

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

**APPLICATION NO. A/HSK/77**

- Applicant** : Woo Hop-hing represented by Metro Planning and Development Company Limited
- Site** : Lots 41 (Part), 46 (Part), 49 (Part), 50 (Part), 51 (Part) and 52 S.B (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 1,472m<sup>2</sup> (about) (including about 37m<sup>2</sup> 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 and Draft Ha Tsuen Fringe (HTF) OZP No. S/YL-HTF/11
- Zoning** : “Residential (Group D)” (“R(D)”) (about 13.5%) on HTF OZP, “Government, Institution or Community” (“G/IC”) (about 7.0%) and an area shown as ‘Road’ (about 79.5%) on HSK and HT OZP
- Application** : Temporary Open Storage of Scrap Metal and Plastic 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 scrap metal and plastic for a period of 3 years (**Plan A-1a**). The Site straddles over “R(D)” zone on the draft HTF OZP and “G/IC” zone and an area shown as ‘Road’ on the draft HSK and HT OZP. According to the covering Notes of the OZPs, 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 nine previous applications for various temporary open storage use (**Plan A-1b**). The last planning application (No. A/YL-HT/952) for the same temporary open storage of scrap metal and plastic was approved by the Rural and New Town Planning Committee (the Committee) of the Board with conditions on 22.5.2015 for a period of 3 years. All the time-limit approval conditions have been complied with. The planning permission lapsed on 23.5.2018. The Site is currently occupied by the applied use without a valid planning permission.

- 1.3 The Site is accessible from Ping Ha Road, Fung Kong Tsuen Road and Kai Pak Ling Road via a local track (**Drawing A-1 and Plans A-2 and A-3**). According to the layout plan at **Drawing A-2**, the ingress/egress is located at the south-eastern part of the Site. Two structures with a total floor area of 111m<sup>2</sup> (including one single-storey structure comprising converted containers for site office (4m high with a floor area not exceeding 91m<sup>2</sup>) and a single-storey structure for storage (4m high with a floor area not exceeding 20m<sup>2</sup>)) are proposed. One loading/unloading bay for light goods vehicle is also proposed. The open area is intended for open storage of scrap metal and plastic.
- 1.4 According to the applicant, the operation hours of the Site are from 7:00 a.m. to 11:00 p.m., there will be no operation on Sundays and public holidays. The location and vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan and as-built drainage plan are at **Drawings A-1 to A-4** respectively.
- 1.5 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/952) (a)</b>	<b>Current Application (A/HSK/77) (b)</b>	<b>Difference (b) – (a)</b>
Site Area	about 1,660m <sup>2</sup> (including about 235m <sup>2</sup> of GL)	about 1,472m <sup>2</sup> (including about 37m <sup>2</sup> of GL)	-188m <sup>2</sup>
Total Floor Area	Not exceeding 111m <sup>2</sup>	Not exceeding 111m <sup>2</sup>	No change
No. of Structures	2	2	No change
Uses of Structures	site office and storage	site office and storage	No change
No. of Parking Spaces	2 (for private car/light goods vehicle)	Nil	-2
No. of Loading/Unloading Bay	Nil	1 for light goods vehicle	+1

- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application form with estimated traffic generation, location and vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan and as-built drainage plan received on 15.5.2018 **(Appendix I)**

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

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the application form in **Appendix I**. They can be summarized as follows:

- (a) The Site was subject to nine previous planning permissions for similar open storage uses. Since the applicant has set back the site boundary, a fresh planning application was submitted. The planning circumstance pertaining to the Site remains unchanged since the last planning approval.

- (b) The proposed development conforms with the Board's Guidelines for Application for Open Storage and Port Back-up Uses No. 13E and compatible with the surrounding environment. Similar open storage use in Ha Tsuen were granted with planning permission.
- (c) The planning intention of the "R(D)" and "G/IC" zones and 'Road' area 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.
- (d) The previous implemented drainage facilities and peripheral planting for the development would be maintained. There will be minimal traffic, drainage and landscape impact.
- (e) No residential dwelling nearby and insignificant environmental impact. The operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. No cutting, dismantling, cleansing, repairing, compaction, unpacking, re-packing, vehicle repair, container repair and workshop activity on site. No handling (including loading, unloading and storage) of electrical/electronic appliances/components, including cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment on Site.

