

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/283

- Applicant** : Mr. WONG Kwok Wing represented by Metro Planning and Development Company Limited
- Site** : Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090 and 3091 in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long
- Site Area** : about 4,220m² (including about 26m² of GL (about 0.6%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Government, Institution or Community” (“G/IC”) (about 95.1%); and
[Restricted to maximum building height of 8 storeys]
“Open Space” (“O”) (4.9%)
- Application** : Temporary Logistics Centre 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 logistics centre for a period of 3 years (**Plan A-1a**). The Site falls within an area mainly zoned “G/IC” (95.1%) with minor encroachment onto the “O” zone (4.9%) on the approved HSK and HT OZP. According to the covering Notes of the OZP, temporary use 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. The Site is currently used for the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site was involved in 10 previous applications for temporary open storage, workshop and logistics centre uses (**Plan A-1b**). The last application No. A/HSK/249 for the same applied use as the current application was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 9.10.2020 for the reason that three previous planning permissions granted on the site by the Board were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliances with approval

conditions would set an undesirable precedent for other similar applications. The current application is submitted by a different applicant at a smaller site for the same applied use, but occupied the same structure at the Site for logistics centre use.

- 1.3 The Site is accessible from Lau Fau Shan Road via local track with the ingress/egress located at the northern corner of the Site (**Drawing A-1, Plans A-2 and A-3**). As shown on the layout plan at **Drawing A-2**, a single-storey temporary structure (13m high) with a floor area of 2,400m² for logistics centre use and four ancillary structures for toilet, guard room, electricity meter room, water tank and pump room are proposed. Three loading/unloading bays for medium/heavy goods vehicle are provided at the south-western part of the Site. According to the applicant, no recycling, cleaning, repairing, dismantling work nor workshop activity would be allowed on the Site. The operation hours of the Site are from 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. The proposed landscape and tree preservation plan, as-built drainage plan and proposed fire service installations (FSIs) plan are shown at **Drawings A-3 to A-5** respectively.
- 1.4 A comparison of the major development parameters of the current application and the last rejected application is given in the following table:

Major Development Parameters	Last Rejected Application (A/HSK/249) (a)	Current Application (A/HSK/283) (b)	Difference (b) - (a)
Applied Use	Temporary logistics centre (3 years)		Same
Site Area	22,550m ²	4,220m ²	-18,330m ² (-81%)
No. of Structures	7	5	-2
Total Floor Area	17,525m ²	2,590m ²	-14,935m ² (-85%)
No. of Loading/Unloading Bay	<ul style="list-style-type: none"> • 4 for container trailer/tractors • 6 for medium/heavy goods vehicles 	3 for medium/heavy goods vehicles (each of 3.5m x 11m)	<ul style="list-style-type: none"> • -4 for container trailer/tractors • -3 for medium/heavy goods vehicles
Operation Hours	7:00 a.m. to 11:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays	7:00 a.m. to 9:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays	Shorter operation hours

- 1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form and plans received on 8.12.2020 **(Appendix I)**
- (b) Further Information (FI) received on 8.1.2021 providing photos on existing trees at the periphery of the Site **(Appendix Ia)**
[exempted from publication and recounting requirements]
- (c) FI received on 7.4.2021 providing FSIs proposal **(Appendix Ib)**
[exempted from publication and recounting requirements]

- 1.6 The application was originally scheduled for consideration by the Committee on 5.2.2021. At the request of the applicant, the Committee on 5.2.2021 agreed to defer a decision for two months so as to allow time for the applicant to submit further information to address departmental comments. After the deferment, further information was received by the Board on 7.4.2021. The application is therefore scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

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

- (a) The proposed development is a temporary use for a period of 3 years which would not jeopardize the long-term planning intention of the current zoning.
- (b) The proposed development conforms with the Town Planning Board Guidelines for Application of Open Storage and Port Back-up Uses (TPB PG-No.13F) because it is subject to previous planning permissions.
- (c) The Site is subject to only one previous planning permission No. A/HSK/59 for the same applied use. The planning circumstances pertaining to the Site is similar to the recent approval of adjacent open storage yards and port back-up uses.
- (d) The applied use is not incompatible with the surrounding environment including open storage use and port back-up activities.
- (e) There is shortage of land for port back-up purposes in Ha Tsuen. Open storage and port back-up uses adjoining the Site were granted with planning permissions. Similar preferential treatment should be granted to the current application.
- (f) The applicant has submitted drainage proposal and estimated traffic generation to support the application. There will be insignificant environmental, traffic and noise impacts since no operation will be held during sensitive hours.

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 Ping Shan Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” Requirements under TPB PG-No. 31A are not applicable to the Government land portion.

4. Town Planning Board Guidelines

On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. **Background**

The Site is currently not subject to planning enforcement action. Should there be sufficient evidence to prove that the current operation on the Site constitutes an unauthorized development under the Town Planning Ordinance, enforcement action will be taken.

