

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-TKL/621**

- Applicants** : Mr. LEUNG Kin Chung and Ms. YEUNG Kam Lai represented by Mr. PANG Chun Sing, George
- Site** : Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Sha Tau Kok Road – Ma Mei Ha, Ta Kwu Ling, New Territories
- Site Area** : About 2,980m<sup>2</sup> (including about 153m<sup>2</sup> of Government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Open Storage of Construction Material for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicants seek planning permission to use the application site (the Site) for proposed temporary open storage of construction material for a period of three years (**Plan A-1**). The Site falls within an area zoned “AGR” on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years within the “AGR” zone requires planning permission from the Town Planning Board (the Board) notwithstanding that the use is not provided for under the Notes of the Plan.
- 1.2 The Site is accessible from Sha Tau Kok Road – Ma Mei Ha (**Plan A-2**). According to the applicant, the proposed temporary development involves one temporary structure for guard room (with a total floor area of about 2.25m<sup>2</sup>) at the southern portion of the Site (**Drawing A-1**). The remaining uncovered area of the Site mainly used for open storage of construction materials. Three private car parking spaces for staff use and one loading/unloading bay for heavy goods vehicles would be provided (**Drawing A-1**). The operation hours of the Site are between 9:00 a.m. and 6:00 p.m. from Mondays to Fridays, and between 9:00 a.m. and 12:00 noon on Saturdays. There will be no operation on Sundays and public holidays. The Site is currently vacant.

- 1.3 The Site is the subject of a previously approved application (No. A/NE-TKL/539) for same applied use for a period of 3 years submitted by the same applicants. The application was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 28.10.2016. The planning permission was subsequently revoked on 28.9.2018 mainly due to non-compliance with time-limited approval condition requiring the provision of drainage facilities.
- 1.4 Compared with the previously approved application, the Site area is increased by 153m<sup>2</sup> with the inclusion of a strip of Government land (**Plan A-2**). The number of structures is reduced from 3 to 1. The number of private car parking spaces is reduced from 5 to 3 and there is one additional loading & unloading bay for heavy goods vehicle provided under the current application (**Drawing A-1**).
- 1.5 In support of the application, the applicants have submitted the following documents:
- |     |  |                        |
|-----|--|------------------------|
| (a) | Application form with attachments received by the Board on 21.6.2019                                 | ( <b>Appendix I</b> )  |
| (b) | Letter dated 6.8.2019 requesting for 1 <sup>st</sup> deferment of consideration of the application   | ( <b>Appendix Ia</b> ) |
| (c) | Further Information received on 17.10.2019 <sup>^</sup>  | ( <b>Appendix Ib</b> ) |
| (b) | Letter dated 11.11.2019 requesting for 2 <sup>nd</sup> deferment of consideration of the application | ( <b>Appendix Ic</b> ) |
| (e) | Further Information received on 13.2.2020 <sup>^</sup>   | ( <b>Appendix Id</b> ) |
| (f) | Letter dated 7.4.2019 requesting for 3 <sup>rd</sup> deferment of consideration of the application   | ( <b>Appendix Ie</b> ) |
| (g) | Further Information received on 31.7.2020 <sup>^</sup>   | ( <b>Appendix If</b> ) |
| (h) | Further Information received on 1.9.2020 <sup>^</sup>  | ( <b>Appendix Ig</b> ) |

<sup>^</sup> *accepted but exempted from publication and recounting requirements*

- 1.6 At the request of the applicants (**Appendices Ia, Ic and Ie**), the Committee agreed on 16.8.2019, 13.12.2019 and 26.5.2020 to defer making a decision on the application for two months each pending the preparation of further information to address the departmental comments. The applicants submitted the further information (**Appendices Ib, Id and Ie**) on 17.10.2019, 13.2.2020 and 31.7.2020 respectively and the application is re-scheduled for consideration by the Committee on 18.9.2020.

## 2. Justifications from the Applicants

The justifications put forth by the applicants in support of the application are detailed in the attachments at **Appendices I, Ib, If and Ig**. They can be summarized as follows:

- (a) the applicants undertake to comply with all the approval conditions to be stipulated by the Board;
- (b) the type of the building materials to be stored in the Site is mainly steel reinforcement bars;
- (c) similar s.16 application has been approved by the Board in the vicinity of the Site;
- (d) to ensure pedestrian safety, a worker will be deployed to alert the pedestrians whenever vehicles entering and leaving the Site. Signage would also be provided to alert the



pedestrian that there will be vehicular movement at the access;

- (e) to ensure no queuing of vehicles outside the Site, the supervisor will closely monitor the vehicles entering to and exiting from the Site by using hand-held mobiles to communicate with the drivers. The supervisor will only allow one vehicle entering the Site at once;
- (f) it is anticipated that the traffic volume will be not more than 5 vehicles per hour. Moreover, the applicants will only operate the vehicular access between 10:00 a.m. and 4:00 p.m. to avoid any traffic impact on Sha Tau Kok Road – Ma Mei Ha and Ping Che Road during peak hours;
- (g) the application is on a temporary basis and it will not affect the long-term planning for the area; and
- (h) the Site is the subject of a previously approved application No. A/NE-TKL/539 which was approved with conditions by the Committee on 28.10.2016. The application was revoked as the applicants have insufficient time to prepare additional information in response to departmental comments.

