

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

APPLICATION NO. A/YL-PS/653

<u>Applicant</u>	:	Real River Limited represented by Aikon Development Consultancy Limited
<u>Site</u>	:	Various Lots in D.D. 126 and adjoining Government Land (GL) near Fung Ka Wai, Ping Shan, Yuen Long, New Territories
<u>Site Area</u>	:	About 45,870m ² (including GL of about 362m ² or 0.8%)
<u>Lease</u>	:	Block Government Lease (demised for agricultural purposes)
<u>Plan</u>	:	Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19
<u>Zonings</u>	:	“Residential (Group A)6” (about 81.9%) [Restricted to maximum building height of 160mPD and maximum plot ratio of 6.7] “Recreation” (“REC”) (about 17.3%) “Village Type Development” (“V”) (about 0.8%) [Restricted to maximum building height of 3 storeys (8.23m)]
<u>Application</u>	:	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary open storage of new vehicles (private cars, taxis, light goods vehicles and light buses only) at the application site (the Site) for a period of 3 years (**Plan A-1**). The Site falls mainly within “R(A)6” zone (about 81.9%) and “REC” (about 17.3%) with a minor portion on “V” zone (0.8%). 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 occupied by the applied use with valid planning permission under application No. A/YL-PS/579 until 15.3.2022 (**Plans A-2 and A-4**).
- 1.2 The Site involves 13 previous applications (No. A/DPA/YL-PS/3, 30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 405, 511 and 579) for temporary open storage of new vehicles (**Plan A-1**). The last application (No. A/YL-PS/579) for the same

use was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 22.2.2019 for a period of 3 years from 16.3.2019 to 15.3.2022. All the time-limited approval conditions have been complied with.

- 1.3 Compared with the last application, the current application is submitted by the same applicant for the same use on the same site with the same development parameters and similar layouts (i.e. minor changes in the open storage area and loading/unloading area). The major development parameters of the previously approved application and the current application are the same as follows:

Major Development Parameters	Previously Approved Application No. A/YL-PS/579	Current Application No. A/YL-PS/653
Development/Use	Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	
Site Area	45,870 m ² (about) (including 362 m ² of GL)	
Total Floor Area	Not more than 5.8 m ² (for guard kiosk)	
No. of Vehicles to be Stored	2,250	
No. of Trips for Delivering Vehicles	Not more than 10 per week	
Type of Delivery Vehicles	Goods Vehicles Not Exceeding 5.5 tonnes as defined in the Road Traffic Ordinance	
Operation Hours	9:30 a.m to 9:00 p.m (excluding Sundays and public holidays)	

- 1.4 The vehicular access plan, layout plan, landscape plan and drainage plan submitted by the applicant are at **Drawings A-1 to A-4** respectively.

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

- (a) Application Form and attachments received on 12.1.2022 **(Appendix I)**
- (b) Planning Statement **(Appendix Ia)**

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed at **Appendix Ia**. They can be summarised as follows:

- (a) The Site is subject to 12 previous planning approvals for similar or the same use as the applied use. As compared with the last application, there are no changes in terms of the nature of use, development parameters and overall physical setting. It only involves slight changes in some open storage areas and loading/unloading areas. The applicant has complied with all planning conditions under previous approval within specified time limits.
- (b) The Site falls within the 'Category 2 Areas' of the Town Planning Board Guidelines for Applications for Open Storage and Port Back-up Uses (TPB PG-No. 13F).

Based upon the previous planning approvals given for the applied use and that all approval conditions have been duly complied with, the current application is considered not contrary to the TPB PG-No. 13F.

- (c) Operation hours, number of trips involved, and more importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the times upon granting of planning approval for the current application. No infrastructural nor environmental impacts are envisaged should the permission for the proposed use be renewed or granted by the Board.
- (d) The temporary nature of the current application will not jeopardize the long-term planning intentions of “R(A)”, “REC” and “V” zones should it be considered essential to be implemented by the Board in future. In contrast, the proposed use in the interim at the Site is deemed not unsuitable and is able to continuously and flexibly meet the demand on the proposed use.

