

**Relevant extracts of the 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 favorably 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 1,000 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 Applications Covering the Application Site

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|---|-------------------------------|---|---|--|
| 1 | A/YL-TYST/632 | Temporary Open Storage of Construction Materials and Ceramic Ware for a Period of 3 Years | 15.3.2013 | (1), (2), (3), (4), (5), (6), (7), (8), (9), (10) |
| 2 | A/YL-TYST/781 | Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years | 18.3.2016 | (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12) |

Approval Conditions

- (1) Submission and implementation of landscaping/tree preservation proposals.
- (2) Submission and implementation of drainage proposal and/or provision of condition record of the existing drainage facilities.
- (3) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (4) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (5) Submission and implementation of fire service installations proposal and provision of fire extinguisher.
- (6) No night-time operation and/or no operation on Sundays and public holidays.
- (7) No repairing, dismantling, maintenance, cleaning and any other workshop activities are allowed to be carried out on the site.
- (8) 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 is allowed outside the concrete-paved covered structures on the site.
- (9) No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance are allowed for the operation of the site.
- (10) Maintenance of existing boundary fence on the site.
- (11) No vehicle is allowed to queue back to or reverse onto/from public road at any time.
- (12) Maintenance of existing drainage facilities on the site.

**Similar Applications in this Part of the “U” zone on the Tong Yan San Tsuen OZP
since the Promulgation of TPB PG-No. 13E**

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|----|-------------------------------|--|---|---|
| 1 | A/YL-TYST/408 | Proposed temporary storage of construction materials for a period of 3 years | 7.11.2008 [revoked on 28.12.2010] | (1), (2), (3), (4), (5), (6), (8), (11), (10), (11) |
| 2 | A/YL-TYST/409 | Temporary warehouse for storage of sanitary ware and metal ware for a period of 3 years | 23.1.2009 | (1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (13) |
| 3 | A/YL-TYST/420 | Renewal of planning approval for temporary “open storage of construction machinery” use for a period of 3 years | 27.3.2009 | (5), (6), (8), (10), (11), (12) |
| 4 | A/YL-TYST/426 | Temporary open storage of construction machinery and containers with ancillary dismantling, cleansing, repairing and workshop activities for a period of 3 years | 22.5.2009 [revoked on 22.2.2011] | (1), (3), (4), (5), (6), (8), (11) |
| 5 | A/YL-TYST/429 | Temporary warehouse for storage of construction materials, carpets and porcelains with ancillary office for a period of 3 years | 22.5.2009 [revoked on 22.10.2011] | (3), (4), (5), (6), (7), (8), (10), (11), (12), (13) |
| 6 | A/YL-TYST/430 | Temporary open storage of metal parts with ancillary workshop for a period of 3 years | 5.6.2009 [revoked on 28.1.2011] | (3), (4), (5), (6), (8), (11), (12), (13) |
| 7 | A/YL-TYST/442 | Temporary warehouse for storage of furniture, construction materials/machinery and household detergent for a period of 3 years | 4.9.2009 | (1), (4), (5), (6), (7) (8), (10), (11), (12), (13), (14) |
| 8 | A/YL-TYST/443 | Temporary warehouse and open storage of building materials and miscellaneous goods for a period of 3 years | 21.8.2009 | (2), (3), (4), (5), (6), (8), (11), (10), (11), (12), (13), (14) |
| 9 | A/YL-TYST/450 | Temporary warehouse for storage of metal ware, machinery and spare parts for a period of 3 years | 18.9.2009 [revoked on 18.10.2011] | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13) |
| 10 | A/YL-TYST/456 | Temporary logistics centre for a period of 3 years | 9.10.2009 approved for 1 year [revoked on 9.7.2010] | (1), (3), (4), (5), (6), (7), (8), (11), (10), (11), (13) |
| 11 | A/YL-TYST/460 | Proposed temporary storage of advertisement material with ancillary workshop for a period of 3 years | 9.10.2009 | (3), (4), (5), (6), (7), (8), (11), (11), (12) |

