

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/HSK/69

- Applicant** : Ms. CHEUNG Sui Fong
- Site** : Lots 3169 (Part), 3170 (Part), 3172 RP (Part), 3173 S.A RP (Part), 3173 S.B (Part), 3173 S.C, 3174 RP (Part), 3175 (Part), 3176, 3177 (Part), 3178 (Part), 3179 (Part), 3184 (Part), 3185 (Part) and 3187 RP (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 5,453 m² (about) (including about 2.8 m² of Government land (GL))
- 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** : "Government, Institution or Community" ("G/IC") (77.9%) and an area shown as 'Road' (22.1%)
- Application** : Renewal of Planning Approval for Temporary "Shop for Construction Machinery Parts with Ancillary Workshop, Logistics Warehouse and Logistics Vehicles Back-up Centre, Office, Guard Room, and Staff Canteen" for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval to continue using the application site (the Site) for temporary shop for construction machinery parts with ancillary warehouse and workshops, logistic centre and logistic vehicles back-up centre and ancillary site office, guard room, and staff canteen for a period of 3 years. 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. The Site is currently being used for the applied use with a valid planning permission.
- 1.2 The Site is related to 13 previous applications Nos. A/YL-HT/65, 147, 202, 263, 366, 436, 464, 584, 685, 797, 832, 896 and 957 for various open storage uses and similar logistics centre use. The last application No. A/YL-HT/957 for the same applied use for a period of 3 years was approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board)

with conditions on 19.6.2015 for a period of 3 years. All the time-specific approval conditions including the submission of drainage condition record, submission and implementation of run-in/out, tree preservation and landscape and FSIs proposals have been complied with. The permission is valid up to 19.6.2018.

- 1.3 The Site is directly abutting Ping Ha Road with the ingress/egress at its western boundary. As shown on the layout plans at **Drawing A-1 and A-2**, 10 structures with a total floor area of about 4,050.03m² including a 8m high temporary structure (3,620.1m²) for warehouse, shop/display area, ancillary workshops office, staff restroom and logistics centre uses; 6m high 2-storey converted container (117.1m²) for ancillary office, security room and staff canteen, a 4.1 m high rain shelter (53m²), a 2.9m high storeroom (16m²), a 3m high structure for storage area (14.6m²) at the southeast part of the Site, a 2-storey 5.2m high structure (29.3m²) for storage use, a single-storey 4.5m high guard room (48.8m²), a 2-storey 6m high structure (29.3m²), a single-storey 2.4m high structure for staff toilet use (10.8m²) and a 2.4m high fire service installation water tank (39m²) are along the western boundary of the Site. The uncovered area of the Site is proposed for logistic vehicle back-up and parking uses including 4 parking spaces for private car, 4 parking spaces for light goods vehicle and 4 parking spaces for container vehicle (**Drawing A-3**). The operation hours of the shop/display area, ancillary workshops, warehouse and the logistics centre uses are from 8:00 a.m. to 9:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The proposed layout plans, as-built drainage plan and as-built tree preservation and landscape plan are at **Drawings A-1 to A-5**.
- 1.4 The development parameters of the current application and the last approved application are totally the same.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 18.4.2018 with location plan, proposed layout plan, proposed car parking layout plan, as-built run-in/out proposal, as-built drainage plan and as-built tree preservation and landscape plan (**Appendix I**)
 - (b) A letter from the applicant dated 30.4.2018 in response to Transport Department's comment (**Appendix Ia**)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Part 8 of the Application Form at **Appendix I**. They can be summarized as follows:

- (a) The trees on Site are good in condition. The applicant will maintain the landscaping planting properly.
- (b) The Fire Service Installations are well-maintained.
- (c) The drainage facilities are good in condition to prevent flooding.
- (d) The run-in/out is wide enough to ensure no traffic congestion is caused.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by posting site notice and sending notice to the Ping Shan Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

As the Site is still covered by a valid planning approval (A/YL-HT/957), it is not subject to any active enforcement case.

5. Town Planning Board Guidelines

5.1 The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B) are relevant to the application. The relevant assessment criteria are at **Appendix II**.

5.2 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 Guidelines. Relevant extracts of the Guidelines are attached at **Appendix III**.

6. Previous Applications

6.1 The Site is the subject of 13 previous applications Nos. A/YL-HT/65, 147, 202, 263, 366, 436, 464, 584, 685, 797, 832, 896 and 957 submitted by different applicants. Details of these applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1b**.

6.2 Applications Nos. A/YL-HT/65, 147, 202, 263, 366, 436, 464, 584 and 685 for various temporary open storage uses were approved with conditions by the Committee/the Board between 1999 and 2010. Applications Nos. A/YL-HT/147, 366, 436 and 685 were revoked on 19.2.2001, 3.12.2005, 7.7.2006 and 10.6.2011 due to non-compliance with approval conditions.

