

RNTPC Paper No. A/YL-KTS/800
For Consideration by
the Rural and New Town
Planning Committee
on 19.10.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/800

- Applicant** : Wah San Motor Trading Limited represented by R-riches Property Consultants Limited
- Site** : Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long
- Site Area** : About 1,819m² (including Government Land of about 67m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/14
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Open Storage of Vehicles for Sale (Including New/Used Vehicles) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary open storage of vehicles for sale (including new/used vehicles) for a period of 3 years. The Site is currently fenced, paved and vacant. (**Plans A-2, A-4a to 4b**)
- 1.2 The Site is the subject of five previous planning applications (No. A/DPA/YL-KTS/73 and A/YL-KTS/126, 423, 547 and 644) for similar open storage of vehicles uses. Except Application No. A/DPA/YL-KTS/73 which was rejected by the Town Planning Board (the Board) on review on 13.5.1994, the other four previous applications No. A/YL-KTS/126, 423, 547 and 644 were approved with conditions by the Rural and New Town Planning Committee (the Committee) or the Board on review on 17.7.1998, 26.9.2008, 23.9.2011 and 8.8.2014 respectively. All the approval conditions of the last approved application

No. A/YL-KTS/644 were complied with and the planning permission lapsed on 26.9.2017.

- 1.3 According to the applicant, one 2-storey structure (6.2m high) with a total floor area of not more than 61m² will be erected at the Site for office use. There will be 52 storage spaces for private car. The operation hours are between 9am and 7pm on Mondays to Saturdays and no operation on Sundays and public holidays. There will be no storage/sales of vehicle parts and cleansing, dismantling and repairing of vehicles carried out within the Site. It is estimated there will be 3 staffs at the Site. No medium or heavy goods vehicles will enter the Site. The Site is accessible from Kam Tin Road via a local track. The layout plan and the vehicular access plan submitted by the applicant are shown on **Drawings A-1** and **A-2**.
- 1.4 Compared with the last approved application No. A/YL-KTS/644, the current application is submitted by a different applicant with a different layout.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application form with supplementary information (**Appendix I**) received on 29.8.2018
 - (b) Further Information (FI) received on 2.10.2018 in (**Appendix Ia**) response to departmental comments
(accepted and exempted from publication and recounting requirements)
 - (c) FI received on 3.10.2018 providing clarification (**Appendix Ib**)
(accepted and exempted from publication and recounting requirements)
 - (d) FI received on 11.10.2018 providing clarification (**Appendix Ic**)
(accepted and exempted from publication and recounting requirements)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the supplementary information and FI at **Appendices I** to **Ic**. They can be summarized as follows:

- (a) The Site is subject to previous approved applications for similar uses. There will be no filling or excavation of land carried out within the Site to minimize adverse impacts to the surrounding.

- (b) The proposed development is not open to visitor and will not involve showroom or retail shop and no parking space will be provided for staff. Staff will be required to walk from the nearby development (storage of vehicle parts with workshop), where the back office of the proposed development is located. Therefore, traffic impact will be minimal.
- (c) The existing drainage facilities were constructed by the previous tenant. The applicant will maintain the implemented drainage facilities and existing landscaping area at the Site after planning approval has been obtained.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by sending notice to the Kam Tin Rural Committee by registered post and posting notice at the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guideline

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E) are relevant to the application. The Site falls within Category 3 areas under TPB PG-No.13E promulgated by the Board on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is the subject of a previously approved planning application for the same use which has lapsed on 26.9.2017. The current use at the Site is under investigation. Should there be sufficient evidence to prove that the use on the Site constitutes an unauthorized development under the Town Planning Ordinance, enforcement action will be taken.

6. Previous Applications

- 6.1 The Site was involved in five previous planning applications (No. A/DPA/YL-KTS/73 and A/YL-KTS/126, 423, 547 and 644) all submitted by different applicants as the current application. Details of the applications are summarized in **Appendix III** and the locations of the sites are shown on **Plan A-1b**.