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|----|------------------------|--|--|---|
| 12 | A/YL-TYST/475 | Temporary warehouse for storage of construction materials (with ancillary workshop activities and site office) for a period of 3 years | 11.6.2010 [revoked on 11.10.2012] | (4), (5), (6), (7), (8), (11), (11), (12), (15), (16) |
| 13 | A/YL-TYST/476 | Proposed temporary open storage of building materials for a period of 3 years | 25.6.2010 [revoked on 25.9.2011] | (1), (4), (5), (6), (8), (11), (10), (11), (12), (13) |
| 14 | A/YL-TYST/480 | Temporary warehouse for storage of furniture for a period of 3 years | 25.6.2010 [revoked on 25.6.2012] | (1), (3), (4), (5), (6), (8), (10), (11), (13) |
| 15 | A/YL-TYST/485 | Temporary warehouse for storage of construction materials and batteries (with ancillary workshop activities) for a period of 3 years | 13.8.2010 | (1), (3), (4), (5), (6), (8), (11), (13), (14), (16) |
| 16 | A/YL-TYST/488 | Renewal of planning approval for temporary "warehouse for storage of metal frames" use under Application No. A/YL-TYST/362 for a period of 3 years | 27.8.2010 | (4), (5), (6), (7), (8), (10), (11), (12), (13) |
| 17 | A/YL-TYST/491 | Temporary warehouse and open storage of stage equipment for a period of 3 years | 24.9.2010 | (1), (3), (4), (5), (6), (8), (10), (11), (13) |
| 18 | A/YL-TYST/498 | Temporary warehouse for storage of aluminium scaffolds for a period of 3 years | 26.11.2010 | (1), (4), (5), (6), (7), (8), (10), (11), (12), (13) |
| 19 | A/YL-TYST/499 | Temporary warehouse for storage of exhibition materials for a period of 3 years | 26.11.2010 [revoked on 26.5.2012] | (1), (2), (4), (5), (6), (9), (10), (17) |
| 20 | A/YL-TYST/503 | Temporary open storage of metal goods for a period of 3 years | 10.12.2010 | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14) |
| 21 | A/YL-TYST/505 | Temporary warehouse for storage of non-staple food for a period of 3 years | 23.12.2010 [revoked on 23.9.2012] | (3), (4), (5), (6), (8), (9), (11), (13) |
| 22 | A/YL-TYST/511 | Temporary warehouse for storage of machinery and spare parts with ancillary site office for a period of 3 years | 14.1.2011 | (1), (3), (4), (5), (6), (7), (8), (11), (10), (11), (13) |
| 23 | A/YL-TYST/520 | Temporary warehouse and open storage of exhibition materials for a period of 3 years | 4.3.2011 | (1), (3), (4), (5), (6), (8), (10), (11), (13) |
| 24 | A/YL-TYST/526 | Temporary warehouse and open storage of exhibition materials, garments, construction materials, vehicle parts and marble with ancillary workshop for a period of 3 years | 18.3.2011 [revoked on 18.4.2013] | (1), (3), (4), (5), (6), (8), (11), (13), (17), (18) |
| 25 | A/YL-TYST/528 | Temporary warehouse for storage of construction materials and household materials for a period of 3 years | 15.4.2011 [revoked on 15.4.2013] | (1), (3), (4), (5), (6), (7), (8), (11), (10), (11), (13) |

