

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

1. On 17.10.2008, 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. 13E) were promulgated by the Town Planning Board, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: 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: 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 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 applications relevant technical assessments/proposals 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 merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

- (a) there will be a general presumption against development on sites of less than 1,000 m² for open storage uses and 2,000 m² for port back-up uses in rural areas, 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 uses 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)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTS/136	Open storage of vehicles/spare parts and construction machinery (time limit not specified)	25.9.1998 approved for 2 years	(1), (2), (4), (7)
2	A/YL-KTS/204	Temporary open storage of vehicles/spare parts, construction machinery and bamboo (time limit not specified)	3.3.2000 approved for 3 years [revoked on 3.12.2000]	(1), (2), (3), (4), (5)
3	A/YL-KTS/220	Temporary open storage of vehicle/spare parts, construction machinery and bamboo and container trailer park for 3 years	28.7.2000	(1), (2), (3), (4), (5)
4	A/YL-KTS/298	Temporary open storage of container trailers for sale, vehicle/spare parts and construction materials for 3 years	15.8.2003 approved for 18 months	(1), (3), (4), (6), (7), (8), (9)
5	A/YL-KTS/333	Temporary open storage of container trailers for sale, vehicles/spare parts and construction materials for 18 months	28.1.2005 approved for 1 year	(3), (4), (8), (10), (11), (12)
6	A/YL-KTS/371	Temporary open storage of container trailers for sale, vehicles/spare parts and construction materials for a period of 2 years	16.6.2006	(1), (8), (11), (12), (13)
7	A/YL-KTS/427*	Renewal of planning approval for temporary "open storage of container trailers for sale, vehicles/spare parts and construction materials" use under Application No. A /YL-KTS/371 for a period of 2 years	6.6.2008	(3), (4), (8), (10), (11), (12), (14)
8.	A/YL-KTS 485*	Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years	30.4.2010 Approved for 18 months after review [revoked on 15.3.2011]	(1), (2), (3), (4), (8), (9), (10), (14)

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
9.	A/YL-KTS/558*	Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years	18.5.2012 approved for 18 months [revoked on 18.11.2012]	(1), (2), (3), (8), (11), (14)

**Except A/YL-KTS/427, 485 and 558 which were approved under the "Other Specified Uses" annotated "Rural Use" zone, all the previous applications were approved under the then "Undetermined" zone on the Kam Tin South Outline Zoning Plan.*

Approval Conditions

- (1) Submission and implementation of landscaping/tree preservation proposal.
- (2) Submission and implementation of drainage proposal / provision of drainage facilities.
- (3) Revocation of planning approval if condition is not complied with at any time/by specified date.
- (4) Reinstatement of the site after the expiry of the planning approval.
- (5) Fencing of the site.
- (6) Vehicular access arrangement.
- (7) Provision of environmental mitigation measures.
- ~~(8) No dismantling/maintenance/repairing/washing/paint spraying/workshop activities~~
- (9) Painting of the boundary fencing.
- (10) Maintenance of landscape planting and/or drainage facilities.
- (11) Restriction on operation hours.
- (12) Maintenance of solid boundary wall / fencing.
- (13) Setting back of the development from the works limit of the "Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai Drainage Improvement Stage 1, Phase 2B" project.
- (14) Submission and implementation of fire service installations proposal or provision of fire service installations.

Appendix IV of RNTPC
Paper No. A/YL-KTS/751B

Similar Applications within the Same "OU(RU)" Zone on
approved Kam Tin South Outline Zoning Plan