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

The applicants are the sole “current land owners” of the Site. Detailed information would be deposited at the meeting for Members’ inspection. For the Government land portion within the Site, TPB PG-No.31A is not applicable.

### **4. Background**

According to the Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD), the Site is the subject of an active enforcement case on unauthorized storage use. Enforcement Notice was issued to the Notice recipients on 25.6.2019, requiring them to discontinue the unauthorized development by 25.8.2019. Prosecution action for non-compliance with EN issued has been instigated and the defendants were convicted and fined on 5.8.2020. Site inspection on 3.8.2020 revealed that the Site had been cleared. He will monitor the site conditions to ascertain whether Compliance Notice can be issued.

### **5. Town Planning Board Guidelines**

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) promulgated on 27.3.2020 is relevant to the application. The Site falls within Category 2 area under the Guidelines, relevant extract of which is at **Appendix II**.

### **6. Previous Application**

6.1 The Site is the subject of a previously approved application (No. A/NE-TKL/539) for same applied use for a period of 3 years submitted by the same applicants. The application was approved with conditions by the Committee on 28.10.2016. The planning permission was subsequently revoked on 28.9.2018 due to non-compliance with the

approval conditions including the provision of boundary fencing, implementation of approved tree preservation and landscape proposals, and provision of drainage facilities.

- 6.2 Compared with the previously approved application No. A.NE-TKL/539, the site area is increased by 153m<sup>2</sup> with the inclusion of a strip of Government land. The number of structures is reduced from 3 to 1. The number of private car parking spaces is reduced from 5 to 3 and there is one additional loading and unloading bay for heavy goods vehicle provided under the current application. Also, a drainage proposal and photo records have been submitted by the applicants to demonstrate the effort for compliance of approval conditions under current application.
- 6.3 Details of the previous application are summarized at **Appendix III** and its location is shown on **Plan A-1**.

## 7. Similar Applications

- 7.1 There are six similar applications mainly involving four sites for various temporary open storage uses mostly within the “AGR” zones in the vicinity of the Site in the Ping Che and Ta Kwu Ling area (**Plan A-1**). Three similar applications (No. A/NE-TKL/377, 490 and 585) involving the same site falling mostly within Category 2 areas were approved with conditions by the Committee between 2011 and 2018 mainly on considerations that the applications complied with the then TPB PG-No.13E in that there were no major adverse impacts or adverse departmental comments on the applications; there were previous planning approvals and the approval conditions had been complied with; and the renewal applications complied with the relevant Town Planning Board Guidelines.
- 7.2 The other three applications (No. A/NE-TKL/328, 418 and 624), with their sites falling entirely / mostly within Category 3 areas, were rejected by the Committee or the Board on review between 2010 and 2019 mainly on the grounds that the applications were not in line with the planning intention of “AGR” zone; the developments did not comply with the then TPB PG-No.13E in that there were adverse impacts or adverse departmental comments on the applications; the proposed uses would generate adverse impacts on the surrounding areas; and the setting of undesirable precedents for similar applications in the area.
- 7.3 Details of these similar applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1**.

## 8. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo on **Plan A-3** and site photo on **Plan A-4**)

- 8.1 The Site is:
  - (a) mainly flat, fenced, hard paved and mostly vacant; and
  - (b) abutting Sha Tau Kok Road - Ma Mei Ha.
- 8.2 The surrounding areas have the following characteristics:
  - (a) rural in landscape character predominated by open storage yards and village houses



(Plans A-2 and A-3);

- (b) to the immediate east and north is an open storage of construction materials approved by the Committee (under application No. A/NE-TKL/585) on a temporary basis for a period of three years on 3.8.2018;
- (c) the village proper of Leng Tsai Village is located across an existing drainage channel to the further northeast of the Site;
- (d) to the immediate west are mostly vacant land intermixed with a goods distribution centre, a car park and a few temporary domestic structures; and
- (e) to the south of the Site, across Sha Tau Kok Road – Ma Mei Ha, are mainly vacant land with domestic structures and fallow agricultural land.

