

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/HSK/141**

- Applicant** : Luen Bong Property Development Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 1457 RP (Part), 1458 RP (Part), 1459 (Part), 1460 (Part), 1461 (Part), 1462 (Part), 1463 (Part), 1464 (Part), 1465 (Part) and 1466 (Part) in D.D.125, Ha Tsuen, Yuen Long
- Site Area** : 9,950 m<sup>2</sup> (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** : “Other Specified Uses” annotated ‘Logistics Facility’ (“OU(LF)”) (about 78.4%)  
[Restricted to maximum plot ratio (PR) of 5 and maximum building height (BH) of 110m];
- “Other Specified Uses” annotated ‘Sewage Treatment Works’ (“OU(STW)”) (about 4.6%)  
[Restricted to maximum building height (BH) of 50m]; and
- an area shown as ‘Road’ (about 17%)
- Application** : Proposed Temporary Logistics Centre 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 logistics centre for a period of 3 years. The Site straddles over “OU(LF)” (78.4%) zone and an area shown as ‘Road’ (17%) with minor encroachment onto the “OU(STW)” zone (4.6%) on the approved HSK and HT OZP No. S/HSK/2 (**Plan A-1**). According to the Notes of the OZP, ‘Cargo Handling and Forwarding Facility’ is a Column 1 use of the “OU(LF)” zone and no planning permission from the Town Planning Board (the Board) is required. There is no provision for such use within the “OU(STW)” zone. However, according to the covering Notes of the OZP, 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 vacant with site formation and building works in progress.

- 1.2 The Site is related to one previous application No. A/YL-HT/165<sup>1</sup> submitted by a different applicant for proposed temporary open storage of containers for a period of 3 years rejected by the Rural and New Territories Planning Committee (the Committee) on 22.9.2000 mainly for the reasons that the proposed development was not compatible with the surrounding areas and there was insufficient information to demonstrate that the proposed development would not have adverse drainage, traffic and environmental impacts on the surrounding areas.
- 1.3 The Site is accessible from Ha Tsuen Road via a local track and two ingress/egress points are located at the northern and north-eastern part of the Site respectively (**Drawings A-1 and A-2 and Plans A-2 and A3**). As shown on the proposed layout plan at **Drawing A-2**, a total of 7 structures with total floor area of 7,325m<sup>2</sup> are proposed. These include 2 single-storey (12m high) logistics centres (total 7,060m<sup>2</sup>), 2 two-storey (7.5m high) site offices (total 160m<sup>2</sup>), 2 single-storey (3m high) toilets (total 40m<sup>2</sup>) and a single-storey (5m high) water tank and pump room (65m<sup>2</sup>). Six loading/unloading spaces for medium/heavy goods vehicles and two loading/unloading spaces for container trailers are also proposed within the Site. A 2.5m high fencing has been erected along the periphery of the Site. According to the applicant, no cutting, dismantling, cleansing, repairing, compaction, vehicle repair and other workshop activity will be carried out at the Site. The operation hours of the proposed development are from 7:00 a.m. to 11:00 p.m. Monday to Saturday and there will be no operation on Sundays and public holidays.
- 1.4 The major development parameters of the previous application and current application are summarized as follows:

<b>Major Development Parameters</b>	<b>Previous Submission No. A/YL-HT/165 (a)</b>	<b>Current Submission No. A/HSK/141 (b)</b>	<b>Difference (b) – (a)</b>
<b>Site Area</b>	About 30,000m <sup>2</sup>	About 9,950m <sup>2</sup>	-67% (20,050m <sup>2</sup> )
<b>Applied Use</b>	Proposed Temporary Open Storage of Containers (3 years)	Proposed Temporary Logistics Centre (3 years)	N/A
<b>No. and Height of Structures</b>	Not specified (other than an area for open storage, a portion of the site was proposed for sanitary facilities, car parking and landscaping)	7 - 2 logistics centres (12m high) (GFA of 5,008m <sup>2</sup> and 2,052m <sup>2</sup> respectively) - 2 site offices (7.5m high) (GFA of 80m <sup>2</sup> each) - 2 toilets (3m high) (GFA of 20m <sup>2</sup> each) - 1 water tank and pump room (5m high) (GFA of 65m <sup>2</sup> )	N/A

<sup>1</sup> The Site was zoned "Recreation" on the previous Ha Tsuen OZP No. S/YL-HT/4 when the application was considered by the Committee.

