

**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, 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 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) there will be a general presumption against development on sites of less than 1,000m<sup>2</sup> for open storage uses and 2,000m<sup>2</sup> 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 Applications covering the Application Site**

**Approved Applications**

	<b>Application No.</b>	<b>Zoning(s) and OZP at the time of consideration</b>	<b>Applied Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Approval Conditions</b>
1.	A/YL-HT/7	“U” on draft Ha Tsuen OZP No. S/YL-HT/1	Proposed temporary open storage of containers (3 years)	29.11.1996 by TPB (3 years) (revoked on 29.9.1997)	1, 2, 3, 4, 5, 6, 7
2.	A/YL-HT/128	“U” on draft Ha Tsuen OZP No. S/YL-HT/3	Proposed temporary open storage of construction machinery and materials (3 years)	28.1.2000 (3 years) (revoked on 28.4.2001)	1, 3, 4, 6, 7, 8, 9, 11
3.	A/YL-HT/216	“U” on draft Ha Tsuen OZP No. S/YL-HT/4	Proposed temporary open storage of construction machinery and materials (3 years)	1.2.2002 by TPB (3 years)	3, 4, 6, 7, 8, 10, 11
4.	A/YL-HT/261	“U” on draft Ha Tsuen OZP No. S/YL-HT/4	Temporary open storage of construction machinery and materials (3 years)	9.8.2002 (3 years)	1, 4, 6, 7, 11
5.	A/YL-HT/380	“U” on draft Ha Tsuen OZP No. S/YL-HT/5	Temporary open storage of construction machinery and materials (3 years)	18.3.2005 (3 years)	6, 7, 11, 12, 13, 14, 15
6.	A/YL-HT/534	“U” on draft Ha Tsuen OZP No. S/YL-HT/9	Temporary open storage of construction machinery and materials (3 years)	7.3.2008 (3 years)	6, 7, 11, 12, 13, 14, 15
7.	A/YL-HT/568	“U” on draft Ha Tsuen OZP No. S/YL-HT/9	Temporary open storage of construction machinery and materials, recycling materials and scrap metals (3 years)	10.10.2008 (3 years)	6, 7, 11, 12, 13, 14, 15, 16
8.	A/YL-HT/716	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction machinery and materials, recycling materials and scrap metals and used electrical appliances with ancillary packaging activities (3 years)	15.4.2011 (3 years) (revoked on 15.1.2013)	1, 7, 9, 11, 13, 14, 17, 18, 19
9.	A/YL-HT/827	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction machinery and materials, and scrap metal with ancillary packaging activities (3 years)	11.1.2013 (3 years)	1, 7, 9, 11, 13, 14, 15, 18, 22
10.	A/YL-HT/993	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction machinery and materials, and scrap metal with ancillary packaging activities (3 years)	8.1.2016 (3 years)	1, 6, 7, 8, 11, 13, 14, 17, 18, 22, 24

Approval Condition(s):

- 1 The submission and implementation of landscaping and/or tree preservation proposals or the replacement of dead trees.
- 2 The provision of sewage treatment and disposal facilities.
- 3 The submission of noise impact assessment/environmental mitigation measures proposals and/or the provision of noise/environmental mitigation measures.
- 4 The submission of DIA/drainage proposals and the provision of drainage facilities and/or flood mitigation measures.
- 5 The submission of traffic impact assessment and/or the implementation of traffic improvement measures including vehicular access arrangement, junction improvement and provision of parking and loading/unloading spaces and queuing area.
- 6 Reinstatement clause.
- 7 Revocation clauses.
- 8 The submission and/or provision of vehicular access/run-in proposals, and/or ingress/egress arrangement, and/or car-parking, and/or loading and unloading spaces.
- 9 The provision of fencing and/or paving.
- 10 The setting back of the site boundary to avoid encroachment onto the project limit of public works/Government land.
- 11 No night-time operation/no operation on Sundays or public holidays.
- 12 The maintenance of the existing trees/landscape planting.
- 13 The maintenance and the submission of the condition record of the existing drainage facilities.
- 14 The provision of fire extinguisher(s)/the submission and implementation of FSIs proposals/provision of FSIs.
- 15 No cutting, dismantling, cleansing, repairing, container repair, vehicle repair, compaction, concrete crushing, recycling and workshop activity.
- 16 No open storage of electronic computer boards, computer components or TV sets.
- 17 No cutting, dismantling, cleansing, repairing, compaction, recycling, and/or workshop activity, including container repair and vehicle repair.
- 18 No handling (including loading, unloading and storage) of cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment.
- 19 Handling (including loading, unloading and storage) of electrical/electronic appliances on the site must be carried out within concrete-paved covered structures, and the construction of covered structure(s) at the site for the handling of electrical/electronic appliances.
- 20 No open storage of materials other than scrap metal.
- 21 the provision of a 9-litre water type/3kg dry powder fire extinguisher in each of the container-converted site offices
- 22 No vehicle queuing was allowed back to public road or no vehicle reserving into/from the public road
- 23 No cutting, grinding and polishing of marble should be undertaken within the Site
- 24 The existing fencing on the Site should be maintained at all times