## 9. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good 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.

## 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 Comment of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises private lots and the adjoining Government land (GL). The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of vehicular access, the applicants should make their own arrangement. The Government shall accept no responsibility in such arrangement and there is no guarantee that any adjoining GL will be allowed for the vehicular access of the proposed use;
- (b) some GL adjoining the Site is being occupied without approval. The applicants should stop occupying the GL concerned and remove all the structures erected on the GL concerned at their own cost. Her office reserves the right to take necessary land control actions against the irregularities; and
- (c) if the planning application is approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The applications for STW and STT will be considered by Government in its landlord’s capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to the

imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office.

### **Traffic**

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

having reviewed the further information as submitted by the applicants (**Appendices Id and If**) including the information on a swept path analysis illustrating the vehicular movement within the Site, vehicular access, location of run in/out, width of ingress/egress and vehicle trips estimation, proposed traffic management measures to ensure pedestrian safety, she has no further comment on the application from the traffic engineering point of view.

### **Environment**

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

- (a) he does not support the application as there are domestic structures in the vicinity of the Site, the closest ones are located to the south across Sha Tau Kok Road at a distance of about 30m (**Plan A-2**); and
- (b) there was no substantiated environmental complaints against the Site during the past three years.

### **Landscape**

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

- (a) she has no objection to the application from the landscape planning perspective;
- (b) based on aerial photo of 2019, the Site is situated in an area of rural landscape character surrounded by open storage and village houses. The proposed use is considered not entirely incompatible with the surrounding environment. No significant adverse impact to the existing landscape resource arising from the proposed use is anticipated; and
- (c) should the Board approve the application, it is not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

### **Drainage**

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

- (a) having reviewed the further information (**Appendix If**) as submitted by the applicants, he has no objection to the application from the public drainage point of view;



- (b) should the application be approved, the applicants are required to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area. Detailed comments are appended in **Appendix VI**; and
- (c) there is public sewerage near the Site.

### **Building Matters**

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

- (a) before any new building works (including containers/open sheds 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 (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (b) 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;
- (c) 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 B(P)Rs respectively;
- (d) if the Site does not abut 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)Rs at the building plan submission stage; and
- (e) detailed comments under the BO will be provided at building plan submission stage.

### **Agriculture**

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

he does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation. Agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as greenhouses, plant nurseries etc.

### **Water Supply**

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

- (a) he has no objection to the application; and
- (b) existing water mains are inside the proposed lot and will be affected (**Plan**

A-2). The applicants are required to either divert or protect the water mains found on Site. Detailed comments are appended in **Appendix VI**.

### **Fire Safety**

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

- (a) he has no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

### **District Officer's Comments**

10.1.10 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals regarding the application. The Chairman of Fanling District Rural Committee (FDRC), the Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Kan Tau Tsuen and the RR of Leng Tsai had no comments on the proposals; and the former North District Council (NDC) member of the subject constituency, the IIR and RR of Hung Leng and the IIR of Leng Tsai had no comments on the proposal.

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

- (a) Chief Highway Engineer/New Territories East, Highways Department; and
- (b) Project Manager (North), North Development Office, Civil Engineering and Development Department.

## **11. Public Comments Received During Statutory Publication Periods (Appendix V)**

On 28.6.2019, the application was published for public inspection. During the statutory public inspection period, four public comments were received. The World Wide Fund For Nature Hong Kong, two individuals and one villager of Hung Leng Village object the application mainly on the grounds that the proposed development is not in line with the planning intention of "AGR" zone; 'development first, application later' should not be tolerated as it would further legitimize the current misuse of the "AGR" zone; the proposed development would cause environmental nuisances to the area and affect the tranquility of the rural setting; and the applicants did not fulfill all the approval conditions under the previous approved application.

## **12. Planning Considerations and Assessments**

12.1 The application is for a proposed temporary open storage of construction materials for a period of three years at the Site zoned "AGR" on the OZP. The applied use is not in line with the planning intention of the "AGR" zone which is primarily 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. DAFC does not support the application as the Site has potential for agricultural rehabilitation.