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
1.	A/YL-KTS/444	Proposed temporary open storage of vehicles and vehicle parts for a period of 3 years	24.10.2008 [revoked on 4.8.2009]	(1), (2), (4), (5), (6), (7), (8), (10), (11)
2.	A/YL-KTS/467	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for a period of 3 years	10.7.2009	(1), (2), (3), (4), (5), (6), (7), (8)
3.	A/YL-KTS/470	Temporary open storage of new coaches and new vehicles parts for a period of 3 years	7.8.2009 [revoked on 7.2.2010]	(1), (2), (4), (5), (6), (7), (8), (10)
4.	A/YL-KTS/479	Temporary open storage of new coaches and new vehicles parts with ancillary workshop for a period of 3 years	4.12.2009 approved for 1 year [revoked on 4.10.2010]	(1), (2), (4), (5), (6), (7), (8), (10)
5.	A/YL-KTS/493	Renewal of planning approval for temporary open storage of forklifts for a period of 3 years under Application No. A/YL-KTS/396	11.6.2010 (for 1 year) [revoked on 22.4.2011]	(1), (2), (3), (4), (5), (6), (7), (8)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
6.	A/YL-KTS/496	Renewal of planning approval for temporary "open storage of vehicles, metal, plastic pipes, machinery, vehicle parts and construction materials" use under application No. A/YL-KTS/397 for a period of 3 years	25.6.2010	(1), (2), (3), (4), (5), (6), (7), (8)
7.	A/YL-KTS/501	Proposed temporary open storage of construction machinery, private cars and vehicle parts for a period of 3 years	10.9.2010 [revoked on 10.12.2010]	(1), (2), (3), (4), (5), (6), (7), (8)
8.	A/YL-KTS/503	Temporary Open Storage of Container Trailers for sale, Vehicles/Spare Parts and Construction Materials for a Period of 2 Years	24.9.2010 [revoked on 31.7.2012]	(1), (2), (3), (4), (5), (6), (7), (8)
9.	A/YL-KTS/527	Temporary open storage of forklifts for a period of 3 years	4.3.2011	(2), (4), (5), (6), (7), (8), (13)
10.	A/YL-KTS/531	Temporary open storage of vehicles and vehicle parts for a period of 3 years	15.4.2011 [revoked on 15.2.2012]	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (14), (15), (16)
11.	A/YL-KTS/541	Temporary open storage of forklifts for a period of 3 years	5.8.2011 [revoked on 5.1.2013]	(1), (2), (3), (4), (5), (6), (7), (8), (13)
12.	A/YL-KTS/567	Renewal of Planning Approval for Temporary "Open Storage of Electricity Generators and Compressors with Maintenance Work" under Application No. A/YL-KTS/467 for a Period of 3 Years	6.7.2012 (for 1 year)	(1), (2), (3), (4), (5), (6), (7), (8), (12), (13), (16), (17), (18)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
13.	A/YL-KTS/569	Temporary open storage of new coaches and new vehicle parts with ancillary workshop for a period of 3 years	16.11.2012 (on review) (for 1 year) [revoked on 16.2.2013]	(1), (2), (4), (5), (6), (7), (8), (10), (12), (13), (16)
14.	A/YL-KTS/575	Temporary Open Storage of Vehicles for a Period of 3 Years	25.1.2013	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (14), (16),
15.	A/YL-KTS/586	Temporary Open Storage of Container Trailers for Sale, Vehicles/ Spare Parts and Construction Materials and Workshop for a Period of 3 Years	21.12.2013 [revoked on 21.7.2013]	(2), (3), (4), (5), (6), (7), (8), (12), (13), (16),
16.	A/YL-KTS/602	Renewal of Planning Approval for Temporary "Open Storage of Electricity Generators and Compressors with Maintenance Work" for a Period of 3 Years	5.7.2013	(1), (2), (3), (4), (5), (6), (8), (11), (12), (16), (17)
17.	A/YL-KTS/603	Renewal of Planning Approval for Temporary "Open Storage of Vehicles, Metal , Plastic Pipes, Machinery, Vehicle Parts and Construct ion Materials" for a Period of 3 Years	5.7.2013	(1), (2), (3), (4), (5), (6), (8), (11), (17)
18.	A/YL-KTS/630	Temporary Open Storage of Forklifts for a Period of 3 Years	26.9.2014 [revoked on 26.12.2014]	(1), (2), (3), (4), (5), (6), (8), (11), (17)
19.	A/YL-KTS/635	Temporary Open Storage of Forklifts for a Period of 3 Years	4.4.2014	(1), (2), (4), (5), (6), (7), (8), (11), (12), (16)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
20.	A/YL-KTS/641	Renewal of Planning Approval for Temporary "Open Storage of Electricity Generators and Compressors with Maintenance Works" for a Period of 3 Years	27.6.2014	(1), (2), (3), (4), (5), (6), (7), (8), (11), (12), (13), (17)
21.	A/YL-KTS/653	Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years	12.12.2014	(1), (2), (4), (5), (6), (7), (8), (12), (13)
22.	A/YL-KTS/669	Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 3 Years	3.7.2015 (for 1 year)	(1), (2), (3), (4), (5), (6), (7), (8), (11), (12), (13), (16),
23.	A/YL-KTS/706	Renewal of Planning Approval for Temporary "Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials" for a Period of 3 Years	24.6.2016	(1), (2), (3), (4), (5), (6), (7), (8), (12), (13), (16)
24.	A/YL-KTS/708	Renewal of Planning Approval for Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 1 Year	24.6.2016	(1), (2), (3), (4), (5), (6), (7), (8), (11), (12), (13), (16),
25.	A/YL-KTS/719	Proposed Temporary Open Storage of Construction Machinery, Private Cars and Vehicle Parts for a Period of 3 Years	3.2.2017	(1), (2), (3), (4), (5), (6), (7), (8), (12), (18)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
26.	A/YL-KTS/731	Renewal of Planning Approval for Temporary "Open Storage of Forklifts" for a Period of 3 Years	17.3.2017	(2), (4), (5), (6), (7), (8), (12), (13), (18),
27.	A/YL-KTS/740	Renewal of Planning Approval for Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 1 Year	23.6.2017	(1), (2), (3), (4), (5), (6), (7), (8), (11), (12), (13), (17), (18)
28.	A/YL-KTS/757	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years	24.11.2017	(1), (2), (11)

