

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/187

- Applicant** : Ocean First Logistics Limited represented by Mr. Kwok Chi Man
- Site** : Lots 1808 RP (Part), 1809, 1810 S.B RP (Part), 1816, 1817, 1818, 1819 (Part), 1820, 1821, 1822, 1823, 1824 S.B RP (Part) and 1825 (Part) in D.D. 125, and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 8,670m² (about) (including about 300m² of Government Land (GL))
- 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** : “Government, Institution or Community” (“G/IC”) (about 85.4%);
[Restricted to maximum building height (BH) of 8 storeys]
“Open Space” (“O”) (about 2.7%);
“Residential (Group A) 3” (“R(A)3”) (about 2.4%); and
[Restricted to maximum PR of 5.5 and maximum BH of 140mPD]
an area shown as ‘Road’ (about 9.5%)
- Application** : Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Container Tractors 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 containers with ancillary logistics uses, vehicle repair workshop, container repair workshop and parking of container tractors for a period of 3 years (**Plan A-1a**). The Site straddles over “G/IC” (85.4%), “O” (2.7%), “R(A)3” (2.4%) zones and an area shown as ‘Road’ (9.5%) on the approved HSK and HT OZP. ‘Open Storage’ is neither a Column 1 nor Column 2 use for the above zones. 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 zones 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.

- 1.2 The Site is related to 11 previous applications Nos. A/YL-HT/7, 22, 46, 188, 222, 379, 532, 717, 829 and 1047 and A/HSK/37 for various open storage, flea market, warehouse and workshop uses (**Plan A-1b**). The last application No. A/HSK/37 for temporary warehouse was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 12.1.2018 but was subsequently revoked on 12.7.2018 due to non-compliance of time-specific approval conditions on implementation of drainage, tree and fire service installations (FSIs) proposals. Compared with this last approved planning application, the current application is submitted by a different applicant for a different use with a different layout on a slightly larger site. The Site is currently being partly used for open storage of containers without a valid planning permission.
- 1.3 The Site is accessible directly from Ping Ha Road (**Drawings A-1 and A-2 and Plan A-2**). As shown on the proposed layout plan at **Drawing A-2**, the ingress/egress is at the western boundary of the Site. One 2-storey 7m high temporary structure with a total floor area of 94m² are proposed for ancillary office use. The open area is divided into 4 sub-areas, including open storage of containers (stacking not exceeding 8 units and not exceeding the height of fence within 5m from the boundary fence), logistics area, parking of container tractors and container repair workshop. The remaining open area near the entrance will be used for vehicle manoeuvring while the other for circulation space. 3 private car parking spaces for visitors and 5 loading/unloading bays for goods/container vehicles are also proposed. The existing fence wall along the periphery will be maintained. According to the applicant, the operation hours are from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. The proposed tree preservation and landscape plan and drainage plan are at **Drawings A-3 and A-4** respectively.
- 1.4 A comparison of the applied use and major development parameters of the last application and the current application is given in the following table:

Major Development Parameters	Last Approved Application (A/HSK/37) (revoked on 12.7.2018) (a)	Current Application (A/HSK/187) (b)	Difference (b) – (a)
Applied Use	Proposed temporary warehouse (furniture) and ancillary office	Proposed temporary open storage of containers with ancillary logistics uses, vehicle repair workshop, container repair workshop and parking of tractors	--
Site Area	8,376m ²	8,670m ²	+294m ² (+3.5%)
No. of Structures	5	1 for ancillary office	-4
Total Floor area	3,041.72m ²	94m ²	-2,947m ² (-97%)
No. of private car parking spaces	5	3 for visitors	-2 (-40%)
No. of Loading/ Unloading Bays	1 for container vehicle 2 for medium/heavy goods vehicles	5 for goods and container vehicles	+2 (+67%)

Operation Hours	9am to 7pm, Mondays to Saturdays, with no operation on Sundays and public holidays	8am to 8pm, Mondays to Saturdays, with no operation on Sundays and public holidays	--
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1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 29.8.2019 **(Appendix I)**
- (b) Supplementary planning statement with proposed vehicular access plan, layout plan, tree preservation and landscape plan and 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 at **Appendix Ia**. They can be summarized as follows:

- (a) The Site is located in “Category 1 areas” and the application is in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). It was the subject of a number of previous planning approvals for similar open storage and port back-up uses. The development will address and support the demand for logistics and transportation need between China and Hong Kong.
- (b) The applied use can fully utilize the land resources and is temporary in nature and compatible with the surrounding area. The temporary development would not contravene the long term planning intention of the area and could be discontinued should the Government has to carry out other development on Site.
- (c) The development is compatible with the surrounding area which is occupied by a number of open storage and port back-up uses. The applicant has consulted the locals beforehand and they have no objection to the proposed development.
- (d) The applicant will carry out landscaping, drainage, fire service installations (FSIs) and environmental mitigation works, which can improve the greening and general environment, avoid the flooding issue and address the concerns of the relevant Government departments and locals.
- (e) The applicant would adopt a cooperative attitude, actively communicate with Government departments, comply with various regulations and make genuine efforts in the implementation of environmental mitigation works to ensure that the development would not generate any adverse impacts to the surrounding areas.

