

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/602

- Applicant** : Mr. TANG Chi Kong represented by Lawson David and Sung Surveyors Limited
- Site** : Lot 226 (Part) in D.D. 126 and adjoining Government Land (GL), Fung Ka Wai, Ping Shan, Yuen Long, New Territories
- Site Area** : 3,597 m² (about) (including GL of about 210m² (about 5.8%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Open Storage of Construction Material (Metal) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary open storage of construction material (metal) for a period of 3 years. The Site falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (the OZP) No. S/YL-PS/18 (**Plan A-1a**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently vacant and hard-paved (**Plans A-2 and A-4**).
- 1.2 The Site involves 12 previous applications (Applications No. A/DPA/YL-PS/3, 30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 436 and 537) for open storage of new vehicles (**Plan A-1b**). The last application (No. A/YL-PS/537) covering the same site for open storage of new vehicles submitted by the same applicant was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 12.5.2017 for a period of 3 years. All the time-limited approval conditions were complied with and the planning permission lapsed on 13.5.2020. Details of the previous applications are summarised at paragraph 6 below and at **Appendix III**.

- 1.3 The Site is accessible via a local track to Tin Wah Road (**Plans A-2 and A-3**). As shown on the proposed layout plan at **Drawing A-2**, the applicant proposes two temporary structures with a total floor area of about 366 m² and maximum building height of 6m for open-sided shelter for storage of construction material (metal) and site office uses. The applicant indicates that there will be 2 private vehicle parking spaces and 2 medium goods vehicle loading / unloading bays. According to the applicant, the operation hours are from 9 am to 6 pm from Mondays to Saturdays and no operation on Sundays and public holidays. The vehicular access plan, proposed layout plan and landscape plan are shown at **Drawings A-1, A-2 and A-3** respectively.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form with attachments received on 9.4.2020 (**Appendix I**)
 - (b) Supplementary Planning Statement (**Appendix Ia**)

2. Justifications from the Applicant

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

- (a) The proposed development provides a temporary solution to meet the pressing market demand for open storage facilities in northwest New Territories.
- (b) The proposed development is a temporary use and would not jeopardize the long term planning intention of “REC” zone.
- (c) The proposed development is not incompatible with the surrounding land uses.
- (d) There is previous approval for similar open storage use at the Site.
- (e) The application is considered not contradictory to the TPB PG-No. 13F.
- (f) There are no adverse drainage, traffic and environmental impacts to the surrounding areas.

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

The applicant is not the “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 at the Site and sending registered post to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, TPB PG-No. 31A is not applicable.

4. Background

The Site is not subject to any planning enforcement action.

5. Town Planning Board Guidelines

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) are relevant to the application. The Site falls within Category 2 areas under the revised Guidelines. Relevant extract of the Guidelines is at **Appendix II**.

6. Previous Applications

- 6.1 The Site is involved in 12 previous applications for temporary open storage of new vehicles uses from 1994 to 2017. Except one application (No. A/DPA/YL-PS/3) was rejected by the Board on review on 13.5.1994, the other 11 applications (Applications No. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 436 and 537) were approved by the Committee from 1994 to 2017. Details of these previous applications are shown in **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Application No. A/DPA/YL-PS/3 covering a larger site for open storage of new vehicles was rejected by the Board on review on 13.5.1994 mainly on grounds of not in line with planning intention, not compatible with surrounding land uses, failure to adequately address the drainage, visual and noise impacts, incomplete information on the existing access road and failure to demonstrate that the number of vehicles received/dispatched in future would be maintained at the present level.
- 6.3 Application No. A/DPA/YL-PS/30 covering the same site as A/DPA/YL-PS/3 for temporary use of open storage of new vehicles was approved with conditions by the Committee on 21.10.1994 for a period of 3 years on the considerations that there was no immediate alternative site available for open storage of new vehicles, ameliorative measures would be carried out to minimise adverse environmental impacts and the temporary use would not jeopardise the long term planning intention of the area.
- 6.4 Applications No. A/YL-PS/14, 40, 76, 106, 122, 167, 255 and 311 covering more or less the same site as A/DPA/YL-PS/30 for temporary open storage of new vehicles for a period of 12 months or 3 years had subsequently been approved with conditions by the Committee on the considerations that the approvals for similar or same uses were given and approval conditions of the previous applications were complied with, the temporary use would not frustrate permanent development of the application sites, the development would unlikely have significant adverse traffic and environmental impacts and relevant departments had no objection to the application. However, applications No. A/YL-PS/76 and 106 were revoked due to non-compliance with approval conditions requiring the implementation of drainage proposal and/or the night-time operation at the application sites.
- 6.5 The last two applications (No. A/YL-PS/436 and 537) covering the same site as the current application by the same applicant for open storage of new vehicles (private cars and light goods vehicles) use for a period of 3 years were approved by the Committee on 25.4.2014 and 12.5.2017 respectively on the similar considerations as mentioned in para. 6.4 above.