<b>Total Floor Area</b>	Not specified	About 7,325m <sup>2</sup>	N/A
<b>No. of Loading/ Unloading Spaces</b>	Not specified	- 6 for medium/heavy goods vehicle (11m x 3.5m each) - 2 for container trailer (16m x 3.5m each)	N/A
<b>Operation Hours</b>	Not Specified	7:00 a.m. to 11:00 p.m. Monday to Saturday	N/A

1.5 In support of the application, the applicant has submitted the following documents:

(a) Application form received on 26.2.2019 **(Appendix I)**

(b) Supplementary Planning Statement with proposed vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan and proposed drainage plan **(Appendix Ia)**

## **2. Justifications from the Applicant**

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

- (a) The Site is mainly zoned “OU(LF)” which its planning intention could not be realized within the coming 3 years. Given the proposed development is temporary in nature, it would not jeopardise the long term planning intention of the area.
- (b) There is a general shortage of land and strong demand for port back-up uses in the area. Temporary approval for port back-up uses could relieve the pressing demands and create employment opportunity in Ha Tsuen area.
- (c) 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. The Board has also approved numerous similar applications in the vicinity and approval of the application will not set an undesirable precedent for similar applications.
- (d) The Site is currently paved and fenced off with corrugated sheets. The applicant commits to provide a number of mitigation measures, including restriction of the operation hours to 7:00 a.m. to 11:00 p.m. with no operation on Sundays and public holidays and no cutting, dismantling, cleansing, repairing, compaction, vehicle repair and other workshop activity would be carried out on the Site.
- (e) The proposed use will not cause adverse traffic impact on the local road network. Adequate parking facilities and manoeuvring space will be provided within the Site. Adequate drainage facilities will be provided to ensure no adverse drainage impact on the surrounding areas. The drainage facilities will be well maintained by the operator.

**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 site notice and sending notice to Ha Tsuen Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

**4. Town Planning Board Guidelines**

On 17.10.2008, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). The Site falls entirely within Category 4 areas under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

**5. Background**

The Site is not subject to planning enforcement action.

**6. Previous Application**

The Site is related to one previous planning application No. A/YL-HT/165 for proposed temporary open storage of containers for a period of 3 years rejected by the Committee on 22.9.2000 mainly for the reasons that the proposed development was not compatible with the surrounding areas and there was insufficient information to demonstrate that the proposed development would not have adverse drainage, traffic and environmental impact surrounding areas. Details of the application are summarized at **Appendix III** and its location is shown on **Plan A-1**.

**7. Similar Applications**

There are three similar applications (No. A/YL-HT/575, 638 and A/HSK/19) for logistics centre use within the same “OU(LF)” and “OU(STW)” zones on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. All of these applications were approved with conditions by the Committee between 2008-2017. Among them, one application (No. A/YL-HT/575) was subsequently revoked due to non-compliance with approval conditions. Particulars of these applications and the decisions of the Committee/Board are summarized at **Appendix IV** and their locations are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) currently vacant with site formation and building works in progress ; and
- (b) accessible from Ha Tsuen Road via a local track.

8.2 The surrounding areas have the following characteristics:

- (a) to its north and northeast across the local track are some logistics centres, open storage yard of containers, a car park and a site office of the Water Supplies Department;
- (b) to its immediate east is a warehouse. To its southeast and south are a piece of grassland and burial grounds;
- (c) a vehicle repair workshop and an open storage of recyclable materials and workshop are at its southwest. To its further southwest across Kong Sham Western Highway is mainly grassland; and
- (d) to its west is the Deep Bay Link Constructed Wetland while to its northwest and southwest are an open storage yard of construction materials, a warehouse and car park for vehicles and trailers. A logistics centre operating under a valid planning permission No. A/HSK/19 is at its further northwest.

