

RNTPC Paper No. A/YL-PH/883
For Consideration by
the Rural and New Town
Planning Committee
on 9.7.2021

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-PH/883

Applicant : Chief Force Limited

Site : Lots 101 S.J (Part), 179 S.A RP (Part), 179 S.E RP (Part) and 179 S.D & S.F & S.G & S.I (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long

Site Area : About 1,018m² (including about 43m² of Government land (about 4.22%))

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11

Zoning : “Residential (Group D)” (“R(D)”) [subject to maximum plot ratio of 0.2 and building height of 2 storeys (6m)]

Application : Renewal of Planning Approval for Temporary Open Storage of Goods Vehicles for Sale for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval to use the application site (the Site) for temporary open storage of goods vehicles for sale for a period of 3 years. The Site falls within an area zoned “R(D)” on the approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 and the applied use is neither Column 1 nor Column 2 use in the “R(D)” zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning 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 used for the applied use with planning permission (**Plans A-2 and A-4**). All the approval conditions of the last approved application No. A/YL-PH/781 have been complied with and the planning permission is valid until 17.7.2021.
- 1.2 According to the applicant, there is no change to the scheme approved under the last application No. A/YL-PH/781. The Site is occupied by a 2-storey structure with floor area of 55m² and building height of 4.5m for staff common room and

office uses. A total of 18 light goods vehicles and 7 medium goods vehicles are stored within the Site. One private car parking space will be provided on Site. No dismantling, maintenance, repairing, cleansing, paint-spraying or other workshop activities will be carried out within the Site. The operation hours are between 9:00a.m. and 6:00p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. The ingress/egress is located to the southwest of the Site to Fan Kam Road. The layout, vehicular access, landscape, drainage and fire service installations plans submitted by the applicant are at **Drawing A-1**.

- 1.3 When compared with the last approved application No. A/YL-PH/781, the current application is the same in terms of applied use, site area/boundary, floor area, layout and operation hours.
- 1.4 In support of the application, the applicant has submitted the following documents:
 - (a) Application form with supplementary information (**Appendix I**) received on 17.5.2021
 - (b) Further Information (FI) dated 5.7.2021 in response to (**Appendix Ia**) departmental comments
[exempted from publication requirement]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the application form and the FI in **Appendices I and Ia**. They can be summarized as follows:

The Site has been properly maintained and no complaint has been received from the government or nearby residents since 2012. Existing landscape, drainage and fire service installations on Site will be properly maintained. Dark green boundary fencing has been provided to mitigate any possible landscape impacts. The ingress/egress is wide enough for access and smooth manoeuvring of vehicles to/from Fan Kam Road. The private car parking space is reserved for visitors. There will not be any parking space for staff since there are bus stop and mini-bus stop in the vicinity of the Site. The applicant also states that no workshop activities will be carried out within the Site.

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

The applicant is not a “current land owner” but has complied with the requirement 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 sending notice to the Pat Heung

Rural Committee by registered mail. Detailed information would be deposited at the meeting for Member's inspection.

4. Town Planning Board Guidelines

4.1 The Town Planning Board Guidelines for 'Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development' (TPB PG-No. 34C) are relevant to this application. The relevant assessment criteria are extracted below:

- (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
- (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
- (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
- (d) whether the approval period sought is reasonable; and
- (e) any other relevant considerations.

4.2 The Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13F) promulgated by the Board on 27.3.2020 are relevant to the application. The Site falls within the Category 2 areas under TPB PG-No. 13F. The relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is currently covered by a valid planning permission (No. A/YL-PH/781) for temporary open storage of goods vehicles for sale for a period of 3 years, which will expire on 17.7.2021. Follow-up investigation will be taken upon expiry of the current planning permission if the application is not approved by the Board.

6. Previous Applications

6.1 The Site is the subject of ten previous applications (No. A/DPA/YL-PH/15, 21 and 33, and No. A/YL-PH/305, 381 494, 574, 646, 718 and 781) for various open

storage uses. Details of the applications are summarized in **Appendix III** and their locations are shown on **Plan A-1b**.

