

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/821

<u>Applicant</u>	: Mr. TANG Shui Yung represented by Top Bright Consultants Ltd.
<u>Site</u>	: Lots 460 RP (Part) and 461 RP (Part) in D.D. 103, Kam Tin Road, Kam Tin, Yuen Long
<u>Site Area</u>	: About 1,295 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Temporary Open Storage of Vehicle Parts with Ancillary Workshop for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary open storage of vehicle parts with ancillary workshop for a period of 3 years. The Site is currently used for the applied use without valid planning permission.
- 1.2 The Site was involved in 12 previous applications for various temporary open storage uses with or without ancillary workshop. The last Application No. A/YL-KTS/687 for the same use and submitted by the same applicant as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 8.1.2016. All of the approval conditions have been complied with and the planning permission lapsed on 8.1.2019.
- 1.3 According to the information submitted by the applicant, three containers and porch with a total floor area of about 272 m² and building heights ranging from 2.5 m to 5 m (one to two storeys) are erected on-site for provision of site office, storage and ancillary workshop. Vehicle parts of second-hand private vehicles

are stored within the Site. Workshop activities will only be conducted for assembly of vehicle parts for storage or sale purpose on an occasional basis. A total of 4 private car parking spaces for staff or visitors are provided within the Site. Only light goods vehicles are used for delivery of the storage materials. No medium or heavy goods vehicle exceeding 5.5 tonnes and no vehicle exceeding 7 m long are allowed to be parked/stored on or enter/exit the Site. The operation hours are from 9:00am to 6:00pm, from Mondays to Saturdays. There is no operation on Sundays and public holidays. The Site is accessible via a local track connecting to Kam Tin Road to the north. The layout plan and landscape and tree preservation proposal as submitted by the applicant are shown on **Drawings A-1 to A-2**.

- 1.4 Compared with the last approved application (No. A/YL-KTS/687), the current application is the same in terms of site area, number of structures, floor area and parking space.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application form with supplementary planning (**Appendix I**) statement received on 2.5.2019.
 - (b) Further Information received on 30.5.2019 in (**Appendix Ia**) response to departmental comments.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement attached to the application form at **Appendix I**. They can be summarized as follows:

- (a) The Site falls within a strip of land surrounded by two major roads including Kam Tin Road and Tsing Long Highway, and the Site and its adjoining area have been used for open storage use for over 20 years. In view of the site location, the existing situation and surrounding environment, the Site is considered unsuitable for agricultural use.
- (b) A number of similar applications have also been approved on the Site and its vicinity. There is no change in the planning circumstances since the last planning application. The applied use on a temporary basis would not jeopardize the long term planning intention for “AGR” zone.
- (c) The applied use is compatible with its surrounding land uses which are mainly open storage/storage/car parking sites. The Site is also separated from the nearest village settlement, Ko Po Tsuen, by Kam Tin Road.
- (d) The Site falls within the ‘Category 2’ areas according to the Town Planning Board Guidelines No. 13E and is considered tolerable for the development of open storage and port back-up uses on a temporary basis. The Site also

complies with the general planning criteria for assessing applications for open storage uses in that the applicant had provided site improvement measures, and no adverse departmental comments or local objections is anticipated.

- (e) All approval conditions of the previous application (No. A/YL-KTS/687) had been complied with. The applicant commits to comply with the approval conditions should this application be approved.
- (f) The development would not cause adverse drainage, traffic, visual and environmental impacts. The applicant will continue to maintain the existing planting, fire service installations (FSIs) and drainage facilities on-site. Visual and noise impacts of the development is minimized as it is enclosed by 2 m high corrugated metal sheets and open storage is a type of docile land use and the development would be operated during daytime only. In addition, all the existing fencing along the Site's boundary will be maintained by the applicant.