**Similar Applications within the same “R(A)3”, “R(A)4”, “G/IC” and “O” Zones  
on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2  
since the Promulgation of TPB PG-No. 13E on 17.10.2008**

**Approved Applications**

	<b>Application No.</b>	<b>Zoning(s) and OZP at the time of consideration</b>	<b>Applied Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Approval Condition(s)</b>
1.	A/YL-HT/589	“U” on draft Ha Tsuen OZP No. S/YL-HT/9	Proposed Temporary Open Storage of Vehicle Parts and Construction Materials (3 years)	9.1.2009	1, 4, 7, 13, 16, 19
2.	A/YL-HT/662	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of left-hand-drive vehicles, construction materials and heavy machineries with workshops and scrap metal area (3 years)	7.5.2010 (1 year) (revoked on 3.9.2010)	1, 4, 6, 10, 12, 13, 16, 17, 19, 20, 21, 22
3.	A/YL-HT/666	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction machinery and recycling materials and car park (with ancillary workshops and offices) (3 years)	19.3.2010 (3 years) (revoked on 19.7.2012)	1, 6, 7, 8, 12, 11, 12
4.	A/YL-HT/679	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Proposed temporary open storage of construction machinery with ancillary workshop (3 years)	11.6.2010 (3 years)	1, 4, 6, 9, 13, 14, 16
5.	A/YL-HT/733	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary recycling centre and open storage area for recycled plastics, paper and scrap metal, new private cars, light, medium and heavy goods vehicles (3 years)	20.5.2011 (3 years)	1, 6, 13, 15, 16, 20, 27, 28
6.	A/YL-HT/800	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of construction materials, construction machinery, scrap metal waste, electronic waste, marble and tyres, and sales of vehicle parts with small scale ancillary repair workshop and 13 loading/unloading spaces (3 years)	21.9.2012 (3 years)	1, 6, 10, 11, 13, 15, 16, 23, 24, 25
7.	A/YL-HT/801	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary open storage of vehicles parts, container trailers, marble, construction materials and machinery, and small-scale ancillary container trailer repair workshop with 8 loading/unloading spaces (3 years)	21.9.2012 (3 years)	1, 6, 10, 11, 13, 15, 16

	<b>Application No.</b>	<b>Zoning(s) and OZP at the time of consideration</b>	<b>Applied Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Approval Condition(s)</b>
8.	A/YL-HT/811	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Recycling Centre and Open Storage Area of Recycled Plastics, Paper, Scrap Metal, Electrical Wastes and New Private Cars, Light , Medium and Heavy Goods Vehicles and Construction Materials with Ancillary Workshops (3 years)	9.11.2012 (3 years)	1, 6,12, 13, 15, 16, 20, 23, 25, 27
9.	A/YL-HT/845	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Used Electrical Appliances with Ancillary Workshop and Office (3 years)	25.10.2013 (3 years)	1, 2, 4, 6, 13, 16, 23, 25, 27
10.	A/YL-HT/862	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Machinery (with Ancillary Offices) (3 years)	3.1.2014 (3 years) (revoked on 3.8.2014)	1, 2, 4, 6, 13, 16, 17
11.	A/YL-HT/918	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Machinery, Vehicles Assembling, Recycling and Storage of Used Electrical Appliances with Ancillary Workshop and Office (3 years)	14.11.2014 (3 years)	1, 2, 4, 5, 6, 10, 13, 16, 23, 24, 25
12.	A/YL-HT/937	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Storage of Construction Machinery, Vehicles Assembling, Recycling of Used Electrical Appliances with Ancillary Workshop and Office (3years)	27.3.2015 (3 years)	1, 2, 5, 6, 13, 15, 16, 23, 24, 25, 36
13.	A/YL-HT/961	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop (3 years)	4.9.2015 (3 years)	1, 2, 4, 5, 6, 10, 13, 15, 16
14.	A/YL-HT/1002	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Parking for Trailer, Tractor, Lorry and Open Storage of Dry Good (Daily Necessities), Parts, Construction Machinery, Plastic Bottle and Machinery with Ancillary Workshop and 6 Loading/Unloading Bays (3 years)	5.2.2016 (3 years)	1, 2, 5, 6, 13, 15, 16
15.	A/YL-HT/1026	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Open Storage of Construction Materials, Container Vehicles and Container Trailers (3 years)	10.6.2016 (3 years)	1, 2, 4, 5, 6, 10, 13, 15, 16, 34