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|----|------------------------|--|--|---|
| 26 | A/YL-TYST/541 | Temporary warehouse for storage of exhibition materials for a period of 3 years | 5.8.2011 [revoked on 5.11.2012] | (1), (2), (4), (5), (6), (9), (10), (17) |
| 27 | A/YL-TYST/551 | Temporary open storage of construction machinery and containers with ancillary dismantling, cleansing, repairing and workshop activities for a period of 3 years | 21.10.2011 | (1), (3), (4), (5), (6), (8), (11) |
| 28 | A/YL-TYST/554 | Temporary warehouse for storage of vehicle parts for a period of 3 years | 4.11.2011 [revoked on 4.1.2013] | (1), (3), (4), (5), (6), (7), (8), (11), (10), (11), (13) |
| 29 | A/YL-TYST/561 | Temporary open storage of construction machinery and construction materials for a period of 3 years | 6.1.2012 [revoked on 17.2.2012] | (1), (2), (3), (4), (5), (6), (8), (10), (11), (13) |
| 30 | A/YL-TYST/565 | Temporary warehouse for storage of sanitary ware, metal ware, machinery and spare parts for a period of 3 years | 20.1.2012 | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13) |
| 31 | A/YL-TYST/580 | Temporary warehouse for storage of exhibition materials and construction materials for a period of 3 years | 30.3.2012 [revoked on 30.8.2013] | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13) |
| 32 | A/YL-TYST/581 | Temporary open storage of construction machinery for a period of 3 years | 30.3.2012 [revoked on 30.9.2012] | (1), (4), (5), (6), (8), (10), (11), (12), (19) |
| 33 | A/YL-TYST/583 | Temporary warehouse for storage of construction materials and sanitary ware for a period of 3 years | 20.4.2012 [revoked on 20.12.2013] | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13) |
| 34 | A/YL-TYST/584 | Temporary warehouse for storage of vehicle parts with ancillary site office for a period of 3 years | 4.5.2012 [revoked on 14.5.2013] | (3), (4), (5), (6), (8), (10), (11), (13) |
| 35 | A/YL-TYST/592 | Temporary open storage of construction machinery and construction materials for a period of 3 years | 1.6.2012 [revoked on 1.12.2012] | (1), (2), (3), (4), (5), (6), (8), (10), (11), (13) |
| 36 | A/YL-TYST/566 | Temporary warehouse for storage of construction materials, carpets and porcelains with ancillary office for a period of 3 years | 15.6.2012 | (1), (4), (5), (6), (7), (8), (10), (11), (12), (13), (19) |
| 37 | A/YL-TYST/593 | Proposed temporary open storage of construction materials and machinery for a period of 3 years | 15.6.2012 | (1), (2), (4), (5), (6), (8), (10), (11), (12), (19) |
| 38 | A/YL-TYST/582 | Temporary Open Storage of Metal Parts with Ancillary Workshop for a period of 3 years | 6.7.2012 [revoked on 6.4.2013] | (1), (4), (5), (6), (8), (11), (12), (19) |
| 39 | A/YL-TYST/595 | Temporary warehouse for storage of construction materials and household materials with ancillary office for a period of 3 years | 20.7.2012 [revoked on 20.1.2014] | (1), (3), (4), (5), (6), (7), (8), (11), (10), (11), (13), (20) |

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|----|------------------------|---|--|---|
| 40 | A/YL-TYST/602 | Temporary open storage of recycled metal and open air recycling activities for a period of 3 years | 24.8.2012 [revoked on 24.2.2013] | (1), (2), (4), (5), (6), (9), (16), (17), (23) |
| 41 | A/YL-TYST/608 | Temporary open storage and warehouse for storage of furniture, exhibition materials, construction materials/machinery and household detergent for a period of 3 years | 21.9.2012 | (1), (4), (5), (8), (10), (11), (13), (14), (19) |
| 42 | A/YL-TYST/609 | Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" under Application No. A/YL-TYST/460 for a Period of 3 Years | 5.10.2012 | (1), (4), (5), (6), (7), (8), (9), (11), (19), (20) |
| 43 | A/YL-TYST/618 | Temporary open storage and warehouse for storage of construction materials and ancillary site office for a period of 3 years | 23.11.2012 [revoked on 23.8.2014] | (1), (2), (3), (4), (5), (8), (10), (11), (13) |
| 44 | A/YL-TYST/624 | Proposed temporary warehouse for storage of furniture for a period of 3 years | 21.12.2012 [revoked on 21.6.2013] | (3), (4), (5), (6), (8), (10), (11), (13) |
| 45 | A/YL-TYST/630 | Temporary warehouse and open storage of exhibition materials and construction materials with ancillary office for a period of 3 years | 1.3.2013 approved for 1 year | (1), (4), (5), (6), (8), (9), (10), (11), (13), (19), (22) |
| 46 | A/YL-TYST/631 | Temporary open storage of construction machinery for a period of 3 years | 1.3.2013 | (1), (4), (5), (6), (8), (10)(11), (19), (23) |
| 47 | A/YL-TYST/633 | Temporary open storage of construction machinery and construction materials for a period of 3 years | 5.4.2013 [revoked on 5.10.2013] | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (24) |
| 48 | A/YL-TYST/637 | Temporary warehouse for storage of non-staple food for a period of 3 years | 3.5.2013 [revoked on 3.2.2014] | (4), (5), (6), (8), (11), (13), (19), (20) |
| 49 | A/YL-TYST/638 | Temporary open storage of construction material and recyclable material (including metal and plastic) with ancillary office for a period of 3 years | 24.5.2013 | (1), (3), (4), (5), (6), (8), (9), (10), (11), (13), (14), (24) |
| 50 | A/YL-TYST/640 | Temporary open storage of construction machinery and construction materials for a period of 3 years | 21.6.2013 [revoked on 30.9.2013] | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (24) |
| 51 | A/YL-TYST/642 | Renewal of Planning Approval for "Temporary Warehouse for Storage of Construction Materials and Batteries (with Ancillary Workshop Activities)" for a Period of 3 Years | 2.8.2013 | (1), (4), (5), (6), (8), (11), (13), (14), (15), (19), (21), (26) |

