

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/346

- Applicants** : Mr. Yau Kwai Wo and Mr. Yau Yun Yip represented by Mr. Yau Yun Yip
- Site** : Lot 418 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 1,171.6 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/9
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Warehouse (Storage of Machinery and Crops), Open Storage (Wood, Sheet Metal and Excavator) and Agricultural Use 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 warehouse (storage of machinery and crops), open storage (wood, sheet metal and excavator) and agricultural use for a period of 3 years (**Plan A-1**). The Site falls within an area zoned “GB”. According to the Notes of the OZP for “GB” zone, ‘agricultural use’ is always permitted, while ‘warehouse’ and ‘open storage’ are neither Column 1 nor Column 2 uses. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently fallow agricultural land (**Plans A-4a and 4b**).

- 1.2 The major development parameters of the proposed development are as follows:

Total Site Area	1,171.6m ²
Uses and Respective Site Areas	<ul style="list-style-type: none">• Agricultural Use: 150m² (12.8%)• Open Storage (Excavator): 470m² (40.12%)• Open Storage (Wood and Sheet Metal): 388m² (33.12%)• Temporary Warehouse: 100.8m² (8.6%)
No. and Height of Structure(s)	7 converted containers (2.5-5m) <ul style="list-style-type: none">• Staff room

	<ul style="list-style-type: none"> Storage of small-scale machinery, machine parts, miscellaneous goods, crops and agricultural machinery
Total Floor Area	144m ²
No. of Parking Space	<ul style="list-style-type: none"> Lorry (9-tonne truck crane): 1 (3m x 8m) Light goods vehicles: 1 (2.5m x 5m) Private cars: 2 (2.5m x 5m)
Operating Hours	8:00 a.m. to 6:00 p.m. daily

1.3 According to the applicants, the Site is accessible via a local track leading from Deep Bay Road (**Drawing A-3, Plans A-2 and A-3a**). The ingress/egress point is located at the northwestern boundary of the Site (**Plan A-2 and Drawing A-3**). 150m² of the Site (12.8%) will be used for agricultural use. 470m² of the Site (40.12%) will be used for open storage (excavator). 388m² of the Site (33.12%) will be used for open storage (wood and sheet metal). 100.8m² of the Site (8.6%) will be used for warehouse, in which 7 containers will be provided at the Site for staff room, storage of small-scale machinery, machine parts, miscellaneous goods, crops and agricultural machinery (**Drawing A-2**).

1.4 In support of the application, the applicants have submitted the following documents:

- (a) Application Form received on 25.6.2019 with lot index (**Appendix I**) plan and proposed layout plan
- (b) Further Information received on 1.8.2019 providing a (**Appendix Ia**) revised layout plan and responses to the comment of the Transport Department regarding the estimated trip generation and attraction and access route to/from the Site
(accepted and exempted from publication and recounting requirements)
- (c) Further Information received on 7.8.2019 providing (**Appendix Ib**) clarification on the paved area and agricultural use
(accepted and exempted from publication and recounting requirements)

2. Justifications from the Applicants

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

- (a) The Site has been used for agricultural use. Given the large site extent, agricultural use alone does not optimize the land resources.
- (b) In addition to agricultural use, the Site could be used as a temporary warehouse to store containers and construction materials. Only agricultural materials, machinery, wood, sheet metal and other construction materials will be stored in the containers.

- (c) The open storage area will be paved with concrete tiles (about 858m²). The proposed development would not affect the surrounding environment.
- (d) The stored machinery will not be used for land excavation.

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

The applicants are the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is a subject of an enforcement case (No. E/YL-LFS/486) (**Plan A-2**) and the alleged unauthorized development (UD) is storage use (including deposit of containers). An Enforcement Notice (EN) was issued to the registered land owners on 25.4.2019 requiring the UD to be discontinued by 25.6.2019. Site inspection on 28.6.2019 revealed that the UD discontinued. The Site will be kept under close monitoring for further action, if necessary.

