

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/94

- Applicant** : Wah Tung Development Company Limited
- Site** : Lots 797 RP (Part), 799 (Part), 800 (Part), 801 (Part) and 809 RP (Part) in D.D. 125, Lots 3299 RP (Part), 3300 (Part), 3301, 3302 (Part), 3303 RP (Part), 3304 RP (Part), 3305 RP (Part), 3315 RP (Part), 3316, 3317, 3323 S.A (Part), 3323 S.B (Part), 3324 S.A, 3324 S.B, 3325 (Part) and 3326 in D.D.129, and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 23,180 m²(about) (including 935 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** : “Residential (Group A)3” (“R(A)3”) (about 44%)
[Restricted to maximum PR of 5.5 and maximum BH of 140mPD];
- “Government, Institution or Community” (“G/IC”) (about 42%)
[Restricted to maximum building height (BH) of 8 storeys]; and
- an area shown as ‘Road’ (about 14%)
- Application** : Temporary Logistic Centre and Warehouse 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 and warehouse for a period of 3 years (**Plan A-1**). The Site straddles over “R(A)3” (44%), “G/IC” (42%) and an area shown as ‘Road’ (14%) 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 applications Nos. A/YL-HT/563, 758 and 962 for temporary warehouse and logistics centre uses (**Plan A-1**). The last application No. A/YL-HT/962 for temporary logistics centre and warehouse (storage of paper) was approved by the Rural and New Town Planning Committee (the Committee) of the

Board on 3.7.2015 with conditions for a period of 3 years. All the time-specific approval conditions have been complied with. The Site is currently being used for the applied use.

- 1.3 The Site is directly abutting to Ping Ha Road (**Drawing A-1**). As shown on the layout plan at **Drawing A-1**, the ingress/egress is at the western boundary of the Site. As shown on the site layout at **Drawing A-1**, a total of 11 structures are proposed giving a total Gross Floor Area (GFA) of 17513.5m² (including canopy area of 746m²) ranging from one- to two- storey (from 2.6m to 11m in height) for storage, office, toilet, water tank and staff resting-room uses.
- 1.4 3 private car parking spaces and 19 container vehicle loading/unloading spaces are proposed. The remaining area is for passage and manoeuvring of vehicles. The operation hours of the Site are restricted to 9:00 a.m. to 6:00 p.m. on Mondays to Fridays, and 9:00 a.m. to 1:00 p.m. on Saturdays. There will be no operation on Sundays and public holidays. The tree preservation and landscape proposal and drainage proposal are at **Drawings A-2 and A-3**.
- 1.5 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

Major Development Parameters	Last Approved Application (A/YL-HT/962) (a)	Current Application (A/HSK/85) (b)	Difference (b) – (a)
Site Area	About 22,200m ²	About 23,180m ²	+980m ²
Applied Use	Temporary Logistics Centre and Warehouse (Storage of Paper)	Temporary Logistics Centre and Warehouse	The warehouse is not specific to storage of papers
No. of Structures	10	11	+1
Total Floor area	About 15,604.5 m ²	About 17513.5 m ²	+1,909m ²
No. of Parking Spaces/Loading/Unloading Bays	3 private car parking spaces 12 container vehicles loading/unloading spaces	3 private car parking spaces 19 container vehicles loading/unloading spaces	+7 container vehicles loading/unloading spaces

- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 25.7.2018 **(Appendix I)**
 - (b) Supplementary planning statement with vehicular access plan, tree preservation and landscape proposal and drainage proposal **(Appendix Ia)**
 - (c) Letter from the applicant dated 17.8.2018 to clarify the development parameters **(Appendix Ib)**
 - (d) Letter from the applicant dated 4.9.2018 to clarify the development parameters **(Appendix Ic)**

- (e) Letter from the applicant dated 12.9.2018 to clarify no workshop activities would be carried out on Site (Appendix Id)