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 posting site notice and sending notice to the relevant rural committee by registered post. 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 within Category 1 areas under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. Background

The storage use (including deposit of containers) on Site would be subject to planning enforcement action.

6. Previous Applications

6.1 The Site is the subject of 11 previous applications No. A/YL-HT/7, 22, 46, 188, 222, 379, 532, 717, 829 and 1047 and A/HSK/37 for various open storage, flea market and workshop uses between 1996 and 2018. Amongst them, two applications No. A/YL-HT/22 and 188 for temporary open storage of containers with repair workshop and temporary flea market respectively were rejected by the Committee in 1996 and 2001 due to insufficient information to demonstrate that the proposed development would not impose adverse impact on the surrounding areas and setting of an undesirable precedent. The remaining 9 applications were approved by the Board/Committee with conditions between 1996 and 2018. However, four applications were subsequently revoked due to non-compliance with approval conditions. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.

6.2 The last application No. A/HSK/37 was approved by the Committee on 12.1.2018 but was subsequently revoked on 12.7.2018 due to non-compliance of time-specific approval conditions on implementation of drainage, tree and fire service installations (FSIs) proposals. Compared with this last approved planning application, the current application is submitted by a different applicant for a different use with a different layout on a slightly larger site.

7. Similar Applications

There are 9 similar applications No. A/YL-HT/632, 715, 773, 922, 928, 961 and 978 and A/HSK/11 and 105 for various open storage of containers, logistics centre and/or ancillary workshop uses within the same "G/IC", "O" and "R(A)3" zones on the approved HSK and HT OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. All of these similar applications were approved by the Committee between 2009 and 2018. Among them, 3 applications were subsequently revoked due to non-compliance with approval conditions. 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 (Plans A-1a to A-4b)

8.1 The Site is:

- (a) being partly used for open storage of containers without a valid planning permission; and

- (b) accessible directly from Ping Ha Road.
- 8.2 The surrounding areas have the following characteristics:
- (a) to its north is a logistics centre;
 - (b) to its east are a vacant site, an open storage of construction material and a logistic centre under a valid planning permission No. A/HSK/31;
 - (c) to its south are a warehouse and two workshops and four logistics centres, with two of them under valid planning permissions No. A/HSK/11 and 105; and
 - (d) to its west across Ping Ha Road is a soccer pitch (**Plan A-3**).

9. Planning Intentions

- 9.1 The Site straddles over “G/IC”, “O” and “R(A)3” zones and an area shown as ‘Road’ on the approved HSK and HT OZP. The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 9.2 The planning intention of the “O” zone is 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.
- 9.3 The “R(A)3” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

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 Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
 - (b) No permission is given for occupation of GL (about 280m² subject to verification) included in the Site. Attention is drawn to the fact that the act of occupation of GL without Government’s prior approval is not allowed. With the implementation of the tightened arrangements for handling regularization applications, LandsD will no longer accept

application for regularization of new or extension of unlawful occupation of GL or erection of new structures which is found commenced on or after 28 March 2017.

- (c) The Site is accessible from Ping Ha Road through GL. His Office does not guarantee any right-of-way over the GL to the Site.
- (d) The private lots which are covered by Short Term Waiver (STW) is listed below:

Lot No(s). in D.D. 125	STW	Purposes
1808RP & 1809	4822	Temporary Open Storage of Construction Material With Ancillary Site Office

- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) Should the application be approved, 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. The applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. 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 point of view.
- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.

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) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.

Environment

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

- (a) There was no environmental complaint pertaining to the Site received in the past 3 years.
- (b) Should the application be approved, the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('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 the public drainage point of view.
- (b) Should the application be approved, conditions should be stipulated in the approval letter requiring the applicant (i) to submit a revised drainage proposal; and (ii) to implement and maintain the drainage proposal for the development to the satisfaction the Director of Drainage Services or of the Town Planning Board.
- (c) Detailed comments on the drainage proposal are at **Appendix VI**.

Building Matters

10.1.6 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.
- (b) If the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the 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 Site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained,

otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.