	<b>Application No.</b>	<b>Zoning(s) and OZP at the time of consideration</b>	<b>Applied Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Approval Condition(s)</b>
16.	A/YL-HT/1047	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Open Storage of Construction Material with Ancillary Site Office (3 years)	30.9.2016 (3 years) (revoked on 30.3.2018)	1, 2, 4, 5, 6, 7, 10, 13, 15, 16
17.	A/YL-HT/1050	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Scrap Metal Waste, Electronic Waste, Paper Waste, Construction Machinery, Tyres, and Sales of Vehicle Parts with Ancillary Small Scale Workshop, and Vehicle Repair Workshop (including Coaches/28-seat Buses) with Ancillary Parking Spaces, and 13 Loading/Unloading Spaces (3 years)	14.10.2016 (3 years)	1, 2, 5, 6, 7, 13, 15, 16, 24, 36
18.	A/YL-HT/1053	“U” on approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Open Storage of Private Car, Tires and Construction Material with Ancillary Site Office (3 years)	11.11.2016 (3 years) (revoked on 11.10.2018)	1, 2, 4, 5, 6, 10, 13, 15, 16
19.	A/HSK/105	“R(A)3”, “R(A)4”, “G/IC” and “O” on approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop (3 years)	16.11.2018 (3 years)	2, 6, 13, 14, 15, 16, 36

**Approval Condition(s):**

- 1 The submission and/or the implementation of landscaping and/or tree preservation proposals or the replacement of dead trees/or the implementation of accepted landscaping and/or tree preservation proposals.
- 2 no vehicle is allowed to queue back to public road or reverse onto/from the public road at any time
- 3 The submission of noise impact assessment/environmental mitigation measures proposals and/or the provision of noise/environmental mitigation measures.
- 4 The submission of drainage impact assessment or drainage proposal, and the provision of drainage facilities and/or flood mitigation measures, or implementation of drainage proposal.
- 5 Reinstatement clause.
- 6 Revocation clauses.
- 7 The submission and/or provision of vehicular access/run-in/out proposals, and/or ingress/egress arrangement, and/or car-parking, and/or loading and unloading spaces.
- 8 No cutting, grinding and polishing of marble.
- 9 The access to the site shall be maintained in good condition.
- 10 The provision of fencing and/or paving.
- 11 The setting back of the site from the project/works limit of ‘Ping Ha Road Improvement - Remaining works (Ha Tsuen Section)’/PWP Item No. 275TH - Ping Ha Road Widening Project/Government land.
- 12 No repairing or other industrial activity.
- 13 No night-time operation/no operation on Sundays or public holidays.
- 14 The maintenance of the existing trees/landscape planting.
- 15 The maintenance of the drainage facilities, and the submission of the condition record of the existing drainage facilities.

