

RNTPC Paper No. A/YL-PH/817
For Consideration by the Rural and
New Town Planning Committee
on 1.11.2019

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

APPLICATION NO. A/YL-PH/817

<u>Applicant</u>	: Ms. LAW Yuk-fong
<u>Site</u>	: Lots 9 (Part) and 10 (Part) in D.D.111, Pat Heung, Yuen Long
<u>Site Area</u>	: About 1,910m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
<u>Zoning</u>	: “Residential (Group D)” (“R(D)”) [maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]
<u>Application</u>	: Renewal of Planning Approval for Temporary Open Storage of Vehicles and Landscape Plant Materials 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 vehicles and landscape plant materials for a period of 3 years. The Site is currently used for the applied use with valid planning permission under Application No. A/YL-PH/738 (**Plans A-2 and A-4b**).
- 1.2 The Site is the subject of six previous applications (No. A/YL-PH/351, 396, 460, 692, 728 and 738) for various temporary open storage uses. The last Application No. A/YL-PH/738 for the same applied use and submitted by the same applicant of the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 9.12.2016 for a period of 3 years. All the approval conditions have been complied with and the planning permission is valid until 9.12.2019.

- 1.3 According to the applicant, the Site is occupied by four 1 to 2-storey structures (2.6m to 6.6m high) with a total floor area of about 245.58 m² for office, storeroom and washroom. Vehicles not exceeding 30 tonnes including lorries with water tank (but excluding container vehicles) will be stored at the Site. The operation hours are between 8:00 a.m. and 6:00 p.m. from Mondays to Saturdays. There is no operation on Sundays and public holidays. Two private car parking spaces and eight parking spaces and loading/unloading spaces for heavy goods vehicles will be provided at the Site. The Site is accessible via a local track branching off Fan Kam Road. The layout plan, landscape plan, drainage plan and fire service installations proposal are at **Drawings A-1 to A-4**.
- 1.4 The current application is same as the last approved application (No. A/YL-PH/738) in terms of site area/boundary, applied use, total floor area and site layout.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application form with planning statement and plans (**Appendix I**) received on 9.9.2019
 - (b) Supplementary Information (SI) received on (**Appendix Ia**) 13.9.2019
 - (c) Further Information (FI) received on 17.10.2019 in (**Appendix Ib**) response to departmental comments
[exempted from publication]
 - (d) FI received on 22.10.2019, 24.10.2019 and 25.10.2019 (**Appendix Ic**) in response to departmental comments
[exempted from publication]

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI in **Appendices I to Ic**. They are summarized as follows:

The current renewal application will enable the applicant to continue manage and maintain the Site in good order. The existing drainage, landscape and fire service installations facilities have been properly maintained. The applicant undertakes to comply with the approval conditions if the application is 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 having obtained consent from the other land owners. Detailed information would be deposited at the meeting for Members’ 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 attached at **Appendix II**.

4.2 The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E) are relevant to the application. The Site falls within Category 2 areas under TPB PG-No.13E promulgated by the Town Planning Board (the Board) on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix III**.

5. **Background**

The applied use is not subject to planning enforcement action.

6. **Previous Applications**

6.1 The Site is the subject of six previous applications (No. A/YL-PH/351, 396, 460, 692, 728 and 738) for various temporary open storage uses. Except application No. A/YL-PH/460 which was rejected on review by the Board, the remaining 5 applications were approved with conditions by the Committee for 3 years between 2000 and 2016. Details of these applications are summarized in **Appendix IV** and the locations are shown on **Plan A-1b**.

6.2 Application No. A/YL-PH/351 for proposed temporary open storage of vehicles (private car, lorry, bus and taxi) and Application No. A/YL-PH/396 for proposed temporary open storage of vehicles prior to sale were approved by the Committee on 22.12.2000 and 26.4.2002 respectively for similar reasons that the development was not incompatible with the open storage uses in the vicinity of the site which were mostly ‘existing use’ or operated with planning permissions; would unlikely induce adverse environmental and traffic impacts on the surrounding areas; and no adverse comments from relevant Government departments. Both planning permissions were revoked due to non-compliance

with approval conditions on submission/implementation of landscape and drainage proposals and provision of fencing.

