

**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 s.16 Applications covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition (s)</u></b>
1.	A/YL-HT/54	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/1	Proposed Temporary Open Storage of Containers with Ancillary Office and Parking (1 Year)	14.8.1998	1, 4, 7, 10, 11
2.	A/YL-HT/61	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/1	Temp. Container Trailer Park with Ancillary Trailer Inspection Service (12 months)	26.2.1999	1, 3, 4, 7
3.	A/YL-HT/123	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/3	Temporary Open Storage of Container with Ancillary Office and Parking (1 Year)	17.12.1999	1, 4, 7, 11, 12
4.	A/YL-HT/140	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/3	Temporary Container Trailer Park with Ancillary Trailer Inspection Centre (3 years)	31.3.2000	3, 4, 7, 12
5.	A/YL-HT/185	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers, And Ancillary Office, Parking Of Vehicles And Maintenance Workshop (3 Years)	12.1.2001 (revoked on 12.4.2001)	1, 3, 4, 7, 8, 9, 12, 13, 14
6.	A/YL-HT/196	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Container Trailer Park with Ancillary Trailer Inspection Service (3 years)	24.8.2001	1, 3, 4, 12
7.	A/YL-HT/235	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers, and Ancillary Office, Parking of Vehicles and Maintenance Workshop (3 Years)	8.2.2002	1, 3, 4, 8, 9, 12, 13, 14
8.	A/YL-HT/273	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/4	Minor Amendment to an Approved Scheme, Temporary Open Storage of Containers, and Ancillary Office, Parking of Vehicles and Maintenance Workshop (3 Years)	12.10.2002 (up to 8.2.2005 to tie in with the previous scheme under A/YL-HT/235)	4, 7, 8, 9, 12, 13
9.	A/YL-HT/292	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Container Trailer Park with Ancillary Trailer Inspection Service (3 years)	4.4.2003	3, 4, 7, 13, 21
10.	A/YL-HT/383	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/5	Temporary Open Storage of Containers with Ancillary Office, Parking of Vehicles and Maintenance Workshop (3 Years)	18.3.2005	2, 4, 5, 6, 8, 12, 13

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition (s)</u>
11.	A/YL-HT/383-1	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/6	Minor Amendment To The Site Area/Boundary of The Approved Planning Application No. A/YL-HT/383 For Inclusion of Additional Land at Lots 3035RP (Part), 3041RP, 3042RP (Part), 3043 (Part), 3044 (Part), 3045RP, 3046RP (Part), 3047RP and 3051 (Part) for Temporary Open Storage of Containers and Ancillary Office, Parking of Vehicles and Maintenance Workshop	11.11.2005 (up to 18.3.2005 to tie in with the previous scheme under A/YL-HT/383)	2, 3, 4, 6, 8, 12, 13, 15
12.	A/YL-HT/432	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/7	Renewal of planning approval for temporary container trailer park with ancillary trailer inspection services (3 years)	17.3.2006	4, 5, 6, 12, 13, 18, 21, 22
13.	A/YL-HT/533	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/9	Temporary Open Storage of Containers and Ancillary Office, Parking of Vehicles and Maintenance Workshop (3 Years)	7.3.2008	3, 4, 5, 6, 8, 12, 13, 15, 16
14.	A/YL-HT/593	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/9	Renewal of Planning Approval for Temporary Container Trailer Park with Ancillary Trailer Inspection Service under Application No. A/YL-HT/432 (3 years)	27.2.2009 (revoked on 16.7.2009)	3, 4, 6, 12, 13, 17, 21, 22, 23
15.	A/YL-HT/651	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles and Container Trailers and Tractors with Ancillary Workshop (3 years)	6.11.2009	3, 4, 5, 12, 13, 17
16.	A/YL-HT/699	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles, and Container Trailers and Tractors with Ancillary Vehicle Parts Assembly (3 years)	29.10.2010	1, 3, 4, 5, 12, 13, 17
17.	A/YL-HT/727	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers and Recyclable Materials with Ancillary Workshop and Ancillary Freight Forwarding Facility, Tyre Repair Workshop, Warehouse and Canteen (3 Years)	6.5.2011 (revoked on 6.6.2013)	1, 3, 4, 7, 8, 12, 13, 15, 16, 17, 18
18.	A/YL-HT/865	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles, and Container Trailers and Tractors with Ancillary Vehicle Parts Assembly	25.10.2013	1, 4, 5, 12, 13, 17, 20