6.3 Application No. A/YL-HT/797 for temporary open storage of converted containers, construction materials and construction machinery, logistics vehicles back-up centre, sales of metals and warehouse was approved with condition by the Committee on 20.7.2012 for 1 year instead of 3 years sought in order to monitor the situation of the site and the fulfilment of approval condition. However, the planning permission was revoked on 21.9.2012 due to non-compliance with the approval condition prohibiting cutting, dismantling, repairing, melting, compaction, cleansing and workshop activity on the site during the planning approval period.

- 6.4 Application No. A/YL-HT/832 for temporary open storage of container offices, used containers, tools, construction materials, construction machinery, sales of metals with ancillary workshops and logistics vehicles back-up centre for a period of 3 years was rejected by the Committee of the Board on 8.2.2013 and by the Board upon review on 26.7.2013 for the reasons, amongst others, that approval of the application with repeated non-compliances would set an undesirable precedent.
- 6.5 Application No. A/YL-HT/896 for different uses (temporary shop, warehouse, workshop, logistics centre and logistic vehicles back-up centre uses) submitted by the current applicant was approved by the Committee with conditions on 23.5.2014 for a period of 3 years. The permission was subsequently revoked on 23.2.2015 due to non-compliance with approval conditions.
- 6.6 The last approved application No. A/YL-HT/957 for the same applied use was approved by the Committee with conditions for a period of 3 year on 19.6.2015 with shorter compliance periods. All the time-specific approval conditions had been complied with. The planning permission will expire on 19.6.2018.
- 6.7 Comparing with the last application No. A/YL-HT/957, the current application is submitted by the same applicant for the same use on the same site with same development parameters.

7. Similar Applications

- 7.1 There are 10 similar applications (Nos. A/YL-HT/758, 795, 808, 866, 898, 958, 962, 1043, 1072 and A/HSK/40) for temporary warehouse/logistics centre uses within the same "G/IC" zone on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan since the promulgation of the TPB PG-No. 13E on 17.10.2008. All of these similar applications were approved by the Committee between 2011 and 2018. Amongst these approved applications, 2 were subsequently revoked due to non-compliance with approval conditions. Details of these applications are summarised at **Appendix V** and their locations are shown on **Plan A-1a**.
- 7.2 For Members' information, Application No. A/HSK/68 for Renewal of Planning Approval for Temporary "Logistic Centre and Ancillary Tyre Repair Workshop" for a Period of 3 Years within the same "G/IC" zone will also be considered at this meeting (**Plan A-1**).

8. The Site and Its Surrounding Areas (Plan A-1a to Plan A-4c)

- 8.1 The Site is:
- (a) currently being used for the applied use with valid planning permission No. A/YL-HT/957; and
 - (b) directly accessible from Ping Ha Road.
- 8.2 The surrounding areas have the following characteristics:

- (a) predominately open storage yards, logistics centres, vehicle repair workshop, warehouse and store;
- (b) a residential dwelling is found in the vicinity of the Site which is located about 2m to its immediate west;
- (c) there are three logistics centres under valid planning permissions Nos. A/YL-HT/958, A/YL-HT/1043 and A/HSK/40 to its south and north; and
- (d) there are some open storage yards, vehicle repair centres and logistics centres in the vicinity which are suspected unauthorized developments (UDs) subject to enforcement action taken by the Planning Authority.

9. **Planning Intention**

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. 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. According to the Explanatory Statement of the OZP, the subject G/IC zone is reserved for school development for student’s convenience.

10. **Comments from Relevant Government Departments**

10.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Scheduled 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 Government Land (GL) of about 2.8m² in area (subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed.
- (c) The private land (PL) of the following lots are covered by Short Term Waiver (STW) as below table:

STW No.	Lot No. (in D.D. 129)	Purposes
3054	3169	Ancillary Use to Storage
3242	3173 S.B	Workshop and Ancillary Use To Storage of

		Machinery and Construction Materials
4068	3177	Temporary Logistic Centre and Ancillary Parking of Vehicles
4069	3179 & 3183	
4373	3170	Temporary Shop for Construction Machinery Parts with Warehouse and Workshop, Logistics Warehouse and Logistics Vehicles Back-up Centre, and Ancillary Site Office, Guard Room and Staff Canteen
4375	3173 S.C	
4376	3175	
4377	3176	
4378	3184	
4379	3178 & 3187 RP	

- (d) The Site is accessible to Ping Ha Road through GL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) Should the application be approved, the lot owners will need to apply to his office to permit the structures to be erected or regularize any irregularity on Site. Besides, 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. Furthermore, the STW holders will need to apply to his office for modification of the STW conditions if there is any irregularity on Site. Such application 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 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 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 in principle to 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 the 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 Transport Department (TD).

- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

Environment

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

- (a) He does not support the application as there is sensitive use in the vicinity of the Site (the nearest residential dwelling being 2m to its immediate west).
- (b) There is no substantiated 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 relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (the COP) issued by the DEP to minimize potential environmental nuisance to the surrounding area.