- 16 The provision of fire extinguisher(s) and/or the submission and implementation of FSIs proposals or the provision of FSIs.
- 17 No heavy vehicle (i.e. over 24 tonnes), including container trailer and tractor, is allowed for the operation of the site.
- 18 No open storage of electronic/computer boards, computer components or TV sets/no handling (including loading, unloading and storage) of electrical/electronic/computer wastes/appliances.
- 19 No public vehicle park is allowed on the site.
- 20 No cutting, welding and major dismantling works is allowed on the site.
- 21 No vehicle is allowed to be parked/stored at the vehicle holding area from 8:00 pm to 8:00 am.
- 22 Only vehicles of weight less than 5.5 tonnes is allowed to be stored at the site.
- 23 No dismantling of electrical/electronic appliances.
- 24 No handling (including loading, unloading and storage) of cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment.
- 25 Handling (including loading, unloading and storage) of electrical/electronic appliances on the site must be carried out within concrete-paved covered structures, and the construction of covered structure(s) at the site for the handling of electrical/electronic appliances.
- 26 No vehicle/material is allowed to be parked/stored within 1m of any tree.
- 27 No handling (including loading, unloading and storage) of electrical/electronic appliances/components, including CRTs, CRT computer monitors/television sets and CRT equipment.
- 28 No stacking of materials within 5m of the periphery of the site.
- 29 Demolition of the existing structure(s)/metal frame(s) on-site.
- 30 The stacking height of the materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
- 31 The stacking height of containers stored should not exceed 7/8 units.
- 32 No container vehicle is allowed to be used for the operation of/parked/stored on the site.
- 33 The submission and/or the implementation of a revised layout plan.
- 34 No cutting, dismantling, cleansing, repairing, compaction, recycling, and/or workshop activity, including container repair and vehicle repair.
- 35 No handling (including loading, unloading and storage) of electrical/electronic appliances/components, including CRTs, CRT computer monitors/television sets and CRT equipment.
- 36 The existing fencing on site shall be maintained at all times.



消防處發出之露天貯存用地良好作業指引  
Good Practice Guidelines for Open Storage issued by the Director of Fire Services

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non-Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

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 continuing the development on-site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the application site;
- (c) to note that the site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) 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 Government land (GL) (about 3,060m<sup>2</sup> subject to verification) is covered by Short Term Tenancy (STT) No. 3036 for the purposes of temporary open storage of construction machinery and materials and scrap metal with ancillary packaging activities. The private lots which are covered by Short Term Waivers (STWs) are listed below:

<b>Lot No(s). in D.D. 125</b>	<b>STW No.</b>	<b>Purposes</b>
1852 RP	3155	Storage and Ancillary Use
1857 RP	3156	
1668 S.B RP	3329	Ancillary use to open storage of scrap metal
1967 S.B RP	3330	
1978	3335	Ancillary use to open storage of construction materials and machineries
1979	3336	
1887	3337	
1889, 1890 & 1893 RP	3338	Ancillary use to open storage of construction materials and machineries
1883	3339	
1976 RP	3346	
1842	4164	Temporary open storage of construction machinery and materials and scrap metal
1881, 1884 RP & 1992 RP	4165	
1891 RP & 1970	4167	
1975 RP	4169	
1990	4170	
1885	4661	

The site is accessible from Ping Ha Road through GL. His office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the site. The STW/STT holders will need to apply to his office for modification of the STW conditions where appropriate and 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 to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Buildings(s) will be considered or allowed. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor 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) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient manoeuvring spaces shall be provided within the Site. The applicant shall obtain consent of the owners/managing departments of the local track for using the local track as vehicular access to the site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road;
- (g) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' issued by the Environmental Protection Department;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval by the Building Authority (BA) for the existing structures at the site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application. For UBW erected on leased land, enforcement action may be taken by the BA 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 application site under the BO. Before any new building works (including containers/open shed as temporary buildings and land filling) are to be carried out on the application site, the prior approval and consent of the BA 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 Regulation 5 and 41D of the Building (Planning) Regulations respectively. If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that to adopt good site practices and implement necessary water pollution control measures to avoid affecting the nearby watercourses;
- (j) to note the comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed FSIs should be submitted 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; and the applicant should adhere to the 'Good Practice for Open Storage Sites' at **Appendix V**. The applicant is advised to submit a valid fire certificate (FS251) to his department for approval. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD) that the site falls within the boundary of Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P & E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be

implemented in five stages, via. Advance Works and Stage 1 to Stage 4. The lots concerned fall within a site under Stages 3 and 4 Works Stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the site will not be arranged before the first population intake of the HSK NDA expected in 2024; and

- (l) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of the tree works such as pruning, transplanting and/or felling. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works. The applicant is reminded of the importance of undertaking proper tree care for existing trees within the site. Useful information published by the GLTM Section, DEVB on general tree maintenance and tree risk management is available for reference in the following links:

- 護養樹木的簡易圖解:  
[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)
- 樹木管理手冊:  
[https://www.greening.gov.hk/tc/tree\\_care/Handbook\\_on\\_Tree\\_Management.html](https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html)
- 樹木風險評估及管理安排:  
[https://www.greening.gov.hk/tc/tree\\_care/tra\\_arrangements.html](https://www.greening.gov.hk/tc/tree_care/tra_arrangements.html)
- 護養樹木 保障安全:  
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- 減低樹木風險的樹木護養簡易圖解 :  
[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)