

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation.

No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)*/ Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|----|-------------------------------|--|---|-------------------------------------|
| 1. | DPA/YL-NTM/10 | Temporary Container Vehicle Park (3 Years) | 23.7.1993 (3 Years) | 3, 4, 5, 17, 18 |
| 2. | A/YL-NTM/11 | Temporary Container Trailer/Tractor Park (5 Years) | 18.10.1996 (5 Years) | 1, 2, 3, 4 |
| 3. | A/YL-NTM/121 | Temporary Container Trailer/Tractor Park with ancillary Vehicle Repair Workshop (3 Years) | 25.1.2002 (3 Years) | 2, 3, 5, 6, 11 |
| 4. | A/YL-NTM/185 | Temporary Container Trailer/Tractor Park (3 Years) | 29.7.2005 (3 Years) | 1, 2, 7, 8, 9a, 10a, 11 |
| 5. | A/YL-NTM/229 | Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use (3 Years) | 19.9.2008 (3 Years) | 8, 9a, 9b, 10b, 11, 12, 13a |
| 6. | A/YL-NTM/266 | Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use (3 Years) | 19.8.2011 (3 Years) | 8, 9a, 9b, 10b, 11, 12, 13b, 14, 15 |
| 7. | A/YL-NTM/307 | Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use (3 Years) | 12.9.2014 (3 Years) | 8, 9a, 9b, 10b, 11, 12, 13b, 14, 15 |
| 8. | A/YL-NTM/348 | Temporary Public Vehicle Park (including Container Vehicles) and Ancillary Tyre and Repairing Use (3 Years) | 8.12.2017 (3 Years) | 8, 9a, 9b, 10b, 11, 12, 13a, 16 |

Approval Condition(s):

- 1 provision of a vehicular access linking the site with Kwu Tung Road
- 2 paving and/or fencing of the site to minimise dust impact of vehicular movement
- 3 submission and implementation of drainage proposals/provision of drainage facilities
- 4 submission and the implementation of landscaping
- 5 submission and provision of sewage disposal proposals/facilities
- 6 submission and implementation of environmental mitigation proposals/measures.
- 7 no vehicle repair workshop should be permitted at the site
- 8 landscape planting on the site should be maintained at all times
- 9a drainage facilities on the site should be maintained all the times
- 9b submission of a condition record of the existing drainage facilities
- 10a provision of a 9-litres water type/3 kg dry powder fire extinguisher for the site office
- 10b submission and implementation of fire service installations proposal
- 11 revocation clause
- 12 no night-time operation between 11:00 p.m. and 7:00 a.m.
- 13a no operation on Sundays or public holidays between 5:00 p.m. and 10:00 a.m;
- 13b no operation on Sundays or public holidays between 5:00 p.m. and 7:00 a.m.;
- 14 vacation of the site at the time of the Northern Link railway development
- 15 the submission and implementation of run-in proposal
- 16 submission and provision of buffer area within the site fronting Kwu Tung Road
- 17 submission and implementation of a layout plan
- 18 implementation of precautionary measures to ensure that the exist slope and ditch will not be adversely affected by the proposed vehicular access

**Similar Planning Applications for
Port Back-up Uses (Vehicle Parks) within the same "Open Storage" Zone
on the Ngau Tam Mei Outline Zoning Plan**