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|----|------------------------|--|--|---|
| 52 | A/YL-TYST/643 | Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years | 6.9.2013 | (1), (4), (5), (6), (7) (8), (9), (11), (14), (15), (19), (20) |
| 53 | A/YL-TYST/645 | Renewal of Planning Approval for Temporary "Warehouse and Open Storage of Stage Equipment" under Application No. A/YL-TYST/491 for a Period of 3 Years | 6.9.2013 | (4), (5), (6), (8), (10), (11), (13), (19), (20), (25) |
| 54 | A/YL-TYST/646 | Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Tools and Vehicle Parts for a Period of 3 Years | 11.10.2013 [revoked on 11.5.2015] | (1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20) |
| 55 | A/YL-TYST/647 | Renewal of Planning Approval for Temporary "Open Storage of Metal Goods with Transfer Warehouse" for a Period of 3 Years | 25.10.2013 [revoked on 21.1.2014] | (1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20) |
| 56 | A/YL-TYST/648 | Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years | 25.10.2013 | (4), (5), (6), (8), (10), (12), (19), (20), (25), (27) |
| 57 | A/YL-TYST/652 | Temporary Warehouse for Storage of Metal Frames for a Period of 3 Years | 13.12.2013 | (4), (5), (6), (7), (8), (10), (11), (12), (13) |
| 58 | A/YL-TYST/654 | Temporary Warehouse and Open Storage of Building Materials and Miscellaneous Goods for a Period of 3 Years | 3.1.2014 [revoked on 3.7.2014] | (1), (4), (5), (6), (8), (9), (10), (11), (13), (14), (20), (19) |
| 59 | A/YL-TYST/656 | Proposed Temporary Warehouse for Storage Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years | 17.1.2014 | (1), (4), (5), (6), (7), (8), (9), (10), (11), (13), (19), (20) |
| 60 | A/YL-TYST/663 | Temporary warehouse for storage and open storage of exhibition materials and vehicle spare parts with ancillary office | 7.2.2014 | (4), (5), (6), (8), (9), (10), (11), (12), (13), (19), (20), (22) |
| 61 | A/YL-TYST/666 | Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years | 21.2.2014 | (1), (4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (28) |
| 62 | A/YL-TYST/671 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 4.4.2014 | (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (29) |
| 63 | A/YL-TYST/672 | Temporary Open Storage of Metal Goods with Ancillary Warehouse for a Period of 3 Years | 4.4.2014 | (1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20) |

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|----|------------------------|--|--|---|
| 64 | A/YL-TYST/689 | Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years | 8.8.2014 | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20) |
| 65 | A/YL-TYST/684 | Temporary Warehouse for Storage of Home Appliance and Furniture and Ancillary Site Office for a Period of 3 Years | 22.8.2014 [revoked on 20.11.2016] | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (14), (20), (28) |
| 66 | A/YL-TYST/691 | Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of 3 Years | 22.8.2014 [revoked on 22.8.2015] | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20) |
| 67 | A/YL-TYST/697 | Temporary Open Storage of Construction Material with Ancillary Site Office for a Period of 3 Years | 17.10.2014 | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20) |
| 68 | A/YL-TYST/698 | Temporary Open Storage of Construction Machinery and Containers with Ancillary Dismantling, Cleansing, Repairing and Workshop Activities for a period of 3 years | 31.10.2014 | (1), (4), (5), (6), (8), (11), (13), (19), (20) |
| 69 | A/YL-TYST/693 | Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years | 14.11.2014 | (1), (2), (4), (5), (6), (9), (10), (17), (28), (46), (47) |
| 70 | A/YL-TYST/707 | Proposed Temporary Warehouse for Storage of Construction Material | 16.1.2015 | (1), (3), (4), (5), (6), (8), (9), (10), (11), (13), (19), (20), (24) |
| 71 | A/YL-TYST/715 | Temporary Warehouse for Storage of Adblue for a Period of 3 Years | 27.2.2015 [revoked on 27.8.2016] | (2), (4), (5), (6), (9), (10), (14), (17), (28) |
| 72 | A/YL-TYST/718 | Temporary Warehouse for Storage of Construction Material and Used Electrical Appliance for a Period of 3 Years | 27.3.2015 | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (30) |
| 73 | A/YL-TYST/719 | Temporary Warehouse for Storage of Construction Material, Exhibition Material and Furniture for a Period of 3 Years | 27.3.2015 [revoked on 27.9.2016] | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20) |
| 74 | A/YL-TYST/722 | Temporary Warehouse for Storage of Construction Material for a Period of 3 Years | 17.4.2015 | (1), (2), (4), (5), (6), (9), (10), (14), (17), (28) |
| 75 | A/YL-TYST/735 | Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years | 3.7.2015 [revoked on 3.7.2016] | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (30) |
| 76 | A/YL-TYST/741 | Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years | 3.7.2015 | (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (29) |