- 12.2 The Site falls within Category 2 area under the TPB PG-No. 13F promulgated by the Board on 27.3.2020. 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.
- 12.3 The proposed development is considered not entirely incompatible with the surrounding land uses which comprises of open storage yard, vacant land and temporary structures (**Plan A-2**). CTP/UD&L, PlanD, in this regard, has no objection to the application from the landscape planning perspective and considers that significant adverse landscape impact arising from the proposed development is not anticipated.
- 12.4 Although DEP does not support the application as there are sensitive receivers, i.e. temporary domestic structures, in the vicinity of the Site (**Plan A-2**), relevant approval conditions restricting the operation hours and no operation on Sundays and public holidays during the planning approval period are recommended to address the concerns of DEP. Moreover, the applicants would be advised to follow the environmental mitigation measures set out in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'. C for T, upon review of the further information submitted by the applicants, has no further comment on the application from the traffic engineering point of view. Other concerned government departments, including D of FS, CBS/NTW, BD and CE/C of WSD, have no adverse comment on or no objection to the application.
- 12.5 The Site is the subject of a previously approved application (No. A/NE-TKL/539) for same applied use for a period of 3 years submitted by the same applicants. The application was approved with conditions by the Committee on 28.10.2016. The planning permission was revoked on 28.9.2018 mainly due to non-compliance with the approval condition on provision of drainage facilities. For the current application, the applicants have submitted a drainage proposal with photo records to demonstrate their efforts in compliance with approval conditions under the current application. In this regard, CE/MN of DSD has no objection to the application. Should the Committee decide to approve the application, shorter compliance periods on the approval conditions are proposed to monitor the progress of compliance. Moreover, the applicant will be advised that should they fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration will not be given to any further application.
- 12.6 The application generally complies with the TPB PG-No. 13F for 'Application for Open Storage and Port Back-up Uses' in that there are previous approval for similar use on the Site; no major adverse departmental comments have been received on the application; and the concerns of the departments can be addressed through the implementation of approval conditions..



- 12.7 There are six similar applications mainly involving four sites for various temporary open storage uses mostly within the “AGR” zones in the vicinity of the Site in the Ping Che and Ta Kwu Ling area (**Plan A-1**). Three applications (No. A/NE-TKL/377, 490 and 585), with their sites falling entirely / mostly within Category 3 areas, were rejected by the Committee or the Board on review between 2010 and 2019 mainly on the ground that the developments did not comply with the then TPB PG-No.13E. The other three similar applications (No. A/NE-TKL/328, 418 and 624) involving the same site falling mostly within Category 2 areas were approved with conditions by the Committee between 2011 and 2018 mainly on considerations that the applications complied with the then TPB PG-No. 13E; and there were previous planning approvals and the approval conditions had been complied with. The planning circumstances of the current application are similar to the approved similar applications.
- 12.8 Regarding the adverse public comments as detailed in paragraph 11, the Government department’s comments and the planning assessment above are relevant.

### **13. Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12 and taking into account public comments in paragraph 11, the Planning Department considers that the temporary use under application could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 18.9.2023. The following conditions of approval with shorter compliance periods and advisory clauses are also suggested for Members’ reference:

#### Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m. from Mondays to Fridays, as proposed by the applicants, is allowed on the Site during the planning approval period;
- (b) no operation between 12:00 p.m. and 9:00 a.m. on Saturdays, and no operation on Sundays and public holidays, as proposed by the applicants, is allowed on the Site during the planning approval period;
- (c) no container tractor/trailer as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 18.12.2020;
- (f) in relation to (e) above, the provision of drainage facilities within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 18.3.2021;



- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 30.10.2020;
- (h) the submission of proposals for water supplies for fire-fighting and fire service installations within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 18.12.2020;
- (i) in relation to (h) above, the provision of water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 18.3.2021;
- (j) the submission of traffic management measures, as proposed by the applicants, within 3 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 18.12.2020;
- (k) in relation to (j) above, the implementation of traffic improvement measures identified therein within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 18.3.2021;
- (l) if any of the above planning conditions (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) upon 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.

#### Advisory Clauses

The recommended advisory clauses are 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 proposed development is not in line with the planning intention of the "AGR" zone which is primarily 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. There is no strong planning justification in the submission for a departure from such 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 the 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 applicants.

**15. Attachments**

<b>Appendix I</b>	Application Form received on 21.6.2019
<b>Appendix Ia</b>	Letter dated 6.8.2019 requesting for 1 <sup>st</sup> deferment of consideration of the application
<b>Appendix Ib</b>	Further Information received on 17.10.2019
<b>Appendix Ic</b>	Letter dated 11.11.2019 requesting for 2 <sup>nd</sup> deferment of consideration of the application
<b>Appendix Id</b>	Further Information received on 13.2.2020
<b>Appendix Ie</b>	Letter dated 7.4.2019 requesting for 3 <sup>rd</sup> deferment of consideration of the application
<b>Appendix If</b>	Further Information received on 31.7.2020
<b>Appendix Ig</b>	Further Information received on 1.9.2020
<b>Appendix II</b>	Relevant Extract of TPB Guidelines No. TPB PG-No. 13F for Application for Open Storage and Port Back-up Uses
<b>Appendix III</b>	Previous s.16 Application
<b>Appendix IV</b>	Similar s.16 Applications within/partly within “AGR” Zone in the vicinity of the Application Site on the Ping Che & Ta Kwu Ling Outline Zoning Plan
<b>Appendix V</b>	Public Comments
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
SEPTEMBER 2020**