- (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 respectively.
- (f) The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire services installation (FSIs) 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) 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. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (d) Moreover, having considered the nature of 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 D of FS’.
- (e) To address this additional approval condition, the applicant is advised to submit a valid fire certificate (FS251) to his department for approval.
- (f) 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.

Long Term Development

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

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.

- (b) The Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA, formerly known as HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK/HT NDA and the latest plan, to ensure timely and orderly implementation, the development of HSK/HT 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 and Stage 4 Works in the latest programme of the HSK/HT NDA. 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/HT NDA expected in 2024.

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

- (a) Since the application period is only three years, he has no in-principle objection to the application.
- (b) The Site falls within area zoned “G/IC”, “O”, “R(A)3” and area shown as ‘Road’ on the approved HSK & HT OZP. 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.

District Officer’s Comments

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

- (a) He has no comment on the application from departmental point of view.
- (b) 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) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (c) Commissioner of Police (C of P).

11. Public Comment Received During Statutory Publication Period

On 6.9.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 27.9.2019, no public comment was received.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary open storage of containers with ancillary logistics uses, vehicle repair workshop, container repair workshop and parking of container tractors for a period of 3 years at a site straddling over “G/IC”, “O” and “R(A)3” zones and an area shown as ‘Road’ on the approved HSK and HT OZP. The planning intentions of the “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory; 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; and the “R(A)3” zone is intended primarily for high-density residential developments. Whilst the applied development is not in line with the planning intentions, the implementation programme for this part of NDA is still being formulated, and PM/W of CEDD and DLCS have 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 implementation of government projects.
- 12.2 The Site is located in an area which is predominantly occupied by open storage yards, logistics centres, warehouses and workshops. The applied use is not incompatible with the surrounding land uses (**Plan A-2**).
- 12.3 The Site falls within Category 1 areas under the 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.
- 12.4 The proposed development is generally in line with the TPB PG-No. 13E in that the Site falls within Category 1 areas which are considered suitable for open storage and port back-up uses; relevant proposals have been submitted to demonstrate that the proposed use would not generate adverse impacts; and technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.
- 12.5 There is no adverse comment from the concerned Government departments. The applied use will unlikely create significant adverse environmental impacts to the surrounding area. In addition, there has been no substantiated environmental complaint pertaining to the Site in the past 3 years. To minimize any possible environmental impacts and nuisance on the surrounding developments, and to address the technical requirements of the concerned Government departments, relevant approval conditions are recommended in paragraph 13.2 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. Should the planning application be approved, the applicant will be advised to follow the latest ‘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 9 previous applications for various open storage and workshop uses on the Site (**Plan A-1b**) and 9 similar open storage of containers, warehouse and/or ancillary workshop uses within areas covered by the same "G/IC", "O" and "R(A)3" zones since the promulgation of TPB PG-No. 13E on 17.10.2008 (**Plan A-1a**). Approval of the subject application is in line with the Committee's previous decisions.
- 12.7 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, the Planning Department considers that the proposed temporary open storage of containers with ancillary logistics uses, vehicle repair workshop, container repair workshop and parking of container tractors 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 of 3 years until **18.10.2022**. 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., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays or public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) the stacking height of containers stored within 5m of the periphery of the Site shall not exceed the height of the boundary fence, as proposed by the applicant, during the planning approval period;
- (d) the stacking height of containers stored on the Site shall not exceed 8 units, as proposed by the applicant, during the planning approval period;
- (e) the existing trees and landscape planting on the Site shall be maintained at all time during the planning approval period;
- (f) 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 **18.4.2020**;
- (g) in relation to (f) above, the implementation of the 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 **18.7.2020**;

- (h) in relation to (g) above, the implemented drainage facilities on the Site should 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 the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **29.11.2019**;
- (j) the submission of a fire service installations proposal within 6 months to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.4.2020**;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.7.2020**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning conditions (f), (g), (i), (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 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 development is not in line with the planning intentions of the "G/IC", "O" and "R(A)3" zones which are intended primarily for the provision of government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory; 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; and for high-density residential developments. There is no strong justification given in the submission to deviate from the planning intentions, even on a temporary basis.

14. Decision Sought

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

14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 29.8.2019
Appendix Ia	Supplementary planning statement with proposed vehicular access plan, layout plan, tree preservation and landscape plan and drainage plan
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 areas covered by the same “G/IC”, “O” and “R(A)3” zones on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan since the promulgation of TPB PG-No. 13E on 17.10.2008
Appendix V	‘Good Practice for Open Storage Sites’ by the Fire Services Department
Appendix VI	Advisory Clauses
Drawing A-1	Proposed vehicular access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Tree Preservation and Landscape Plan
Drawing A-4	Proposed Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2019**