### **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not a "current land owner" but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by posting site notice and publishing notice on 3 local newspapers. 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 not subject of any active enforcement case. Notwithstanding, as the previous planning permission (A/YL-HT/952) for the Site has expired, investigation is underway to ascertain whether the current use on Site constitute an unauthorized development (UD). If confirmed, appropriate enforcement action under the Town Planning Ordinance would be taken in due course.

### **6. Previous Applications**

6.1 The Site is related to nine previous applications (Nos. A/YL-HT/63, 186, 241, 306, 452, 627, 671, 788 and 952) for various temporary open storage use. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.

- 6.2 All nine applications were approved by the Committee with conditions. However, four of them (Nos. A/YL-HT/186, 241, 627 and 671) were subsequently revoked due to non-compliance with approval conditions.
- 6.3 Compared with the last application No. A/YL-HT/952, the current application is submitted by the same applicant for the same use on a slightly smaller site with similar layout and development parameters. All the time-limit approval conditions have been complied with.

## 7. **Similar Applications**

There are eight similar applications (No. A/YL-HT/667, 668, 846, 851, 1020, 1021, 1023 and 1070) for temporary open storage use within the same “R(D)” and “G/IC” zones and ‘Road’ area on the OZPs since the promulgation of TPB PG-No. 13E on 17.10.2008. All these similar applications were approved by the Committee taking into consideration that the applied uses were not incompatible with the surrounding uses. 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**.

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

8.1 The Site is:

- (a) accessible from Ping Ha Road, Fung Kong Tsuen Road and Kai Pak Ling Road via a local track (**Plan A-2**); and
- (b) currently being occupied by the applied use without a valid planning permission.

8.2 The surrounding areas have the following characteristics:

- (a) predominately open storage of construction materials and metal ware, with some logistics centre and warehouse uses;
- (b) there are open storage of metal ware, construction machinery and materials to its north and northeast operating under the valid planning permissions No. A/YL-HT/1023 and 1021; and warehouse & logistics centre and open storage of construction materials to its further northeast operating under the valid planning permissions No. A/YL-HT/1061 and A/HSK/52; as well as open storage of construction materials and metal ware to its west operating under the valid planning permission No. A/YL-HT/1070; and
- (c) to the further west and southwest of the Site are an open storage yard of construction materials, storage and warehouse which are suspected unauthorized developments (UD) while to its further northwest are some temporary residential structures (about 43m).

## 9. Planning Intention

- 9.1 The Site straddles over “R(D)” zone on the draft HTF OZP and “G/IC” zones and an area shown as ‘Road’ on the draft HSK and HT OZP. The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
- 9.2 The planning intention of the “G/IC” zone on the draft HSK and HT OZP 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.

## 10. Comments from Relevant Government Departments

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

### Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) No permission is given for occupation of Government Land (GL) (about 37m<sup>2</sup> subject to verification) included in the Site. Attention is drawn to the fact that the act of occupation of GL without Government’s prior approval is not allowed.
- (c) The Site is accessible to Kai Pak Ling Road through GL and private lot. His Office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The private lots which are covered by Short Term Waivers (STWs) are listed below:

<b>Lot Nos. (in D.D. 128)</b>	<b>STW</b>	<b>Purpose</b>
41	4462	Temporary Open Storage of Construction Materials with Ancillary Workshop
49	3331	Storage of Used Paper Products and Ancillary Workshop
51	3101	Office Ancillary to Open Storage of Used Air Conditioner and Metal Wares

- (e) The Site does not fall within any Airfield Height Restriction Area.
- (f) Should the application be approved, the STW holders will need to apply to his Office for modification of the STW conditions if there are any irregularities on site and the lot owner(s) of the lots without STW will need to apply to his Office for permit the structures to be erected or regularize any irregularities 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. Such application(s) 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 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 to the application from traffic engineering viewpoint.
- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public road or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

