

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

**APPLICATION NO. A/YL-HSK/50**

- Applicant** : Mr. Wong Kwok Wing represented by Metro Planning and Development Company Limited
- Site** : Lots 2427 (Part), 2430 (Part), 2431 (Part), 2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part), 2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) and 2980 (Part) in D.D. 129, Ha Tsuen, Yuen Long
- Site Area** : 6,324m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/1
- Zoning** : “Residential (Group B)2” (“R(B)2”)(83.6%) and “Open Space” (“O”)(16.4%)
- Application** : 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 a temporary logistics centre for a period of 3 years (**Plan A-1a**). The Site straddles over “R(B)2” zone (about 83.6%) and “O” zone (about 16.4%) on the Draft HSK and HT OZP. 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.
- 1.2 The Site is related to 3 previous planning applications No. A/YL-HT/612, 785 and 953 for temporary open storage of containers and logistics centre uses (**Plan A-1b**). The last application No. A/YL-HT/953 for temporary logistics centre was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 22.5.2015 with conditions for a period of 3 years. However, the application was subsequently revoked on 22.11.2016 due to non-compliance with time-limit approval conditions. The Site is currently being used for the applied use without valid planning permission.

1.3 The Site is accessible from Lau Fau Shan Road via a local track, with the ingress/egress located at the eastern side of the Site (**Plan A-2** and **Drawing A-1**). As shown on the proposed layout plan at **Drawing A-1**, two structures with a total floor area of about 6,050m<sup>2</sup> are proposed (including a 13m high single-storey structure with floor area of 5,770m<sup>2</sup>, occupying nearly the entire Site for logistics centre use, a 2-storey (8m high) structure with a total floor area of 280m<sup>2</sup> for pump room, water tank and site office use. Two loading/unloading bays for container trailer and a manoeuvring circle are proposed under the structure for logistics centre. The proposed landscape and tree preservation plan and proposed drainage plan are at **Drawings A-2 to A-3**. According to the applicant, the operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays.

1.4 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

<b>Major Development Parameters</b>	<b>Last Approved Application (A/YL-HT/953) (a)</b>	<b>Current Application (A/HSK/50) (b)</b>	<b>Difference (b) – (a)</b>
Site Area	about 6,043m <sup>2</sup>	about 6,324m <sup>2</sup>	+281m <sup>2</sup>
Applied Use	Temporary Logistics Centre for a Period of 3 Years	Temporary Logistics Centre for a Period of 3 Years	same
No. of Structures	1	2	+1 (for pump room, water tank and site office)
Total Floor area	5,480m <sup>2</sup>	6,050m <sup>2</sup>	+570m <sup>2</sup>
No. of container trailer and goods vehicle parking spaces	2	Nil	-2
No. of loading/unloading bay for container trailer	Nil	2	+2
Operation hours	7:00a.m. to 9:00p.m.	7:00a.m. to 11:00p.m.	Extend from 9:00p.m. to 11:00p.m.

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

- (a) Application Form received on 5.1.2018 **(Appendix I)**
- (b) Supplementary planning statement with proposed layout plan, landscape and drainage plans **(Appendix Ia)**
- (c) Further Information (FI) received on 22.2.2018 providing proposal on fire services installations **(Appendix Ib)**

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

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

- (a) The planning intention of the “R(B)2” and “O” zones could not be realized within the coming 3 years since land resumption for the development of Hung Shui Kiu new town is yet to commence.
- (b) The Site is subject to a previous planning permission for the same use. The operation hours are from 7:00 a.m. to 11:00 p.m. from Monday to Saturdays and no operation on Sundays and public holidays.
- (c) The Site falls within “Category 1 Areas” in accordance with the Town Planning Board Guidelines TPB PG-No. 13E which are considered suitable for open storage and port back-up uses.
- (d) Container depots and similar logistics centre are found in close proximity which makes the proposed development compatible with the surrounding landscape. Almost all open storage yards and port back-up uses surrounding the Site were granted with planning permission on transient basis. Favourable consideration should be given to the current application.
- (e) Preliminary technical proposals demonstrated that the drainage, environmental, traffic and landscape impact generated by the proposed development would be insignificant. Environmental mitigation measures such as restriction of operation hours have been proposed to minimize potential environmental impact.

### **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 Ha Tsuen 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 Site is being used as the applied use. Subject to the collection of sufficient evidence, appropriate enforcement action under the Town Planning Ordinance would be taken in due course.