2. Justifications from the Applicant

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

- (a) The Site falls within the Category 1 areas of the Town Planning Board's Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E), where there is a conglomeration of logistics yards and container yards. The proposed development has fulfilled the assessments of the guidelines and the applicant has committed to provide a series of ameliorative measures to maintain the surrounding environmental quality. Therefore, favourable consideration should be given to the application;
- (b) The Site is zoned "G/IC" and "R(A)3" on the OZP. While the planning intention could be hardly achieved in the near future, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resource;
- (c) The development is compatible with the surrounding open storage and port back-up uses. Previous approvals of planning applications Nos. A/YL-HT/563, 758 and 962 have demonstrated that the uses are compatible with the surrounding environment. The applicant has also complied with all the conditions of the previous approvals.
- (d) The application is transitional in nature and the Site can be easily restored. Approval of the application would not jeopardize the long-term planning intention of the planned zones and would not affect the permanent use of the 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. 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 not subject to any active enforcement case. Notwithstanding, as the previous

planning permission (A/YL-HT/962) on this Site has expired on 3.7.2018, should a material change of use be identified on Site, which constitutes an unauthorized development (UD) under the Town Planning Ordinance, enforcement action would be instigated subject to sufficient evidence collected.

6. Previous Applications

- 6.1 The Site was involved in 3 previous applications (Nos. A/YL-HT/563, 758 and 962) for temporary warehouse (storage of paper) and logistics centre uses. All the applications were approved. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Applications Nos. A/YL-HT/563 and 758 for temporary warehouse (storage of paper) were approved by the Committee with conditions for 3 years on 5.9.2008 and 16.12.2011 respectively. The last planning application No. A/YL-HT/962 for temporary logistics centre and warehouse (storage of paper) was approved by the Committee on 3.7.2015 for a period of 3 years. All the planning approval conditions of the 3 previous applications had been complied with. The last application expired on 4.7.2018.
- 6.3 Compared with the last application No. A/YL-HT/962, the current application is submitted by the same applicant for the same uses on a larger Site (+980 m²) with an additional structure for storage, increase in total gross floor area (+1,909 m²) and increase in container vehicle loading/unloading spaces (+7).

7. Similar Applications

- 7.1 There are 23 similar applications for temporary logistics centre and warehouse uses within the same “R(A)3” and “G/IC” zones in the draft HSK&HT OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. 22 of these similar applications were approved by the Committee between 2008 and 2018. Among them, 9 applications were subsequently revoked due to non-compliance with approval conditions. Details of these applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1**.
- 7.2 One of the applications (No. A/YL-HT/832) for temporary open storage of container offices, used containers, tools, construction materials, construction machinery, sales of metals for a period of 3 years was rejected by the Board upon review on 26.7.2013 for the reasons of adverse environmental impacts on the surrounding areas, no information submitted to demonstrate that the adverse environmental impacts could be mitigated, and undesirable precedent of approval of application with repeated non-compliances, thus nullifying statutory planning control.

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

- 8.1 The Site is:
 - (a) being used for the applied use; and

- (b) accessible from Ping Ha Roa.
- 8.2 The surrounding areas have the following characteristics:
- (a) predominately occupied by open storage/storage yards, logistics centres, laboratory, warehouses, vehicle repair workshops and parking of vehicles uses;
 - (b) scattered residential structures are found in the vicinity of the Site with the nearest one located 6m away to its east;
 - (c) there are open storage yards, logistics centres, laboratory and warehouses in the vicinity of the Site under valid planning application Nos. A/YL-HT/1018, 1043 and 1049, and A/HSK/16, 47, 48, 63 and 68 (**Plan A-2**);
 - (d) other open storage yards and vehicle repair workshops in the vicinity are suspected unauthorized developments (UDs) subject to enforcement action taken by the Planning Authority.

9. Planning Intentions

- 9.1 The Site straddles over “R(A)3” and “G/IC” zones and an area shown as ‘Road’ on the draft HSK and HT OZP. The “R(A)3” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.
- 9.2 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.

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) Two portions of the Government Land (GL) (about 580m²) of the Site is covered by Short Term Tenancy (STT) No. 1989 for the purpose of “Storage and Repair of Container Boxes”.

