

RNTPC Paper No. A/HSK/211
For Consideration by
the Rural and New Town
Planning Committee
on ~~30.3.2020~~ 26.5.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/211

- Applicant** : Container System Ltd. Represented by Mr. KWOK Chi Man
- Site** : Lots 133 RP (Part), 134 (Part), 135 S.A, 135 S.B, 136 RP (Part), 219 RP (Part), 220RP (Part), 221RP (Part), 222, 223, 224, 225, 226 (Part), 227 (Part), 228 (Part), 229 (Part), 230 (Part), 231 (Part), 259 (Part), 260 (Part), 262 (Part), 263, 264 (Part), 265 (Part) and 266 (Part) in D.D.124, Lots 1607 (Part) and 1611 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 15,340 m² (including about 282m² of Government Land (GL))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Open Space” (“O”)
- Application** : Temporary Open Storage of Containers, Container Repair Workshop and Logistics Yard for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary open storage of containers, container repair workshop and logistics yard for a period of 3 years (**Plan A-1**). According to the Notes for the “O” zone on the OZP, ‘Open Storage’ and ‘workshop’ are neither Column 1 nor Column 2 uses in the 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. The Site is currently used for the applied use with a planning permission (A/YL-HT/1065) until 17.2.2020.
- 1.2 The Site is subject to four previous applications (No. A/YL-HT/76, 610, 834 and 1065) for the same applied use for a period of 3 years approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 1999 and 2017. For the last application No. A/YL-HT/1065, the applicant has complied with all the approval conditions. Compared with this

the Rural and New Town Planning Committee (the Committee) of the Board between 1999 and 2017. For the last application No. A/YL-HT/1065, the applicant has complied with all the approval conditions. Compared with this approved application, the current application is submitted by a different applicant for the same use with the same layout.

- 1.3 The Site is accessible via a local track from Tin Ha Road and the ingress/egress point is located at its southwestern corner of the Site (**Drawing A-1** and **Plans A-1a, 2** and **3**). A single-storey temporary open shed (about 8m high) with a total floor area of about 230m² for logistics use, is proposed at the northern portion of the Site. Two portions of the Site for container repair workshop use and four portions of the Site for open storage of containers use are proposed. Seven loading/ unloading bays for heavy goods vehicles (HGVs) and seven parking spaces for private cars are also proposed at the northern portion of the Site (**Drawing A-2**). The remaining areas are for vehicles maneuvering and circulation purposes. According to the applicant, the operation hours of the Site are 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays.
- 1.4 The major development parameters of the current application are identical to the last approved application and are shown in the following table:

Major Development Parameters	Last Approved Application (A/YL-HT/1065) (valid till 17.2.2020) (a)	Current Application (A/HSK/211) (b)	Difference (b) - (a)
Applied Use	Temporary Open Storage of Containers, Container Repair Workshop and Logistics Yard for a Period of 3 Years		same
Site Area	15,340 m ²		same
No. of Structures	1		same
Total Floor Area	230 m ²		same
Car Parking Spaces	7 (private car) (each of 5m x 2.5m)		same
Loading/Unloading Bays	7 (Container vehicles) (each of 12m x 5m)	7 (HGVs) (each of 12m x 5m)	same
Operation Hours	8:00 a.m. to 8:00 p.m. from Mondays to Saturdays, and no operation on Sundays and public holidays		same

- 1.5 In support of the application, the applicant has submitted the following document:
- (a) Application form received on 27.12.2019 **(Appendix I)**
 - (b) Supplementary planning statement **(Appendix Ia)**
- 1.6 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has been rescheduled, and the Board has agreed

to defer consideration of the application. ~~The application~~ ***Again, the meeting on 30.3.2020 has been rescheduled and the application is now scheduled for consideration by the Committee at this meeting.***

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendix Ia**. They can be summarised as follows:

- (a) The Site is covered by a planning permission Application (No. A/YL-HT/1065) and the permission expired on 17.2.2020. The current application is submitted by a different applicant on the same site, for the same applied use with the same layout for another period of 3 years.
- (b) The Site was previously zoned “Undetermined” on the Ha Tsuen OZP and was rezoned to “O” on the Hung Shui Kiu and Ha Tsuen OZP on 26.5.2017. According to the covering Notes of the OZP, temporary use not exceeding a period of three years within the zone requires planning permission from the Board.
- (c) The Site is located in “Category 1” area 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).
- (d) No adverse traffic, environmental and drainage impacts are envisaged.
- (e) The applied use is temporary in nature and compatible with the surrounding area. The development is compatible with the surrounding area which is occupied by a number of open storage uses.