5. Town Planning Board Guidelines

- 5.1 The Town Planning Board Guidelines for “Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) is relevant to the application. Relevant extracts of the Guidelines are attached at **Appendix II**.
- 5.2 The Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” (TPB PG-No. 13E) are also relevant to this application. According to the said Guidelines, the Site falls within Category 4 areas. Relevant extracts of the Guidelines are attached at **Appendix III**.

6. Previous Application

There is no previous application covering the Site.

7. Similar Applications

There are ten similar applications (No. A/YL-LFS/130, 200, 227, 228, 252, 259, 262, 279, 280 and 285) for various temporary warehouse and open storage uses for a period of 3 years within the same “GB” zone. All were rejected by the Committee on grounds of not in line with the planning intention of the “GB” zone, setting undesirable precedent leading to a general degradation of the environment of the area and not in line with relevant Town Planning Board Guidelines. Details of the applications and the Committee’s decision are summarized at **Appendix IV** and the locations are shown on

Plan A-1.

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

8.1 The Site is:

- (a) currently fallow agricultural land and fenced off; and
- (b) accessible via a local track leading from Deep Bay Road.

8.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) to the west is a burial ground;
- (b) to the south, east and southeast are fallow agricultural land, orchards and ponds; and
- (c) to the north are fallow agricultural land and open storage sites, and to the northeast are orchards, temporary structures for storage of farming tools, grave and burial urns.

9. Planning Intention

The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, limited development may be permitted if they are justified on strong planning grounds.

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 Lot 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) The Site is accessible from Deep Bay Road through Government Land (GL). Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way to the Site.

- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) Should the planning application be approved, the lot owners will need to apply to her office to permit the structures to be erected or regularize any irregularity 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 of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD.

Landscaping

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

- (a) The Site, located between Sha Kiu Tsuen and Mong Tseng Tsuen, lies in an area zoned “GB”. The current application seeks planning approval for temporary warehouse, open storage and agricultural use for a period of 3 years. The Site is not subject to any previous planning application.
- (b) With reference to the site visit on 18.7.2019, the Site is generally covered with self-seeded vegetation patches and only two existing small trees in good condition are identified on site. Construction debris is also observed all over the Site. The Site is located in an area of rural landscape character dominated by woodland, ponds and graves. The proposed warehouse and open storage use is incompatible with the surrounding area and its landscape character.
- (c) When comparing the aerial photo of 2012 (**Plan A-3b**) with the site photos (**Plans A-4a to A-4b**), the Site was originally covered with dense vegetation but then most of the vegetated area has been cleared and construction debris was dumped on site. Landscape impact has taken place at the Site.
- (d) Approval of the application would set an undesirable precedent to encourage other similar applications to blanket clear the site prior to approval of planning application. The cumulative impact of which would undermine the integrity of the “GB” zone and lead to the general degradation of the rural landscape character. Hence, he has reservations on the application from landscape planning perspective.
- (e) In view that the Site is not adjoining any prominent public frontage, it is recommended to impose a condition to maintain the existing trees within the Site in good condition should the application be approved by the Board.

Nature Conservation

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

- (a) The Site falls within the “GB” zone and is currently an enclosed area. It is noted that a small portion of the Site is proposed to be used for agriculture, which is always permitted in “GB” zone. He has no other comments on non-agricultural proposals related to the application falling within the “GB” zone from agricultural point of view.
- (b) From nature conservation point of view, as claimed by the applicant, the current use of the Site is agricultural land. According to the application, only a small area of the Site would be used for agriculture, while most of the Site would be used for warehouse and open storage. He has no comment on the application.

Traffic

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

- (a) As stated in the supporting document of the application, the applied use at the Site would generate traffic flow involving medium goods vehicles to/from Deep Bay Road which is a one-lane two-way carriageway.
- (b) The applicant shall justify that the nearby public road network has adequate capacity to accommodate the traffic induced by the proposed development. In particular, the traffic impact on Deep Bay Road should be well assessed as a result of the applied use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available.
- (c) In light of the above, there is insufficient information in the submission to demonstrate that the proposed development would not have adverse traffic impact to the area. He does not support the application.

10.1.5 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Deep Bay Road.