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. 31A) by sending a letter to the Kam Tin Rural Committee by registered post and posting notice near the entrance of the Site. Detailed information would be deposited at the meeting for Members' inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines No. 13E for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13E) promulgated by the Town Planning Board (the Board) on 17.10.2008 is relevant to the application. The Site falls within the Category 2 areas under the TPB PG-No. 13E. The relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is currently not subject to any outstanding enforcement case. However, the previous planning approval under Application No. A/YL-KTS/687 covering the Site lapsed on 8.1.2019. While the storage use was still observed at the Site, it might be subject to planning enforcement action.

6. Previous Applications

- 6.1 The Site was involved in 12 previous applications (No. A/DPA/YL-KTS/70 and 88 and A/YL-KTS/70, 147, 194, 289, 360, 458, 483, 515, 628 and 687) for various temporary open storage uses with or without ancillary workshop. 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/70 covering a much larger site area for open storage of new cars was rejected by the Board on 29.4.1994 on review on the grounds that the proposed development was not in line with the planning intention of the “AGR” zone; it was not compatible with the village settlements in the vicinity; and it would be affected by the imminent implementation of the then Route 3 – Country Park section project.
- 6.3 Applications No. A/DPA/YL-KTS/88, A/YL-KTS/70, 147, 194, 289 and 360 for similar temporary open storage of vehicles for a smaller site than application No. A/DPA/YL-KTS/70 were approved with conditions by the Committee between 1994 to 2006 for similar reasons that the proposed use would enable utilization of the land before the implementation of infrastructure project; planning approvals for the same use had been granted before; or the developments were not incompatible with the surrounding areas and there was no adverse comment from Government departments and no local objection.
- 6.4 Application No. A/YL-KTS/458 for temporary open storage of private vehicles and vehicle parts for a period of 3 years was approved with conditions by the Committee on 27.2.2009 for the reasons that the development was not incompatible with the surrounding land uses and would not frustrate the long-term planning intention; the application was generally in line with the TPB PG-No. 13E in that all relevant departments except the Director of Environmental Protection (DEP) had no adverse comment; previous approvals had been granted and there was no major change in the planning circumstances; and the concern of DEP could be addressed by appropriate approval conditions. However, the planning permission was revoked on 10.7.2009 due to non-compliance with approval condition on prohibiting workshop activities. Application No. A/YL-KTS/483 for temporary open storage of vehicle parts with ancillary workshop was approved with conditions by the Committee on 18.12.2009 for 1 year for similar reasons mentioned above. A shorter approval period was granted to monitor the situation of the site given an ancillary workshop was proposed and to address the comment of DEP.
- 6.5 Applications No. A/YL-KTS/515, 628 and 687 for the same applied use as the current application for a period of 3 years were approved with conditions by the Committee between 2010 and 2016 for similar reasons as stated in paragraph 6.4 above. The planning permission of Application No. A/YL-KTS/628 was revoked on 7.11.2014 due to non-compliance of approval conditions. For the last Application No. A/YL-KTS/687 submitted by the same applicant of the current application, all approval conditions had been complied with, and the planning permission lapsed on 8.1.2019.

7. **Similar Applications**

- 7.1 There are 14 similar applications for temporary open storage within the same “AGR” zone on the OZP since the promulgation of the TPB PG-No. 13E on 17.10.2008. Details of the applications are summarized in **Appendix IV** and their locations are shown on **Plan A-1a**.
- 7.2 11 applications (No. A/YL-KTS/457, 460, 488, 511, 580, 600, 614, 675, 699, 717 and 793) for temporary open storage of vehicles and / or machinery (with / without trailers / tractors park) were approved with conditions by the Committee between 2009 and 2018 mainly for the reasons that the developments on a temporary basis would not frustrate the long-term planning intention; not incompatible with the surrounding areas; and generally in line with TPB PG-No. 13E in that there was no adverse departmental comment except DEP, and DEP’s concern could be addressed by approval conditions, or planning approvals for similar uses had previously been granted. However, the planning approval for Applications No. A/YL-KTS/457, 600 and 699 were revoked due to non-compliance with approval conditions.
- 7.3 The other 3 applications (No. A/YL-KTS/624, 667 and 685) for temporary open storage of vehicles, metal scaffolding, machinery, scrap metal and / or concrete from demolished buildings were rejected by the Committee or the Board on review between 2014 and 2016 mainly on the grounds that the developments did not comply with the TPB PG-No. 13E in that they were incompatible with the surrounding land uses and the nearby residential structures would be susceptible to adverse environmental nuisance, and that there were adverse comments from relevant Government departments.