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 notice of the application outside the Site and publishing notice on local newspapers. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” requirements are not applicable to the Government land portion of the Site.

4. Town Planning Board Guidelines

~~On 17.10.2008, the Board promulgated the revised 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. On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extracts of the Guidelines are attached at Appendix II.~~

5. **Background**

The Site is the subject of an approved application (A/YL-HT/1065) for temporary open storage of containers, container repair workshop and logistics yard. As such, the use is not subject to planning enforcement action. Follow-up investigation will be taken upon expiry of the current planning permission if the current application is not approved by the Board.

6. **Previous Applications**

6.1 The Site is involved in four previous planning applications (No. A/YL-HT/76, 610, 834 and 1065) for temporary open storage of containers, container repair workshop and logistics yard uses. All of these applications were approved by the Committee between 1999 and 2017. Details of the previous application are summarised at **Appendix III** and their locations are shown on **Plan A-1b**.

6.2 The last application No. A/YL-HT/1065 was approved by the Committee on 17.2.2017 for a period of 3 years. The applicant has complied with all the time specific approval conditions. Compared with this approved application, the current application is submitted by a different applicant for the same use with the same layout.

7. **Similar Applications**

There are 4 similar applications (No. A/YL-HT/686, 857, 1033 and A/HSK/147) involving 1 site for temporary open storage of containers uses involving the current "O" zone on the approved Hung Shui Kiu and Ha Tsuen OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. All of these applications were approved by the Committee with conditions for a period of 3 years in between 2010 to 2019, taking into consideration that the applied uses were not incompatible with the surrounding uses. Details of these applications are summarized in **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) currently used for open storage of containers, container repair workshop and logistics yard; and
- (b) accessible via a local track from Tin Ha Road (**Plans A-2 and A-3**).

8.2 The surrounding areas have the following characteristics:

- (a) to the north are open storage of containers yards;
- (b) to the east are some yards for open storage of containers, recycling

materials and warehouse, vehicle repair workshops, a parking yard of trucks, a truck body engineering and repairing centre and some residential dwellings;

- (c) to the south are a nullah and woodland; and
- (d) to the west is a container yard for open storage of containers.

9. Planning Intention

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.

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

9.1.1 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 GL (about 282 m² subject to verification) is covered by Short Term Tenancy No. 2881 (STT2881) for the purposes of open storage of containers, container repair workshop and logistics yard.
- (c) The private lots (Lots 226, 230 and 266 (Part)) which are covered by Short Term Waivers (STWs) No. 1951, 1954 and 1981 respectively for the purposes of storage and repairing of container boxes.
- (d) According to his record, there is no lease modification/land exchange application nor building plan submission in relation to commercial development at the Site approved/under processing.
- (e) Should planning approval be given to the subject planning application, the STW/STT holders will need to apply to his office for modification of the STW/STT 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 regularise

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. Application(s) for any of the above will be considered by 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

9.1.2 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.
- (c) The local track leading to the Site is not under TD's purview. The applicant should obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

9.1.3 Comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD): [pending]

- (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 application site and Tin Sam Road.

Environment

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

- (a) He does not support the application as there are sensitive receivers in the vicinity of the Site (the closest being about 60m away) (**Plan A-2**) and environmental nuisance is expected.
- (b) Should the application be approved, the applicant will be advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environment Aspects of

Temporary Uses and Open Storage Sites”.

- (c) There was no environmental complaint pertaining to the Site received in the past 3 years.

Drainage

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

- (a) According to the applicant’s submission, the existing drainage facilities which was implemented under an approved application No. A/YL-HT/1065 will be maintained for the current development. He has no objection in principle to the proposed application from a drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, conditions should be stipulated to require the applicant to maintain the existing drainage facilities and to submit condition record of the existing drainage facilities to the satisfaction of his Division.
- (c) The applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal.
- (d) Since a flooding incident was recorded on 27.5.2019 near the Site at Sha Chau Lei Tsuen, the applicant is required to review the conditions of the existing drainage facilities carefully and make sure they are functioning properly at all times. Site inspection by his office will be carried out when deemed necessary. In addition, the applicant should also consider to provide an additional surface channel at the east boundary of the Site as an intercepting drain so as to enhance confinement of overland flow within the Site in particular during adverse weather.

