

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

APPLICATION NO. A/HSK/103

- Applicant** : Best Field Hong Kong Development Limited represented by Kenneth To & Associates Limited
- Site** : Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 17,119 m² (about) (including about 137 m² of Government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Other Specified Uses” annotated “Logistics Facility” (“OU(LF)”) (about 41.9%) and “Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” (“OU(PBU&SWU)”) (about 17.9%) Zones and an area shown as ‘Road’ (about 40.2%)
- Application** : Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary open storage and warehouse (building materials, construction equipment and recycling materials) with ancillary workshop and site offices for a period of 3 years (**Plan A-1**). The Site straddles over “OU(LF)” (41.9%) and “OU(PBU&SWU)” (17.9%) zones and an area shown as ‘Road’ (40.2%) on the approved HSK and HT OZP. According to the Notes of the OZP, ‘Open Storage (not elsewhere specified)’ and ‘Warehouse (excluding Dangerous Goods Godown)’ are Column 1 uses, which are always permitted in the “OU(PBU&SWU)” and “OU(LF)” zones. In any area shown as ‘Road’ on the approved HSK and HT OZP, all uses or developments require planning permission from the Town Planning Board (the Board).
- 1.2 The Site (in part or in whole) is related to 2 previous applications (Nos. A/YL-HT/841 and 906) for various temporary open storage uses. The last application (No. A/YL-HT/906) submitted by the same applicant on a larger site for open storage of container and workshop uses was approved by the Rural and New

Town Planning Committee (the Committee) of the Board on 22.8.2014 for a period of 3 years but was subsequently revoked on 22.7.2016 due to non-compliance with approval conditions regarding the implementations of drainage, tree preservation & landscape and Fire Services Installations (FSIs) proposals and provision of fencing. The Site is currently being used for the applied use without a valid planning permission.

- 1.3 The Site is accessible from Ha Tsuen Road and the slip road of the Kong Sham Western Highway (KSWH) via a 11m-wide private access road (**Plan A-2 and Appendix Ia**). According to the layout plan at **Drawing A-1**, the Site is divided into 3 sub-sites. 4 separate ingress and egress points are located at the southern boundary of the Site. 8 temporary structures with a total floor area of about 5,055.6m² are being proposed, including two 2-storey structures for storage use, one single-storey structure for storage and loading/unloading uses, one 2-storey structure (2nd floor uncovered) for storage use, one set of 4 container structures for site office use, one container structure for site office use and two single-storey structures for storage and workshop uses. The remaining area is for open storage, manoeuvring and landscaping uses. The Site also provides 16 private car parking spaces, 10 heavy goods vehicle loading/unloading spaces and 2 heavy goods vehicle queuing spaces.
- 1.4 According to the applicant, the operation hours are restricted to 8:00a.m. to 6:00p.m. from Mondays to Fridays, 8:00a.m. to 2:00p.m. on Saturdays, and there is no operation on Sundays and public holidays. As proposed by the applicant, no left turning of vehicles leaving the site onto Ha Tsuen Road is allowed.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 6.9.2018 **(Appendix I)**
 - (b) Supplementary Planning Statement with schematic site layout and site drainage plan **(Appendix Ia)**

2. Justifications from the Applicant

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

- (a) The layout of the applied uses is similar to the northern portion of the previously approved application No. A/YL-HT/906.
- (b) Execution and fulfilment of the approval conditions of the previous approved application No. A/YL-HT/906, which was revoked solely due to the failure to comply with conditions related to the implementations of drainage, tree preservation & landscape and FSIs proposals and provision of fencing.
- (c) The Site is located in Category 2 Area according to the TPB PG-No. 13E. The technical assessment has demonstrated that the proposed temporary use would not have adverse traffic and drainage impacts on the surrounding area. The proposed temporary use at the site should be considered acceptable and thus is in line with the TPB PG-No. 13E.

- (d) There is an emerging need for storage and workshops of recycling materials.
- (e) The Site is located in Ha Tsuen with locational advantages and strategic importance for transboundary logistics functions and activities.
- (f) The adjacent areas are predominated in temporary open storage uses, and the nearest residential dwelling is located more than 100m southeast of the Site.
- (g) As the detailed implementation programme with phasing and packaging of works for the Hung Shui Kiu Development Area is still being formulated, the proposed temporary use will not jeopardize the long term planning intention of the area.
- (h) The Site is considered to have no impact on sensitive receivers and no adverse impacts from traffic, drainage and landscape point of views.