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|----|-------------------------------|--|---|--|
| 77 | A/YL-TYST/742 | Temporary Warehouse for Storage of Clothes and Household Products and Logistics Centre for a Period of 3 Years | 17.7.2015 [revoked on 17.10.2015] | (1), (4), (5), (6), (8), (9), (10), (11), (13), (14), (19), (20), (24) |
| 78 | A/YL-TYST/743 | Temporary Warehouse for Storage of Construction Material for a Period of 3 Years | 17.7.2015 [revoked on 17.1.2017] | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (20) |
| 79 | A/YL-TYST/751 | Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/ Machinery and Household Detergent for a Period of 3 Years | 4.9.2015 | (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20) |
| 80 | A/YL-TYST/754 | Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years | 18.9.2015 | (1), (4), (5), (6), (7), (8), (9), (11), (19), (20) |
| 81 | A/YL-TYST/759 | Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Materials and Vehicle Parts for a Period of 3 Years | 23.10.2015 [revoked on 23.7.2016] | (3), (4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20) |
| 82 | A/YL-TYST/765 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 4.12.2015 | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (14), (20) |
| 83 | A/YL-TYST/766 | Temporary Open Storage of Construction Materials with Ancillary Facilities (including Site Office, Staff Restroom and Workshop) for a Period of 3 Years | 4.12.2015 [revoked on 4.11.2017] | (1), (2), (3), (4), (5), (6), (8), (9), (11), (17), (20) |
| 84 | A/YL-TYST/773 | Temporary Warehouse for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years | 18.12.2015 | (1), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (30) |
| 85 | A/YL-TYST/756 | Temporary Open Storage and Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years | 18.12.2015 [revoked on 18.6.2016] | (1), (3), (4), (5), (6), (8), (10), (11), (13), (20), (24), (31), (32) |
| 86 | A/YL-TYST/752 | Temporary Warehouse for Storage of Non-Staple Food for a Period of 3 Years | 8.1.2016 | (4), (5), (6), (8), (9), (11), (13), (19), (20) |
| 87 | A/YL-TYST/777 | Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery" for a Period of 3 Years | 5.2.2016 | (1), (4), (5), (6), (8), (10), (11), (19), (20) |