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 Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and publishing notice in local newspapers. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements under TPB PG-No. 31A are not applicable.

4. Town Planning Board Guidelines

- 4.1 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 mostly within Category 2 areas (99.2%) and slightly encroached upon Category 4 areas (0.8%) under the revised Guidelines. Relevant extract of the Guidelines is at **Appendix II**.
- 4.2 The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) are also relevant to the application. The relevant assessment criteria are at **Appendix III**.

5. Background

The current use on the Site is covered by valid planning permission under application No. A/YL-PS/579 until 15.3.2022. The Site is not subject to any planning enforcement action.

6. **Previous Applications**

- 6.1 The Site is involved in 13 previous applications for temporary open storage of new vehicles from 1994 to 2019. 12 of these applications (No. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 405, 511 and 579) were approved by the Committee from 1994 to 2019 while 1 application (No. A/DPA/YL-PS/3) was rejected by the Board on review on 21.10.1994. Details of these previous applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1**.

Approved

- 6.2 Application No. A/DPA/YL-PS/30 for temporary use of open storage of new vehicles covering a larger site was approved with conditions by the Committee in 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.
- 6.3 Applications No. A/YL-PS/14, 40, 76, 106, 122, 167, 255 and 311 for temporary open storage of new vehicles covering different extent of the site 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, planning permissions for application No. A/YL-PS/76 and 106 were revoked on 19.8.2001 and 22.8.2002 respectively due to non-compliance with approval conditions.
- 6.4 The last three applications (No. A/YL-PS/405, 511 and 579) covering the same site by the same applicant for the same use as the current application for a period of 3 years were approved by the Committee between 2013 and 2019 based on similar considerations as mentioned in paragraph 6.3 above. All the time-limited approval conditions had been complied with.
- 6.5 Compared with the last approved application (No. A/YL-PS/579), the current application is submitted by the same applicant for the same use on the same site with the same development parameters and similar layout.

Rejected

- 6.6 Application No. A/DPA/YL-PS/3 for open storage of new vehicles was rejected by the Board on review in 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.

7. Similar Applications

- 7.1 Within the same “R(A)6”, “REC” and “V” zones, there are 3 similar applications (No. A/YL-PS/365, 436 and 537) for open storage of new vehicles for a period of 3 years since 2008. Details of these applications are summarized at **Appendix V** and the locations of these application sites are shown on **Plan A-1**.
- 7.2 Applications No. A/YL-PS/436 and 537 for temporary open storage of new vehicles (privates cars and light goods vehicles) for a period of 3 years within the then “REC” zone (now rezoned as “R(A)6”) were approved by the Committee between 2014 and 2017 on the considerations that the 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 Application No. A/YL-PS/365 for proposed temporary open storage of new vehicles (private cars and medium goods vehicles) (under 12 tonnes) for a period of 3 years within the “V” zone was rejected by the Committee in 2012 mainly on the grounds of not in line with planning intention, incompatible with surrounding rural and residential neighbourhood, not complying with the then TPB PG-No.13E and failure to demonstrate no adverse environmental, landscape and drainage impacts on the surrounding areas and setting undesirable precedent.

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

- 8.1 The Site is:
- (a) currently used as the applied use with valid planning permission under application No. A/YL-PS/579; and
 - (b) accessible via a local track leading to Tin Wah Road (**Plans A-2 and A-3**).
- 8.2 The surrounding areas have the following characteristics:
- (a) to the east within the same “V” zone is the village cluster of Fung Ka Wai;
 - (b) to the south and southeast are residential dwellings and open storage yards of building materials and machinery/construction materials and/or construction equipment with valid planning permissions;
 - (c) to the north and northeast are a drone training centre with valid planning permission, plant nursery, storage areas, ponds, parking of vehicles, and Ping Shan Cultural Farm; and
 - (d) to the west across the local track is Tin Tsz Road which is a dual carriageway, to the further west across Tin Tsz Road is the Tin Shui Wai New Town.