Approval Conditions

- (1) No dismantling/maintenance/car washing/cleansing/assembling/repairing/paint spraying/workshop activities to be carried out on site.
- (2) Restriction on operation hours/time.
- (3) Provision/maintenance of boundary fence.
- (4) Submission and implementation of landscape/tree preservation proposal or provision/maintenance/replacement of existing trees/ landscape planting or submission of six-monthly tree monitoring report.
- (5) Submission and implementation of drainage proposal /maintenance of existing drainage facilities
- (6) Revocation of planning approval if condition is not complied with at any time/by specified date.
- (7) Reinstatement of the site after the expiry of the planning approval.
- (8) Submission and implementation of emergency vehicular access/water supply for fire fighting/fire service installations proposal
- (9) Setting back of the development
- (10) No medium or heavy vehicles or container trailers/tractors are allowed for the operation of the site.
- (11) Restriction on stacking height of the materials stored within the site.
- (12) Provision of fire extinguisher
- (13) Submission of the record of the existing drainage facilities
- (14) Submission of a run-in proposal at Kam Sheung Road and provision of a run-in

at Kam Sheung Road

- (15) Implementation of the replacement tree planting
- (16) No vehicular reversing in or out from the site
- (17) Maintenance of access/run-in between the site and the public road
- (18) No vehicle is allowed to queue back to or reverse onto/from of public road