- (c) No permission is given for occupation of the remaining GL (“the remaining GL”) with an area of about 355m² (subject to verification) included in the Site. The act of occupation of remaining GL without Government’s prior approval is not allowed.
- (d) The private lots of the following lots are covered by Short Term Waivers (STWs) as below table:

Lot No(s). in D.D. 125	STW	Purpose
797 RP	2211	Vehicle Repair Workshop (Excluding Paint-Spraying)
799	2213	
800	4581	Temporary Logistics Centre and Warehouse (Storage of Paper)
801	4582	
Lot No(s). in D.D. 129	STW	Purpose
3301, 3323 S.A, 3324 S.A, 3324 S.B, 3325 & 3326	4582	Temporary Logistics Centre and Warehouse (Storage of Paper)
3299 RP	4583	
3300	4584	
3302	4585	
3303 RP	4586	
3304 RP	4587	
3305 RP	4588	
3315 RP	4589	
3316	4590	
3317	4591	

- (e) The Site is accessible from Ping Ha Road through GL. His Office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
- (f) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (g) 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, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. The applicant has to either exclude the remaining GL from the Site or apply for a formal approval prior to the actual occupation of the remaining GL. Furthermore, the STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as

may be imposed by the LandsD.

Traffic

10.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comment on the application from traffic engineering point of view.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.

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

- (a) The proposed access arrangement of the Site from Ping Ha Road should be commented by TD.
- (b) HyD does not and will not maintain any access connecting the Site and Ping Ha Road.
- (c) Adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to the nearby public roads and drains.

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 one being about 6m away to the east of the Site) (**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/962 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):

The Site falls within the boundary of 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 and 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.

District Officer's Comments

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

11. Public Comments Received During Statutory Publication Period

On 3.8.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 24.8.2018, no public comment was received.

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(A)3” and “G/IC” zones and an area shown as ‘Road’ on the OZP. The planning intentions of the “R(A)3” zone is intended primarily for high-density residential developments; and “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 their planning intentions, the implementation programme for this part of NDA is still being formulated, PM/NTW of CEDD has no objection to the proposed temporary use for a period of 3 years on the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for implementation of government projects.

12.3 The Site is located in an area which is predominantly occupied by open storage/storage yards, logistics centres, warehouses and parking of vehicles 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 6m 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 Committee has approved 3 previous applications for the same applied uses at

the Site (**Plan A-1**)(all approval conditions of the 3 previous applications had been complied with) and 22 similar uses within the same “R(A)3” and “G/IC” zones on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008 (**Plan A-1**). Thus, the approval of the subject application is in line with the Committee’s previous decisions.

12.7 There is no public comment received on the application during the statutory publication period.

13. Planning Department’s Views

13.1 Based on the assessment made in paragraph 12, the Planning Department considers that the temporary logistic centre and warehouse 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 21.9.2021. The following conditions of approval with shorter compliance periods and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 p.m. and 9:00 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, and after 1:00 p.m. on Saturdays, 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 material is allowed to be stored/dumped and no vehicle is allowed to be parked within 1m of any tree on the Site, as proposed by the applicant, during the planning approval period;
- (e) no vehicle is allowed queue back to or reverse onto/from the public road at any time 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 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 21.12.2018;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a fire service installations proposal within **6** months to the satisfaction of the Director of Fire Services or of the Town Planning Board by 21.3.2019;

- (j) in relation to (i) above, the implementation of the fire service installations proposal within **9** months to the satisfaction of the Director of Fire Services or of the Town Planning Board by **21.6.2019**;
- (k) the provision of fencing of the Site within **6** months from the date of planning approval to the satisfaction of Director of Planning or of the Town Planning Board by **21.3.2019**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (g), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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 applied use is not in line with the planning intentions of the "R(A)3" and "G/IC" zones which are intended primarily for medium-density residential development; and 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 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

Appendix I	Application Form received on 25.7.2018
Appendix Ia	Supplementary planning statement with vehicular access plan, tree preservation and landscape proposal and drainage proposal
Appendix Ib	Letter from the applicant dated 17.8.2018 to clarify the development parameters
Appendix Ic	Letter from the applicant dated 4.9.2018 to clarify the development parameters
Appendix Id	Letter from the applicant dated 12.9.2018 to clarify no workshop activities would be carried out on Site
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
Appendix III	Previous s.16 applications covering the Application Site
Appendix IV	Similar s.16 Applications within the subject "R(A)3" and "G/IC" Zones 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 V	Advisory clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	Tree Preservation and Landscape Proposal
Drawing A-3	Drainage Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4d	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2018**