

RNTPC Paper No. A/YL-PH/825
For Consideration by
the Rural and New Town
Planning Committee
on 17.1.2020

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

APPLICATION NO. A/YL-PH/825

- Applicant** : Tang Yau Kee Construction Engineering Limited represented by BMI Appraisals Limited
- Site** : Lots 371 RP, 373 (Part) and 385 in D.D. 110, Pat Heung, Yuen Long
- Site Area** : 4,763m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zonings** : “Agriculture” (“AGR”) (about 99%) and “Open Storage” (“OS”) (about 1%)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission to use the application Site (the Site) for temporary open storage of construction materials and machinery with ancillary office for a period of 3 years. 99% of the Site is zoned “AGR” and the applied use is neither a Column 1 nor Column 2 use for the “AGR” zone. According to the Notes of the OZP, temporary use or development of any land not exceeding a period of three 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. For “OS” zone, the applied use is always permitted. The Site is currently used for the applied use with valid planning permission (**Plans A-2 to A-4b**).
- 1.2 The Site was involved in six previous applications for various temporary open storage uses. The last Application No. A/YL-PH/739 for the same applied use

was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 23.12.2016 for 3 years. All the approval conditions have been complied with, and the planning permission is valid until 28.1.2020.

- 1.3 According to the applicant, two single storey structures with a total floor area of about 306.25m² and building height of not more than 7.62m are erected within the Site for ancillary office use. Goods delivered to the Site are stored at the open area, where they will remain stationary until they are transported away on demand. No workshop, industrial, parts breaking or painting activities would be carried out at the Site. The operation hours are between 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays, and there is no operation on Sundays and public holidays. No heavy goods vehicles exceeding 24 tonnes will be used for operation of the development. The Site is accessible from Kam Tai Road via a local track. The Site layout plan and vehicular access plan as submitted by the applicant are at **Drawings A-1 and A-2.**
- 1.4 When compared with the last approved application (No. A/YL-PH/739), the current application submitted by the same applicant is the same in terms of use, site area / boundary, layout, number of structure and total floor area.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form and supplementary planning statement with plans received on 28.11.2019 (**Appendix I**)
 - (b) Further information (FI) received on 24.12.2019 in response to departmental comments (**Appendix Ia**)
(exempted from publication)
 - (c) FI received on 7.1.2020 and 8.1.2020 in response to departmental comments (**Appendix Ib**)
(exempted from publication)

2. Justifications from the Applicant

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

- (a) The development does not contravene the planning intention. The Government will still have full control of the Site for implementation of the "AGR" zone after the planning permission expires.
- (b) Due to economic restructuring and sharp decline in agricultural activities, many farming areas within Shek Kong and Kam Tin have been abandoned or converted into semi-industrial and open storage uses. The applied use provides a short-term solution to meet the demand for storage space, which cannot be provided in urban

areas. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent land use of the Site.

- (c) The proposed use is compatible with the surrounding land use such as open storage of construction materials and vehicle parts and is in line with the Town Planning Board Guidelines on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13E). The Site falls within Category 3 areas and there was no local objection or adverse departmental comments on the application. All the approval conditions for the previous application have been complied with. Similar applications in the vicinity have been approved. Renewal of the approval will not set an undesirable precedent.
- (d) The development will not generate significant adverse traffic, landscape, environmental and drainage impacts. Landscape provisions, fencing and drainage facilities have been implemented on-site. The applicant will make every effort in complying with approval conditions should the application be approved.

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 notifying the current land owners through registered posts. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

- 4.1 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. 34C) are relevant to this application. The relevant assessment criteria are attached at **Appendix II**.
- 4.2 TPB PG-No.13E are relevant to this application. The Site is mainly within Category 3 areas (about 99% of the Site in the “AGR” zone) with a minor portion within Category 1 areas (about 1% of the Site in “OS” zone) under TPB PG-No. 13E promulgated by the Board on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix III**.

5. Background

The Site is not subject to any active planning enforcement action.