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 application from a drainage point of view.
- (b) According to the applicant’s submission, the existing drainage facilities which was implemented under an approved application no. A/YL-HT/957 will be maintained for the subject development.
- (c) Should the application be approved, he would suggest that 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 his satisfaction.

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 structures existing at the site and Buildings Department (BD) is not in a position to offer comments on their suitability for the use related to the application.

- (b) If the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted Houses), they are unauthorized under the BO and should not be designated for any approved use under the captioned application.
- (c) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the site, the prior approval and consent of the BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (d) For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO.
- (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 application subject to fire service installations (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.
- (d) The applicant is reminded that if the proposed structure(s) is required to comply with the Building 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 application for 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 lot(s) concerned falls within a site under Stage 3 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

District Officer's Comments

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

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

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

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

11. Public Comments Received During Statutory Publication Period

On 24.4.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 15.5.2018, 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 falls within “G/IC” zone and an area shown as ‘Road’. “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. 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. Whilst the applied development is not in line with the planning intention of the “G/IC” zone, the implementation programme for this part of NDA is still being formulated, and PM/NTW of CEDD 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. 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 applied use is not incompatible with the surrounding uses which are predominantly occupied for open storage yards, workshops and logistics centres.
- 12.4 The current application is a renewal application of the last approved application (No. A/YL-HT/957) for three more years. Other than the change in OZP zoning, there has been no other major change in planning circumstances of the Site and the surrounding areas since the previous temporary approval. As explained above, the approval of the application on a temporary basis would not jeopardize the implementation of the zoned uses. Furthermore, there would be no adverse planning implications arising from the renewal of the temporary planning approval and that the applicant has complied with all the approval conditions under previous approval. In view of the above, the renewal application is considered generally in line with the TPB PG-No. 34B.
- 12.5 The proposed development is generally in line with the TPB PG-No. 13E in that the Site falls within Category 1 area 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.
- 12.6 There is no adverse comment on the application from concerned Government departments, except DEP. DEP does not support the application as there is sensitive use in vicinity (with the nearest residential dwelling is about 2m to its immediate west (**Plan A-2**)), and environmental nuisance is expected. However, there has been no substantial environmental complaint concerning the Site received in the past 3 years. To address the concerns on environmental aspect and the technical requirements of other 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 the Site will be subject to

enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact, and to keep the Site clean and tidy at all times.

12.7 The Committee has approved 13 previous applications for similar port-backup uses at the Site and 10 similar applications for warehouse or logistics centre uses within the same “G/IC” zone.

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 above, the Planning Department considers that the temporary shop for construction machinery parts with warehouse and workshop, logistic centre and logistic vehicles back-up centre and ancillary site office, guard room, and staff canteen could be tolerated for a further 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 from **20.6.2018 until 19.6.2021**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 9:00 p.m. to 8:00 a.m. is allowed on the Site, as proposed by the applicant, is allowed during the approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period ;
- (c) no cutting, dismantling, repairing, melting, compaction, cleansing activity is allowed on the Site, except within the workshops at any time during the planning approval period;
- (d) no material is allowed to be stored/dumped within 1m of any tree at any time during the planning approval period ;
- (e) no vehicle is allowed to queue back to or reverse onto/from the public road at any times during the planning approval period;
- (f) the existing trees and landscape planting on the Site shall be maintained at all time during the planning approval period;
- (g) the existing fencing on-site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on-site shall be maintained at all times during the planning approval period;

- (i) the submission of a condition record of existing drainage facilities within **3** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **20.9.2018**;
- (j) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **20.12.2018**;
- (k) in relation to (j), the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **20.3.2019**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (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 the 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.

[Conditions (a), (b), (c), (d) (e), (g), (h), (i), (j), (k), (l), (m) and (n) are the same as the previous Application No. A/YL-HT/957 condition (f) has been revised to accord with the latest departmental comments]

Advisory clauses

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

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

the continual occupation of the Site for the development is not in line with the planning intention of the "G/IC" zone, which 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. There is no strong planning justification 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 reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 18.4.2018 with location plan, proposed layout plan, proposed car parking layout plan, as-built run-in/out proposal, as-built drainage plan and as-built tree preservation and landscape plan
Appendix Ia	A letter from the applicant dated 30.4.2018 to respond Transport Department's comment
Appendix II	Relevant extracts of Town Planning Board Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B)
Appendix III	Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
Appendix IV	Previous s.16 Applications covering the Site
Appendix V	Similar s.16 Applications within the subject "Government, Institution or Community" Zone on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan since the Promulgation of TPB PG-No. 13E on 17.10.2008
Appendix VI	Advisory Clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	Proposed Layout Plan 2
Drawing A-3	Proposed Car Parking Layout Plan
Drawing A-4	As-built Drainage Plan
Drawing A-5	As-built Tree Preservation and Landscape Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4c	Site Photos

**PLANNING DEPARTMENT
JUNE 2018**