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|----|------------------------|--|--|--|
| 88 | A/YL-TYST/779 | Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years | 19.2.2016 | (1), (4), (5), (6), (8), (9), (10), (11), (13), (19), (20), (22) |
| 89 | A/YL-TYST/790 | Temporary Open Storage of Construction Material and Recyclable Material with Ancillary Workshop and Office for a Period of 3 Years | 10.6.2016 | (1), (4), (5), (6), (8), (11), (13), (14), (17), (19), (20), (22) |
| 90 | A/YL-TYST/796 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 15.7.2016 | (2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20) |
| 91 | A/YL-TYST/797 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 15.7.2016 [revoked on 15.10.2018] | (2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20) |
| 92 | A/YL-TYST/798 | Temporary Warehouse for Storage of Construction Material and Furniture for a Period of 3 Years | 29.7.2016 [revoked on 29.12.2018] | (2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20) |
| 93 | A/YL-TYST/801 | Proposed Temporary Warehouse for Storage of Furniture for a Period of 3 Years | 26.8.2016 | (1), (3), (4), (5), (6), (8), (10), (11), (13), (20), (24) |
| 94 | A/YL-TYST/803 | Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years | 26.8.2016 | (4), (5), (6), (7), (8), (9), (11), (12), (14), (15), (16), (19), (20), (24) |
| 95 | A/YL-TYST/806 | Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years | 14.9.2016 | (4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20), (24) |
| 96 | A/YL-TYST/812 | Proposed Temporary Warehouse for Storage of Construction Materials, Private Car and Aquarium Fish for a Period of 3 Years | 14.10.2016 [revoked on 14.1.2018] | (4), (5), (6), (8), (11), (12), (13), (14), (19), (20), (24), (33) |
| 97 | A/YL-TYST/816 | Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years | 9.12.2016 | (4), (5), (6), (8), (10), (11), (19), (20), (34) |
| 98 | A/YL-TYST/822 | Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years | 3.2.2017 | (3), (4), (5), (6), (8), (10), (11), (13), (19), (20) |
| 99 | A/YL-TYST/823 | Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years | 3.2.2017 [revoked on 3.5.2017] | (3), (4), (5), (6), (8), (10), (11), (13), (19), (20) |

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|-----|------------------------|--|--|--|
| 100 | A/YL-TYST/828 | Renewal of Planning Approval for Temporary "Open Storage of Metal Goods with Ancillary Warehouse" for a Period of 3 Years | 3.3.2017 [revoked on 5.7.2017] | (4), (5), (6), (8), (10), (11), (12), (13), (19), (20), (30) |
| 101 | A/YL-TYST/829 | Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years | 17.3.2017 [revoked on 17.6.2018] | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (24), |
| 102 | A/YL-TYST/833 | Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years | 28.4.2017 | (1), (4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (28) |
| 103 | A/YL-TYST/831 | Temporary Warehouse for Storage of Construction Material and Electronic Goods for a Period of 3 Years | 12.5.2017 | (3), (5), (6), (7), (8), (10), (11), (13), (14), (19), (20), (23), (24) |
| 104 | A/YL-TYST/836 | Temporary Warehouse for Storage of Home Appliance and Furniture and Ancillary Site Office for a Period of 3 Years | 12.5.2017 | (1), (3), (5), (6), (7), (8), (10), (11), (14), (19), (20), (23), (24), (30) |
| 105 | A/YL-TYST/825 | Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years | 9.6.2017 [revoked on 21.7.2017] | (1), (3), (4), (5), (6), (8), (11), (19), (20), (24), (33), |
| 106 | A/YL-TYST/843 | Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years | 14.7.2017 | (1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20) |
| 107 | A/YL-TYST/849 | Temporary Open Storage of Construction Machinery and Containers with Ancillary Dismantling, Cleansing, Repairing and Workshop Activities for a Period of 3 Years | 8.9.2017 | (4), (5), (8), (11), (13), (19), (20), (24), (29) |
| 108 | A/YL-TYST/851 | Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years | 8.9.2017 [revoked on 22.3.2018] | (3), (4), (5), (6), (8), (10), (11), (13), (19), (20) |
| 109 | A/YL-TYST/856 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 13.10.2017 | (4), (5), (6), (9), (10), (13), (14), (17), (20), (28), (46) |
| 110 | A/YL-TYST/860 | Temporary Open Storage of Metal Goods with Ancillary Warehouse for a Period of 3 Years | 24.11.2017 | (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20) |
| 111 | A/YL-TYST/865 | Proposed Temporary Warehouse for Storage of Home Appliances and Furniture for a Period of 3 Years | 22.12.2017 | (1), (3), (4), (5), (6), (7), (8), (10), (11), (19), (20), (24) |