9. Planning Intentions

- 9.1 The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.2 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 summarised as follows:

Land Administration

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

- (a) The Site comprises 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) Majority of the GL (about 358m²) is covered by Short Term Tenancy No. 2868 (STT2868) for the purposes of temporary open storage of new vehicles (cars, taxi, light goods vehicles and light buses only). No permission is given for occupation of the remaining GL (about 4m² subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed.
- (c) The private land of Lots No. 102, 112 and 233 in D.D. 126 is covered by Short Term Waivers (STW) No. 4225, 2753 and 2756 respectively to permit structures for the purpose of “temporary open storage of new vehicles (cars, taxi, light goods vehicles and light buses only)” and “storage of plastic materials”.
- (d) Should planning approval be given to the application, the STT/STW holder(s) will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. The applicant has to either exclude the GL without STT from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. The owner(s) of the lots without STW will need to immediately apply to his office for permitting the structures

to be erected or to regularize any irregularities on site, if any. 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 the 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 the LandsD.

Traffic

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

- (a) He has no comment on the application.
- (b) The applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no vehicle is allowed to queue back to or reverse onto/from public road 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) Adequate drainage measures should be provided prevent surface water flowing from the Site to nearby public and drains.
- (b) The access road connecting the Site with Tin Wah Road is not and will not be maintained by his Office. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Wah Road.

Landscape

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

According to the aerial photo of 2021 and site photo taken on 24.1.2022, the Site is hard paved with existing trees along the site boundary. The applied use is currently in operation. The Site is not located in landscape sensitive zoning and significant change to the landscape character arising from the continued use of the application is not anticipated.

Environment

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

- (a) He 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 the DEP to minimize potential environmental nuisance to the surrounding area.

- (c) There is no complaint pertaining to the Site received in the past 3 years.

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 application from a drainage point of view.
- (b) According to the applicant’s submission, the existing drainage facilities which were implemented under approved application No. A/YL-PS/579 will be maintained for the development.
- (c) Should the Board consider that the application is acceptable from the planning point of view, he would suggest that conditions should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his department.
- (d) The applicant should be reminded of the detailed comments at **Appendix VII**.

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 FSIs being provided to his satisfaction.
- (b) The applicant is required to provide fire extinguisher(s). 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 should be reminded of the detailed comments at **Appendix VII**.

Building Matters

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, his office is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should be reminded of the detailed comments at **Appendix VII**.

Nature Conservation

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

- (a) He has no comment on the application.
- (b) The applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance to the watercourse and/or pond within/adjacent to the Site.

Water Supply

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

- (a) He has no objection to the application.
- (b) The applicant should be reminded of the detailed comments at **Appendix VII**.

Future Development

10.1.11 Comments of the Chief Engineer/Housing Projects 3, Civil Engineering and Development Department (CE/HP3, CEDD):

- (a) The majority of the Site falls within the development area of the proposed public housing development near Tin Tsz Road.
- (b) He has no comment on the application as the current application for temporary open storage of new vehicles (private cars, taxis, light goods vehicles and light buses only) for a period of 3 years will be valid between March 2022 and March 2025.

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

- (a) The Site covers significant part of the proposed public housing development near Tin Tsz Road.
- (b) Provided that the application will not have any adverse implication on LandsD and CEDD's implementation programme to facilitate the public housing development, he has no objection to the application.

District Officer's Comments

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

His office did not receive any comments from the locals on the application.

10.2 The following departments have no comment on the application:

- (a) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Project Manager (West), CEDD (PM(W), CEDD); and
- (d) Commissioner of Police (C of P).

11. Public Comments Received During the Statutory Publication Period

During the statutory public inspection period, two objecting public comments from individuals (**Appendices VI-1 and VI-2**) were received on the grounds that the proposed use will cause adverse fire safety, traffic and environmental impacts to the surrounding areas, and inefficient use of land for storage of vehicles.