Rejected Applications

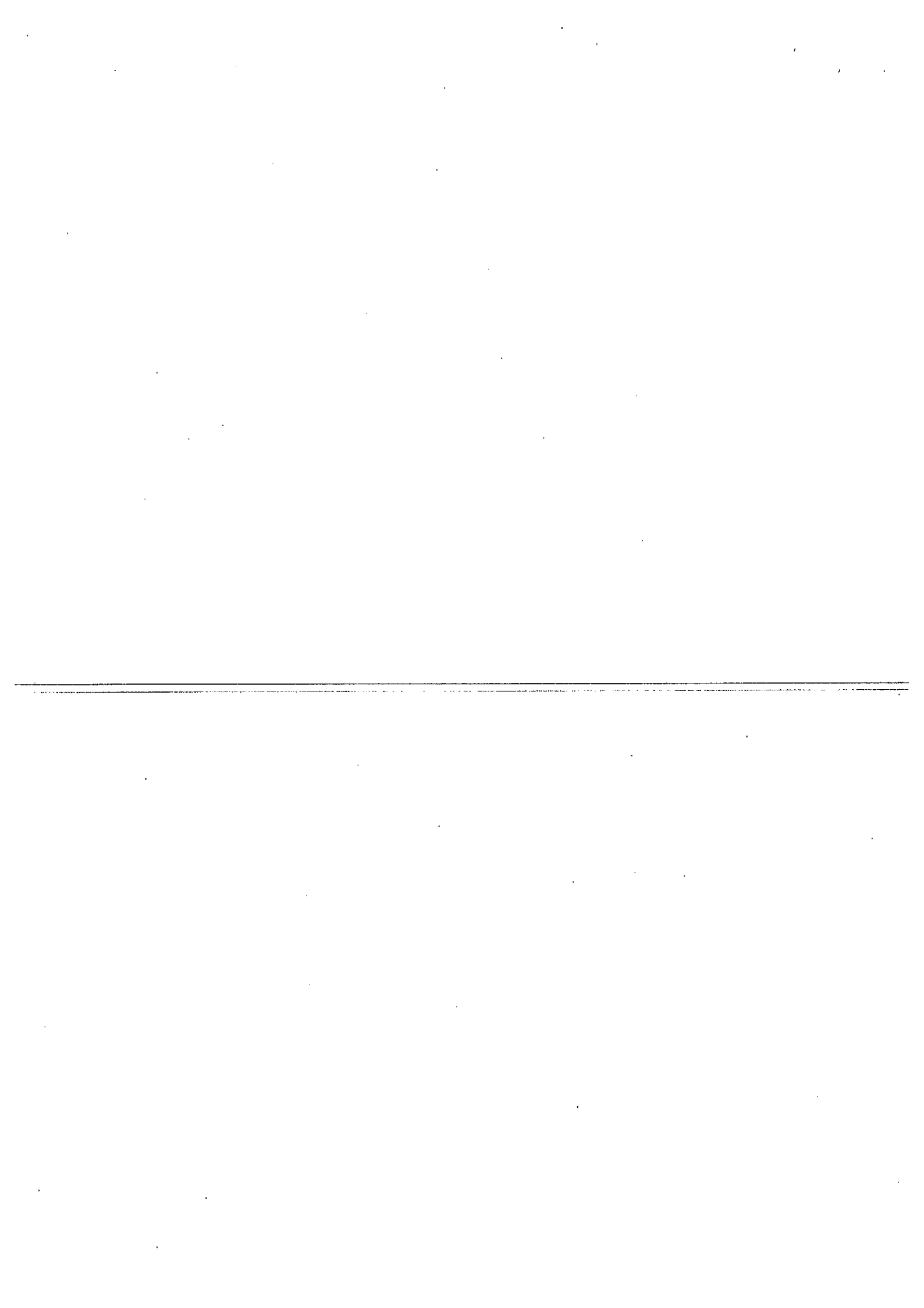
	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1.	A/YL-KTS/525	Temporary open storage of new coaches and new vehicles parts with ancillary workshop for a period of 3 years	2.9.2011	(4), (5)
2.	A/YL-KTS/572	Proposed temporary open storage of construction materials, construction machinery and vehicle parts for a period of 3 years	10.8.2012	(1), (2), (3)
3.	A/YL-KTS/589	Temporary open storage of machinery and containers for storing vehicle parts and mechanical parts for a period of 3 years	11.1.2013	(1), (2), (3), (6)
4.	A/YL-KTS/616	Temporary open storage of new coaches and new vehicle parts with ancillary workshop for a period of 1 year	22.11.2013 [review rejected 5.9.2014]	(4), (5)
5.	A/YL-KTS/664	Proposed temporary open storage of private cars (including new right-hand drive and second hand cars) for sale for a period of 3 years	22.5.2015	(1), (3), (5)

Rejection Reasons

- (1) the development was not in line with the planning intention of the “OU(RU)” zone.
- (2) the application did not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that the development was not compatible with the surrounding land uses; no previous approval was granted; there were adverse departmental comments against the applied use;

and/or the development would generate adverse environmental, drainage, landscape and traffic impacts.