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s) / Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|-----|---------------------------|--|---|--|
| 1. | A/YL-NTM/230 [@] | Temporary Container Tractor/ Trailer Park with Ancillary Repair Areas (3 Years) | 19.6.2009 (3 Years) [revoked on 26.8.2011] | 1, 7, 15b, 16, 18, 21a, 24b, 26 |
| 2. | A/YL-NTM/233 [@] | Temporary Container Vehicle Park and Container Storage Area with Ancillary Repairing Workshop (3 Years) | 27.3.2009 (3 Years) [revoked on 27.6.2011] | 1, 7, 11, 17, 18, 21a, 22, 24a, 26, 27, 28 |
| 3. | A/YL-NTM/238 [@] | Temporary Container Vehicle Park with Ancillary Repairing Workshop use (3 Years) | 10.7.2009 (3 Years) [revoked on 10.6.2011] | 2, 6, 7, 17, 18, 21b, 22, 26, 27 |
| 4. | A/YL-NTM/241 [@] | Temporary Cargo Handling, Forwarding Facilities and Container Vehicle Park (3 Years) | 6.11.2009 (3 Years) | 1, 2, 7, 12a, 16, 21b, 25, 26 |
| 5. | A/YL-NTM/247 [@] | Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen (3 years) | 19.3.2010 (3 Years) [revoked on 19.12.2010] | 1, 2, 7, 18, 21b, 22, 26, 29 |
| 6. | A/YL-NTM/248 | Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicles) (3 years) | 9.4.2010 (3 years) | 7, 17, 18, 21b, 22, 24a, 26, 30, 31 |
| 7. | A/YL-NTM/253 | Temporary Container Vehicle Park (3 Years) | 24.9.2010 (3 Years) | 7, 18, 21a, 22, 24a, 26, 29, 32 |
| 8. | A/YL-NTM/257 | Renewal of Planning Approval for Temporary Public Vehicle Park (Including Private Cars and Container Vehicles) (5 Years) | 28.1.2011 (5 Years) | 1, 7, 21c, 21a, 23, 24a, 24b, 20, 32 |
| 9. | A/YL-NTM/258 | Temporary Container Tractor/ Trailer Park (3 Years) | 28.1.2011 (3 Years) | 2, 7, 18, 19a, 21a, 22b, 23, 24a, 26 |
| 10. | A/YL-NTM/260 | Temporary Lorry, Container Tractor/Trailer Park with Ancillary workshop and Staff Canteen (3 Years) | 4.3.2011 (3 Years) | 1, 2, 7, 18, 21c, 21d, 24a, 26, 29 |
| 11. | A/YL-NTM/262 | Renewal of Planning Approval for Temporary container storage and container vehicle park with ancillary repairing workshop (3 years) | 6.5.2011 (3 Years) | 1, 7, 11b, 13c, 21d, 26 |
| 12. | A/YL-NTM/268 | Renewal of planning approval of temporary container trailer and tractor park | 2.12.2011 (5 Years) | 7, 18, 21c, 21a, 24a, 26 |

| <u>Application No.</u> | <u>Proposed Use(s) / Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|------------------------------|--|--|--|
| | (5 years) | | |
| 13 A/YL-NTM/269 [®] | Temporary Container Tractor/Trailer Park with Ancillary Repair Areas (3 Years) | 6.1.2012 (3 Years) [revoked on 18.5.2012] | 1, 7, 16, 21a, 24a, 24b, 26, 33 |
| 14 A/YL-NTM/272 [®] | Temporary Cargo Handling, Forwarding Facilities and Container Vehicle Park (3 Years) | 4.5.2012 (3 Years) | 1, 5, 18, 16, 21a, 24a, 26, 35 |
| 15 A/YL-NTM/278 | Temporary Container Vehicle Park with ancillary Office and Storage (3 Years) | 15.3.2013 (3 Years) | 1, 2, 5, 7, 17, 21c, 22, 26, 27 |
| 16 A/YL-NTM/287 | Temporary Public Vehicle Park (Private Car and Container Vehicles) and ancillary Offices (3 Years) | 5.4.2013 (3 Years) | 7, 9, 17, 18, 21c, 21b, 22, 24a, 26 |
| 17 A/YL-NTM/298 | Temporary Lorry and Container Tractor/Trailer Park with Ancillary Workshop and Staff Canteen (3 Years) | 25.4.2014 | 1, 7, 18, 21a, 22d, 24a, 26, 34 |
| 18 A/YL-NTM/300 | Temporary Container Trailer/Tractor Park (3 Years) | 9.5.2014 (3 Years) | 1, 7, 21c, 21a, 24a, 26 |
| 19 A/YL-NTM/301 [®] | Renewal of Planning Approval for Container Storage and Container Vehicle Park with ancillary Repairing Workshop (3 Years) | 6.12.2014 (3 Years) [revoked on 6.12.2014] | 1, 5, 7, 11, 11a, 18, 21c, 21b, 24a, 26, |
| 20 A/YL-NTM/326 | Temporary Container Vehicle Park with ancillary facilities (including Site Offices and Staff Restroom) (3 Years) | 4.12.2015 (3 Years) | 7, 18, 21c, 21d, 24a, 26 |
| 21 A/YL-NTM/335 | Temporary Public Vehicle Park (Including Private Cars and Container Vehicles) (5 Years) | 22.4.2016 | 1, 5, 7, 18, 21a, 22a, 24a, 26, 32 |
| 22 A/YL-NTM/339 | Temporary Public Vehicle Park (Private Car and Container Vehicles) and Ancillary Offices (3 Years) | 14.9.2016 | 1, 7, 9, 18, 21e, 22, 24a, 26, 32 |
| 23 A/YL-NTM/342 | Renewal of Planning Approval for Temporary Lorry and Container Tractor/ Trailer Park with Ancillary Workshop and Staff Canteen (3 Years) | 7.4.2017 | 2, 7, 18, 21a, 22d, 26, 34 |
| 24 A/YL-NTM/343 | Temporary Container Tractor and Trailer Park (3 Years) | 23.6.2017 | 2, 7, 18, 21a, 22, 26, 32 |
| 25 A/YL-NTM/358 | Proposed Temporary Public Vehicle Park (Private Cars and Container Vehicles), Vehicle Repair Workshop, Open Storage of Construction Material and Ancillary Offices for a Period of 3 Years | 4.5.2018 | 1, 2, 5, 9, 20, 21c, 21e, 36 |
| 26 A/YL-NTM/380 | Temporary Container Vehicle Park with Ancillary Facilities (Including Site Offices and Staff Rest Rooms) for a Period of 3 Years | 1.2.2019 | 1, 2, 18, 21a, 22, 26, 32, 35 |
| 27 A/YL-NTM/393 | Temporary Warehouse (Excluding Dangerous | 1.11.2019 | 2, 5, 18, 21b, 21c, |