Environment

10.1.6 Comment of the Director of Environmental Protection (DEP):

- (a) No substantiated environmental complaint pertaining to the Site has been received in the past three years.
- (b) Should the planning application be approved, the applicants are 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” (“the COP”).

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 application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

Fire Safety

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

- (a) It is noted that the distance of the Site from the nearest fire hydrant is more than 500m. As such, he has no objection in principle to the proposal subject to water supply for firefighting, i.e. to provide a fire hydrant system with adequate flow, pressure and size of water tank in the Site, and fire service installations (FSIs) being provided to the satisfaction of D of FS.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Attached good practice guidelines for open storage should be adhered to (**Appendix V**).
- (d) Moreover, having considered the nature of the open storage, the following approval condition shall be added:

“The provision of fire extinguishers(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”

- (e) To address this approval condition, the applicants are advised to submit a valid fire certificate (FS 251) to his department for approval.
- (f) The applicants are reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

10.1.9 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, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (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 Building (Planning) Regulation respectively.
- (d) 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 Building (Planning) Regulation at the building plan submission stage.

Others

10.1.10 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) No Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such activity and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (b) For any waste generated from such activity / operation, the applicant should arrange disposal properly at their own expenses.

- (c) Proper licence / permit issued by FEHD is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

District Officer's Comments

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

His office has received one comment from the village representative of Mong Tseng Wai (**Appendix VI**) objecting to the application mainly on the grounds that the proposed development is not compatible with the planning intention of the "GB" zone and would cause adverse traffic impacts.

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

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD);
- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Director of Leisure and Cultural Services (DLCS);
- (e) Commissioner of Police (C of P); and
- (f) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

11. Public Comments Received During Statutory Publication Period

On 2.7.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 23.7.2019, six public comments were received from the villagers of Mong Tseng Wai, the Kadoorie Farm & Botanic Garden Corporation, a member of the public, the World Wide Fund For Nature Hong Kong and the Hong Kong Bird Watching Society objecting to the application and the reasons are summarized below (**Appendices VII-1 to VII-6**):

- (a) The proposed development is not in line with the planning intention of the "GB" zone and the TPB PG-No. 10;
- (b) The proposed development will generate adverse traffic impact and lead to degradation of the surrounding area;
- (c) The Board should not encourage "destroy first, build later" attitude; and
- (d) Approval of the application would set an undesirable precedent for similar applications within the same "GB" zone.

12. Planning Considerations and Assessments

- 12.1 The current application is for temporary warehouse (storage of machinery and crops), open storage (wood, sheet metal and excavator) and agricultural use for a period of 3 years. The Site is zoned “GB” on the OZP. The planning intention of “GB” zone is to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, limited development may be permitted if they are justified on strong planning grounds. Since the Site is located at the centre of the “GB” zone (**Plan A-1**), the proposed development of temporary warehouse and open storage would affect the integrity of the “GB” zone. As such, the proposed development is not in line with the planning intention of the “GB” zone and there is no strong planning justification given in the submission for a departure of such planning intention, even on a temporary basis.
- 12.2 According to the TPB PG-No.10 for Application for Developments within the “GB” Zone, there is a general presumption against development within the “GB” zone. New development will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The design and layout of any development should be compatible with the surrounding areas and should not affect the existing landscape. However, for the current application, there is no strong planning justification in the submission to support the proposed development of temporary warehouse and open storage in the “GB” zone. Moreover, CTP/UD&L, PlanD has reservation on the application from landscape planning perspective as the proposed development is incompatible with the surrounding area and its rural landscape character, which is dominated by woodland, ponds and graves. He also points out that the vegetated area has been cleared and construction debris was dumped on site, resulting in landscape impact. In this regard, the proposed development is not in line with the TPB PG-No. 10.
- 12.3 The Site falls within Category 4 areas under the TPB PG-No. 13E for Application for Open Storage and Port Back-up Uses. The following considerations in the Guidelines are relevant:

Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, 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 applications relevant technical assessments/proposals to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