- (3) the approval of the application would set an undesirable precedent for similar uses to proliferate in the "OU(RU)" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.
- (4) the continuation of the temporary open storage use at the site would jeopardize the compatible permanent uses hence the planning intention of the "OU(RU)" zone and contradict with existing and future residential land uses in the vicinity.
- (5) the application did not comply with TPB PG-No. 13E in that the applicant failed to demonstrate the genuine efforts in complying with the approval conditions of the previous applications, and that there were adverse departmental comments and public objections against the application
- (6) the applicant failed to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas.



Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the Drainage Proposal:

- i. The gradients and dimension of the proposed u-channels should be shown on the drainage plan.
- ii. Drainage channel should be provided along the peripheral of the Site to prevent the surface runoff from overflowing to adjacent site and to intercept overland flow.
- iii. The invert levels of the proposed catchpits should be shown on the drainage plan for reference.
- iv. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, should be indicated on plan. The relevant connection details should be provided for comment.
- v. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal work. In the case that it is a local village drains, DO/YL should be consulted.
- vi. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the development.
- vii. The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan;
- viii. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given.
- ix. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- x. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

Comments of the Director of Fire Services (D of FS) on the Fire Service Installations (FSIs) Proposal:

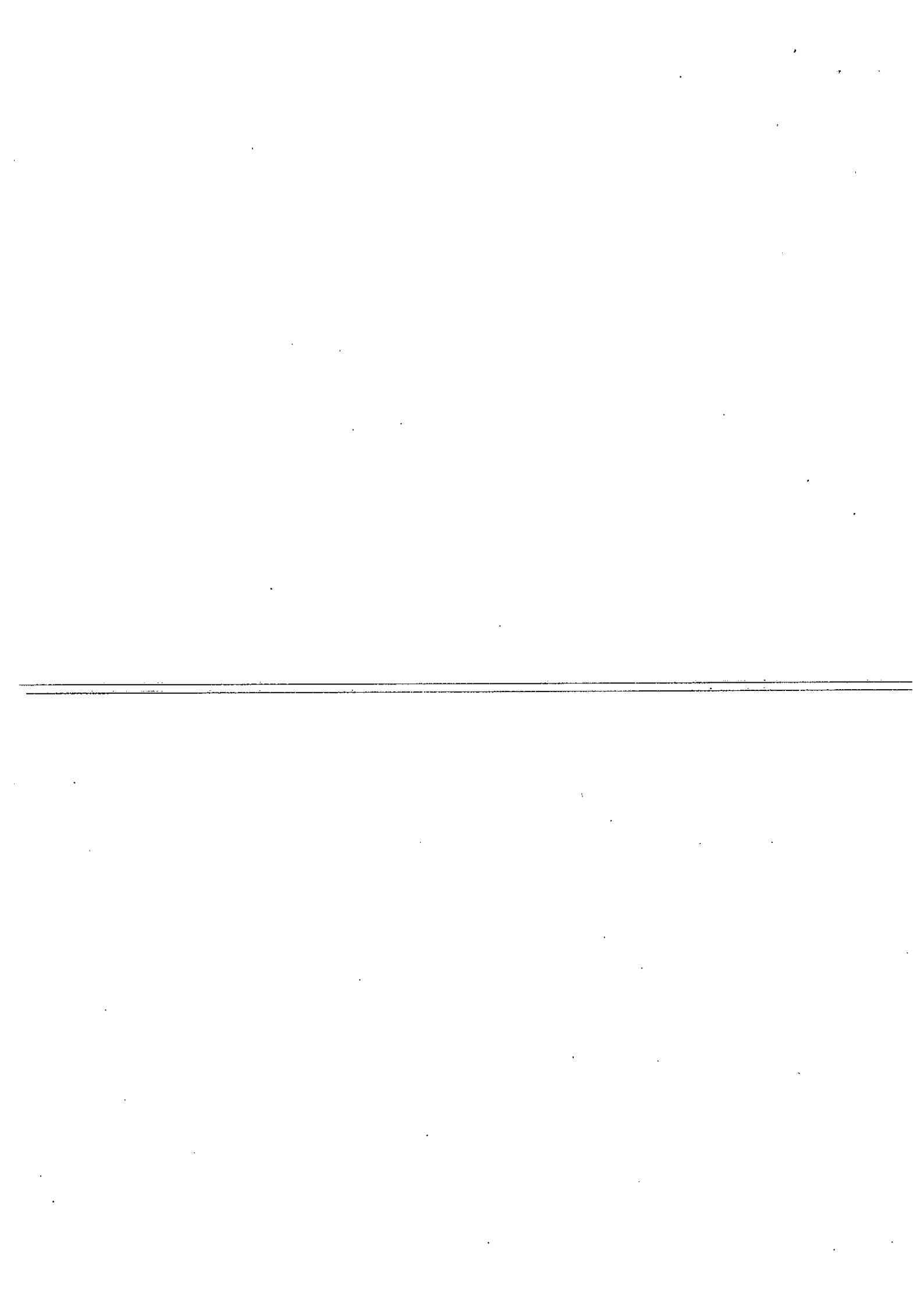
- i. The applicant should clarify whether there is open storage of combustibles.
 - ii. F.S. Notes for all FSIs shall be provided and clearly indicated on plan(s).
 - iii. The shed which is opened on 4 sides should also be marked on plan(s). Fire extinguishers shall be provided to the shed and clearly indicated on plan(s).
 - iv. The following FSIs shall be provided to the workshop:
 - (a) Sprinkler system in accordance with LPC Rules incorporating BSEN 12845:2003, CL 3/2006 and CL 3/2012;
 - (b) Fire alarm system and a modified hose reel system supplied by a 2m³ FS water tank;
 - (c) Emergency lighting in accordance with BS5266-1:2011 and BS EN 1838:2013;
 - (d) Exit sign in accordance with FSD Circular Letter No. 5/2008; and
 - (e) Fire extinguishers.
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Good Practice Guidelines for Open Storage Sites