| <u>Application No.</u> | <u>Proposed Use(s) / Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|------------------------|--|--|--------------------------------|
| | Goods Godown), Goods Vehicle Park (Not Exceeding 24 Tonnes) and Container Carrying Cargo Weighing Station with Ancillary Site Office and Staff Canteen for a Period of 3 Years | | 26, 35 |

@ Denotes planning permission revoked

Approval Conditions

1. The submission and implementation of landscaping (and tree preservation)(Compensatory planting scheme) proposals/provision of replacement planting
2. The submission and implementation/provision of drainage proposals/Drainage Impact Assessment (DIA)/flood mitigation measures.
3. The submission and implementation of sewage treatment and disposal proposals.
4. The submission and implementation of environmental mitigation measures proposals.
5. The provision of paving, and/or fencing, and/or screening to the site.
6. The design and provision/implementation of vehicular access to the application site.
7. Revocation clause.
8. The reinstatement of the application site to an amenity area upon the expiry of the planning permission.
9. No vehicle without a valid licence is allowed to be parked on the site.
10. The provision of a right of way.
11. The stacking height of the materials/containers stored within 5 metres of the periphery of the application site should not exceed the height of the boundary fence.
12. No vehicle repairing, and/or fuelling, and/or washing, and/or dismantling activities are allowed on the site
- 12a. No recycling activities and canteen use were permitted at the site
13. The permission shall cease to have effect on _____ unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.
14. The submission of a layout plan of the site showing the disposition of the proposed use including arrangement of the vehicular and pedestrian access.
- 15a. The provision, management and maintenance of the vehicular access.
- 15b. The implementation of the traffic management measures including construction of passing bays and installation of traffic signs
- 15c. The submission of Traffic Impact Assessment (TIA) and the provision of traffic mitigation measures identified in the TIA
- 15d. The submission of vehicular access proposals including swept path analysis
16. No night-time operation.
17. Setback site boundary to avoid road or drainage or other works project coordinated or implemented by Government departments
18. Maintenance of the landscape (including preservation of existing trees)/drainage facilities/paving and fencing/sewerage disposal during the approval period.
19. No container trailer/tractor is allowed to be parked on the site.

- 19a. No operation for container trailer/tractor parking than 20-feet is allowed on the site
20. The provision of a 9-litres water type/3kg dry powder fire extinguisher/street fire hydrant.
- 21a. No operation on Sundays or public holidays
- 21b. No operation between 5/6 pm and 8/10 am on Sundays or public holidays.
- 21c. No night-time operation between 6:00p.m./11:00 p.m. and 7:00 a.m./8:00 a.m/9:00 p.m.
- 21d. No operation between 7 am and 10 am and between 5 pm and 11 pm on Sundays or public holidays
- 21e. No operation between 6 pm and 8 pm/11p.m. on Sundays or public holidays
22. No night-time operation on Mondays to Saturdays between 7:00 p.m./11:00 p.m. and 7:00 a.m./8:00 a.m
- 22a. No night-time operation on Mondays to Saturdays between 11:00 p.m. and 7:00 a.m
- 22b. No night-time operation between 7:00 p.m. and 8:00 a.m
23. The submission and implementation of run-in proposals.
- 24a. The submission of a condition record of the existing photographic drainage facilities on site.
- 24b. The submission of a condition record of the completed drainage facilities on site.
25. The submission of a tree monitoring report.
26. The submission and provision of fire service installations.
27. A clearance of at least 1.5m from the centerline of the existing water mains.
28. The stacking height of the materials/containers stored at any other location within the site should not exceed 7/8 units at any time.
29. Vacation of the site at the time of the development of government projects
30. Only one ingress / egress point is allowed.
31. The ingress / egress gate of the application site should be set back to permit at least one vehicle waiting in front of the gate without occupying the spaces of public road and footway outside the gate.
32. No cutting, dismantling, melting, cleansing, repairing or other workshop activities.
33. Provision of right of way for DSD and its representative to reach an existing stream to carry out regular and emergency work.
34. No material is allowed to be stored/dumped and no vehicle is allowed to be parked within 1m of any tree on the Site at all times.
35. No reversing vehicle in or out / to queue back to from the site is allowed.
36. No storage of cement, sand, chemical products and dangerous goods is allowed on the site.

