

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/123

- Applicant** : Mr Tang Cheuk Lun represented by Sum Kwan Limited
- Site** : Lots 1141RP (Part), 1143RP (Part), 1144 S.E (Part), 1144 S.F, 1144 RP (Part), 1145 (Part), 1146 (Part), 1149 (Part), 1152, 1153 (Part), 1155 (Part), 1156 (Part), 1157 (Part), 1158 (Part), 1159 (Part), 1160 (Part), 1161 (Part), 1162 (Part), 1163 (Part), 1164 (Part), 1197 (Part), 1198 (Part), 1199 S.B (Part), 1200 and 1201 (Part) in D.D.125, Ha Tsuen, Yuen Long
- Site Area** : 13,054 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Open Space”(“O”) (about 49.96%);
“Other Specified Use” annotated “Logistics Facility” (“OU(LF)”) (about 43.06 %); and
[Restricted to maximum plot ratio of 5 and maximum building height of 110mPD]
an area shown as ‘Road’ (about 6.98%)
- Application** : Proposed Temporary Open Storage of Construction Material and Ancillary Site Office 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 construction material and ancillary site office for a period of 3 years (**Plan A-1**). The Site straddles over an area zoned “O” (49.96%) and “OU(LF)” (43.06%), and an area shown as ‘Road’ (6.98%) on the approved HSK and HT OZP. According to the Notes of the OZP, ‘Open Storage (not elsewhere specified)’ use is always permitted in the “OU(LF)” zone. Nevertheless, temporary use or development of any land or buildings not exceeding a period of three years within the zone requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. In any area shown as ‘Road’ on the approved HSK and HT OZP,

all uses or developments require planning permission from the Board. The Site is currently used for the temporary warehouse for storage of construction material as well as the applied use with a valid planning permission till 4.3.2019.

- 1.2 The Site is related to 21 previous applications No. A/YL-HT/81, 154, 244, 305, 324, 357, 387, 390, 426, 450, 459, 474, 508, 524, 540, 552, 576, 621, 634, 791 and 984 for various open storage and port back-up uses. The last application No. A/YL-HT/984, which covers the same extent of the current application submitted by the same applicant for warehouse for storage of construction material and open storage of construction material and ancillary site office for a period of 3 years, was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 4.3.2016. All the time-specific approval conditions have been complied with.
- 1.3 The Site is accessible from Ha Tsuen Road via adjoining site to its south (**Drawing A-1**). As shown on the layout plan at **Drawing A-2**, the ingress/egress to the Site is proposed at the south-western part of the Site. The development comprises seven single-storey structures with a total floor area of not exceeding 280m² (40m² each) for site office use locating along the southern boundary of the Site, 2 parking spaces for car and light goods vehicles not exceeding 5.5 tonnes and 1 loading and unloading space for medium goods vehicles not exceeding 24 tonnes. The proposed landscape and drainage plans are at **Drawings A-3 to A-4**. The operation hours are from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. According to the applicant, no repairing, dismantling, assembling or other workshop activity on the Site is proposed.
- 1.4 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

Major Development Parameters	Last Approved Application (A/YL-HT/984) (a)	Current Application (A/HSK/123) (b)	Difference (b) – (a)
Applied Use	Temporary warehouse for storage of construction material and open storage of construction material and ancillary site office	Temporary open storage of construction material and ancillary site office	Same use with the removal of warehouse
Site Area	About 13,054m ²	About 13,054m ²	No change
No. of Structures	9	7	-2
Total Floor area	Not exceeding 3,880m ²	Not exceeding 280 m ²	-3,600m ²
No. of Parking Spaces	2 (car/light goods vehicle not exceeding 5.5 tonnes)	2 (car/light goods vehicle not exceeding 5.5 tonnes)	No change
Height of structure	3m – 7m	Not exceeding 3m	- 4 m
No. of Loading/	1 loading/unloading spaces for heavy goods	1 loading/unloading space for heavy goods	No change

Unloading Bays	and container vehicles	and container vehicles	
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1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 10.12.2018 **(Appendix I)**
- (b) Supplementary planning statement with location plan, layout plan, landscaping and drainage plans **(Appendix Ia)**
- (c) Letter dated 15.1.2019 to clarify dimension of the traffic facilities and provide replacement pages **(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary Planning Statement at **Appendices Ia** and **Ib**. They can be summarized as follows:

- (a) Majority of the Site falls within the “Category 2 areas” of the Board’s Guidelines for Application for Open Storage and Port Back-Up Uses (TPB PG-No. 13E) in which open storage and port back-up uses are considered suitable for a maximum of 3 years subject to no adverse departmental comments or such comments could be mitigated through the imposing of planning conditions. The remaining area falls within “Category 1 Areas” of which open storage uses are permitted as of right under such zone.
- (b) There is no permanent structures within the Site, the development would not jeopardise the long term planning intention of the area. The proposed use is compatible with the surrounding land uses which are mostly open storage and port back-up uses such as logistic centre, warehouse and container depots. Planning applications of similar nature were approved in the adjacent areas.
- (c) The applicant has complied with all the approval conditions of the previous planning application No. A/YL-HT/984 for warehouse for storage of construction material and open storage of construction material and ancillary site office which was approved by the Committee on 4.3.2016.
- (d) There is a general shortage of land and strong demand for port back-up uses in the area. Temporary approval for open storage uses could relieve the pressing demands and create employment opportunity in Ha Tsuen area.
- (e) The applicant has proposed mitigation measures to minimise traffic, environmental and noise impacts to the residents nearby. The operation hours of the proposed development are from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. There is no repairing, dismantling, assembling or other workshop activity proposed under the application. The open storage use is 30m away from the village houses to the north and east. Double rows of trees are planted along the northern site periphery to buffer the nearby village houses to the North of the Site.