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

- 8.1 The Site is:
- (a) paved and fenced off and currently used for the applied use without valid planning permission; and
 - (b) accessible via a local track connecting to Kam Tin Road to the north.
- 8.2 The surrounding areas are predominantly a mixture of open storage yards, parking of vehicles, a vehicle workshop, residential dwellings/structures and vacant/unused land:
- (a) to its immediate northwest is an open storage yard for machinery operated with planning permission under Application No. A/YL-KTS/717. Open storage yards for vehicles and parking of vehicles are located to the further northwest;
 - (b) to its immediate north and south are bounded by Kam Tin Road and Tsing Long Highway respectively. Ko Po Tsuen is located to the further north

across Kam Tin Road with the nearest residential dwelling about 50 m away; and

- (c) to its immediate east are vehicle workshop, open storage of vehicles and unused 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 Old Scheduled 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.
- (b) Within the Site, Lot No. 461 RP in D.D.103 is currently covered by Short Term Waiver (STW) No. 2784 to permit structures erected thereon for the purposes of “Ancillary Use to Open Storage of Left-Hand Drive Vehicles”.
- (c) The Site is accessible to Kam Tin Road via Government Land (GL). His office provides no maintenance works for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site falls within the 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 planning approval be given to the subject application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to apply to his office to permit any 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. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD.

Traffic

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

- (a) He has no further comment on the application from traffic engineering perspective.
- (b) Should the application be approved, 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.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads / drains.
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road.

Environment

10.1.4 Comments of Director of Environmental Protection (DEP) :

- (a) The Site is not the subject of any environmental complaint in the past 3 years.

- (b) The applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP.
- (c) The Site falls within the 1000m radius Consultation Zone of Au Tau Water Treatment Works which is a Potentially Hazardous Installation. He has no adverse comment on the proposal from the chlorine risk perspective.

Landscape

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

- (a) She has no objection to the application from the landscape planning perspective.
- (b) The Site is located to the north of Tsing Long Highway and south of Kam Tin Road. She had no objection to the last application (No. A/YL-KTS/687) at the Site.
- (c) Based on the aerial photo of 2018, the surrounding area of the Site is comprised of storage sites, car park, temporary structures and scattered tree groups. The applied use is considered not incompatible with the landscape setting in proximity.
- (d) According to the site visit conducted on 6.5.2019, the Site was fenced off and hard paved. Existing trees of common species along northeastern and eastern boundary of the Site were in fair conditions. Further significant adverse landscape impact arising from the development is not anticipated.
- (e) In consideration that there are existing trees outside the Site, which act as landscape buffer to the adjacent roads, landscape condition is therefore not recommended, should the application be approved by the Board.

Agriculture

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

Noting that the Site has been used for open storage purpose and there is no agricultural activity adjacent to the Site, he has no strong view to the application from agriculture point of view. As the Site appears to have some trees, the applicant is advised to preserve them as far as

practicable during operation.

Drainage

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

- (a) He has no in-principle objection to the development.
- (b) It is noted that the same drainage facilities as those implemented under the previous planning application no. A/YL-KTS/687 would be maintained by the applicant.
- (c) Should the application be approved, approval conditions on maintaining the drainage facilities implemented under Application No. A/YL-KTS/687 and submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be included.