- 12.4 The proposed development is not in line with TPB PG-No. 13E since there was no previous approval on the Site and the applicants have not demonstrated any exceptional circumstances to justify the development. Moreover, TD does not support the application as the proposed development would have adverse traffic impact to the area in that the proposed development would generate traffic flow involving medium goods vehicles to/from Deep Bay Road which is a one-lane two-way carriageway. Besides, there is insufficient information about the traffic impact on Deep Bay Road as a result of the proposed development. In this regard, the applicants fail to demonstrate that the proposed development would not have any adverse traffic impact.
- 12.5 No approval for similar warehouse and/or open storage use has ever been granted by the Committee within the same “GB” zone. Approval of the application would set an undesirable precedent and encourage proliferation of warehouse and/or open storage use within the same “GB” zone thereby frustrating its planning intention. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area. As such, rejecting the current application is in line with the Committee’s previous decisions.
- 12.6 There are seven public comments received objecting to the application on the grounds as summarized in paragraphs 10.1.11 and 11 above. The planning considerations and assessments in the paragraphs 12.1 to 12.5 are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 10.1.11 and 11 above, the Planning Department does not support the application for temporary warehouse (storage of machinery and crops), open storage (wood, sheet metal and excavator) and agricultural use for the following reasons:
- (a) the proposed development is not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
 - (b) the proposed development is not in line with the TPB PG-No. 10 for Application for Developments within the “Green Belt” Zone in that the proposed development is incompatible with the surrounding areas;
 - (c) the proposed development is not in line with the TPB PG-No. 13E for Application for Open Storage and Port Back-up Uses in that the applicants have not provided any strong planning justification to demonstrate the proposed warehouse and open storage use in Category 4 areas should be treated as an exception under the Guidelines;

- (d) the applicants fail to demonstrate that the proposed development would not generate adverse landscape and traffic impacts on the surrounding areas; and
- (e) approval of the application would set an undesirable precedent for similar warehouse and/or open storage uses in the “GB” zone, the cumulative effect of which would result in a general degradation of the environment of the area.

13.2 Alternatively, 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 **16.8.2022**. 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 applicants, is allowed on the Site during the planning approval period;
- (b) no heavy goods vehicle exceeding 24 tonnes, as defined in the Road Traffic Ordinance, is allowed to be parked or operated at or enter/exit the Site at any time during the planning approval period;
- (c) no vehicle over 10m long is allowed to be parked or operated at 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 the public road at any time during the planning approval period;
- (e) the submission of a drainage proposal 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 **16.2.2020**;
- (f) in relation to (e) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **16.5.2020**;
- (g) the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the existing trees within the Site shall be maintained in good condition at all times during the planning approval period;
- (i) the provision of fire extinguisher(s) with valid fire certificate (FS 251) 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 **27.9.2019**;
- (j) the submission of a fire service installations proposal 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 **16.2.2020**;

- (k) in relation to (j) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.5.2020**;
- (l) the provision of boundary fencing of the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town planning Board by **16.2.2020**;
- (m) if any of the above planning conditions (a), (b), (c), (d), (g) or (h) 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;
- (n) if any of the above planning conditions (e), (f), (i), (j), (k) or (l) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (o) 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 attached at **Appendix VIII**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse the planning permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicants.
- 14.3 Alternatively, 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.

15. Attachments

Appendix I	Application Form received on 25.6.2019 with lot index plan and proposed layout plan
Appendix Ia	Further Information received on 1.8.2019 providing a revised proposed layout plan and responses to the comment of the Transport Department regarding the estimated trip generation and attraction and access route to/from the Site
Appendix Ib	Further Information received on 7.8.2019 providing clarification on the paved area and agricultural use
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Development within the Green Belt Zone (TPB PG-No. 10)

Appendix III	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
Appendix IV	Similar Applications within the Same “GB” Zone on the Approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/9
Appendix V	‘Good Practice for Open Storage’ issued by D of FS
Appendix VI	Local Comment Relayed from DO(YL), HAD
Appendices VII-1 to VII-6	Public Comments Received During Statutory Publication Period
Appendix VIII	Advisory Clauses
Drawing A-1	Lot Index Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Vehicular Access Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a to 3b	Aerial Photos
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
AUGUST 2019**