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 posting notice on site and publishing notice on 3 local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

On 17.10.2008, the Board promulgated the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). The Site falls mainly within Category 2 areas (83%) and partly within Category 1 areas (17%) under the Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. Background

The Site is currently not a subject of any active planning enforcement case.

6. Previous Application

6.1 Various parts of the Site are related to 21 previous application Nos. A/YL-HT/81, 154, 244, 305, 324, 357, 387, 390, 426, 450, 459, 474, 508, 524, 540, 552, 576, 621, 634, 791 and 984 for various open storage and port back-up uses. 8 applications were approved with conditions by the Committee between 1999 and 2016. However, application Nos. A/YL-HT/154, 540 and 791 were subsequently revoked due to non-compliance with approval conditions.

6.2 13 applications were rejected by the Committee/ Board between 2003 and 2010 for the reasons of not compatible with the nearby residential dwellings/village settlements, not in line with the planning intention for the then “REC” and “V” zones, and not in line with the then TPB Guidelines for Application for Open Storage and Port Back-up Uses in that there were adverse departmental comments, insufficient information in the submission to demonstrate that the proposed development would not have adverse environmental, traffic and/or drainage impacts and/or visual impacts on the surrounding areas. Details of these previous applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.

6.3 The current application is submitted by the same applicant. Compared with the last application No. A/YL-HT/984 for temporary warehouse for storage of construction materials and open storage construction materials uses with ancillary site office which was approved by the Committee on 4.3.2016, there are a removal of warehouse and a reduction of numbers of temporary structures (from a total of 9 to 7) within the Site. There is no other change in the provision of car parking and loading and unloading facilities within the Site.

7. Similar Applications

Within the same “O” and “OU(LF)” zones, there are 4 similar applications for temporary open storage/port back-up uses since the promulgation of TPB PG-No. 13E on 17.10.2008. These applications were approved with conditions by the Committee. Details of these applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1a**.

8. The Site and Its Surrounding Areas (Plan A-2, Plan A-3 and Plans A-4a to 4b)

8.1 The Site is:

- (a) currently used for the warehouse for storage of construction materials and open storage construction materials with valid planning permission; and
- (b) accessible to Ha Tsuen Road via adjoining sites.

8.2 The surrounding areas have the following characteristics:

- (a) to its north within the adjoining “Village Type Development” (“V”) zone are open storage of vehicles, storage, a temporary shop and services (real estate agency) under planning application No. A/HSK/111, parking of vehicles, vacant land and a pond; to the further north are unused land, the village settlement of Tseung Kong Wai (the closest being about 25m away). To the northwest are vacant land, parking of vehicles, a logistic centre, an open storage of vehicles and trailers, vehicle repair workshop and unused land;
- (b) to its immediately east is an open storage of construction materials and construction machinery under the planning permission of Application No. A/HSK/45; and
- (c) to its south within the “OU(LF)” zone are logistics centres and open storage of construction materials.

9. Planning Intention

9.1 The planning intention of the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.2 The planning intention of the “OU(LF)” zone is intended primarily for development of modern logistics facilities to complement the development of Hong Kong as a Regional Distribution Centre and Logistics Hub.

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 prior approval of the Government.
- (b) The private lots which are covered by Short Term Waivers (STWs) are listed below:

Lot No(s). in D.D. 125	STW	Purposes
1143RP	4356	Temporary open storage of construction machinery and construction material and ancillary site office
1153	4357	
1155	4359	
1149	4569	Temporary shop and services (real estate agency)

- (c) The Site is accessible to Ha Tsuen Road through both Government Land (GL) and private lot(s). His office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site does not fall within any Airfield Height Restriction Area.
- (e) Should planning approval be given to the subject planning application, the STW holders will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or to 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. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

10.1.2 Comments of the Assistant Commissioner for Transport/New Territories (AC for T/NT, TD):

- (a) He has no objection in principle to the application from traffic engineering viewpoint.

- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

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

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of the section of Ha Tsuen Road between San Wai Sewerage Treatment Works and Tin Ha Road and any access connecting to the Site.

Environment

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

- (a) He does not support the application because there are sensitive uses in the vicinity of the Site (the nearest residential structure is about 25m away) and along the access road (Ha Tsuen Road) (**Plan A-2**), and environmental nuisance is expected.
- (b) There was no environmental complaint pertaining to the Site received in the past 3 years.
- (c) The applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' ('COP').