Fire Safety

10.1.8 Comments of Director of Fire Services (D of FS):

- (a) He has no in-principle objection to the proposal subject to FSIs being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, 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. 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 should be adhered to (**Appendix V**).
- (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 is recommended for inclusion 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 (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

10.1.9 Comments of the Chief Building Surveyor/NT West, Buildings Department (CBS/NTW, BD):

As there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application. The applicant's attention is drawn to the following points:

- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
- (ii) 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;
- (iii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) 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; and
- (v) if the Site does not abut on a street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

District Officer's Comments

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

He has not received any comment from the locals on the application, and no comment from departmental point of view.

10.2 The following Government departments have no comment/objection to the application:

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

11. Public Comment Received During Statutory Publication Period

On 10.5.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 31.5.2019, one public comment from an individual was received. The commenter considers a more permanent use should be proposed for the area, such as an industrial park where storage and related activities can be organized in a land efficient manner.

12. Planning Considerations and Assessments

12.1 The application is for temporary open storage of vehicle parts with ancillary workshop for a period of 3 years at a Site zoned “AGR”. 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. The applied use is not in line with the planning intention of the “AGR” zone. Nevertheless, DAFC has no strong view to the application from the agricultural perspective. It is considered that temporary approval of the application would not frustrate the long-term planning intention of the “AGR” zone.

12.2 The development is considered not incompatible with the surrounding area which is mixed with open storage yards, parking of vehicles, vehicle workshop, residential dwellings/structures and unused/vacant land.

12.3 The Site falls within Category 2 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

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.

12.4 The application is considered generally in line with the TPB PG-No. 13E in that relevant departments consulted, including C for T, CE/MN of DSD, DEP and D

of FS, have no adverse comment. To address the possible environmental nuisance, approval conditions restricting the operation hours and prohibiting heavy goods vehicles 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 follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”. The technical requirements of CE/MN of DSD and D of FS could be addressed by appropriate approval conditions (d) and (f) to (j) in paragraph 13.2 below.

12.5 The Site is the subject of previous approvals for the same open storage and ancillary workshop uses since 2009. Compared with the last approved application No. A/YL-KTS/687, the current application maintains the same site boundary and development parameters. Although the previous planning permission lapsed on 8.1.2019, there is no major change in planning circumstances since the last approval and all approval conditions of the last application had been complied with. There are also similar applications in the same “AGR” zone approved by the Committee. Hence, sympathetic consideration could be given to the current application.

12.6 One public comment has been received during the statutory publication period, providing comment on the application as detailed in paragraph 11 above. The departmental comments and planning assessments and considerations as stated above are relevant.

13. Planning Department’s View

13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment in paragraph 11 above, the Planning Department considers that the temporary open storage of vehicle parts with ancillary workshop 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 21.6.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference.

Approval Conditions

- (a) no operation between 6:00 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 medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, and

no vehicle exceeding 7 m long, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 21.9.2019;
- (h) the provision of fire extinguisher(s) with a valid fire certificate (FS 251) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 2.8.2019;
- (i) 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 21.12.2019;
- (j) in relation to (i) above, the implementation of fire service installations proposal 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 21.3.2020;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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;
- (l) if any of the above planning conditions (g), (h), (i) or (j) 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
- (m) upon expiry of the planning permission, the reinstatement of the 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 attached at **Appendix VII**.

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

the development is not in line with the planning intention of the "AGR" zone which is intended 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. No strong justification has been given in the submission for a departure from the planning intention, even on 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 planning statement received on 2.5.2019
Appendix Ia	Further Information (1) received on 30.5.2019
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 same "AGR" zones on the Kam Tin South OZP
Appendix V	Good practice guidelines for open storage sites
Appendix VI	Public Comment
Appendix VII	Advisory clauses
Drawing A-1	Layout Plan

Drawing A-2	Landscape and Tree Preservation Proposal 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
Plans A-4	Site Photos

**PLANNING DEPARTMENT
JUNE 2019**