## **9. Planning Intention**

- 9.1 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.
- 9.2 The planning intention of the “OU(STW)” zone is intended primarily for the provision of sewage treatment/screening plant.
- 9.3 The “OU(STW)” portion of the Site is designated for development of a new sewage treatment works on the adopted HSK and HT Outline Development Plan No. D/HSK/1.

## **10. Comments from Relevant Government Departments**

10.1 The following Government departments have been consulted and their views on the application are summarised 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 Schedule 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 Site is accessible from Ha Tsuen Road through Government land (GL) and private lots. His office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.

- (d) Should the application be approved, the lot owner(s) of the lot without Short Term Waiver (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, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comment on the application from traffic engineering viewpoint.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (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 Department (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 any access connecting the Site and Ha Tsuen Road.

### **Environment**

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

- (a) No pollution complaint pertaining to the Site has been received in the past 3 years.
- (b) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites'.

### **Drainage**

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

- (a) He notes that the 3-year application may encroach onto the area where CEDD will carry out site formation works for the planned HSK Effluent Polishing Plant (HSKEPP) in the future.
- (b) He has no objection in principle to the proposed development from a drainage point of view. His detailed comments on the submitted drainage proposal are shown in item (h) at **Appendix VI**.
- (c) Should the application be approved, he would suggest imposing planning conditions requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

### **Landscaping**

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

- (a) With reference to the aerial photo of 2018, it is observed that the Site is mainly hard paved and with existing trees along the south western and south eastern boundary. In view of similar approved planning application (i.e. A/HSK/19 for temporary logistics centre use) in the vicinity, significant change to the landscape character arising from the application is not envisaged.
- (b) The applicant is advised that the approval of the application by the Board does not imply approval of the tree works such as pruning, transplanting and/ or felling under lease. Applicant is reminded to approach relevant authority/Government department(s) direct to obtain the necessary approval on tree works.
- (c) In consideration that the Site is not facing any prominent public frontage and not situated in a landscape sensitive zoning, should the application be approved, the condition to maintain the existing vegetation within the site in good condition for the duration of the planning approval period is considered adequate and appropriate.

### **Building Matters**

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

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site and Buildings Department (BD) is not in a position to offer comments on their suitability for the use proposed in the application.

- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Buildings Department (BD), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application.
- (c) 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 application site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on application site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (e) 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.
- (f) 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**

#### 10.1.8 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 (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.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans.
- (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.



### **Nature Conservation**

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

- (a) As the Site is paved and disturbed, he has no adverse comment on the application from nature conservation point of view.
- (b) The Site is in vicinity of the Deep Bay Link Constructed Wetland to the west (**Plan A-2**). Should the application be approved, the applicant is advised to adopt appropriate measures to avoid causing disturbance or pollution to the wetland during construction and operation.
- (c) For the trees proposed to be planted along the western boundary (**Appendix Ia and Drawing A-3**), the applicant is advised to plant native species instead of exotic species in order to match with the adjacent wetland. These trees should also be properly maintained so that they could serve as screening for the adjacent wetland.

### **Long Term Development**

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

- (a) He has no objection to the application for a period of three years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) However, the Site falls within the boundary of Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The concerned lot(s) falls within a site under Advance Works and Stage 3 Works stages. 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.

### **District Officer's Comment**

10.1.11 Comment of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any comment from the locals on the application.

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

- (a) Commissioner of Police (C of P); and
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

## **11. Public Comment Received During Statutory Publication Period**

On 5.3.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 26.3.2019, one public comment was received from a private individual (**Appendix V**). The commenter objects to the application mainly on the grounds that the brownfield operation should be placed in the custom high-rise buildings on the appropriate zone; the Board shall reject development that is not in line with the planning intention; and the development of sewerage treatment work should be expedited.