- 6.6 As compared with the last approved application (No. A/YL-PS/537), the current application is submitted by the same applicant for different open storage use on the same site. All the time-limited approval conditions had been complied with and the planning permission was lapsed on 13.5.2020.

7. Similar Applications

- 7.1 Within the same “REC” zone, there are 11 similar applications (Applications No. A/YL-PS/346, 352, 360, 398, 441, 446, 457, 461, 538, 545 and 548) for open storage of construction materials uses for a period of 3 years since 17.10.2008. Details of these applications are summarized at **Appendix IV** and the locations of these application sites are shown on **Plan A-1a**.
- 7.2 Nine similar applications (No. A/YL-PS/346, 352, 360, 446, 457, 461, 538, 545 and 548) which fall outside the Wetland Buffer Area (WBA), for temporary open storage of construction materials and machinery for a period of 3 years within the “REC” zone were approved by the Committee between 2011 and 2017 on the considerations that long-term planning intention of the “REC” zone would not be frustrated, the development was not incompatible with the surrounding uses, concerned departments had no adverse comment, approval conditions could be imposed to address departmental concern, approvals for similar uses were given and approval conditions of the previous applications were complied with.
- 7.3 Two similar applications (No. A/YL-PS/398 and 441) which fall within the WBA, for temporary open storage of construction materials and machinery for a period of 3 years within the “REC” zone were rejected by the Committee on 23.11.2012 and 25.4.2014 respectively mainly on the grounds of not in line with planning intention, incompatible with surrounding rural environment, not complying with the then TPB PG-No.13E and failure to demonstrate no adverse traffic, landscape and drainage impacts on the surrounding areas.
- 7.4 For Members’ information, application No. A/YL-PS/603 for renewal of planning approval for temporary open storage of construction materials for a period of 3 years within the subject “REC” zone will also be considered at this meeting (**Plan A-1a**).

8. The Site and Its Surrounding Areas (Plan A-2 to Plans A-4)

- 8.1 The Site is:
- (a) currently vacant; and
 - (b) accessible via a local track from Tin Wah Road (**Plans A-2 and A-3**).
- 8.2 The surrounding areas have the following characteristics:
- (a) to its immediate north is vacant land and suspected unauthorized open storage yards. To its further northwest is the residential dwellings of Fung Ka Wai;
 - (b) to the east and southeast is the hilly area of Kai Shan zoned “Conservation Area” (“CA”), shrubland and graves; and

- (c) to its south and southwest is an open storage yard under planning permission No. A/YL-PS/545.

9. Planning Intention

The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

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 Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The GL in the Site (about 210m² subject to verification) is covered by a Short Term Tenancy (STT) No. 2857 for the purposes of temporary open storage of new vehicles (private cars and light goods vehicles only).
- (c) The subject private lot is covered by a Short Term Waiver (STW) No. 4176 for the purposes of temporary open storage of new vehicles (private cars and light goods vehicles only).
- (d) Should planning approval be given to the application, the STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) of any of the above 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/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 LandsD.