6. Previous Applications

- 6.1 The Site was involved in six previous applications (No. A/YL-PH/359, 419, 474, 618, 682 and 739) for various temporary open storage uses. Details of these applications are summarized in **Appendix IV** and their locations are shown on **Plan A-1b**.
- 6.2 Applications No. A/YL-PH/359, 419 and 474 for temporary open storage of construction materials, machinery and container store-rooms or open storage of construction machinery were dismissed/rejected by the Town Planning Appeal Board, the Committee or the Board on review between 2002 and 2005 on similar grounds that the developments were not in line with the planning intention of the “AGR” zone; the developments did not comply with the Board’s Guidelines for ‘Application for Open Storage and Port Back-up Uses’; there was insufficient information in the submissions to demonstrate that the developments would not generate adverse drainage and environmental impacts on the surrounding areas; and the approval of the applications would set an undesirable precedent.
- 6.3 The last three applications (No. A/YL-PH/618, 682 and 739) for proposed and renewal of planning approval for temporary open storage of construction materials and machinery with ancillary office for 3 years were approved with conditions by the Committee between 2011 and 2016 for reasons that the application was submitted for relocation of the applicant’s original site within the works area of the Guangdong-Shenzhen-Hong Kong Express Rail Link (XRL) project with Highways Department’s support (for No. A/YL-PH/618); the developments were not incompatible with the surrounding land uses; temporary permission would not frustrate the long term planning intention of the “AGR” zone; in line with the TPB PN-No. 13E and 34B in that previous approval had been granted and the approval conditions under the previous approvals have been complied with; there was no adverse comment from the relevant government departments; and the concerns and technical requirements of various government departments could be addressed by appropriate approval conditions. Consideration in favour of the application could be given in view of the special background of the case and planning circumstances, despite the Site being located within Category 3 areas. All the approval conditions of the last application No. A/YL-PH/739 have been complied with and the planning permission is valid until 28.1.2020.

7. Similar Applications

- 7.1 There are 23 similar applications for various temporary open storage uses within the same “AGR” zone in the vicinity of the Site straddling the Kam Tin North OZP and Pat Heung OZP since the promulgation of the TPB PG-No. 13E on 17.10.2008. Details of the applications are summarized in **Appendix V** and their locations are shown on **Plan A-1a**.

Category 2 areas

- 7.2 14 applications (Nos. A/YL-KTN/338, 339, 341, 355, 364, 373, 399, 442, 452, 517, 553, 578, 648 and 654) for various temporary open storage uses were approved with conditions by the Committee between 2010 and 2019 for similar reasons that the proposed developments were in line with TPB PG-No. 13E in that the relevant departments had no adverse comment and the environmental or landscape concerns could be addressed by appropriate approval conditions. However, 4 planning approvals were revoked due to non-compliance with approval conditions.

Category 3 areas

- 7.3 Four applications (Nos. A/YL-KTN/343, 363, 441 and 559) on a site were approved with conditions by the Committee between 2010 and 2017 for the reasons that the original site of the developments was resumed for the XRL project and the applicant had spent efforts in identifying suitable site for continuous operation of his business for open storage (but only the application site was identified); not incompatible with the surrounding land uses and the site was situated within the Category 3 areas next to the Category 2 areas where there were various existing open storage uses; and the concerns of the relevant government departments could be addressed by the appropriate approval conditions. However, given the unique background and circumstances, the approval of the applications should not be considered as precedent for other applications within the same Category 3 areas. One of the planning approvals was revoked due to non-compliance with approval conditions.
- 7.4 Five applications (Nos. A/YL-KTN/386 and A/YL-PH/697, 700, 751 and 774) were rejected by the Committee or the Board on review between 2012 to 2018 mainly on the grounds that the developments were not in line with TPB PG-13E in that the sites were within Category 3 areas and there were no previous planning approvals granted at the sites; not in line with the planning intention of "AGR" zone; there was insufficient information to demonstrate the developments would not cause adverse environmental, drainage, traffic and / or landscape impacts on the surrounding areas; and approval of the applications would set an undesirable precedent.