- 6.2 Application No. A/DPA/YL-KTS/73 covering a larger site for open storage of vehicles was under the then “Unspecified Use” zone¹. The application was rejected by the Board on review on 13.5.1994 on the grounds that the proposed development would be affected by the imminent implementation of the proposed Route 3 project; the development was not in line with the planning intention for the area and not compatible with the village settlements in the vicinity; and no information on access arrangement and operation of the development and no drainage proposal had been included in the submission.
- 6.3 Application No. A/YL-KTS/126 for proposed temporary open storage of vehicles for 12 months was approved with conditions by the Committee on 17.7.1998 for the reasons that the site was sandwiched between infrastructure projects which would pose a constraint and freeze the long-term land use of the application site; the proposed temporary use would enable utilization of the site; the development generally conformed with the Town Planning Board Guidelines No. 13 for “Application for Open Storage and Port Back-up Uses” in that it was compatible with the surrounding land uses, the proposal was generally acceptable to the concerned departments; no local objection received and similar applications had been approved in the area.
- 6.4 Applications No. A/YL-KTS/423, 547 and 644 for application/renewal of planning permission for temporary open storage of vehicles (including new/used left hand or right hand vehicles) for sale for a period of 3 years were submitted by a different applicant as the current application. Application No. A/YL-KTS423 was approved with conditions by the Board on review on 26.9.2008 for the reasons that it was unlikely that the applied use would have significant environmental and traffic implication; and activities that would have adverse environmental and traffic impacts could be prohibited by imposing appropriate approval condition. Applications No. A/YL-KTS/547 and 644 were approved with conditions by the Committee on 23.9.2011 and 8.8.2014 respectively mainly for the reasons that temporary permission would not frustrate the planning intention; the application was in line with TPB PG-No. 13E in that previous approval had been granted; concerned departments had no adverse comment and/or the departmental concerns could be addressed by appropriate approval conditions. For the last approved application A/YL-KTS/644, all approval conditions were complied with and the planning permission lapsed on 26.9.2017.
- 6.5 Compared with the last application, the current application is submitted by a different applicant with a different layout.

¹ The Site was rezoned to “AGR” on the draft Kam Tin South OZP No. S/YL-KTS/1 gazetted on 17.6.1994.

7. **Similar Applications**

- 7.1 There are eleven similar applications (No. A/YL-KTS/457, 458, 460, 483, 488, 515, 580, 628, 675, 687 and 793) for various temporary open storage of vehicles uses within the adjacent “AGR” zone on the OZP since the promulgation of TPG PG-No.13E on 17.10.2008. Details of the applications are summarized in **Appendix IV** while the locations of the sites are shown on **Plan A-1a**.
- 7.2 All the similar applications were approved with conditions by the Committee between 2009 and 2016 for similar reasons that the development was not incompatible with the surrounding land uses; line with the TPB PG No. 13E in that previous approvals had been granted; and planning approval for similar uses had previously been granted. However, planning applications No. A/YL-KTS/457, 458 and 628 were revoked due to non-compliance with approval conditions.

8. **The Site and Its Surrounding Areas (Plans A-1a to A-4b)**

- 8.1 The Site is:
- (a) paved, fenced off and currently vacant; and
 - (b) accessible via a local track leading from Kam Tin Road.
- 8.2 The surrounding areas are rural in character predominated by open storage/storage yards, parking of vehicles, workshop and a sewage pumping station, residential structures/dwellings and vacant/unused land. Some of the open storage yards and parking of vehicles are suspected unauthorized development subject to enforcement action by Planning Authority (**Plan A-2**);
- (a) to its immediate north are residential structures/dwellings, Kam Tin Sewage Pumping Station and vacant/unused land;
 - (b) to its immediate east is a residential structure/dwelling. A storage yard of vehicle parts with workshop which is an ‘existing use’ tolerated under the Town Planning Ordinance. To its further east is a nullah; and
 - (c) to its west and south is Tsing Long Highway. To its further west across the highway are an open storage yard, parking of vehicles and vacant land.

9. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

10. Comments from Relevant Government Departments

10.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

10.1.1 Comments of the District Lands Officer, Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that non structures are allowed to be erected without prior approval of the Government.
- (b) No permission is given for occupation of GL (about 67m² subject to verification) included in the Site. Any occupation of GL without Government’s prior approval is not allowed.
- (c) The Site is accessible from Kam Tin Road via GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (e) Should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site, if any. 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. Furthermore, the applicant has to either exclude the GL portion from the Site or apply for a direct grant STT for use of the Site. Applications for

any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application 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 the LandsD.

Traffic

10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included in the planning approval.
- (c) The applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly.

10.1.3 Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

- (a) His department does not and will not maintain any access connecting the Site and Kam Tin Road. The applicant should be responsible for his own access arrangement.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains.

Environment

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) There was no substantiated environmental complaint received in the past 3 years.
- (b) In accordance with the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP), he does not support the application as there are sensitive receivers, i.e. residential dwellings/structures located in the vicinity of the Site (on the immediate east and north) (**Plan A-2**), and environmental nuisance is expected.
- (a) The Site falls within the Consultation Zone of Au Tau Water Treatment Works which is a Potential Hazard Installation. Based on the information provided, he has no adverse comment from chlorine risk perspective.

Landscape

10.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) He has no objection to the application from the landscape planning perspective.
- (b) The surrounding area is of rural fringe landscape character with village clusters, undeveloped fields, and some tree groups. The Site is also bounded by various non-rural uses including major transport networks and open storage yards. The proposed use is not incompatible with the landscape setting in proximity.
- (c) According to site visit on 19.9.2018, the Site is paved and existing trees and shrubs planting were planted in raised planters and kerb planters. Significant adverse landscape impact arising from the proposed temporary use is not expected. However, some dead trees and leaning trees (about 30 degree from vertical) were found during site visit on 19.9.2018, replacement trees are required to be provided.
- (d) Should the Board approve the application, a condition requiring the submission and implementation of landscape proposal is recommended for inclusion in the planning approval.

- (e) After the super typhoon Mangkhut, the applicant is advised to inspect their trees again and take appropriate actions on damaged trees/branches to protect public safety. The applicant shall make reference to information promulgated by the GLTM Section under DEVB.

Agriculture and Nature Conservation

10.1.6 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) He has no strong view against the application from agriculture and nature conservation points of view as the Site has been paved and used for similar purpose approved by the Board for some time.
- (b) Should the application be approved, the applicant is advised to avoid causing pollution to the watercourse (**Plan A-2**) to the south of the Site, by controlling site run-offs during operation as far as practicable.

Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the application be approved, approval conditions on submission of drainage proposal and implementation and maintenance of the drainage proposal for the development to the satisfaction of Director of Drainage Services or of the TPB should be incorporated in the planning permission.

Building Matters

10.1.8 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) If the existing structures (not being a New Territories Exempted

House) are erected on leased land without the approval of his department, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.

- (b) 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.
- (c) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (d) 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.
- (e) 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.

Fire Safety

10.1.9 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in-principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the development, FSIs are anticipated to be required. Therefore, the applicant is advised to submit the relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.

The good practice guidelines for open storage sites in **Appendix V** should be adhered to.

- (c) Having considered the nature of the open storage, the approval condition on “the provision of fire extinguisher(s) within 6 weeks from the date of planning approval” should be included in the planning permission. To address this approval condition, the applicant should submit a valid fire certificate (FS 251) to his department for approval.
- (d) The applicant is reminded that 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.

District Officer’s Comments

10.1.10 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any local’s comment on the application.

10.2 The following Government departments have no comment on the application:

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C,WSD);
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

11. Public Comment Received During Statutory Publication Period

On 7.9.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 28.9.2018, one public comment was received from a member of the public (**Appendix VI**) objecting to the application mainly on the grounds that the Site should be used for temporary recreational open space; the proposed use is inefficient land use; vehicles should be parked underground in custom built high-rise tower, ground floor of village houses or stacked facilities to release the land for other uses.