### **6. Previous Applications**

- 6.1 The site is related to 3 previous applications No. A/YL-HT/612, 785 and 953 for temporary open storage of containers and logistics centre in the HSK & HT OZP. Details of these applications are at **Appendix III** and their locations are shown on **Plan A-1b**.

- 6.2 All 3 previous applications were approved by the Committee with conditions for a period of 3 years. Application No. A/YL-HT/785 for temporary open storage of containers on the eastern portion of the Site was however revoked due to non-compliance with time-limit approval conditions. For the last approved application No. A/YL-HT/953 for logistics centre use, it was revoked due to non-compliance with several time-limit approval conditions on the implementations of FSIs, tree preservation works and provision of fencing.
- 6.3 Compared with the previous approved application No. A/YL-HT/953, the current application is submitted by a different applicant for the same logistics centre use on a slightly larger site (+281m<sup>2</sup>) with an additional structure and with a slight increase of total floor area from about 5,480m<sup>2</sup> to 6,050m<sup>2</sup> (+570m<sup>2</sup>). 2 parking spaces for container trailer were changed to 2 loading/unloading bays for container trailer. The operation hours has been extended from the previously approved 7:00 a.m. to 9:00 p.m. to the currently proposed 7:00 a.m. to 11:00 p.m.

## 7. Similar Applications

- 7.1 There are 3 similar applications for temporary logistics centre, open storage and workshop uses within the same “R(B)2” and “O” zones on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. Particulars of these applications and the decisions of the Committee are summarized at **Appendix IV**. The locations of these application sites are shown on **Plan A-1a**.
- 7.2 All similar applications were approved by the Committee. Among them, 2 applications No. A/YL-HT/687 and 690 were subsequently revoked due to non-compliance with approval conditions.

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

- 8.1 The site is:
- (a) being used for the applied development without a valid planning permission; and
  - (b) accessible from Lau Fau Shan Road via a local track.
- 8.2 The surrounding areas have the following characteristics:
- (a) to its north is a logistics centre which is a suspected unauthorized development (UD);
  - (b) to its east is a logistics centre which is a suspected UD and another logistics centre under planning permission of Application No. A/YL-HSK/5 and some residential dwellings (the nearest one is about 34m away) (**Plan A-2**);
  - (c) to its south is an open storage yard for containers which is a suspected UD; and
  - (d) to its west is an open storage yard of containers under planning permission of Application No. A/YL-HT/1031 while to its further northwest is an open storage yard for containers under planning permission of Application No. A/YL-HT/1032.

## 9. **Planning Intention**

- 9.1 The Site straddles over “R(B)2” and “O” zones on the draft HSK and HT OZP. The planning intention of the “R(B)2” zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board. Development and/or redevelopment is subject to a maximum plot ratio (PR) of 2.5 and the maximum building height (BH) of 60mPD.
- 9.2 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 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) The private land (PL) of the following lots are covered by Short Term Waiver (STW) as below table:

<b>STW</b>	<b>Lot No. (in D.D. 129)</b>	<b>Purpose</b>
2982	2427	Office Ancillary to Storage of Containers
4262	2430	Temporary Logistics Centre
4263	2431	
4264	2432	
4265	2433 & 2436	
4266	2434	
4267	2435 & 2978	
4268	2437 & 2439	
4269	2438 S.B	
4270	2977 S.A	
4271	2977 S.B	
4272	2979	
4273	2980	

- (c) The Site is accessible to Lau Fau Shan Road through both Government land (GL) and PL. His Office provides no maintenance work for the GL involved and does not guarantee any right-of-way.

- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the subject planning application, the STW holders will need to apply to his Office for modification of the STW conditions if there is any irregularity on Site. Besides, the lot owners of the lots without STW will need to apply to his Office for permitting the structures to be erected or regularise any irregularity on Site. Such application will be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 Lands Department.

### **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 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 subject 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. The details of the proposed vehicular access arrangement connecting to Lau Fau Shan Road should be marked on the drawing for perusal of TD and HyD.
- (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 Lau Fau Shan Road.

### **Environment**

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

- (a) DEP does not support the application because there are sensitive uses in the vicinity of the Site (the nearest being about 34m away) (**Plan A-2**) and environmental nuisance is expected.

- (b) There was no environmental complaint pertaining to the Site received in the past 3 years.
- (c) Should the application be approved, the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' ('COP').