Four Rejected Applications

- 6.2 Applications No. A/DPA/YL-PH/15, 21 and 33, and No. A/YL-PH/494 for open storage of vehicles and spare parts/vehicle parts were rejected by the Committee or the Board on review between 1993 and 2005 mainly on the grounds that the proposed developments might adversely affect an important water main and no protective measures to safeguard it from damage had been provided in the submission; the applicants failed to demonstrate that the proposed developments would not generate adverse environmental impacts on the surrounding areas and water main pipeline; the proposed developments were not in line with the planning intention of the “Unspecified Use” area or the “Residential (Group D)” zone; the developments would pose safety hazard to the road uses of Fan Kam Road in view of the sufficient sightlines for vehicles leaving the site; and the proposed developments did not comply with the relevant Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses.

Six Approved Applications

- 6.3 Applications No. A/YL-PH/305, 381, 574 and 646 for temporary open storage of new private cars, vehicle parts and construction materials, vehicles (private cars only) or goods vehicles for sale for a period of 3 years were approved with conditions by the Committee or the Board on review mainly for the reasons that the developments would unlikely induce adverse traffic and environmental impacts on the surrounding areas; the developments were not considered incompatible with the surrounding areas; concerns of relevant government departments could be addressed by imposing appropriate approval conditions; temporary planning permission for the applied open storage uses would not frustrate the planning intention of the “R(D)” zone; and the developments were generally in line with TPB PG-No. 13E. All of the approval conditions of the latter three applications had been complied with. However, the planning permission for application No. A/YL-PH/305 was revoked in 2000 due to non-compliance with planning conditions in relation to the submission and implementation of the landscaping proposal, provision of drainage facilities and boundary fencing and paving of the site.
- 6.4 The last two applications (No. A/YL-PH/718 and 781) submitted by the same applicant of this application for the same applied use for 3 years were approved with conditions by the Committee in 2015 and 2018 respectively taking into considerations that approval of the applications on a temporary basis would not frustrate the long-term planning intention of the “R(D)” zone; the developments were considered not incompatible with the surrounding areas; the applications were generally in line with TPB PG-No. 34B and 13E; and concerns of relevant government departments could be addressed by imposing appropriate approval

conditions. All of the approval conditions had been complied with and the planning permission for Application No. A/YL-PH/781 is valid until 17.7.2021.

7. Similar Applications

There are nine similar applications (No. A/YL-PH/588, 644, 692, 705, 728, 738, 757, 817 and 855) for various temporary open storage uses in the vicinity of the Site within the same “R(D)” zone since the promulgation of TPB PG-No. 13E on 17.10.2008. They were all approved with conditions by the Committee between 2009 and 2020 on similar reasons as stated in paragraph 6.4 above. However, planning permissions for Applications No. A/YL-PH/692 and 728 were revoked due to non-compliance with approval conditions. Details of the applications are summarized in **Appendix IV** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) paved, fenced, and currently used for the applied use with planning permission; and
- (b) accessible via a local track leading from Fan Kam Road.

8.2 The surrounding areas are rural in character intermixed with open storage yards, residential dwellings/structures, parking of vehicles, plant nursery, car park and unused land:

- (a) to its south are open storage yards for vehicle parts and amenity; to its north are unused land and the sites of approved application No. A/YL-PH/829 for houses and filling of land and excavation of land, and No. A/YL-PH/855 for temporary open storage of building materials and vehicles for sale;
- (b) to its immediate east is a water course, to its east under the “Village Type Development” (“V”) zone are open storage yards, and to the further east/southeast are some residential dwellings/structures (the nearest about 30m away), open storage yards, parking of vehicles, plant nursery and a temporary car park for villagers under approved application No. A/YL-PH/853; and
- (c) to its west across Fan Kam Road under the “Open Storage” zone are various open storage yards and unused land; to its northwest are residential dwellings/structures, open storage yard, burial urns and unused land under “Green Belt” zone.

9. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

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 Scheduled 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) Lot 179 S.A RP in D.D. 111 within the Site is covered by a Short Term Waiver (STW) No. 4337 to permit structures erected thereon for the purpose of “temporary open storage of goods vehicles for sale”.
- (c) The concerned GL within the Site is covered by a Short Term Tenancy (STT) No. 2903 for the purpose of “temporary open storage of goods vehicles for sale”.
- (d) It is noticed that staff resting room was proposed. According to the established practice, application for STW of structures for domestic / residential uses on private agricultural land will not be entertained. Hence, even if the Board approves the planning application, he will not consider approving / regularizing any structure(s) erected / to be erected on the lots for domestic / residential uses.
- (e) Should planning approval be given to the application, the STW/STT holder(s) will need to apply to his office for modification of the STW/STT 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 regularize any irregularities on site (except staff resting room and staff quarters). if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD

acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such 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.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) His department shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Landscape

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

It is noted that there is no change in the major development parameters of this renewal application as compared to that in the previous application (No. A/YL-PH/781), landscape impact arising from the continuous use within the Site is not anticipated. Should the application be approved, the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and

felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

Environment

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

- (a) There was no environmental complaint concerning the Site received by DEP in the past three years.
- (b) According to the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“COP”), he does not support the application as sensitive receivers, i.e. residential dwellings/structures are found in the vicinity of the Site (the nearest is about 30m to its southeast (**Plan A-2**)) and environmental nuisance is expected.
- (c) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest COP issued by DEP.

Nature Conservation

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

- (a) Noting that the current application seeks for renewal of planning approval to continue the existing approved use, he has no adverse comment on the application.
- (b) Should the application be approved, the applicant shall be advised to adopt precautionary measures to avoid disturbance and pollution to the watercourse immediately to the east of the Site, especially in terms of surface runoff.

Drainage

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

- (a) He has no objection in principle to the development as the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-PH/781. The applicant should inform relevant department if the drainage arrangement is changed.

- (b) Should the application be approved, approval conditions requiring the maintenance of the drainage facilities implemented under Application No. A/YL-PH/781 and submission of records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board should be included.

Fire Safety

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

He has no in-principle objection to the renewal application subject to the existing fire service installations (FSIs) implemented on site being maintained in efficient working order at all times.

Water Supply

10.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) The Site falls within the existing 10m wide waterworks reserve (WWR) of the 48”DJ Main (**Plan A-2**). No new structure shall be erected over this WWR and such area shall not be used for storage of materials and car-parking purpose.
- (c) The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the WWR are required to seek authorization from the Water Authority.
- (d) No new trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main (**Plan A-2**).
- (e) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Electricity

10.1.10 Comments of Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.

- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

Building Matters

10.1.11 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 for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.
- (b) The applicant’s attention should be drawn to the following:
 - (i) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the building works in accordance with the BO.
 - (ii) His detailed comments on UBW and provision of access are at **Appendix VII**.

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 locals’ comment on the application and he has no comment on the application.

10.2 The following Government departments have no comment on the application:

- (a) Project Manager (West), Civil Engineering and Development Department; and
- (b) Commissioner of Police.

11. Public Comments Received During Statutory Publication Period

On 28.5.2021, the application was published for public inspection. During the three-week statutory publication period, two public comments from individuals were received (**Appendices VI-1 and VI-2**). The comments object to the application mainly on the grounds that storage and workshop will lead to traffic congestion and pollution and affect safety and living standard of the villagers; and the development will frustrate the long-term planning intention of the “R(D)” zone.

12. Planning Considerations and Assessments

12.1 According to TPB PG-No. 13F, the Site falls within Category 2 areas. The following 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.

12.2 The application is for renewal of the planning permission for temporary open storage of goods vehicles for sale for a period of 3 years in the “R(D)” zone. The applied use is not in line with the planning intention of the “R(D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Nevertheless, as there is no known development programme for residential development in this part of the “R(D)” zone, it is considered that approval of the application on a temporary basis would not frustrate the long-term planning intention of the “R(D)” zone.