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition (s)</u>
19.	A/YL-HT/897	“CDA” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Container with Ancillary Workshop, Warehouse with Ancillary Freight Forwarding Facility, Open Storage of Recyclable Material, and Ancillary Tyre Repair Workshop and Canteen (3 Years)	9.5.2014 (revoked on 9.6.2016)	1, 3, 4, 5, 8, 12, 15, 16, 17, 18, 19, 20
20.	A/YL-HT/1016	“CDA” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Logistics Centre (3 years)	22.4.2016 (revoked on 22.10.2016)	1, 3, 4, 5, 12, 13, 17, 19, 20, 21
21.	A/YL-HT/1060	“CDA” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles and Container Trailers and Tractors with Ancillary Vehicle Parts Assembly (3 years)	23.12.2016 (revoked on 23.6.2017)	1, 3, 4, 5, 7, 12, 13, 20
22.	A/YL-HT/1061	“CDA” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Warehouse and Logistics Centre (3 years)	23.12.2016 (revoked on 29.5.2019)	1, 3, 4, 7, 12, 13, 15, 17, 20

Approval Conditions:

- 1 The submission and implementation of landscaping or/and tree preservation proposals and/or provision of replacement planting.
- 2 The provision of a 9-litres water type/3kg dry powder fire extinguisher for the site office.
- 3 The submission of Drainage Impact Assessment (DIA)/drainage proposals and/or provision of drainage facilities/implementation of the drainage facilities proposed, and/or submission of a condition record of the existing drainage facilities.
- 4 Reinstatement clause.
- 5 The maintenance of the drainage facilities.
- 6 The maintenance of the landscape planting.
- 7 The provision of paving, and/or fencing, and/or screening planting.
- 8 The stacking height of the materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
- 9 The setting back of the site boundary to avoid encroaching upon the public works project limit.
- 10 The provision of internal circulation area, set back of the ingress/egress point and internal queuing area.
- 11 The submission of a revised site layout plan incorporating the drainage works reserve, and the provision of flood mitigation measures as well as stormwater drainage facilities.
- 12 Revocation clauses.
- 13 No night-time operation and/or no operation on Sundays and public holidays.
- 14 The submission and provision of noise mitigation measures.
- 15 No handling (including loading, unloading, and storage) of waste materials and used electrical/electronic appliances including television, computer monitors and cathode-ray tubes is permitted.
- 16 The stacking height of containers stored should not exceed 7 units.
- 17 The submission of FSIs proposals and the provision of FSIs/implementation of FSIs proposals.
- 18 The submission and implementation of run-in/run-out proposal(s).
- 19 The provision of fencing.
- 20 No vehicle queuing is allowed back to public road or vehicle reversing onto/from the public road is

allowed.

- 21 No recycling, repairing, cleaning , vehicle assembling and dismantling or any other workshop activity is allowed.
- 22 Only container trailers are allowed to be parked on the site.
- 23 The construction of an intercept channel at the entrance to prevent run-off flowing out from the site to the nearby public roads and drains through the access point

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Proposed Use/Development</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Reason(s) for Rejection</u></b>
1.	A/YL-HT/12	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/1	Temporary Open Storage of Container with Repairing Area (1 Year)	26.4.1996	1, 2, 3, 4
2	A/YL-HT/40	"CDA" on approved Ha Tsuen OZP No. S/YL-HT/1	Temporary Container Trailer Park (12 Months)	6.2.1998	1, 5

**Reasons for Rejection:**

- 1 There is insufficient information in the submission to demonstrate that the development would not have adverse drainage impact on the surrounding areas.
- 2 Approval of this application would set an undesirable precedent for similar applications in the area, which would have adverse cumulative impact on the traffic of the area and pose hazard to the road safety.
- 3 The development is not in line with the planning intention of the "CDA" zone. There is no strong justification in the submission to merit a departure.
- 4 As Lau Fau Shan Road is narrow and not up to current standard to cater for any long vehicles, the turning movement of container vehicles in and out of the depot in either direction of Lau Fau Shan Road would interrupt the traffic flow and pose serious road safety hazard to the motorists and road users due to its proximity to a bus stop.
- 5 The development is considered not compatible with the village settlement within the "Village Type Development" ("V") zone adjacent to the site.

**Similar Applications within the same “V(1)”, “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/934	“CDA” on approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Logistics Centre with Ancillary Office and Parking of Vehicle (3 years)	6.2.2015 (3 years) (revoked on 6.5.2016)	1, 2, 3, 4, 5, 7, 8; 9, 11
2.	A/YL-HT/1017	“CDA” on approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Logistics Centre with Ancillary Site Office (3 years)	13.5.2016 (3 years)	1, 2, 3, 4, 5, 6, 7, 8, 9, 12
3.	A/YL-HT/1058	“CDA” on approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Logistics Centre (3 years)	9.12.2016 (3 years) (revoked on 9.1.2019)	1, 2, 3, 4, 5, 6, 7, 8, 9, 12
4.	A/YL-HT/1062	“CDA” on approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Logistics Centre for a Period (3 years)	13.1.2017 (3 years)	1, 2, 3, 4, 5, 6, 7, 8, 9
5.	A/HSK/7	“R(A)” on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Storage of Recyclable Materials (including Metal and Plastic) (3 years)	11.8.2017 (3 years) (revoked on 11.2.2019)	1, 2, 3, 4, 5, 6, 7, 8, 10, 12
6.	A/HSK/59	“R(B)2”, “G/IC”, “O” and ‘Road’ on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre (3 years)	20.4.2019 (3 years)	1, 2, 3, 4, 5, 7, 8, 9
7.	A/HSK/108	“R(B)1”, “R(B)2”, and “O” on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre (3 years)	7.12.2018 (3 years)	1, 2, 3, 4, 5, 6, 8, 9