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. 31) by posting notice on newspapers and sending notification letter to the Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

On 17.10.2008, the Board promulgated the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). The Site entirely falls within Category 2 areas under the Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. Background

The Site is being used as workshop and storage uses without valid planning permission. Subject to collection of sufficient evidence, appropriate enforcement action under the Town Planning Ordinance would be taken by the Planning Authority.

6. Previous Applications

- 6.1 The Site is related to 2 previous applications Nos. A/YL-HT/841 and 906 for temporary open storage uses. Details of these applications are summarized at **Appendix III** and their location is shown on **Plan A-1**.
- 6.2 A small portion of the Site is the subject of a previous planning application (No. A/YL-HT/841) submitted by a different applicant for temporary open storage of construction materials and equipment which was approved by the Committee with conditions for a period of 3 years on 19.7.2013 but was subsequently revoked on 19.4.2014 due to non-compliance with approval conditions.
- 6.3 The last application (No. A/YL-HT/906) submitted by the same applicant on a

larger site for temporary open storage of containers with ancillary logistics uses, container repairing workshop, site offices and general storage use was approved by the Committee on 22.8.2014 for a period of 3 years but was subsequently revoked on 22.7.2016 due to non-compliance with approval conditions regarding the implementations of drainage, tree preservation & landscape and FSIs proposals and provision of fencing.

- 6.4 Compare with the last application Planning Application No. A/YL-HT/906, the current application is submitted by the same applicant for open storage and warehouse uses on a smaller site (-15,501m²) with different layout.

7. Similar Applications

There are 12 similar applications (Nos. A/YL-HT/606, 778, 940, 964, 981, 1008 and 1056, and A/HSK/4, 14, 57, 75 and 90) for temporary open storage or warehouse of building materials, construction equipment and recycling materials uses within the same “OU(PBU&SWU)” and “OU(LF)” zones since the promulgation of the TPB PG-No. 13E on 17.10.2008. All these similar applications were approved by the Committee between 2009 and 2018. Amongst these approved applications, 5 of them were subsequently revoked due to non-compliance with approval conditions. Particulars of these applications and the decisions of the Committee are summarized at **Appendix IV**. The locations of these application sites are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) accessible from Ha Tsuen Road and the slip road of the KSWH via a 11m-wide private access road (**Plan A-2 and Appendix Ia**); and
- (b) currently being used for the applied use without valid planning permission.

8.2 The surrounding areas have the following characteristics:

- (a) predominately open storage yards and warehouses ;
- (b) there are open storage of containers/construction materials in the vicinity of the Site operating under valid the planning permissions Nos. A/YL-HT/1042, A/HSK/4 and 65;
- (c) other open storage yards and warehouse are in operation and are always permitted within the “OU(PBU&SWU)” and “OU(LF)” zones.

9. Planning Intentions

9.1 The Site straddles over “OU(PBU&SWU)” and “OU(LF)” zones and an area shown as ‘Road’ on the approved HSK and HT OZP. The planning intention of the “OU(PBU & SWU)” zone is primarily to cater for the port back-up facilities and container related uses. Port back-up related development such as container freight station, logistics centre, container vehicle park and container storage, repair yard and rural industry workshop are permitted within this zone.

- 9.2 The planning intention of the “OU(LF)” zone is intended primarily for development of modern logistic facilities to complement the development of Hong Kong as a Regional Distribution Centre and Logistic Hub. This zone is located just next to KSWH to capture the advantage of being easily accessible by strategic highways linking the Hong Kong International Airport, Shenzhen, and other parts of the territories.

10. Comments from Relevant Government Departments

- 10.1 The following Government departments have been consulted and their views on the application received are summarized as follows:

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
- (a) Building Licence No. 1120 was granted to Lot No. 238 in D.D. 125 to permit erection of one building with roofed-over-area not exceeding 65.04m² for non-industrial purposes. The remaining area of Lot No. 238 in D.D. 125 shall continue to be used for agricultural or garden purpose.
 - (b) The remaining lots in the Site are 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.
 - (c) No permission is given for occupation of Government Land (GL) (about 137m² subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed.
 - (d) The Site is accessible to Ha Tsuen Road through GL and private lot(s). His office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
 - (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
 - (f) Should the application be approved, the lot owner(s) will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on Site. 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. Furthermore, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

10.1.2 Comments of the Assistant Commissioner for Transport/NT, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comment on the application from traffic engineering view point.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

10.1.3 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 the nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ha Tsuen Road/Kong Shan Western Highway slip road.

Environment

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

- (a) No pollution complaint pertaining to the site has been received in the past 3 years.
- (b) Should the planning application be approved, the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' (COP).