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|-----|------------------------|---|--|---|
| 112 | A/YL-TYST/867 | Temporary Warehouse for Storage of Construction Material for a Period of 3 Years | 22.12.2017 | (4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (23), (29) |
| 113 | A/YL-TYST/876 | Renewal of Planning Approval for Temporary "Warehouse for Storage of Construction Material and Used Electrical Appliance" for a Period of 3 Years | 2.3.2018 | (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20), (30) |
| 114 | A/YL-TYST/879 | Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years | 16.3.2018 | (1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (24) |
| 115 | A/YL-TYST/889 | Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years | 20.4.2018 | (3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (24) |
| 116 | A/YL-TYST/852 | Temporary Warehouse for Storage of Clothes and Household Products for a Period of 3 Years | 4.5.2018 | (1), (7), (8), (10), (11), (13), (14), (19), (20), (24) |
| 117 | A/YL-TYST/871 | Temporary Warehouse for Storage of Clothes and Shoes for a Period of 3 Years | 4.5.2018 | (4), (5), (6), (7), (8), (10), (11), (12), (13), (14), (19), (20), (24) |
| 118 | A/YL-TYST/891 | Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years | 4.5.2018 | (5), (6), (7), (8), (10), (12), (11), (13), (19), (20), (23), (24) |
| 119 | A/YL-TYST/893 | Renewal of Planning Approval for Temporary "Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office" for a Period of 3 Years | 1.6.2018 | (4), (5), (6), (8), (10), (11), (12), (13), (19), (20) |
| 120 | A/YL-TYST/904 | Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years | 3.8.2018 | (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20), |
| 121 | A/YL-TYST/909 | Temporary Warehouse for Storage of Construction Material for a Period of 3 Years | 7.9.2018 | (1), (3), (4), (5), (6), (9), (11), (13), (15), (20) |
| 122 | A/YL-TYST/910 | Temporary Warehouse for Storage of Construction Material for a Period of 3 Years | 7.9.2018 | (3), (4), (5), (6), (8), (11), (13), (15), (20) |
| 123 | A/YL-TYST/916 | Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years | 21.9.2018 | (4), (5), (6), (7), (8), (12), (13), (15), (19), (20) |

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|-----|------------------------|--|--|---|
| 124 | A/YL-TYST/917 | Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years | 21.9.2018 | (4), (5), (6), (8), (12), (13), (15), (19), (20) |
| 125 | A/YL-TYST/920 | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 19.10.2018 | (3), (4), (5), (6), (8), (11), (13), (15), (20) |
| 126 | A/YL-TYST/927 | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 7.12.2018 | (3), (4), (5), (6), (7), (8), (11), (13), (15), (20) |
| 127 | A/YL-TYST/928 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 7.12.2018 | (4), (5), (6), (7), (8), (11), (12), (13), (15), (19), (20), (27) |
| 128 | A/YL-TYST/932 | Renewal of Planning Approval for Temporary "Warehouse for Storage of Non-Staple Food" for a Period of 3 Years | 4.1.2019 | (4), (5), (8), (11), (13), (19), (20) |
| 129 | A/YL-TYST/898 | Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years | 18.1.2019 | (1), (3), (4), (5), (7), (10), (12), (16), (17) |
| 130 | A/YL-TYST/936 | Temporary Open Storage of Recycling Materials with Ancillary Workshop for a Period of 3 Years | 18.1.2019 | (3), (4), (5), (8), (10), (11), (13), (14), (20) |
| 131 | A/YL-TYST/941 | Temporary Warehouse for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years | 1.2.2019 | (4), (5), (7), (8), (11), (12), (13), (15), (19), (20), (27) |
| 132 | A/YL-TYST/944 | Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery" for a Period of 3 Years | 22.2.2019 | (5), (8), (10), (11), (13), (19), (20), (22) |

Approval Condition(s):

- (1) Submission and/or implementation of (accepted) landscape and/or tree preservation proposals.
- (2) Paving of the site and provision of boundary fencing on the application site.
- (3) Submission of (a revised) drainage proposals and/or implementation of (accepted) drainage facilities.
- (4) Submission and/or implementation of (accepted) water supplies for firefighting/fire service installations/emergency vehicular access proposal(s)/provision of a (9-litre water type/3kg dry powder) fire extinguisher.
- (5) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (6) Reinstatement of the application site upon expiry of planning permission.
- (7) No open storage is allowed on the site.
- (8) No night-time operation during specific time limit is allowed on the site.
- (9) Submission and/or implementation of run-in/out proposal.
- (10) No repairing/dismantling/breaking/fixing/maintenance/cleansing/paint-spraying/packaging/workshop activities are allowed on the site.
- (11) No operation is allowed on Sundays and public holidays.
- (12) The existing landscape planting and/or trees on the site shall be maintained at all times.