**Approval Condition(s):**

- 1 No night time/ Sunday and public holiday operation.
- 2 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 and/or to maintain all the existing plants.
- 3 The submission of drainage impact assessment/ drainage proposal/ condition record of existing drainage facilities and/or the provision of drainage facilities and/or flood mitigation measures/ implementation of drainage proposal or to maintain the existing drainage facilities
- 4 The provision of fire extinguisher(s) and/or the submission and implementation of FSIs proposals or the provision of FSIs/ submission and implementation of water supply for firefighting/ the submission of the FS251 certificate.
- 5 Revocation clause.
- 6 Reinstatement clause.
- 7 No vehicle is allowed to queue back to public road or reverse onto/from the public road at any time.



- 8 The provision of fencing/ to maintain the existing fencing on the site.
- 9 No cutting, recycling, repairing, cleaning, dismantling and/or other workshop activities.
- 10 No stacking of containers within 5m from the peripheral fencing of the site.
- 11 The submission and/or the implementation of a run-in/out proposals.
- 12 No storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste on the site.

**Advisory Clauses**

- (a) prior planning permission should have been obtained before continuing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that :
- the Site comprises Old Scheduled Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
  - a portion of GL of about 140m<sup>2</sup> in area of the application site is covered by Short Term Tenancy (STT) No. 2850 for the purpose of “Temporary Open Storage of Container with Ancillary Workshop, Warehouse with Ancillary Freight Forwarding Facility, Open Storage of Recyclable Material, and Ancillary Tyre Repair Workshop and Canteen”;
  - no permission is given for occupation of GL of about 77m<sup>2</sup> in area (subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed. The applicant has to either exclude the remaining GL from the site or apply for a formal approval prior to the actual occupation of the GL;
  - The private land of the following lots are covered by Short Term Waiver (STW):

<b>Lot No. (in D.D.128)</b>	<b>STW No.</b>	<b>Purposes</b>
36	4462	Temporary Open Storage of Construction Materials with Ancillary Workshop
38	4153	Temporary Open Storage of Container with Ancillary Workshop, Warehouse with Ancillary Freight Forwarding Facility, Open Storage of Recyclable Material, and Ancillary Tyre Repair Workshop and Canteen
54 & 56	4144	
55	4159	
57	4161	
63	4905	
<b>Lot No. (in D.D.129)</b>	<b>STW No.</b>	<b>Purposes</b>
2991 RP	4828	Temporary Logistics Centre with Ancillary Site Office and Parking of Vehicle

3001RP & 3009RP	4141	Temporary Open Storage of Container with Ancillary Workshop, Warehouse with Ancillary Freight Forwarding Facility, Open Storage of Recyclable Material, and Ancillary Tyre Repair Workshop and Canteen	
3003RP, 3008RP, 3015 & 3021	4157		
3004 & 3006	4144		
3005	4155		
3007	4151		
3010RP	4147		
3013	4906		
3014	4161		
3020	4132		
3016 & 3039	4543		Temporary Logistics Centre
3017	4544		
3018 & 3034	4545		
3026RP, 3033RP & 3040RP	4546		
3032RP	4547		
3035 S.A & 3035 S.B	4907		

The STW holders will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of lots without STW will need to apply to his office to permit the structures to be erected or regularize any irregularity on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Application(s) of any of the above will be considered by the LandsD acting in the capacity as 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/fees, as may be imposed by LandsD;

- the site is accessible from Lau Fau Shan Road through GL and private lots. His office does not guarantee any right-of-way to the Site; and
  - the site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) 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. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drain. His department shall not be responsible for maintenance of any access connecting the Site and Lau Fau Shan Road;
- (h) to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Director of Environmental Protection to minimize any potential environmental nuisance;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include colour photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (j) 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 the approval of the Buildings Department (BD), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application. Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, the prior approval and consent of the BD 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 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. 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) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the structures, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant should submit relevant layout plans incorporated with the proposed FSIs to him 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. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) or relevant licensing requirements, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (l) 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 the 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, viz. Advance Works and Stage 1 to Stage 4. The lot(s) concerned falls within a site which is intended for the construction of village re-site houses and road works under Stage 1 Works stage. The applicant is reminded that the Site may be resumed at any time during the proposed approval period for implementation of Government projects.