Traffic

- 10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) The Site is connected to Tin Wah Road via a section of a local access which is not managed by Transport Department (TD). The applicant should clarify with LandsD regarding the land status of the local

access road. Moreover, the management and maintenance responsibilities of the local access road should be clarified with relevant lands and maintenance authorities accordingly.

- (b) As there is no information about the vehicular access at the private lot(s) to the Site, he presumes that the applicant should arrange by himself if necessary, and should seek the relevant land owner(s) on the right of using the vehicular access.
- (c) No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

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 footpaths/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Wah Road.

Environment

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

- (a) DEP has no objection to the application.
- (b) The applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimize potential environmental nuisance to the surrounding area.
- (c) There is no substantiated complaint pertaining to the Site received in the past 3 years.

Nature Conservation

10.1.5 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

As the Site is paved and disturbed, he has no strong view on the application from nature conservation point of view. Nevertheless, should the application be approved, the applicant should be advised to properly maintain the existing fencing along the site boundary as suggested in his submission to ensure that the proposed development would not encroach on or affect the “CA” zone and vegetated areas in close proximity of the Site.

Drainage

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

- (a) He has no objection in principle to the proposed application from a drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, he would suggest a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and to maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Board.

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 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 applicant is advised that 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 “Good Practice Guidelines for Open Storage Sites” issued by his department at **Appendix V** should be adhered to.
- (d) Should the Board consider that the application is acceptable from planning point of view, he would suggest that the condition should be stipulated in the approval letter requiring the applicant to provide fire extinguisher(s) and to submit the valid fire certificate (FS 251) to the satisfaction of his department.
- (e) 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

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

- (a) The Site, located to the east of Fung Ka Wai, falls within an area zoned “REC”. The Site involves 11 previous approved planning applications and he had no objection to the last application No. A/YL-PS/537 for temporary open storage of new vehicles use from planning

landscape perspective. The same applicant seeks planning permission for proposed temporary open storage of construction material (metal) for a period of 3 years.

- (b) According to the aerial photo of 2018 and site photos taken on 6.5.2020, the Site is vacant and generally hard paved with existing trees observed along the periphery. The Site is situated in an area of rural fringe landscape character predominated by woodland to the north and east and open storage yards to the west. The proposed development is considered not incompatible to the landscape character of the surrounding area. Out of 64 number of existing trees found within the Site, 3 of them are in poor condition while the rest are in good to fair conditions. Significant adverse impact due to the proposed use is not envisaged. As such, he has no objection to the application from landscape planning perspective.
- (c) In view that there are existing trees within the Site as screen planting, it is considered that the approval condition to maintain all existing trees within the Site in good condition for the duration of the planning approval period is adequate should the application be approved by the Board.
- (d) Detailed departmental comments are at **Appendix VII**.

Building Matters

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

- (a) *If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.*
- ~~(a)~~(b) Before any building works (including containers / open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are ~~unauthorized building works (UBW) under the Buildings Ordinance (BO)~~. An Authorized Person should be appointed as the coordinator for the proposed works in accordance with the BO.
- ~~(b)~~(c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with prevailing 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.
- ~~(c)~~(d) 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.
- ~~(d)~~(e) 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.

Others

10.1.10 Comments of the Chief Engineer/Housing Projects 2, Civil Engineering and Development Department (CE/HP2, CEDD);

- (a) CEDD is currently conducting a consultancy study titled “Agreement No. CE 11/2018(CE) - Site Formation and Infrastructural Works for Proposed Public Housing Development near Tin Shui Wai – Feasibility Study” for the Government. The consultancy study commenced in August 2018 and is anticipated to be completed in 2020. The Site falls within the proposed housing development site under the study.
- (b) Since the proposed housing development is still at feasibility stage and it is noted that the application is for temporary use for a period of 3 years, he has no comment on the application.

10.1.11 Comments of the Director of Housing (D of Housing):

- (a) The Site encroaches upon the proposed public housing development, which is currently under CEDD's on-going Engineering Feasibility Study.
- (b) Provided that the application will not have any adverse implication on CEDD's implementation programme on the site formation and infrastructure works to facilitate the public housing development, HD will have no objection to the application.