- (13) No medium goods vehicles over 5.5 tonnes/heavy goods vehicles (i.e. over 24 tonnes) are allowed to be used, parked/stored on the site.
- (14) No plastic waste/electronic waste/used batteries/used electrical appliances/televisions/computer monitors/computer parts/electronic parts (including cathode-ray tubes) are allowed to be stored/processed on the site.
- (15) No dismantling/repairing/cleansing/workshop activities, except cutting of materials as proposed by the applicant, are allowed on the site.
- (16) No dismantling/repairing/cleansing/workshop activities are allowed in the open area of the site.
- (17) No grinding/polishing/cutting/repairing/dismantling/workshop activities are allowed in the open area or outside the specified structure of the site.
- (18) Posting of a notice at a prominent location of the site to indicate that no medium or heavy goods vehicle including container trailer/tractor is allowed to be parked/stored on the site.
- (19) Maintenance of existing/implemented drainage facilities/submission of a record of the existing drainage facilities.
- (20) No parking/queuing/queue back/reverse movement of vehicles on public road.
- (21) No repairing/dismantling/cleansing/paint-spraying/workshop activities, except sorting/packaging activities, are allowed on the site.
- (22) Maintenance of existing boundary fence within the application site.
- (23) Implementation of accepted fire service installations proposal.
- (24) Provision of boundary fence.
- (25) Submission of record photos of existing trees.
- (26) No storage of battery on area areas.
- (27) No ancillary maintenance work to be carried out in open area.
- (28) The stacking height of materials stored within the site should not exceed the height of the boundary fence.
- (29) Maintenance of all existing trees on site.
- (30) No handling/storage/loading/unloading of used electrical appliances/construction material/scrap metal is allowed on site/outside the concrete-paved covered structure(s)/shall be carried out within enclosed structure(s) on site.
- (31) No storage or handling of metal products and packed cement is allowed outside the concrete-paved covered structures on the site.
- (32) No storage or handling of sand and gravel is allowed on the site.
- (33) No vehicle is allowed to enter/exit the site during specific time limit.

Rejected Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Rejection Reason(s)</u> |
|---|-------------------------------|---|---|-----------------------------------|
| 1 | A/YL-TYST/472 | Temporary Open Storage of Used Electronic Parts with Ancillary Workshop for a Period of 3 Years | 7.5.2010 | (1), (2) |
| 2 | A/YL-TYST/478 | Temporary Warehouse for Storage of Packed Furniture for a Period of 3 Years | 22.10.2010 on review | (3) |
| 3 | A/YL-TYST/922 | Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Materials, and Vehicle and Electronic Parts for a Period of 3 Years | 2.11.2018 | (4), (5) |
| 4 | A/YL-TYST/926 | Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of 3 Years | 7.12.2018 | (5) |

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Rejection Reason(s)</u> |
|---|------------------------|---|--|----------------------------|
| 5 | A/YL-TYST/943 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 1.2.2019 | (5) |

Rejection Reason(s):

- (1) The application did not comply with the Town Planning Board PG-No. 13E in that there were adverse departmental comment on and local objection to it, and no relevant technical assessment had been included in the submission to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.
- (2) Not compatible with the surrounding residential/rural land uses.
- (3) The development would be subject to fire risk and would have adverse environmental and drainage impacts on the surrounding areas. The submitted information however could not adequately demonstrate that the potential fire risk and adverse environmental and drainage impacts could be mitigated.
- (4) The applicant fails to demonstrate that the development would not pose fire risk on the surrounding area.
- (5) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, nullifying statutory planning control.

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) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the Site should be kept in a clean and tidy condition at all times;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department 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. Lot 1127 in D.D. 119 is covered by Short Term Waiver (STW) No. 4054 which permits the structure(s) erected thereon for the purpose of 'temporary open storage of construction materials and ceramic ware'. The Site is accessible from Kung Um Road via government land (GL) and private land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. The STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate. 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 Building(s) will be considered or allowed. Applications for any of the above will be considered by her department 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 or fee, as may be imposed by her department;
- (d) to note the comments of the Commissioner for Transport that the land status of the access road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified with the relevant management and maintenance authorities accordingly. The applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no parking of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the relevant mitigation measures and requirements in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (g) to note the comments of Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. 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 and the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. The good practice guidelines for open storage (**Appendix V** of this RNTPC Paper) should be adhered to. The applicant is also reminded that if the proposed structure(s) is required to comply with Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of

formal submission of general building plans; and

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorised building works (UBW) under the 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 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 the Site, prior approval and consent of BD should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator 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.