

RNTPC Paper No. A/YL-PS/573
For Consideration by
the Rural and New Town
Planning Committee
on 16.11.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/573

- Applicant** : Kwong Cherk Wing represented by PlanArch Consultants Ltd.
- Site** : Lots 139 (Part), 140 (Part), 141 (Part), 145 (Part), 146, 147, 148 (Part), 149 (Part), 151, 152, 155 (Part), 159, 160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part) and 179 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories
- Site Area** : About 14,135 m² (including about 590 m² government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/17
(at the time of submission)
- Approved Ping Shan OZP No. S/YL-PS/18 (currently in force)
- Zoning** : “Comprehensive Development Area” (“CDA”) (No change to zoning)
[restricted to maximum plot ratio of 0.4 and maximum building height of 3 storeys including car park]
- Application** : Temporary Warehouse (Storage of Daily Necessities) 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 warehouse (storage of daily necessities) for a period of 3 years (**Plan A-1**). The Site is currently used for temporary warehouse (storage of electronic products and daily necessities) under planning application No. A/YL-PS/482. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years 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 applicant currently seeks temporary permission for a period of 3 years, and the Site is currently occupied by a warehouse with valid planning permission.
- 1.2 The Site was involved in seven previous applications (Nos. A/YL-PS/55, 80, 126, 160, 169, 228 and 482) for temporary vehicle parks for private cars/light goods vehicles/medium goods vehicles/lorries/container vehicles and temporary warehouse uses. The last Application No. A/YL-PS/482 for temporary warehouse (storage of electronic products and daily necessities) for a period of 3 years was approved

with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 4.12.2015. All the time-specific approval conditions have been complied with. Details of the previous applications are summarised at paragraph 5 below and at **Appendix II**.

- 1.3 A comparison of the major development parameters of the current application and the last approved application is as follows:

Major Development Parameters	Previous Application No. A/YL-PS/482 (a)	Current Application No. A/YL-PS/573 (b)	Difference (b) - (a)
Site area	About 14,135 m ² (including about 590 m ² Government land)		No change
Applied use	Temporary Warehouse (Storage of Electronic Products and Daily Necessities) for a Period of 3 Years	Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years	No storage of electronic products
Total floor area	11,059 m ²	11,409 m ²	+ 350m ² (+ 3%)
No. of structures	7 structures (2 warehouses, 1 guard room, 1 site office, 1 pump room, 1 water tank, 1 toilet)		No change
Maximum height of structures	2.5 m to 10 m (1 - 2 storeys)		No change
No. of parking spaces	4 spaces for private cars/ light goods vehicles (2.5m x 5m each)	4 spaces for private cars (2.5m x 5m each)	No parking space for light goods vehicles
No. of loading/ unloading bays	<ul style="list-style-type: none"> • 2 spaces for medium/heavy goods vehicles(11m x 3.5m each) • 4 spaces for container trailers/tractors (16m x 3.5m each) 		No change
Operation hours	<ul style="list-style-type: none"> • 7 a.m. to 11 p.m. (Mondays to Saturdays) • No operation on Sundays and Public Holidays 		No change

- 1.4 The location and site access plan, lot index plan, layout plan, environmental mitigation plan and as-built drainage plan are at **Drawings A-1 to A-5** respectively.

- 1.5 According to the applicant, the Site is accessed by a vehicular track leading from Ha Mei San Tsuen Road which further connects with Long Tin Road. No dangerous goods will be stored at the Site. Adequate manoeuvring space, parking space and loading/unloading space will be provided within the Site and no queueing or waiting on public road is envisaged.
- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 5.10.2018 with replacement page for part 3 received on 9.10.2018 incorporated; letter of 5.10.2018 replacing the lot index plan, and letter of 10.10.2018 clarifying that no dangerous goods will be stored **(Appendix I)**
 - (b) Supplementary planning statement with location and site access plan, lot index plan, layout plan, environmental mitigation plan and as-built drainage plan **(Appendix Ia)**
 - (c) Letter of 25.10.2018 providing response to TD's comment in relation to traffic attraction and generation rate and updated layout plan **(Appendix Ib)**
(accepted and exempted from publication and recounting requirement)
 - (d) Letter of 7.11.2018 clarifying the change in total floor area **(Appendix Ic)**
(accepted and exempted from publication and recounting requirement)