12. Planning Considerations and Assessments

12.1 The application is for renewal of planning approval for temporary open storage of new vehicles (private cars, taxis, light goods vehicles and light buses only) for a period of 3 years at the Site mainly zoned "R(A)6" (about 81.9%) and "REC" (about 17.3%) with a very minor portion (about 0.8%) within the "V" zone. The "R(A)" and "REC" zones are intended primarily for high-density residential developments, and recreational developments for the use of the general public respectively. Although the Site falls within the development area of the proposed public housing development near Tin Tsz Road, CE/HP3 of CEDD and D of Housing have no objection to/comment on the application, and it is anticipated that the implementation programme of the proposed public housing development would not be affected. Approval of the application on a temporary basis for 3 years would not frustrate the long-term development of the Site.

12.2 The applied use is considered not incompatible with the surrounding land uses which mainly comprise open storage yards and rural residential dwellings (**Plan A-2**).

12.3 The Site falls mainly within Category 2 areas (99.2%) 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 in that the Site was granted with previous approvals, the applicant had complied with all the approval conditions and the concerns of the government departments and local residents can be addressed through the implementation of approval conditions.
- 12.5 The application is generally in line with TPB PG-No. 34D in that there is no material change in planning circumstances since the previous temporary approval was granted; adverse planning implications arising from the renewal of the planning approval are not envisaged; all conditions under the previous approval (Application No. A/YL-PS/579) have been complied with; and the approval period sought is the same as that of the previous approval.
- 12.6 Other relevant government departments, including DEP, CE/MN of DSD, CTP/UD&L of PlanD and D of FS have no objection to or no adverse comment on the application. The applied use will unlikely create significant adverse environmental, drainage, landscape and fire safety impacts to the surrounding areas. There has been no environmental complaint concerning the Site received in the past 3 years. To minimise any potential environmental nuisances and to address the technical requirements of concerned government departments, appropriate 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 UD on the Site will be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the possible environmental impacts on the nearby sensitive receivers.
- 12.7 The Committee has previously approved 12 applications for similar or same use (i.e. temporary open storage of new vehicles) covering the Site and two similar applications have also been approved in the then “REC” zone (now rezoned as “R(A)6”). Approval of the renewal application is in line with the previous decisions of the Committee.
- 12.8 There are two public comments received during the statutory publication period objecting to the application as mentioned in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.7 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department considers that the temporary open storage of new vehicles (private cars, taxis, light goods vehicles and light buses only) 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 **16.3.2022** until **15.3.2025**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 9:00 p.m. and 9:30 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 medium or heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance, buses exceeding 16 seats, container vehicles, container tractors and trailers are allowed to be parked/enter 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, should be adhered to at all times during the planning approval period;
- (e) the existing fencing on the Site should be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of the condition 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 16.6.2022;
- (h) the provision of fire extinguisher(s) within **6 weeks** from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.4.2022;
- (i) the submission of fire service installations proposal within **6 months** from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 16.9.2022;
- (j) in relation to (i) above, the implementation of fire service installations proposal within **9 months** from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 16.12.2022;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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; and

- (l) if any of the above planning conditions (g), (h), (i) or (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.

[Approval conditions (a) to (j) are the same as those under the permission for application No. A/YL-PS/579. Previous approval conditions on vehicle queue back and landscape aspects are deleted to accord with the relevant department's latest requirements.]

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 continuous occupation of the Site for temporary open storage of new vehicles is not in line with the planning intention of the "R(A)" and "REC" zones, which are primarily for high-density residential and for recreational developments for the use of the general public respectively. There is no strong planning justification to depart from the planning intentions, 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 reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form and attachments received on 12.1.2022
Appendix Ia	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	Extract of Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D)

Appendix IV	Previous Applications
Appendix V	Similar Applications
Appendices VI-1 and VI-2	Public Comments
Appendix VII	Advisory Clauses
Appendix VIII	Good Practice Guidelines for Open Storage Sites
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Landscape Plan
Drawing A-4	Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MARCH 2022**