### **Drainage**

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-HT/953 will be maintained for the subject development. He has no objection in principle to the development from a drainage point of view.
- (b) Should the application be approved, he would suggest a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

### **Building Matters**

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

- (a) As there is no record of approval by the Building Authority (BA) for the existing structures at the Site, 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 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 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 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) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) 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 the satisfaction of D of FS.
- (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) 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 (New Territories West), Civil Engineering and Development Department (PM/NTW, 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 the 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 Stage 4 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.



### **Water Supply**

10.1.9 Comments of the Chief Engineer/Development(2), Water Supplies Department (CE/Dev(2), WSD):

- (a) He has no objection to the application.
- (b) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

### **District Officer's Comments**

10.1.10 Comments 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) Director of Leisure and Cultural Services (DLCS);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Commissioner of Police (C of P);
- (e) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD); and
- (f) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD).

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

On 12.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 2.2.2018, no public comment was received.

## **12. Planning Considerations and Assessment**

12.1 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.

- 12.2 The Site straddles over “R(B)2” and “O” zones on the OZP. The planning intentions of the “R(B)2” and “O” zones are intended primarily for medium-density residential developments and 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 respectively. Whilst the development is not in line with their planning intentions, the implementation programme for this part of NDA is still being formulated and PM/NTW of CEDD and DLCS have no objection/no comment to the proposed temporary 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. 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.
- 12.3 The Site is located in an area which is predominantly occupied by logistics centre and open storage uses. The applied use is not incompatible with the surrounding land uses (**Plan A-2**).
- 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 major adverse comment from 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 34m away), and environmental nuisance is expected (**Plan A-2**). However, there is no environmental complaint pertaining to the Site in the past three years. Furthermore, relevant approval conditions have been recommended in paragraph 13.2 to address the concerns on the possible environmental nuisances or the technical requirements of the other concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and UD on Site would 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 last application No. A/YL-HT/953 was revoked due to non-compliance with time-limit approval conditions on the implementations of FSIs, tree preservation works and provision of fencing. For the current application, the applicant has submitted FSIs and landscape and tree preservation proposals. As such, sympathetic consideration may be given to current application. Nevertheless, whilst the current application is submitted by a different applicant, the applied use has been in operation. Therefore, shorter compliance periods are recommended in order to closely monitor the progress of compliance with approval conditions. Should the application be approved, the applicant should be advised that should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration would not be given to any further application.

- 12.7 The Committee has approved 3 previous applications for open storage and logistics centre uses at the Site (**Plan A-1b**) and 3 similar logistics uses within the subject “R(B)2” and “O” zones on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008 (**Plan A-1a**).
- 12.8 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 temporary logistics centre use 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 **2.3.2021**. The following conditions of approval with shorter compliance periods 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 or public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no workshop activity, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) no vehicle is allowed queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the submission of a condition record of existing drainage facilities within **3** months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **2.6.2018**;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a tree preservation and landscape proposal within **3** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **2.6.2018**;
- (h) in relation to (g) above, the implementation of the tree preservation and landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **2.9.2018**;
- (i) the submission of a fire service installations proposal within **3** months to the satisfaction of the Director of Fire Services or of the Town Planning Board by **2.6.2018**;

- (j) in relation to (i) above, the implementation of the fire service installations proposal within **6 months** to the satisfaction of the Director of Fire Services or of the Town Planning Board by **2.9.2018**;
- (k) the provision of fencing of the site within **3 months** from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **2.6.2018**;
- (l) if any of the above planning conditions (a), (b), (c), (d) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (e), (g), (h), (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; and
- (n) upon expiry of planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix V**.

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

- (a) the temporary logistics centre is not in line with the planning intentions of the "R(B)2" and "O" zones which are intended primarily for medium-density residential development and 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. There is no strong justification to deviate from the planning intention even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied development would not have adverse environmental impact on the surrounding areas.

**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 5.1.2018
<b>Appendix Ia</b>	Supplementary planning statement with proposed layout plan, landscape and drainage plans
<b>Appendix Ib</b>	Further Information (FI) received on 22.2.2018 providing proposal on fire services installations
<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 applications covering the Application Site
<b>Appendix IV</b>	Similar applications for logistics centre uses within the same “R(B)2” and “O” zones on the Hung Shui Kiu and Ha Tsuen OZP since the promulgation of TPB PG-No. 13E on 17.10.2008
<b>Appendix V</b>	Advisory clauses
<b>Drawing A-1</b>	Proposed Layout Plan
<b>Drawing A-2</b>	Proposed Landscape and Tree preservation Plan
<b>Drawing A-3</b>	Proposed Drainage Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Applications Plan
<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  
MARCH 2018**