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

8.1 The Site is:

- (a) currently used for the applied use with valid planning permission under Application No. A/YL-PH/739;
- (b) mostly fenced and paved; and
- (c) accessible via a local track leading to Kam Tai Road;

- 8.2 The surrounding areas are rural in character intermixed with open storage yards, a parking lot, a workshop, residential structures / dwellings, a grave yard, an orchard and vacant/unused land. The open storage yards within the “AGR” zone are suspected unauthorised development subject to enforcement action by the Planning Authority (**Plan A-2**):
- (a) to the west of the Site are light goods vehicle parks (with valid planning permission), open storage yards and vacant land within the “AGR” zone on the Kam Tin North OZP (Category 2 areas under TPB PG-No. 13E);
 - (b) to the south of the Site is an orchard, a residential structure / dwelling, a vehicle workshop and open storage yards within the “OS” zone;
 - (c) to the north of the Site is an open storage yard, a nullah and vacant / unused land; and
 - (d) to the east of the Site is a grave, vacant / unused land and residential structures / dwellings (the nearest less than 10m away).

9. Planning Intentions

- 9.1 The planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.2 The planning intention of the “OS” zone is to primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

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 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) Lot No. 373 in D.D. 110 is covered by Short Term Waiver (STW) No. 3722 to permit structures for the purpose of “Temporary Open Storage of Construction Materials and Machinery with Ancillary Office”.
- (c) The Site is accessible from Kam Tin Road via Government land (GL) and private land. His office provides no maintenance works for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site falls within the Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within the SKAHRA.
- (e) 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 owner(s) of the lot without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on the 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. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity as 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 premium 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 comment on the renewal application from traffic engineering point of view.
- (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 the 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/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He has no comment on the renewal application from highways maintenance point of view.
- (b) His department is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Tai Road.

Environment

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

- (a) There was no environmental complaint received at the Site in the past three years.
- (b) According to the latest “Code of Practice on Handling the Environmental Aspects of Temporary use and Open Storage Sites”, she does not support the application as sensitive receivers, i.e. residential structures are found to the east (less than 10m away) of the Site and the applied use involved the use of heavy vehicles, 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 “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the DEP.

Landscape

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

- (a) He has no objection to the application from the landscape planning point of view.
- (b) The Site is subject of six previous planning permissions for temporary open storage uses. She had no objection from landscape planning perspective on the last application (No. A/YL-PH/739).

- (c) Based on the aerial photo taken on 3.1.2018, the Site is situated in an area of rural landscape character comprising of scattered tree groups, open storages and abandoned farmlands. The proposed development is considered not incompatible to the surrounding environment.
- (d) Referring to the site visit dated 17.12.2019, the Site is hard paved and in operation as open storage. 105 existing trees of *Ficus microcarpa* (細葉榕) in good to very good condition are recorded within the Site. Comparing the aerial photos in 2016 and 2018, there is no significant change to the surrounding landscape setting since the last application was approved. Further significant adverse impact on landscape resources due to the development is not anticipated.
- (e) In view that the Site is not abutting prominent public frontage and significant adverse landscape and visual impact due to the development is not anticipated, landscape condition is not recommended should the application be approved by the Board.

Agriculture

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

Considering that the previous application for the same use as the current application was approved by the Board, he has no strong view against the current renewal application of planning approval.

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 from the public drainage point of view.
- (b) Should the application be approved, approval conditions on the submission of drainage proposal (with discharge of as much runoff falling onto and / or passing through the Site as possible to the northern drainage channel), and implementation and maintenance of the drainage proposal for the development 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.

Building Matters

10.1.9 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 applied use.
- (b) The applicant's attention is drawn to the following points:
 - (i) If the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted Houses), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any use under the application.
 - (ii) Before any new building works (including containers / open shed as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO.
 - (iii) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
 - (iv) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
 - (v) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the

building plan submission stage.