- 6.3 Application No. A/YL-PH/460 for proposed temporary open storage of recyclable metal for a period of 3 years was rejected by the Board on review on 6.8.2004 on the grounds that the development was not in line with the planning intention of the “R(D)” zone; the development did not comply with the then TPB PG-No. 13C in that it was not compatible with the surrounding areas which were rural in character with scattered residential structures nearby; and there was insufficient information in the submission to demonstrate that the development would not have adverse drainage impact on the surrounding areas. The concerned site was within Category 3 areas under the then TPB PG No. 13C and the two previous planning approvals had both been revoked due to non-compliance with approval conditions. There was also doubt on whether the applicant would genuinely comply with approval conditions.
- 6.4 Applications No. A/YL-PH/692 and 728 for open storage of vehicles and building materials were approved by the Committee on 12.9.2014 and 13.5.2016 respectively for similar reasons that temporary use would not frustrate the long term planning intention of the “R(D)” zone; the development falling within Category 2 areas¹ complied with the TPB PG-No. 13E in that it was compatible with the surrounding areas; and there was no adverse comment from the departments or the departmental concerns could be addressed by approval conditions. Both planning permissions were revoked due to non-compliance with approval conditions on implementation of drainage proposal, submission and implementation of fire service installations proposal and provision of fire extinguisher(s).
- 6.5 The last application No. A/YL-PH/738, submitted by the same applicant for the same use as the current application, was approved by the Committee on 9.12.2016 for similar reasons as mentioned in paragraph 6.4 above. All approval conditions including those related to the submission of condition records of the drainage facilities, submission and implementation of tree preservation and fire service installations proposals and provision of fire extinguisher(s) have been complied with. The planning permission is valid until 9.12.2019.

7. Similar Applications

- 7.1 There are eight similar applications covering two sites (No. A/YL-PH/574, 588, 644, 646, 705, 718, 757 and 781) for various temporary open storage uses within the same “R(D)” zone since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of these applications and their locations are shown on **Plan A-1a**.

¹ The site is within Category 2 areas under the TPB PG-No. 13E promulgated by the Board on 17.10.2008.

- 7.2 All the similar applications were approved with conditions by the Committee between 2009 and 2018 for 3 years mainly for the reasons that the applications complied with the TPB PG-No. 13E in that previous approvals had been granted at the sites; concerned departments consulted, except Director of Environmental Protection (DEP) had no adverse comment on the applications; the developments were not incompatible with the surrounding environment; and the concern of DEP could be addressed by imposing approval conditions. However, planning permission for Application No. A/YL-PH/644 was revoked due to non-compliance with approval conditions.

8. The Site and Its Surrounding Areas (Plans A-2 to A-4b)

8.1 The Site is:

- (a) paved and currently used for the applied use under valid planning permission; and
- (b) accessible via a local track branching off Fan Kam Road to its west.

8.2 The surrounding areas are rural in character mixed with open storage yards, a warehouse, residential structures/dwellings, plant nurseries, Hong Kong Police Force Junior Police Call (JPC) Permanent Activity Centre and Integrated Youth Training Camp and vacant/unused land. Some open storage yards are suspected unauthorized development subject to enforcement action by the Planning Authority:

- (a) to its west are unused land and to its further west across Fan Kam Road are an open storage yard, a warehouse and the Hong Kong Police Force JPC Permanent Activity Centre and Integrated Youth Training Camp;
- (b) to its immediate south is an open storage yard covered by planning permission under Application No. A/YL-PH/757;
- (c) to its east are plant nurseries, residential structures/dwellings (the nearest about 10m) and vacant/unused land; and
- (d) to its north across a track are a residential structure/dwelling, a piece of land with planning permission for public vehicle park (Application No. A/YL-PH/768), an open storage yard and vacant/unused land.

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 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. 9 in D.D. 111 is covered by a Short Term Waiver (STW) No. 4084 to permit structures erected thereon for the purpose of “Temporary Open Storage (Building Materials and Vehicles)”.
- (c) The Site is accessible from Fan Kam Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area (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 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. 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 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, an 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 (TD). 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.

Environment

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

- (a) According to the latest 'Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses', he does not support the application as there are residential dwellings to the east and north of the Site (the nearest about 10m) (**Plan A-2**) and the applied use involved the use of heavy vehicles, environmental nuisance is expected.
- (b) 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" issued by the DEP.
- (c) There is no substantiated environmental complaint concerning the Site received by DEP in the past three years.

Drainage

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

- (a) He has no in-principle objection to the development. According to the applicant's submission, the existing drainage facilities implemented under application No. A/YL-PH/738 will be maintained. He noted that no new drainage facilities will be constructed.
- (b) Should the application be approved, approval conditions on the maintenance of existing drainage facilities and submission of the condition record of the existing drainage facilities should be included.
- (c) The applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catchpits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal.

Fire Safety

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

- (a) He has no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) The submitted FSIs proposal is considered acceptable to his department. The applicant should be advised that the installation/ maintenance/ modification/ repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him. In addition, the good practice guidelines for open storage in **Appendix VI** should be adhered to.
- (c) Having considered the nature of the open storage use, approval condition on provision of fire extinguisher(s) within 6 weeks from the date of the planning approval to his satisfaction should be included in the planning permission. To address this condition, the applicant should submit a valid fire certificate (FS251) to his department for approval.

- (d) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

10.1.6 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 existing structures at the Site and BD is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) 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). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (c) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are UBW under the BO and should not be designated for any proposed use under the application.
- (d) 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.
- (e) 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.
- (f) 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.