Building Matters

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

- (a) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.

- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (c) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (d) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (e) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant should 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, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (d) The applicant should be advised to adhere to the attached good practice guidelines for open storage (**Appendix V**).
- (e) 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.”

To address this additional approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to FSD for approval.

- (f) However, the applicant should be reminded that if the proposed structure(s) is required to comply with BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Long Term Development

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

- (a) He has no objection to the temporary use for 3 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/Ha Tsuen New Development Area (HSK/HT 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 sites under Stage 2 in the latest programme of the HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, 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.

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

- (a) The Site is zoned “O” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. It 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) It is noted that the application is only for three years and he has no in-principle objection to the application.

District Officer’s Comments

9.1.10 Comment 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 locals on the application.

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

- (a) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

11. Public Comments Received During Statutory Publication Period

On 3.1.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 24.1.2020, one public comment was received. The commenter enquires on the commencement date of the planned new town development (**Appendix VI**) and considers that it is time to clear the site if the new town is to materialize.

12. Planning Considerations and Assessments

12.1 The application is for temporary open storage of containers, container repair workshop and logistic yard for a period of 3 years at a site zoned “O” on the OZP (**Plan A-1**). 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. Whilst the applied development is not entirely 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 applied use for 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. 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 proposed development is not incompatible with the surrounding land uses which are predominantly used for open storage of containers, vehicle repair workshops and parking of trucks (**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:~~ **The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F 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.~~ **For existing open storage and port back-up**

uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses.

- 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; and technical concerns of relevant Government departments could be addressed through the implementation of approval conditions. *TPB PG-No. 13F in that the Site falls within HSK/HT NDA and previous planning approvals have been given under the previous OZPs. For the last approved planning permission (No. A/YL-HT/1065) with the same applied use and layout as the current application, the applicant has complied with all the approval conditions.*
- 12.5 There is no major adverse comment from the concerned Government departments, except DEP. DEP does not support the application because there are sensitive uses in the vicinity (the nearest residential dwelling being about 60m away) and environmental nuisance is expected (**Plan A-2**). However, there was no substantive environmental complaint pertaining to the Site in the past three years. To address the concerns on the possible environmental nuisances or the technical requirements of the other concerned Government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on the 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 4 previous applications for the same temporary open storage of containers at the Site (**Plan A-1b**) and 4 similar applications within the same "O" zone since the promulgation of TPB PG-No. 13F~~E~~ on 17.10.2008 (**Plan A-1a**). Approval of the current application is in line with the Committee's previous decisions.
- 12.7 One public comment was received during the statutory public inspection period. The planning consideration and assessments in the above paragraphs are relevant.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and the public comment in paragraph 11, the Planning Department considers that the temporary open storage of containers, container repair workshop and logistics yard 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 ~~30.3.2020~~ 26.5.2023. 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) no stacking of containers within 5m from the periphery of the Site, 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 drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities within **3** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by ~~30.6.2020~~ 26.8.2020;
- (g) 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 ~~11.5.2020~~ 7.7.2020;
- (h) the submission of a fire service installations proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by ~~30.9.2020~~ 26.11.2020;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by ~~31.12.2020~~ 26.2.2021;
- (j) if any of the above planning conditions (a), (b), (c), (d) or (e) 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

- (k) if any of the above planning conditions (f), (g), (h) or (i) 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 VII**.

- 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 intention of the "O" zone which is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

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

15. Attachments

Appendix I	Application form received on 27.12.2019
Appendix Ia	Supplementary planning statement
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E/F)
Appendix III	Previous Applications covering the Site
Appendix IV	Similar applications within the same "O" Zone on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
Appendix V	Good Practice Guidelines for Open Storage issued by the Fire Services Department
Appendix VI	Public Comment
Appendix VII	Advisory Clauses
Drawing A-1	Location Plan
Drawing A-2	Proposed Layout Plan
Plan A-1a	Location Plan With Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

Plan A-3
Plans A-4a to 4b

Aerial Photo
Site Photos

PLANNING DEPARTMENT
MARCH MAY 2020