

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTN/52	Temporary Container Trailer/Tractor Park and Vehicle Repair Workshop for a Period of 12 Months	5.12.1997	A2, A4 & A9
A/NE-KTN/57	Industrial Use (Inspection and Handling of Recyclable Material)	28.8.1998	A2, A4, A7, A8 & A10
A/NE-KTN/81	Temporary Container Trailer Park and Open Storage for a Period of 3 Years	23.11.2001 (permission was revoked on 23.2.2002)	A2, A4, A7 & A12
A/NE-KTN/87	Temporary Vehicle Repair Workshop for a Period of 3 Years	12.4.2002	A2, A4, A7 & A8
A/NE-KTN/100	Temporary Vehicle Repair Workshop for a Period of 3 Years	16.5.2003	A3 & A5
A/NE-KTN/117	Temporary Vehicle Repair Workshop (including Container Vehicle Repair Yard) for a Period of 3 Years	19.5.2006	A3, A5 & A10
A/NE-KTN/134	Temporary Vehicle Repair Workshop (including Container Vehicle Repair Yard) for a Period of 3 Years	8.5.2009 (permission was revoked on 8.11.2009)	A3, A5 & A6
A/NE-KTN/145	Temporary Vehicle Repair Workshop (including Container Vehicle Repair Yard) for a Period of 3 Years	13.1.2012 (permission was revoked on 2.7.2012)	A1, A2, A5, A6 & A7
A/NE-KTN/160	Temporary Vehicle Repair Workshop (including Container Vehicle Repair Yard) for a Period of 3 Years	8.2.2013	A1, A2, A5, A6 & A7
A/NE-KTN/178	Renewal of Planning Approval for Temporary "Vehicle Repair Workshop (including Container Vehicle Repair Yard)" for a Period of 1 Year	7.2.2014	A1, A2, A5, A6, A7 & A11
A/KTN/10	Temporary Vehicle Repair Workshop (including Container Vehicle Repair Yard) for a Period of 3 Years	6.2.2015	A1, A3, A5, A6, A7 & A11

Approval Conditions:

- A1 No night-time operation between 8 p.m. and 8 a.m and no operation on Sundays and public holidays
 - A2 The submission and implementation of landscaping and/or tree preservation proposals
 - A3 Landscape plantings on the site shall be maintained
 - A4 The provision of drainage facilities
 - A5 The drainage facilities on the site should be maintained and/or the submission of a condition record of the existing drainage facilities
 - A6 The provision of proposals of water supplies for fire fighting and fire service installations
 - A7 The provision/maintenance of boundary fencing
 - A8 The provision of environmental mitigation proposals
 - A9 The provision of vehicular ingress/egress
 - A10 The provision of car-parking and loading/unloading spaces, vehicle manoeuvring area and vehicular access
 - A11 No parking and reverse movement of vehicles should be allowed on public road outside the site at any time
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- A12 No stacking of containers should be allowed on the site

Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the actual occupation area does not tally with the Site nor the Short Term Wavier (STW)/Short Term Tenancy (STT) boundary. It is noted that there are structures erected within the Site. Although the total built-over area of the structures is within the development parameters mentioned in the application, it is noted that total built-over area is larger than the permitted one under respective STWs and STT. The aforesaid structures are not acceptable under the Leases concerned and his office reserves the right to take necessary lease enforcement and land control actions against the aforesaid structures. Meanwhile, applicant should make its own arrangement for acquiring access. The Government shall accept no responsibility in such arrangements;
 - (ii) the owners of the lots concerned shall apply to his office for regularization of STW and STT covering all the actual occupation area. The application for STW/STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If they are approved, their commencement dates would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of fee/rental and administrative fees as considered appropriate by his office;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that part of the existing vehicular access between Ho Sheung Heung Road and the Site falls on unallocated Government land (UGL) which is outside HyD's maintenance purview. The applicant is required to sort out the maintenance responsibility of the affected UGL with DLO/N;
- (c) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimize the potential environmental impacts on the adjacent area;
- (d) to note the comments of the Chief Town Planner/Urban Design & Landscape, PlanD that the existing trees planted under previous approval condition in general require proper tree maintenance. One tree at the northwestern corner is dead and requires tree replacement;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) as follows:
- (i) if the existing structures are erected on leased land without approval of Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers/ open sheds as temporary

buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Building (Planning) Regulations 5 and 41D of the Building(Planning) Regulations respectively;
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development density shall be determined under Regulation 19(3) of the Building(Planning) Regulation at the building plan submission stage; and
- (f) to note the comments of the Director of Fire Services (D of FS) that Emergency Vehicular Access arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD.
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