## **12. Planning Considerations and Assessments**

12.1 The Site straddles over “OU(LF)” (78.4%) zone and an area shown as ‘Road’ (17%) with a minor encroachment onto the “OU(STW)” (4.6%) zone on the approved HSK and HT OZP. The planning intentions of “OU(LF)” and is for development of modern logistics facilities. The proposed development is in line with the planning intention of the “OU(LF)” zone since ‘Cargo Handling and Forwarding Facility’ is a Column 1 use of such zone. Whilst the proposed development is not in line with the planning intention of the “OU(STW)” zone, which constitutes a small portion of the Site, the implementation programme for this part of NDA is still being formulated, and PM/NTW of CEDD has no objection to the proposed temporary use for a period of 3 years on 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 occupied by logistics centres, workshops and open storage yards in the vicinity. The proposed development is not incompatible with the surrounding land uses (**Plans A-2 and A-3**).

12.3 The Site falls entirely within Category 4 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the Applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the applications relevant technical assessments/proposals to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an Applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

12.4 The proposed development is generally not in line with the TPB PG-No. 13E in that the Site falls within Category 4 areas which is intended to be rejected except under exceptional circumstances as mentioned in paragraph 12.3 above. However, it should be noted that the planning circumstances of the area has been

changed. The Site has been rezoned from “Recreation” on the previous Ha Tsuen OZP to “OU(LF)” (about 78%) and “OU(STW)” (4.6%) and an area shown as ‘Road’ (17%) on the current OZP. In this regard, the majority of the Site is now intended for development of modern logistics facilities. Taking into account the specific circumstances pertaining to the case and no adverse comment from relevant Government departments, sympathetic consideration may be given to the proposed development.

- 12.5 There is no adverse comment from the concerned Government departments on the proposed development and no substantiated environmental complaint pertaining to the Site has been received in the past three years. Relevant approval conditions have been recommended in paragraph 13.2 to address the possible environmental nuisances or the technical requirements of the concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on Site would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will be advised to follow the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ in order to minimize the possible environmental impacts on the nearby sensitive receivers.
- 12.6 The Committee has approved 3 similar applications for similar logistics uses within the same “OU(LF)” and “OU(STW)” zones since the promulgation of TPB PG-No. 13E on 17.10.2008. Approval of the current application is in line with the Committee’s previous decisions.
- 12.7 There is one public comment received with concern stated in paragraph 11 above. The planning considerations and assessments in the above paragraphs are relevant.

### **13. Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, the Planning Department considers that the proposed temporary logistics centre 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 **12.4.2022**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval Conditions

- (a) no operation between 11:00 p.m. and 7:00 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 cutting, dismantling, cleansing, repairing, compaction, vehicle repair and other workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no vehicle queuing back to or reverse onto/from the public road is allowed at any time during the planning approval period;

- (e) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (f) the existing trees and landscape plants on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a revised 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 **12.10.2019**;
- (h) in relation to (g) above, the implementation of the revised drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **12.1.2020**;
- (i) in relation to (h) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (j) the submission of a 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 **12.10.2019**;
- (k) in relation to (j) above, the implementation of the 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 **12.1.2020**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (i) 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), (h), (j) or (k) 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.

#### 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:

the proposed development is not in line with the planning intention of the "OU(STW)" zone which is primarily intended for the provision of sewage treatment/screening plant. There is no strong justification given in the submission to deviate 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 reasons for rejection should be given to the applicant.

**15. Attachments**

<b>Appendix I</b>	Application form received on 26.2.2019
<b>Appendix Ia</b>	Supplementary Planning Statement with proposed vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan and proposed drainage plan
<b>Appendix II</b>	Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
<b>Appendix III</b>	Previous Application covering the Site
<b>Appendix IV</b>	Similar Applications within the same “OU(LF)” and “OU(STW)” zones on the approved Hung Shui Kiu and Ha Tsuen OZP since the Promulgation of TPB PG-No. 13E on 17.10.2008
<b>Appendix V</b>	Public comment received during the publication period
<b>Appendix VI</b>	Advisory Clauses
<b>Drawing A-1</b>	Proposed Vehicular Access Plan
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Proposed Landscape and Tree Preservation Plan
<b>Drawing A-4</b>	Proposed Drainage Plan
<b>Plan A-1</b>	Location Plan with Previous Application and Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to 4b</b>	Site Photos

**PLANNING DEPARTMENT  
APRIL 2019**