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 **Appendices Ia** and **Ib**. They can be summarized as follows:

- (a) The Site is zoned "CDA" on the Ping Shan OZP. According to the Notes of the OZP for the "CDA" zone, it is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. However, there is currently no scheduled development in the Site and so the proposed temporary development would not jeopardise the long term planning intention of the "CDA" zone. While the zoning and its planning intention should be upheld, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make but economic use of scarce land resources.
- (b) Although there are residential dwellings located in the vicinity of the Site, the applicant has adopted environmental mitigation measures to minimise the potential environmental nuisance. Similar use of temporary logistic centre could be found to the west and north of the Site. The proposed development is

compatible with the adjoining land uses in terms of scale and nature.

- (c) The applicant has complied with the approval conditions of the previous application No. A/YL-PS/482 in relation to the provision of landscaping, boundary fencing and drainage facilities. The implemented landscape, boundary fencing and drainage facilities will be well-preserved and maintained to ensure that visual impact could be minimised and no adverse drainage impact to the surrounding areas.
- (d) Since the applicant has undertaken the environmental mitigation measures set out in the Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (August 2015) issued by the Environmental Protection Department (EPD), the proposed development will not cause any adverse environmental impact.
- (e) The Site has clearly defined ingress/egress. The number of loading/unloading and parking spaces remain the same as the previous application No. A/YL-PS/482. No additional traffic flow is anticipated. No queueing on public road and adverse traffic impact on the local traffic network are envisaged.
- (f) The same applied use (i.e. warehouse) at the Site was approved by the Board since 2015. The warehouse has been well-managed and has not caused any adverse traffic, drainage, fire safety and other environmental impacts. There is no change in planning circumstance since the last approval. It would not set an undesirable precedent case for similar applications.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting notice and publishing a notice in 3 local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The use at the Site is not subject to planning enforcement action. Follow-up investigation will be taken upon expiry of the current planning permission if the application is not approved by the Board.

5. Previous Applications

- 5.1 The Site was involved in seven previous application Nos. A/YL-PS/55, 80, 126, 160, 169, 228 and 482. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Application Nos. A/YL-PS/55 and 80 for temporary container vehicle, lorry and car park for a period of 2 years and temporary public vehicle park for cars, lorries and container vehicles for a period of 3 years were approved by the Committee on 13.8.1999 and 28.7.2000 respectively. However, application No. A/YL-PS/80 was revoked on 28.7.2001 due to non-compliance of approval condition on

submission of drainage proposal.

- 5.3 Application Nos. A/YL-PS/126, 160 and 169 for temporary vehicle parks for container trailers/lorries, light goods vehicles, medium goods vehicles and private cars were rejected by the Committee on 13.12.2002, 19.9.2003 and 9.1.2004 respectively mainly on grounds on incompatible with the surrounding areas as residential use was found within the Site and insufficient information was submitted to demonstrate no adverse environmental, visual and drainage impacts on the surrounding areas.
- 5.4 Application No. A/YL-PS/228 for temporary container vehicle and lorry park and ancillary repairing activities for a period of 3 years was rejected by the Committee on 29.7.2005 and the review of the application was rejected by the Board on 18.11.2005. The reasons were that the development was not in line with the Town Planning Board Guidelines for Open Storage and Port Back-up Uses, the development was not compatible with the surrounding areas, insufficient information was submitted to demonstrate no adverse drainage, traffic, and environmental impact on the surrounding areas and there were adverse departmental comments and local objections were received, approval would set an undesirable precedent for similar application in the area. Appeal of the application No. A/YL-PS/228 was dismissed by the Town Planning Appeal Board (TPAB) on 28.3.2008. The reasons were that the development was not compatible with the surrounding land uses; the appellant was not to be trusted as being able to be willing to comply with conditions; the TPAB were not satisfied that the development would not cause any unreasonable adverse effect on the residents nearby; and the appellant's experts had not suggested any measure or effective measure to avoid or mitigate any harmful effect of the pollution so caused.
- 5.5 Application No. A/YL-PS/482 for temporary warehouse (storage of electronic products and daily necessities) for a period of 3 years was approved with conditions by the Committee on 4.12.2015 on consideration that the temporary use would not jeopardise the long term planning intention of the "CDA" zone and not incompatible with the surrounding uses.
- 5.6 Compared with the last approved Application No. A/YL-PS/482, the current application is submitted by the same applicant for the same use (i.e. warehouse) on the same site with minor increase in total floor area (i.e. +350m² (+3%)).