Drainage

10.1.5 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 a drainage point of view.
- (b) The existing drainage facilities which were implemented under an approved application No. A/YL-HTY/984 will be maintained for the subject development. Should the Board consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his office.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSI) being provided to his satisfaction.
- (b) In consideration of the design/nature of the structures, 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.
- (c) In addition, the applicant should be advised on the following points:
 - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans; and
 - (iii) Good practice guidelines for open storage (**Appendix V**) should be adhered to.
- (d) Moreover, having considered the nature of the open storage, the following approval condition shall be added:

“The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of Director of Fire Services.”

To address the above approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.
- (e) 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.

Building Matters

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

- (a) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (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) 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) Regulation respectively.
- (d) 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 Building (Planning) Regulation at the building plan submission stage.

Long Term Development

10.1.8 Comments of Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):

He has no objection to the temporary use for 3 years, which would be considered in accordance with the provisions of the existing OZP and infrastructure capacities. However the Site falls within the boundary of HSK NDA. According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The lot(s) concerned falls within a site under Stage 3 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

Other Aspects

10.1.9 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) The Site is zoned “OU(LF)”, “O” and an area shown as ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. The portion zoned “O” is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.
- (b) Since the application involves private lot(s) only, he has no in-principle objection to the application.

District Officer’s Comment

10.1.10 The District Officer (Yuen Long) has not received any comment from locals on the application.

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

- (a) Commissioner of Police (C of P);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD); and
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

11. Public Comments Received During Statutory Publication Period

On 21.12.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 11.1.2019, no public comment was received.

12. Planning Considerations and Assessment

12.1 The Site straddles over an area zoned “O” (49.96%) and “OU (LF)” (43.06%), and an area shown as ‘Road’ (6.98%) on the OZP. The planning intentions of the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public; the “OU(LF)” is intended primarily for development of modern logistics facilities to complement the development of Hong Kong as a Regional Distribution Centre and Logistics Hub. According to the Notes of the OZP, “Open Storage (not elsewhere specified)” is a Column 1 use under the “OU(LF)” zone, which is always permitted. Whilst the development is not in line with the planning intention of the “O” zone, the implementation programme for this part of NDA is still being formulated, PM/NTW of CEDD and DLCS have no objection to the proposed temporary use for a period of 3 years at the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.

12.2 The Site is located in an area predominantly occupied by open storage yards, logistics centres and warehouses. The applied use is not incompatible with the surrounding land uses (**Plan A2**).

12.3 The Site falls mainly within Category 2 (about 83%) and partly within Category 1 (about 17%) areas under the revised TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

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.

Category 2 areas: 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 development is in line with the TPG PG-No. 13E in that there is no adverse comment from concerned government departments, except DEP. DEP does not support the application because there are sensitive uses in the vicinity of the Site (the nearest dwelling is about 25m away). However, there has not been any substantiated environmental complaint against the Site over the past 3 years. The applicant has also provided peripheral tree planting for landscape treatment and as buffer to the residential dwellings nearby. Relevant approval conditions have been recommended in paragraph 13.2 to minimize any potential environmental impacts, or to address the technical concerns raised by concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and the development on-site would be subject to enforcement action by the Planning Authority. Besides, the applicant will also be advised to follow the “Code of Practice” on Handling Environmental Aspect of Temporary Uses and Open Storage Sites” in order to minimize the possible environmental impacts on the adjacent areas.
- 12.5 The Committee had approved 8 previous applications (**Plan A-1b**) for various open storage and port back-up uses at the Site and approved 4 similar applications (**Plan A-1a**) for similar uses on the same “O” and “OU(LF)” zones since the promulgation of TPB PG-No. 13E on 17.10.2008. Approval of the subject application is in line with the Committee’s previous decisions.
- 12.6 There is no public comment received on the application during the statutory publication period.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 above, the Planning Department considers that the temporary open storage for construction materials and ancillary site office 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 **1.2.2022**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 8:00 p.m. and 8:00 a.m. on Mondays to Saturdays, 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 cutting, dismantling, cleaning, repairing, compacting, vehicle repair or other workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (f) the existing fencing 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 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 **1.5.2019**;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) 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 **15.3.2019**;
- (j) 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 **1.8.2019**;
- (k) in relation to (j) 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 **1.11.2019**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (h) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning conditions (g), (i), (j) or (k) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are attached at **Appendix VI**.

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

no information has been provided in the submission to demonstrate that the development will not have adverse noise impact to the nearby residential settlements.

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 reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 10.12.2018
Appendix Ia	Supplementary planning statement with location plan, layout plan, landscaping and drainage plans
Appendix Ib	Letter dated 15.1.2019 to clarify dimension of the traffic facilities and provide replacement pages
Appendix II	Relevant extracts 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 application site
Appendix IV	Similar applications within the subject “O” and “OU(LF)” zones on the Hung Shui Kiu and Ha Tsuen OZP
Appendix V	‘Good Practice for Open Storage Sites’ by the Fire Services Department
Appendix VI	Advisory Clauses
Drawing A-1	Location Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Landscape Proposal
Drawing A-4	Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Location Plan with Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a-4b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2019**