Good Practice Guidelines for Open Storage Sites

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.



Advisory clauses

- (a) should the applicant fail to comply with the approval conditions resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) prior planning permission should have been obtained before commencing the applied use at the site;
- (c) resolve any land issues relating to the development with the concerned owners of the site;
- (d) note DLO/YL's comments that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The Site is accessible to Kam Sheung Road via Government land (GL) and private land. His office provides no maintenance works for the GL involved and does not any guarantees right-of-way. The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures shall not exceed relevant airfield height limit within SKAHRA. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (e) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by TD. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) note CHE/NTW, HyD's comments that HyD is not and shall not be responsible for the maintenance of the existing vehicular access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (g) to adopt environmental mitigation measures as set out in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP;
- (h) note CTP/UD&L, PlanD’s comments that the applicant shall be reminded of the importance of proper tree care. All store materials within 1m of existing trees should be removed to prevent damage to the trees. Useful information is available for reference in the Pictorial Guide for Tree Maintenance (http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) and the Handbook of Tree Management (Chinese Version: https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html) published by the GLTM Section, DEVB;
- (i) note CE/MN, DSD’s detailed comment on the submitted drainage proposal at **Appendix V** of this RNTPC paper.
- (j) note CBS/NTW, BD’s comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. 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. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with 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;
- (k) note DAFC’s comments that the applicant should adopt good site practices and implement water pollution control measures as necessary in order to avoid affecting the nearby watercourse;

- (l) note CE/C, WSD's comments that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolved any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (m) note D of FS's comments that in consideration of the design/nature of the proposed structures, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Also, good practice guidelines for open storage at **Appendix VI** of this RNTPC paper should be adhered to. Moreover, to address the condition on provision of fire extinguisher(s), the applicant should submit a valid fire certificate (FS 251) to his department for approval. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. His detailed comments on the submitted FSIs proposals are at **Appendix V** of this RNTPC paper.