6. **Previous Applications**

- 6.1 The Site was involved in 10 previous applications (No. A/YL-HT/99, 166, 268, 308, 500, 690 and 934 and A/HSK/7, 59 and 249) for various temporary open storage, workshop and logistics centre uses. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Except the last application No. A/HSK/249, all previous applications were approved with conditions by the Committee on the considerations that the applied uses were not incompatible with the surrounding areas, generally in line with the then Town Planning Board Guidelines No. 13 and no major adverse comment from concerned Government departments. For earlier applications No. A/YL-HT/99, 166, 268, 308, 500 and 690, they were for various temporary open storage uses. Among these earlier applications, two of them were subsequently revoked due to non-compliance with approval conditions.
- 6.3 Applications No. A/YL-HT/934, A/HSK/7 and 59, covering a larger area including part or whole of the Site, for temporary logistics centre with/without ancillary office and parking of vehicle were approved with conditions by the Committee between 2015 and 2018.¹ However, these planning permissions were revoked due to non-compliance with time limited approval conditions on the submission and/or implementation of drainage, landscape and FSIs proposals, implementation of run-in/out proposal and/or the provision of fencing.
- 6.4 The last application No. A/HSK/249, covering a larger area including the Site, for temporary logistics centre was rejected by the Committee for reasons that three previous planning permissions granted on the site by the Board were revoked due to non-compliance of the approval conditions and approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism. Compared with the last application, the current application is submitted by a different applicant at a smaller site but occupied with the same structure at the Site for the same applied use.

7. **Similar Applications**

There are three similar applications (No. A/HSK/5, 160 and 216) within the same “G/IC” zone on the OZP for temporary logistics centre use approved with conditions by the Committee on similar considerations as mentioned in paragraph 6.2 above. However, the planning permission under application No. A/HSK/5 was 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-1a**.

¹ Applications No. A/YL-HT/934, A/HSK/7 and 59 cover about 23.5%, 30.7% and 100% of the site area under the current application respectively. The current structure on the Site had not been constructed at the time of consideration of these applications.

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

8.1 The Site is:

- (a) currently used for the applied use without valid planning permission; and
- (b) accessible from Lau Fau Shan Road via a local track.

8.2 The surrounding areas have the following characteristics:

- (a) to its north is an open storage yard of containers, while to its northeast is a logistics centre under valid planning permission, a storage yard and a vehicle repair workshop;
- (b) to its immediate east are a number of residential dwellings (the nearest being about 5m away) and an open storage yard of construction materials and machinery while to its further east are a warehouse under valid planning permission and a vehicle repair workshop (**Plan A-2**);
- (c) to its immediate south is a logistics centre while to its further southeast is another logistics centre under valid planning permission; and
- (d) to its west is a logistics centre.

9. Planning Intention

The planning intention of the “G/IC” zone is 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 received 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 (OSALs) and GL. The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) No permission is given for occupation of GL (about 26m² subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed.
- (c) Lot No. 3086 in D.D. 129 is covered by a Short Term Waiver (STW) No. 4843 for the purposes of “Temporary Logistics Centre with Ancillary Office and Parking of Vehicle”.

- (d) Should the application be approved, the STW holder(s) will need to apply to his Office for modification of the STW conditions where appropriate. The lot owner(s) of the lots without STW will need to apply to his Office for permitting the structures to be erected or to regularize any irregularities on Site, if any. Also, the applicant has to either exclude the GL without Short Term Tenancy from the Site or apply for a formal approval prior to the actual occupation of the above GL. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for 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 approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

Traffic

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

- (a) He has no adverse comments on the application from traffic engineering view point.
- (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.
- (c) The local track leading to the Site is not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

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

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

Environment

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

- (a) He does not support the application because there are sensitive uses in the vicinity of the Site (the nearest residential dwelling being about 5m away) (**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 relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites'.

Drainage

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

- (a) He has no objection in principle to the application from a drainage point of view.
- (b) The applicant should be reminded of the detailed comments in **Appendix VI**.
- (c) Should the application be approved, he would suggest that conditions be stipulated requiring the applicant to implement and maintain the proposed drainage facilities to the satisfaction of his Division.

Landscape

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

- (a) The Site is subject to previous applications No. A/HSK/7 and 59 for temporary logistics centre use but were revoked due to non-compliance with approval conditions including the landscape condition. The current application seeks planning permission for the same use for a period of 3 years at a smaller site.
- (b) With reference to the aerial photo of 2019, the Site is hard paved and mainly occupied by a large temporary structure. Existing trees are observed along the north-eastern and south-eastern boundaries within the Site. The Site is situated in an area of rural landscape character predominated by open storage yards and temporary structures. The proposed development is not incompatible with the landscape character of the surrounding area. Having reviewed the submitted landscape proposal (**Drawing A-3**), it is noted that all existing trees are proposed to be retained. Hence, he has no objection to the application from landscape planning perspective.
- (c) In view that the Site is not facing any prominent public frontage, should the application be approved, it is considered adequate to impose approval condition to maintain all existing trees within the Site in good condition for the duration of the planning approval period.
- (d) The applicant should be reminded of the detailed comments in **Appendix VI**.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site.
- (b) The applicant should be reminded of the detailed comments in **Appendix VI**.

Fire Safety

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

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- (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 him for approval.
- (c) The applicant should be reminded of the detailed comments in **Appendix VI**.

