

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 × 40m	3m

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

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the site;
- (b) the permission is given to the use(s) and development under application. It does not condone any other use(s) and development which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use(s) and development not covered by the permission;
- (c) to note the comments of the District Lands Officer/Islands, Lands Department that the Site might be subject to land resumption at any time before the expiry of the planning permission;
- (d) to note the comments of the Commissioner for Transport that the access to the Site involves existing village accesses which are currently not managed by Transport Department;
- (e) to note the comments of the Director of Environmental Protection that the applicant is advised to implement appropriate environmental measures recommended in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize environmental nuisances;
- (f) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department that the Site is within an area where neither stormwater nor sewerage connection maintained by Drainage Services Department is available in the vicinity at present. The applicant is advised that adequate drainage works should be provided such that no adverse drainage impact would be induced to the areas in the vicinity and stormwater generated would be prevented from entering rivers/ streams;
- (g) to note the comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (BD) that if there are existing structures which had been erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application. For unauthorized building works (UBW) erected on leased land, enforcement action may be taken by 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. In case there is/ are proposed development(s)/ building(s) associated with the planning application, before any new building works (including site formation works) are to be carried out on the Site, the prior approval and consent from the Building Authority should be obtained, otherwise they are UBW. The permissible site coverage and plot ratio of the development(s)/ building(s) should comply with Regulations 20 and 21 of the Building (Planning) Regulations (B(P)R). If the Site does not abut on a specified street, the intensity (i.e. site coverage, plot ratio and building height(s)) of the development(s)/ building(s) shall be determined by the Building Authority under B(P)R 19(3) upon formal submission of building plans to BD. The Site shall be

provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R 5 and 41D respectively. Detailed comments under the BO on the private developments/ building(s) such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/ or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;

- (h) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant shall adhere to the good practice guideline for open storage at **Appendix III**. The applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that existing water mains will be affected. A waterworks reserve within 1.5m from the centerline of the water mains shall be provided to WSD. No structure shall be erected over the waterworks reserve and such area shall not be used for open storage purpose. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main. The Water Authority and his officers and contractors, and their workman shall have free access at all times to the area with necessary plants and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the waterworks reserve are required to seek authorization from the Water Authority. The developer shall bear the cost of any necessary diversion works affected by the proposed development. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of public water mains within and in close vicinity of the Site. Water mains in the vicinity of the Site cannot provide the standard pedestal hydrant.