12. Planning Considerations and Assessments

- 12.1 The site falls within Category 3 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant.

Category 3 areas: within these areas, 'existing' and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. 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.

- 12.2 The application is for proposed temporary open storage of vehicles for sale (including new/used vehicles) for a period of 3 years. The Site falls within the "AGR" zone which is intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed development is not in line with the planning intention of the "AGR" zone. Nevertheless, DAFC has no strong view on the application as the Site has been paved and used for similar purpose approved by the Board for some time. It is considered that the granting of temporary permission would not frustrate the long-term planning intention of the "AGR" zone.
- 12.3 The surrounding area is mainly rural in character predominated by open storage yards, parking of vehicles, a sewage pumping station, residential structures/dwellings and vacant/unused land. Similar applications for various temporary open storage of vehicle uses were also approved in the adjacent "AGR" zone on the OZP.
- 12.4 The application is generally in line with the TPB PG-No. 13E in that four previous approvals (applications No. A/YL-KTS/126, 423, 547 and 644) for similar open storage of vehicles uses were granted since 1998. All approval conditions in the last approval (No. A/YL-KTS/644) have been complied with. There is no adverse comment from the relevant departments except DEP. In this regard, sympathetic consideration could be given to the current application.

- 12.5 DEP does not support the application as there are residential structures/dwellings located to the immediate north and east of the Site, and environmental nuisance is expected. Nevertheless, there is no substantiated environmental complaint at the Site received in the past three years. The applicant also indicates that no cleansing, dismantling and repairing of vehicles will be carried out within the Site. To address the concern of the DEP on the possible nuisance generated by the proposed temporary use, approval conditions restricting the operation hours and prohibiting storage/sales of vehicle parts and workshop related activities are recommended in paragraphs 13.2 (a) to (c) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on-site will be subject to enforcement action by the Planning Authority. The applicant will also be advised to adopt the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ in order to alleviate any potential impact. Technical requirements of C for T, CTP/UD&L of PlanD, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 13.2 (d) to (m) below.
- 12.6 One public comment objecting to the application was received during the public inspection period as stated in paragraph 11. In this regard, temporary approval would not jeopardize the long-term planning intention. The planning considerations and assessments as mentioned above are also relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 and taking into account the public comment in paragraph 11, the Planning Department considers that the proposed temporary open storage of vehicles for sale (including new/used vehicles) could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 19.10.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference.

Approval Conditions

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no storage/sales of vehicle parts and no repairing, dismantling, cleansing,

paint-spraying or other workshop activities, as proposed by the applicant, shall be carried out on the Site at any time during the planning approval period;

- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 19.4.2019;
- (g) in relation to (f) above, the implementation of the drainage proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 19.7.2019;
- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 19.4.2019;
- (j) in relation to (i) above, the implementation of landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 19.7.2019;
- (k) the provision of fire extinguisher(s) within **6** weeks with a valid fire certificate (FS 251) from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 30.11.2018;
- (l) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 19.4.2019;
- (m) in relation to (l) above, the provision of fire service installations within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 19.7.2019;

- (n) if any of the above planning conditions (a), (b), (c), (d), (e) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (o) if any of the above planning conditions (f), (g), (i), (j), (k), (l) or (m) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (p) upon expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix VII**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

The proposed development is not in line with the planning intention of the "AGR" zone which is to retain and safeguard good agricultural land/farm/fish pond for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form with supplementary information received on 29.8.2018
Appendix Ia	FI received on 2.10.2018 in response to departmental comments
Appendix Ib	FI received on 3.10.2018 providing clarification
Appendix Ic	FI received on 11.10.2018 providing clarification
Appendix II	Relevant extract of Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13E)
Appendix III	Previous applications covering the Site
Appendix IV	Similar applications in the adjacent “AGR” zone on approved Kam Tin South OZP
Appendix V	The Good Practice Guidelines for Open Storage Sites
Appendix VI	Public comment received during statutory public inspection period
Appendix VII	Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2018**