Nature Conservation

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

- (a) Noting the Site has been paved and used for similar uses for some years, he has no adverse comments on the application from nature conservation point of view.
- (b) There is a semi-natural stream abutting the eastern boundary of the Site (**Plan A-2**). Should the application be approved, the applicant should adopt appropriate measures to avoid polluting and disturbing the adjacent watercourse during operation.

Water Supplies

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

- (a) He has no objection to the application.
- (b) The existing waterworks reserve (WWR) for existing raw water mains will be affected (**Plan A-2**). No structure shall be erected over this WWR and such area shall not be used for storage of car-parking purpose.
- (c) The Water Authority (WA) 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 WA.
- (d) No trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main.
- (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.

District Officer's Comments

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

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

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

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

11. Public Comment Received During Statutory Publication Period

11.1 On 17.9.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one public comment from an individual was received (**Appendix VII**).

11.2 The comment objects to the application mainly on the grounds that the Site is close to the JPC Permanent Activity Centre and Integrated Youth Training Camp at Pat Heung; the planning intention of “R(D)” zone includes community focus amenities; brownfield uses should be phased out for orderly development of the district; and storage should be accommodated in custom built industrial parks.

12. Planning Considerations and Assessments

12.1 The application is for renewal of planning permission for temporary open storage of vehicles and landscape plant materials for a period of 3 years at a site zoned “R(D)”. 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, and for low-rise, low-density residential developments subject to planning permission from the Board. The applied use is not in line with the planning intention of the “R(D)” zone. Nevertheless, there is no known programme for permanent development in this part of the “R(D)” zone. As such, 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.

12.2 The development is considered not incompatible with the surrounding areas which are rural in character mixed with open storage yards, a warehouse, residential structures/dwellings, plant nurseries, Hong Kong Police Force JPC Permanent Activity Centre and Integrated Youth Training Camp and vacant/unused land.

- 12.3 The Site falls within Category 2 areas under the TPB PG-No. 13E. 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 generally in line with the TPB PG-No. 34B and 13E in that previous approvals had been granted for open storage uses at the Site and all the approval conditions under the last approved Application No. A/YL-PH/738 had been complied with. There is no adverse comment from the relevant departments except DEP. The applicant also submitted drainage, landscape and FSIs proposals in the current application, and the FSIs proposal is considered acceptable by D of FS. Compared with the last approved application, the current application submitted by the same applicant is the same in terms of site area/boundary, applied use, total floor area and site layout. As there is no major change in planning circumstances since the last approval, sympathetic consideration could be given to the current application.
- 12.5 DEP does not support the application as there are sensitive receivers, i.e. residential dwellings to the east and north of the Site (the nearest about 10m) (**Plan A-2**) and the applied use involved the use of heavy vehicles, environmental nuisance is expected. Nevertheless, no substantiated environmental complaint at the Site has been received in the past three years. To address any possible environmental nuisance, relevant approval conditions restricting the operation hours, types of vehicles, prohibiting workshop-related activities and maintenance of the existing boundary fencing are recommended in paragraph 13.2 (a) to (e) 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. Besides, the applicant will be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites”. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 13.2 (f) to (j) below.
- 12.6 There are eight similar applications for various temporary open storage uses within the same “R(D)” zone approved by the Committee since the promulgation of TPB PG-No. 13E on 17.10.2008 as stated in paragraph 7.2 above. Approval of the current application is in line with the Committee’s previous decision.

- 12.7 One public comment objecting to the application was received during the statutory publication period as stated in paragraph 11 above. In this regard, the departmental comments as well as planning considerations and assessments above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comment in paragraph 11, the Planning Department considers that the temporary open storage of vehicles and landscape plant materials 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 10.12.2019 until 9.12.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no heavy goods vehicles exceeding 30 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;
- (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) the existing boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of a 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 10.3.2020;

- (i) the provision of fire extinguisher(s) within **6** weeks with a valid fire certificate (FS 251) 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 21.1.2020;
- (j) the implementation of the accepted 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 10.6.2020;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) 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 (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.

[The above approval conditions are largely the same as those under the planning permission for previous Application No. A/YL-PH/738.]

Advisory Clauses

The recommended advisory clauses are attached at **Appendix VIII**.

- 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 "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 Town Planning Board. There is no strong planning justification 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 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 with planning statement and plans received on 9.9.2019
Appendix Ia	SI received on 13.9.2019
Appendix Ib	FI received on 17.10.2019
Appendix Ic	FI received on 22.10.2019, 24.10.2019 and 25.10.2019
Appendix II	Relevant extract of 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)
Appendix III	Relevant extract of Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13E)
Appendix IV	Previous applications covering the Site
Appendix V	Similar applications within the same “R(D)” zone on the approved Pat Heung OZP
Appendix VI	Good practice guidelines for open storage sites
Appendix VII	Public comment received during the statutory publication period
Appendix VIII	Advisory clauses
Drawings A-1	Layout Plans
Drawing A-2	Landscape Plan
Drawing A-3	Drainage Plan
Drawing A-4	FSIs 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 to 4b	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2019**