid planning permission until 8.12.2024.
- 1.2 According to the applicant, MTRCL is currently providing feeder bus services with four separate routes connecting MTR Tai Po Market Station to various locations in the Tai Po area. The TPBMC provides a range of regular maintenance services to support the feeder bus services in Tai Po, and also serves as an emergency maintenance backup for Tuen Mun Bus Depot in case of unexpected incidents and scenarios. The TPBMC consists of a single-storey maintenance shed connected to a 2-storey structure (accommodating ancillary offices, storage rooms, workshops, sewage treatment facilities and E&M facilities on G/F, and offices, conference rooms, workshops, staff rest room and other ancillary facilities on 1/F), a single-storey transformer room, a sprinkler tank and a fire services tank. It has a total GFA of about 1,575m² and a building height of not exceeding 10m. The TPBMC operates 24 hours daily from Mondays to Saturdays. There is no operation between 7:00 a.m. and 11:00 p.m. on Sundays. The site layout and floor plans submitted by the applicant are shown in **Drawing**

A-2 to A-4.

- 1.3 The Site is the subject of a previous planning application (No. A/TP/637) submitted by the same applicant for the same applied use approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2017. All approval conditions under that application have been complied with. Compared to the previous application No. A/TP/637, all development parameters and operation of the applied use remain unchanged.
- 1.4 In support of the application, the applicant has submitted the Application Form with supplementary planning statement received on 5.7.2024 (**Appendix I**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendix I**. They can be summarised as follows:

- (a) the current application is to seek renewal of planning approval under the previous approved application No. A/TP/637. Since there is no change to the existing parameters and operation of the applied use, adverse environmental, traffic, and quantitative risk impacts are not anticipated;
- (b) all approval conditions under the previous approved application No. A/TP/637 have been complied with, and the current application complies with relevant Town Planning Board Guidelines No. 34D on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D);
- (c) the bus services are essential to the Tai Po community as they extend from the catchment area of MTR Tai Po Market Station beyond the immediate 500m walking distance to ensure that Tai Po residents living along the routes are fully connected to the other parts of Hong Kong on a daily basis; and
- (d) renewal of the planning approval will facilitate renewal of the Temporary Occupation Permit (“TOP”) (to be expired after 8.12.2024) of the applied use, which is tentatively scheduled for submission to the Buildings Department (BD) in September 2024.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves GL only, the requirements as set out in the Town Planning Board Guidelines on satisfying the “Owner’s Consent/Notification” requirements under Sections 12A and 16 of the Town Planning Ordinance (the Ordinance) (TPB PG-No. 31A) are not applicable to the application.

4. Town Planning Board Guidelines

TPB PG-No. 34D is relevant to this application. The relevant assessment criteria are attached at **Appendix II**.

5. Previous Application

The previous application No. A/TP/637 for temporary bus maintenance centre for a period of seven years was approved by the Committee on 8.12.2017 mainly on considerations that the applied use was considered not incompatible with the surrounding areas, and no adverse department comments had been received. All approval conditions of the previous application have been complied with. Details of the previous application are summarised at **Appendix III** and its boundary is shown on **Plan A-1**.

6. Similar Application

There is no similar application for the applied use within areas shown as 'Road' on the OZP.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) hard-paved and occupied by the existing TPBMC;
- (b) abutting Dai Fuk Street to the north and Dai Wah Street to the east; and
- (c) within the consultation zone of a potential hazard installation (PHI) (i.e. Tai Po Gas Production Plant situated to the southeast of the Site).

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate south of the Site is the Hong Kong Institute of Construction (HKIC) Tai Po Training Ground, and to the north across Dai Fuk Street is a bus depot operated by the Kowloon Motor Bus Company (1933) Limited (KMB);
- (b) Tai Po InnoPark is located to the east of the Site, and mainly occupied by industrial buildings with building heights ranging from about 8mPD to 39mPD; and
- (c) the nearest residential developments (i.e. Riviera Lodge and Fu Shin Estate) are located to the northwest and southwest of the Site across Ting Kok Road and Yuen Shin Road respectively.

8. Planning Intention

The Site falls within an area shown as 'Road' on the OZP, which is reserved for a public transport interchange (PTI) on the approved Layout Plan No. L/TP 33/2.

9. Comments from Relevant Government Bureau/Departments

9.1 Apart from the government bureau and department as set out in paragraphs 9.1.1 and 9.1.2 below, all other relevant government departments consulted have no objection to or no adverse comment on the application. Their general comments

on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV** and **V** respectively.

Policy Aspect

9.1.1 Comments of the Secretary for Transport and Logistics (STL):

the concerned bus maintenance centre operated by MTRCL is necessary to ensure smooth and reliable day-to-day operations of MTR feeder buses by providing efficient repairs and maintenance support. In this regard, policy support is given to the application on the basis that the Site is used for maintenance of the buses of the MTR feeder routes.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) the bus maintenance centre has been in operation since July 2015. No major adverse traffic impact on the local road network has been received. In view of no change to the development parameters of the applied use, she considers that the application could be tolerated; and
- (b) there is no programme for the development of the PTI at the Site for the time being.

10. Public Comment Received During Statutory Publication Period

On 16.7.2024, the application was published for public inspection. During the statutory public inspection period, no public comment was received for the application.

11. Planning Considerations and Assessments

- 11.1 The application is for renewal of planning approval for the existing TPBMC for a further period of seven years at the Site which falls within an area shown as 'Road' on the OZP. While the Site is reserved for a PTI on the approved Layout Plan No. L/TP 33/2, C for T advises that there is no programme for the development of the PTI. The TPBMC is necessary to ensure smooth and available day-to-day operations of MTR feeder bus services. In this regard, STL has given policy support to the application. In view of the above and taking into account the planning assessments below, the renewal of planning permission for the applied use on a temporary basis for seven years could be tolerated.
- 11.2 The current proposal is the same as the previous approved scheme under application No. A/TP/6737 in terms of applied use, layout and development parameters. The applied use is considered not incompatible with the surrounding areas which are predominantly occupied by industrial buildings, HKIC Tai Po Training Ground, and KMB bus depot (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department has no objection on the application from landscape planning perspective as further adverse impact on the existing landscape resources arising from the applied use is not anticipated.

- 11.3 Other relevant departments including C for T, the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the renewal application from traffic, environmental, drainage and fire safety perspective respectively.
- 11.4 The application generally complies with the TPB PG-No. 34D in that there has been no material change in planning circumstances since the approval of the last application; all approval conditions for the previous application have been complied with; and the approval period sought which is for the same as the previous approval is not unreasonable.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, the Planning Department considers that the applied use could be tolerated for a further period of seven years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of seven years, and be renewed from 9.12.2024 until 8.12.2031. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no structure or support for any structure shall be erected within the area of drainage reserve at the Site during the planning approval period;
- (b) the maintenance of implemented drainage facilities during the planning approval period; and
- (c) if any of the above planning conditions (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

- 12.3 There is no strong planning reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses, if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with Supplementary Planning Statement received on 5.7.2024
Appendix II	Relevant extract of TPB PG-No. 34D
Appendix III	Previous Application
Appendix IV	General Comments from relevant Government Departments
Appendix V	Recommended Advisory Clauses
Drawings A-1 to A-6	Location Plan, Floor Plans, Sections and Elevations submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2024**