District Officer's Comments

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

He has not received any comment from the locals upon close of consultation and he has no particular comments on the application.

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

- (a) Chief Engineer / Construction, Water Supplies Department;
- (b) Director of Electrical and Mechanical Services;
- (c) Project Manager / West, Civil Engineering and Development Department; and
- (d) Commissioner of Police.

11. Public Comment Received During Statutory Publication Period

On 6.12.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

12.1 The application is for renewal of the planning permission for temporary open storage of construction materials and machinery with ancillary office at the Site mostly zoned "AGR" (99%) with a minor portion zoned "OS" (1%). The planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applied use is not in line with the planning intention of the "AGR" zone. Nevertheless, DAFC has no strong view to the application. It is considered that approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone.

12.2 The development is considered not incompatible with the surrounding land uses which is rural in character intermixed with parking of vehicles, open storage yards, workshop, residential structures / dwellings and vacant/unused land. Besides, the Site is situated next to Category 2 areas to its west under TPB PG-No. 13E and at the fringe of the "OS" zone to the south, where there are various existing open storage uses.

12.3 According to TPB PG-No. 13E, the "AGR" portion of the Site falls within Category 3 areas. The following guidelines are relevant:

Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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, planning permission could be granted a temporary basis up to a maximum period of 3 years.

- 12.4 The application is generally in line with the TPB PG-No. 13E and TPB PG-No. 34C in that previous approvals for the same applied use was granted since 2011 and all the approval conditions of the last approved application (No. A/YL-PH/739) have been complied with. There is also no adverse comment from the relevant departments except DEP. Compared with the last approved application, the current application submitted by the same applicant is the same in terms of use, site area, number of structures and total floor area. As there is no major change in planning circumstances since the last approval, sympathetic consideration could be given to the current application.
- 12.5 Concerned departments, except DEP, have no objection to the application. DEP does not support the application as there are residential dwellings / structures located to the immediate east (less than 10m away) and the applied use involved the use of heavy vehicles, environmental nuisance is expected. Nevertheless, there is no environmental complaint at the Site received in the past three years. To minimize the possible environmental nuisance, 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-site will be subject to enforcement action by the Planning Authority. The applicant will also be advised to adopt the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'. The technical requirements of C for T, CE/MN, DSD and D of FS could be addressed by imposing approval conditions (e) to (h) in paragraph 13.2 below.
- 12.6 No public comment was received during the statutory publication period.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12, the Planning Department considers that the temporary open storage of construction materials and machinery with ancillary office 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 29.1.2020 to 28.1.2023. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00p.m. and 8:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be stored/parked at or enter/exit the Site at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) the submission of drainage proposal within **6** 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 29.7.2020;
- (g) in relation to (f) above, the implementation of drainage proposal within **9** 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 29.10.2020;
- (h) in relation to (g) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (i) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (h) or (i) 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;

- (k) if any of the above planning condition (f) or (g) 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
- (l) upon the 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 planning conditions are largely the same as those under the planning permission of previous Application No. A/YL-PH/739, except deletion / change of those on landscape and FSIs based on the comments of CTP/UD&L of PlanD and D of FS]

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:

the development is not in line with the planning intention of the "AGR" zone which is to retain and safeguard good quality agricultural land / farm / fish pond for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission for the renewal of the planning approval.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses, 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 Planning Statement with plans received on 28.11.2019

Appendix Ia FI received on 24.12.2019

Appendix Ib	FI received on 7.1.2020 & 8.1.2020
Appendix II	Relevant extracts of Town Planning Board Guidelines No. 34B on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34C)
Appendix III	Relevant extract of Town Planning Board Guideline for “Application for Open Storage and Port Back-up Uses” No. 13E
Appendix IV	Previous s.16 applications covering the Site
Appendix V	Similar applications within the same “AGR” zones in the vicinity of the Site on the approved Kam Tin South OZP and Pat Heung OZP
Appendix VI	Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a & 4b	Site Photos

**PLANNING DEPARTMENT
JANUARY 2020**