6. Similar Applications

- 6.1 There were two similar applications (Nos. A/YL-PS/393 and 513) for temporary warehouse (for storage of used and new construction materials and equipments) within an adjacent "CDA" zone. Details of the similar applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application Nos. A/YL-PS/393 and 513 were approved with conditions by the Committee on 15.3.2013 and 19.2.2016 respectively. The main considerations were that temporary approval of the application would not jeopardise the long-term development of the sites; not incompatible with the surrounding areas; and no adverse impacts on the surrounding areas.

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

7.1 The Site is:

- (a) currently occupied by the a temporary warehouse for storage of electronic products and daily necessities with valid planning permission (application No. A/YL-PS/482); and
- (b) accessed through a local track at the northern boundary connecting to Ha Mei San Tsuen Road.

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate north are storage and parking of vehicles which are suspected unauthorised developments (UDs), residential dwellings and vacant. To the further north and northwest are logistic centres under valid planning permissions (application Nos. A/YL-PS/514 and 556), and storage yards which are suspected UD and residential dwellings;
- (b) to the east, southeast and south are open storage yards, canteen, factory and plant nursery which are suspected UD, residential dwellings, vacant and unused land; and
- (c) to the immediate southwest is vacant and unused land. To the further southwest across Long Tin Road are parking of container vehicles, lorries and storage yards which are suspected UD, intermixed with residential dwellings, vacant and unused land.

8. Planning Intention

The “CDA” zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
- (b) Within the Site, the following private lots are currently covered by

Short Term Waivers (STWs) whereas the government land (GL) therein is covered by Short Term Tenancy (STT), details of which are listed below:

Lot No. /GL in D.D. 122	STW/STT No.	Permitted Use
146	STW 4776	Temporary Warehouse (Storage of Electronic Products and Daily Necessities)
148	STW 4777	
151	STW 4778	
164	STW 4779	
166 & 179	STW 4780	
167 & 168	STW 4781	
169, 177 & 178	STW 4782	
141, 147 & 149	STW 4783	
139, 140, 145 & 170	STW 4784	
159, 160 & 165	STW 4785	
GL	STT 3090	

- (c) The Site is accessible from Ha Mei San Tsuen Road via GL and private land. His office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the subject planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Furthermore, 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. 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 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.

Building Matter

9.1.2 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 for the existing structures at the Site, he 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 the approval of the BD, they are unauthorised 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 Authorised Person (AP) should be appointed as the co-ordinator 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 (B(P)R) 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 B(P)R at the building plan submission stage.

Environment

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

- (a) He does not support the application according to the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" ("COP") as there are sensitive users in the vicinity of the site (the nearest residential dwelling about 4m away) and along the local track connecting the site to Ha Mei San Tsuen Road and environmental nuisance is expected.
- (b) There was no substantiated environmental complaint pertaining to the Site received in the past 3 years.

Traffic

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

- (a) He has no comment to the application from traffic engineering point of view.

- (b) The applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by TD.

9.1.5 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 Ha Mei San Tsuen Road.

Drainage

9.1.6 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 approval application No. A/YL-PS/482 will be maintained for the subject development. He has no objection to the proposed development from a drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, 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.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. 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.

- (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.