Long-Term Development

10.1.9 Comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD):

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) The Site falls within the boundary of HSK/HT NDA. To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lot(s) concerned falls within a site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030.

Others

10.1.10 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) The Site is zoned “G/IC” and “O” on the approved HSK and HT OZP No. S/HSK/2. The portion zoned “O” is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.
- (b) He notes that the application period is only three years and has no in-principle objection to the application.

District Officer's Comments

10.1.11 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

- (a) He has no comment on the application from departmental point of view.
- (b) 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); and
- (b) Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD).

11. Public Comments Received During Statutory Publication Period

On 15.12.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, three public comments from two individuals and a Yuen Long District Councillor were received. The commenters raised concerns/objected to the application on reasons that several previous applications were revoked due to non-compliance with time-limited approval conditions and the proposed building height of 13m was considered excessive as it would cause visual intrusion, and the development would affect the implementation of the planned community facilities (**Appendices V-1 to 3**).

12. Planning Considerations and Assessment

- 12.1 The application is for temporary logistics centre for a period of 3 years at the Site within an area mainly zoned "G/IC" (95.1%) with minor encroachment onto the "O" zone (4.9%) on the OZP. The planning intention of the "G/IC" zone is 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 proposed development is not in line with the planning intention of the "G/IC" zone, the implementation programme for this part of NDA is still being formulated, and PM/W of CEDD has no objection to the temporary use at 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. Nevertheless, 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 the implementation of government projects.
- 12.2 The Site is located in an area which is predominantly occupied by logistics centre, open storage yards, warehouses and vehicle repair workshops. The applied use is not incompatible with the surrounding land uses (**Plan A-2**).
- 12.3 The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F are relevant:

For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses.

- 12.4 The applied use is generally in line with the TPB PG-No. 13F in that the Site falls within HSK/HT NDA and previous planning approvals have been given. While the planning permission under the previous application No. A/HSK/59 was revoked due to non-compliance with approval conditions on the implementation of drainage proposal and tree preservation and landscape proposal, as well as the submission and implementation of FSIs proposal, it is noted that the Site has already provided with surface drainage U-channel and CE/MN, DSD has no in-principle objection to the application. The proposed retaining of existing trees at the periphery was considered acceptable by CTP/UD&L of PlanD. In addition, D of FS also has no adverse comments on the submitted FSIs proposal (**Drawing A-5**). Although the Site is subject to 3 revoked planning permissions under applications No. A/YL-HT/934, A/HSK/7 and A/HSK/59 (**Plan A-1b**), it is noted that all three applications covered a much larger site area and the first 2 applications only occupied about 23.5% and 30.7% respectively of the Site (**Plan A-1b**). Moreover, the current structure on the Site had yet been constructed at the time of consideration of application No. A/HSK/59 in 2018. In addition, taking into account that the Site occupies a smaller area (about 19%) when compared with the site area of the last rejected application No. A/HSK/249, sympathetic consideration may be given to the current application. However, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. Should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions resulting in revocation of planning permission, sympathetic consideration would not be given to any further applications.
- 12.5 There is no 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 5m away), and environmental nuisance is expected (**Plan A-2**). However, there has not been any 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 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 any unauthorized development on the Site would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will

also be advised to follow the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimize the possible environmental impacts on the surrounding areas.

- 12.6 In addition to three previously approved planning applications for the applied use covering the Site as mentioned in paragraph 12.4 above (**Plan A-1b and Appendix III**), there are three similar approved applications for logistics centre use within the same “G/IC” zone on the OZP (**Plan A-1a**). Approval of the current application is in line with the Committee’s previous decisions.
- 12.7 Three public comments were received during statutory publication period as mentioned in paragraph 11. The planning considerations and assessments in the above paragraphs are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department considers that the temporary logistics centre 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 **28.5.2024**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation from 9:00 p.m. to 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 is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (d) all existing trees on the Site shall be maintained at all times during the planning approval period;
- (e) the implementation of the accepted 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 **28.11.2021**;
- (f) in relation to (e) above, the implemented drainage facilities on Site shall be maintained at all times during the planning approval period;
- (g) the submission of a revised fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **28.8.2021**;

- (h) in relation to (g) above, the implementation of the revised 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 **28.11.2021**;
- (i) if any of the above planning conditions (a), (b), (c), (d) or (f) 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
- (j) if any of the above planning conditions (e), (g) or (h) 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 VI**.

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

previous planning permissions granted on the land covering the Site by the Board were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.

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 reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form and plans received on 8.12.2020
Appendix Ia	FI received on 8.1.2021 providing photos on existing trees at the periphery of the Site
Appendix Ib	FI received on 7.4.2021 providing FSIs proposal
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Previous Applications Covering the Site
Appendix IV	Similar Applications Within the Same "G/IC" Zone on the approved Hung Shui Kiu and Ha Tsuen OZP
Appendices V-1 to 3	Public Comments

Appendix VI	Advisory Clauses
Drawing A-1	Proposed Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape and Tree Preservation Plan
Drawing A-4	As-built Drainage Plan
Drawing A-5	Fire Service Installations Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MAY 2021**