

Justifications to Support the Application

Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years in "Open Space" and "Residential (Group A)3" Zones, Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories

(Application No. A/HSK/590)

- 1) The application site (the Site) is the subject of various S.16 planning applications for various open storage, public vehicle park, recycling centre and workshop uses.
- 2) The last S.16 planning application (No. A/HSK/218) for 'Temporary Open Storage of Construction Materials for a Period of 3 Years' was approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 29.5.2020 for a period of 3 years. However, the applicant of the previous application did not comply with the approval condition (i) of the application, i.e. *the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251)* within the designated time period, which led to revocation of the application on 21.8.2020.
- 3) When comparing the current application with the previously approved application (No. A/HSK/218), the current application is submitted by a different applicant with a smaller scale of operation. Major development parameters (i.e. site area, open storage area, gross floor area, parking and loading/unloading spaces etc.) are also reduced compared to the previous application.
- 4) In support of the application, a fire service installations proposal and a proposed drainage layout plan are submitted to enhance the fire safety of the Site and to mitigate potential adverse drainage impacts resulting from the proposed development (**Annexes I and II**). The applicant will make effort in complying with approval conditions in relation to fire safety and drainage aspects after planning permission has been granted from the Board.