#### 10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Fung Kong Tsuen Road.

### **Environment**

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

- (a) He does not support the application because there are sensitive users in the vicinity (the closest residential dwelling being about 43m) and environmental nuisance is expected.
- (b) There is no substantiated environmental complaint pertaining to the Site received over 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 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) He notes that the drainage proposal was generally identical to the one submitted under the previously approved application No. A/YL-HT/952. He has no objection in principle to the proposed development from a drainage point of view.
- (b) 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 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) There is no record of approval by the Building Authority (BA) for the existing structures at the Site and BD is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without 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 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 service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant should adhere to the 'Good Practice Guidelines for Open Storage' at **Appendix V**.
- (d) Having considered the nature of the 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 Director of Fire Services”

- (e) The applicant should be advised to submit a valid fire certificate (FS251) to his department for approval.
- (f) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

### **Long Term Development**

#### 10.1.8 Comments of the 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 stages. While the detailed implementation programme for the project



is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

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

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

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

On 25.5.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 15.6.2018, two objecting public comments were received by two members of the public on the ground of possible environmental impact of storage of plastic (**Appendices VIa and VIb**).

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

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(D)" and "G/IC" zones and an area shown as 'Road' on the two OZPs. The planning intention of the "R(D)" zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings and for low-rise, low-density residential developments. The planning intention of the "G/IC" zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. Whilst the development is not in line with the planning intention of the "R(D)" and "G/IC" zones, the implementation programme for this part of NDA is still being formulated and PM/NTW of CEDD has no objection to the proposed temporary use for 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 open storage yards, logistics centres and workshops. 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 closest residential dwelling being about 43m away) and environmental nuisance is expected (**Plan A-2**). However, there is no substantiated 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 Committee has approved nine previous applications for various temporary open storage uses at the Site and eight similar applications for temporary open storage, warehouse and freight forwarding facility and workshop use in the same "R(D)" and "G/IC" zones and 'Road' area were approved since the promulgation of TPB PG-No. 13E on 17.10.2008 (**Plans A-1a and 1b**).
- 12.7 There are two public comments received on the application during the statutory publication period objecting the application on the ground as summarized in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.6 are also relevant.

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

- 13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department considers that the temporary open storage of scrap metal and plastic 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 **6.7.2021**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no cutting, dismantling, cleansing, repairing, compaction, unpacking, re-packing, vehicle repair, container repair and workshop activity, as proposed by the applicant, was allowed on the site during the planning approval period;
- (d) no handling (including loading, unloading and storage) of electrical/electronic appliances/components, including cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment, as proposed by the applicant, should be carried out on the site 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 time during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on Site 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 **6.10.2018**;
- (g) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of 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 **6.1.2019**;
- (i) in relation to (h) above, the implementation of tree preservation and landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **6.4.2019**;
- (j) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **17.8.2018**;
- (k) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **6.1.2019**;
- (l) in relation to (k) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **6.4.2019**;

- (m) the provision of fencing of the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **6.1.2019**;
- (n) if any of the above planning conditions (a), (b), (c), (d), (e) or (g) 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;
- (o) if any of the above planning conditions (f), (h), (i), (j), (k), (l) or (m) 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
- (p) upon expiry of the planning permission, the reinstatement of the 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 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:

- (a) the temporary open storage of scrap metal and plastic is not in line with the planning intention of the "R(D)" and "G/IC" zones, which is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings and for low-rise, low-density residential developments; and 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; and
- (b) the applicant fails to demonstrate that the temporary use of the Site 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 with estimated traffic generation, location and vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan and as-built drainage plan received on 15.5.2018
<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 within the same “R(D)” on the draft Ha Tsuen Fringe OZP and “G/IC” zone and ‘Road’ area on the Hung Shui Kiu and Ha Tsuen OZP
<b>Appendix V</b>	Good Practice Guidelines for Open Storage issued by the Fire Services Department
<b>Appendices VIa to b</b>	Public comment
<b>Appendix VII</b>	Advisory Clauses
<b>Drawing A-1</b>	Location and Vehicular Access Plan
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Proposed Landscape and Tree Preservation Plan
<b>Drawing A-4</b>	As-built 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  
JULY 2018**