District Officer's Comments

10.1.12 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) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (c) Project Manager(West), CEDD (PM/W, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Director of Leisure and Cultural Services (DLCS);
- (g) Antiquities and Monuments Office, Development Bureau (AMO, DevB);
and
- (h) Commissioner of Police (C of P).

11. Public Comment Received During Statutory Publication Period

On 17.4.2020, the application was published for public inspection. During the first 3 weeks of the statutory public inspection period, one public comment objecting to the application was received (**Appendix VI**). The objecting reasons include the proposed use is not in line with planning intention of “REC” zone; the temporary use has lasted for

more than 20 years, it would create inefficient use of land resources; there is a lack of recreational developments for the use of general public.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary open storage of construction material (metal) for a period of 3 years at the Site zoned “REC” on the OZP. The “REC” zone is intended primarily for recreational developments for the use of the general public. Although the proposed use is not in line with the planning intention of the “REC” zone, there is no known development program for the Site and approval of the application on a temporary basis for 3 years would not frustrate the long term planning intention of the “REC” zone.
- 12.2 The proposed use is considered not incompatible with the surrounding land uses which mainly comprise open storage yards, agricultural land and shrubland (**Plan A-2**).
- 12.3 The Site falls within Category 2 areas under the TPB PG-No. 13F. The following considerations in the Guidelines are relevant:
- Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no 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, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.
- 12.4 The application is considered in line with the TPB PG-No. 13F. The Site is the subject of a previous approved planning application No. A/YL-PS/537 by the same applicant. All the approval conditions have been complied with and the planning permission was lapsed on 13.5.2020. The proposed use would not generate adverse impacts and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.
- 12.5 There is no adverse comment on the application from relevant government departments, including DEP, C for T, CE/MN of DSD and DAFC. The development would unlikely create significant adverse environmental, traffic, drainage and ecological impacts to the surrounding areas. To minimize any possible environmental impacts and nuisance on the surrounding developments, and to address the technical requirements of the concerned Government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will be advised to follow the latest “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 previously approved 11 applications (Applications No. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 436 and 537)

for different open storage use (i.e. temporary open storage of new vehicles) covering the Site and nine similar applications have also been approved in the same “REC” zone since 2008. Approval of the application is in line with the previous decisions of the Committee.

- 12.7 There is one public comment received on the application (**Appendix VI**) objecting to the application on the grounds as summarized in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.6 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11, the Planning Department considers that the proposed temporary open storage of construction material (metal) 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 29.5.2023. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation from 6 p.m. to 9 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 heavy goods vehicle exceeding 24 tonnes is allowed to enter / exit or to be parked / stored on the Site at any time during the planning approval period;
- (d) the delivery route to and from the Site via Tin Wah Road, as proposed by the applicant, shall be adhered to at all times 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 drainage proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **29.11.2020**;
- (g) in relation to (f) above, the implementation of the drainage proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **28.2.2021**;
- (h) in relation to (g) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

- (i) the existing trees within the Site shall be maintained in good condition at all times during the planning approval period;
- (j) the provision of fire extinguisher(s) within **6 weeks** from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **10.7.2020**;
- (k) the submission of a fire service installations proposal within **6 months** from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **29.11.2020**;
- (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 Director of Fire Services or of the Town Planning Board by **28.2.2021**;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (h) or (i) 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
- (n) if any of the above planning conditions (f), (g), (j), (k) or (l) 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 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:

the proposed temporary open storage of construction material (metal) is not in line with the planning intention of the "REC" zone which is primarily for recreational developments for the use of the general public. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form received on 9.4.2020
Appendix Ia	Supplementary Planning Statement
Appendix II	Extract of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13F)
Appendix III	Previous s.16 Applications covering the Site
Appendix IV	Similar s.16 Applications within the same “REC” zone
Appendix V	Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department
Appendix VI	Public Comment
Appendix VII	Advisory Clauses
Drawing A-1	Site Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MAY 2020**