Rejected Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Main Reasons for Rejection</u> |
|----|------------------------|--|--|---------------------------------------|
| 1. | A/YL-NTM/242 | Proposed Temporary Container Storage Yard and Container Vehicle Park with Ancillary Vehicle Repair Workshops and Site Offices (3 Years) | 6.11.2009 | 2, 5 |
| 2. | A/YL-NTM/254 | Temporary Container Tractor and Trailer Park (with Ancillary Repair Activities) (3 Years) | 28.1.2011 | 2 |
| 3. | A/YL-NTM/265 | Temporary Container Vehicles and Goods Vehicles | 2.9.2011 | 2 |

| | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Main Reasons for Rejection</u> |
|----|------------------------|---|--|---------------------------------------|
| | | Repair Yard (3 Years) | | |
| 4. | A/YL-NTM/289 | Temporary Cargo Handling and Forwarding Facility, Warehouse, Container Vehicle Park with Ancillary Office (3 Years) | 19.4.2013 | 1, 2 |
| 5. | A/YL-NTM/292 | Temporary Cargo Handling, Forwarding Facilities and Container Vehicle Park (3 Years) | 27.9.2013 | 1, 2, 3 |

Rejection Reasons

1. There is insufficient information/No technical assessment in the submission to demonstrate that the development would not have adverse environmental/drainage/agricultural/traffic impact(s) on the surrounding areas.
2. Not in line with TPB PG-No.13E in that there was adverse departmental comments regarding the possible adverse environmental/drainage/agricultural/traffic impact(s).
3. Approval of the application with repeated non-compliance would set an undesirable precedent for other similar planning applications for temporary uses which are also subject to the requirement to comply with the approval conditions, thus nullifying statutory planning control.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government. No permission is given for occupation of GL of about 300 m² in area (subject to verification) included into the Site. The act of occupation of GL without Government's prior approval is not allowed. The private land of Lot Nos. 2794 and 2963RP in D.D. 102 are covered by a Short Term Waiver (STW) No. 2796 to permit structures for the purpose of "Ancillary use to container tractor/trailer park with ancillary vehicle repair workshop". The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The applicant has to either exclude the remaining GL from the application site or apply for a formal approval prior to the actual occupation of the remaining GL. Moreover, the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that they shall not be responsible for the maintenance of any access connecting the application site and Kwu Tung Road; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Chief Highway/ Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD) that the Site falls within the Administrative Route Protection (ARP) Boundary and Area of Influence (AOI) of the proposed Northern Link (NOL), which is a recommended railway scheme under the Railway Development Strategy 2014. Although the programme and the alignment of the proposed NOL are still under review, those areas within the ARP Boundary and AOI may be required to be vacated at the time for the construction of the NOL and subject to nuisance, such as noise and vibration of the proposed NOL;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is advised to avoid damaging the trees in the vicinity during operation;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is asked to provide DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to a comprehensive set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. The applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from Director of Environmental Protection (DEP) shall be obtained. The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the Site in future. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site;
- (f) to note the comments of the Commissioner for Transport (C for T) that the land status of the local access should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
- (g) to note the comments of the Chief Building Surveyor/ New Territories West, Buildings Department (CBS/NTW, BD) that the if the existing structures are erected on leased land without approval of the BD, they are unauthorized under the BO and should not be designated for any approved use under the application. Before any new building works (including site offices as temporary buildings) are to be carried out on the site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BA to affect 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 works or UBW on the site under the BO. The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.