Landscape

9.1.8 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) The Site was originally active farmland and fish pond, which have been formed and converted into open storage yards with various temporary structures since 1990s. The Site is situated in an area of village landscape character dominated by storage yards, temporary structures with tree groups located in the northwest corner. With reference to his site visit conducted on 29.10.2018 and aerial photo taken on 3.1.2018, the Site is almost fully occupied by temporary structures with several existing trees. Further adverse impact on existing landscape resources due to the continuous use of temporary warehouse is not anticipated. Thus he has no objection to the application from the landscape planning perspective.
- (b) Since the existing temporary structures were built according to the site boundary and no adequate planting space was reserved for additional peripheral planting, it is considered not practical to impose any meaningful landscape treatment within the Site. Should the Board approve this application, the applicant should be advised to maintain all the existing trees and landscape planting within the Site at all times during the planning approval period.

District Officer's Comments

9.1.9 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.

9.2 The following government departments have no comment on the application:

- (a) Antiquities and Monuments Office, Development Bureau (AMO, DEVB);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Commissioner of Police (C of P);
- (d) Director of Agriculture, Fisheries and Conservation (DAFC);
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Director of Leisure and Cultural Services (DLCS); and

- (g) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD).

10. Public Comments Received During Statutory Publication Period

On 12.10.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 2.11.2018, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The planning intention of the “CDA” zone is primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. The development is not in line with the planning intention of the “CDA” zone. However, there is no permanent development proposal at the site. Approval of the application on a temporary basis for 3 years would not jeopardize the long-term planning intention of the “CDA” zone.
- 11.2 The Site is in an area surrounded by vehicle parks, logistics centre, vacant and unused land. The development is not incompatible with the surrounding areas mixed with vehicle parks and storage yards (**Plan A-2**).
- 11.3 There is no adverse comment on the application from relevant government departments, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site, with the nearest one located about 4m to its immediate east (**Plan A-2**), and environmental nuisance is expected. However, there has been no substantiated environmental complaint pertaining to the Site received in the past 3 years. To address the concerns on the possible environmental nuisances generated by the temporary use or to address the technical requirements of other concerned government departments, relevant approval conditions are recommended in paragraph 12.2 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 set out in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact.
- 11.4 The Committee has approved one previous application for the same use and two similar applications for temporary warehouse use in the adjacent “CDA” zone. Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 There is no public comment received on the application during the statutory publication period.

12. Planning Department's Views

12.1 Based on the assessment made in paragraph 11 above, the Planning Department considers that the temporary public vehicle park for private cars could be tolerated for a period of 3 years.

12.2 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 16.11.2021. 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 vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period;
- (d) no vehicle repair, dismantling or other workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing fencing of the Site shall be maintained at all times during the approval period;
- (g) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 16.2.2019;
- (j) 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 16.5.2019;
- (k) in relation to (j) 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 **16.8.2019**;

- (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; and
- (m) if any of the above planning conditions (i), (j) or (k) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

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

the applicant fails to demonstrate that the applied development would not generate adverse environmental impact on the surrounding area.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 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.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form received on 5.10.2018 with replacement page for part 3 received on 9.10.2018 incorporated; letter of 5.10.2018 replacing the lot index plan, and letter of 10.10.2018 clarifying that no dangerous goods will be stored
Appendix Ia	Supplementary planning statement with site access plan, lot index plan, layout plan, environmental mitigation plan and as-built drainage plan
Appendix Ib	Letter of 25.10.2018 providing response to TD's comment in relation to traffic attraction and generation rate and updated layout plan
Appendix Ic	Letter of 7.11.2018 clarifying the change in total floor area
Appendix II	Previous Applications Covering the Site
Appendix III	Similar Applications within the adjacent "CDA" zone on the approved Ping Shan OZP No. S/YL-PS/18
Appendix IV	Advisory Clauses

Drawing A-1	Location and Site Access Plan
Drawing A-2	Lot Index Plan
Drawing A-3	Layout Plan
Drawing A-4	Environmental Mitigation Plan
Drawing A-5	As-built Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2018**