12.3 The development is considered not incompatible with the surrounding land uses which are mixed with open storage yards, residential dwellings/structures, amenity, parking of vehicles, plant nursery, car park, and unused land (**Plan A-2**). The residential settlements are mainly located to the further east of the Site in “V” zone and vehicles can enter the Site via a short local track branching off from Fan

Kam Road to its west without passing through the residential settlements. In addition, previous and similar applications for temporary open storage-related uses were approved at or in the vicinity of the Site from 1999 to 2020 as mentioned in paragraphs 6.4 and 7 above (**Plans A-1a and 1b**). Approval of the current application is in line with the Committee's previous decisions.

- 12.4 The application is generally in line with the TPB PG-No. 13F and TPB PG-No. 34C in that previous approvals for the same applied use have been granted and all the approval conditions of the last approval (Application No. A/YL-PH/781) have been complied with. There is no adverse comment from the relevant departments, except DEP, and no major change in planning circumstances since the last approval. Comparing to the last approved application No. A/YL-PH/781, the current application is submitted by the same applicant for the same use with the same layout. The applicant has submitted landscape, drainage and FSIs proposal in the current application. Sympathetic consideration could thus be given to the current application.
- 12.5 While DEP does not support the application as sensitive receivers, i.e. residential dwellings/structures are found in the vicinity of the Site (the nearest is about 30m to its southeast (**Plan A-2**)) and environmental nuisance is expected, there has been no environmental complaint received in the past three years. Besides, there is vehicular access to the Site on the west without passing through the residential dwellings/structures as mentioned in paragraph 12.3 above. To mitigate any potential environmental impacts, approval conditions restricting the operation hours, types of vehicles and prohibiting workshop activities are recommended in paragraphs 13.2 (a) to (d) 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. In addition, the applicant will also be advised to adopt the environmental mitigation measures as set out in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" in order to alleviate any potential impact. According to CE/C of WSD, the western boundary of the Site falls within a Waterworks Reserve (**Plan A-2**). In this regards, approval conditions on setting back of the western boundary and no planting of trees and shrubs are recommended in paragraphs 13.2 (e) and (f) in paragraph 13.2 below. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraphs 13.2 (g) to (k).
- 12.6 Two public comments objecting to the application were received during the statutory publication period as mentioned in paragraph 11 above. In this regard, the departmental comments and planning assessments and considerations above 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 above, the Planning Department considers that the temporary open storage of goods vehicles for sale 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, and be renewed from 18.7.2021 until 17.7.2024. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed at 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 dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, as proposed by the applicant, shall be carried out on the Site at any time during the planning approval period;
- (d) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (e) the setting back of the western boundary of the Site to avoid encroachment upon the Waterworks Reserve area at all times during the planning approval period;
- (f) no tree/shrub shall be planted within the Waterworks Reserve area at any time during the planning approval period;
- (g) a proper vehicular access/run-in between the Site and the public road should be maintained at all times during the planning approval period;
- (h) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (i) the existing drainage facilities on the Site should be maintained at all times during the planning approval period;

- (j) the submission of the record of the existing drainage facilities on the Site within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 18.10.2021;
- (k) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), (i) or (k) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if the above planning condition (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

[The above approval conditions are the same as those under the planning permission for previous application No. A/YL-PH/781, except for removal of those on existing tree and vegetation and FSIs based on the comments of CTP/UD&L of PlanD and D of FS].

Advisory Clauses

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

13.3 There is no strong reason to reject the renewal application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission for renewal of the planning approval.
- 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 Supplementary Information received on 17.5.2021
Appendix Ia	Further Information received on 5.7.2021
Appendix II	Relevant Extract of TPB PG-No. 13F
Appendix III	Previous Applications covering the Site
Appendix IV	Similar Applications within the Same “R(D)” Zone on the Pat Heung OZP
Appendix V	Good Practice Guidelines for Open Storage Sites
Appendix VI	Public Comments
Appendix VII	Advisory Clauses
Drawing A-1	Site Layout 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
JULY 2021**