Drainage

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

- (a) He has no objection in principle to the proposed development from a drainage point of view.
- (b) According to the planning statement submitted by the applicant, the drainage proposal was generally identical to the one submitted under the previous application No. A/YL-HT/906 on which he had no adverse comment. Should the application be approved, he would suggest imposing planning conditions requiring the applicant to implement and maintain the proposed drainage facilities to satisfaction

of his Division.

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 (BA) for the existing structures at the Site and Buildings Department (BD) is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) 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.
- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with 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 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 Building (Planning) Regulations at the building plan submission stage.

Fire Safety

10.1.7 Comments of Director of Fire Services (D of FS):

- (a) He has no objection to the proposal subject to FSIs being provided to his satisfaction.
- (b) In consideration of the design/nature of the structures, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:

- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage should also be adhered to (**Appendix V**).
- (d) Having considered the nature of the open storage, the following approval condition shall be added:

“The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”
- (e) The applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval.
- (f) The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Long Term Development

10.1.8 Comments of Project Manager (New Territories West), CEDD (PM/NTW, CEDD):

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) The Site falls within the boundary of Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The lot(s) concerned falls within a site under Stages 2 and 3 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

District Officer's Comment

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

His office has not received any comment from the locals on the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD);

- (c) Commissioner of Police (C of P);
- (d) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (e) Director of Electrical and Mechanical Services (DEMS)

11. Public Comments Received During Statutory Publication Period

On 14.9.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 5.10.2018, no public comment was received.

12. Planning Considerations and Assessments

12.1 The Site falls within Category 2 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 2 areas: 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.

12.2 The proposed development is generally in line with the TPB PG-No. 13E in that the Site falls within Category 2 areas which are considered suitable for open storage and port back-up uses; relevant proposals have been submitted to demonstrate that the proposed use would not generate adverse impacts; and technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.

12.3 The Site straddles over “OU(LF)” (41.9%) and “OU(PBU&SWU)” (17.9%) zones and an area shown as ‘Road’ (40.2%) on the approved HSK and HT OZP. According to the Notes of the OZP, ‘Open Storage (not elsewhere specified)’ and ‘Warehouse (excluding Dangerous Goods Godown)’ are Column 1 uses, which are always permitted in the “OU(PBU&SWU)” and “OU(LF)” zones. Whilst a portion of the development fall within an area shown as ‘Road’, the implementation programme for this part of NDA is still being formulated and PM/NTW of CEDD has no objection to the proposed temporary use for 3 years on the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for implementation of government projects.

12.4 The Site is located in an area which is predominantly occupied by warehouses and open storage uses. The applied use is not incompatible with the surrounding land uses (**Plan A-2**).

12.5 There is no adverse comment on the proposed use from concerned Government departments. In addition, there has been no substantial environmental complaint concerning the Site received in the past 3 years. To address the concerns on environmental aspect and the technical requirements of other concerned

government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact, and to keep the Site clean and tidy at all times.

- 12.6 The Committee has approved 2 previous applications at the Site and 12 similar applications for various open storage and warehouse uses within the areas covered by the same “OU(PBU&SWU)” and “OU(LF)” zones since the promulgation of TPB PG-No. 13E on 17.10.2008 (**Plan A-1**). In this respect, approval of the subject application is in line with the Committee’s previous decisions.
- 12.7 However, the last application No. A/YL-HT/906 on a larger site for temporary open storage of containers with ancillary logistics uses, container repairing workshop, site offices and general storage use, submitted by the same applicant, and was subsequently revoked on 22.7.2016 due to non-compliance with approval conditions regarding the implementations of drainage, tree preservation & landscape and FSIs proposals and provision of fencing. For the current application, the applicant has submitted a drainage plan and a tree preservation and landscape proposal. Concerned government departments, including CE/MN of DSD and D of FS have no adverse comment to the application. As such, sympathetic consideration may be given to current application. Nevertheless, shorter compliance periods are recommended in order to closely monitor the progress of compliance with approval conditions. Should the application be approved, the applicant should be advised that should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration would not be given to any further application.
- 12.8 There is no public comment received for the application.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 above, the Planning Department considers that the temporary open storage and warehouse (building materials, construction equipment and recycling materials) with ancillary workshop and site offices at the Site 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 **2.11.2021**. The following conditions of approval with shorter compliance periods and advisory clauses are 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 after 2:00 p.m. on Saturdays, as proposed by the applicant, is

- allowed on the Site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
 - (d) no left turn of container vehicles into Ha Tsuen Road upon leaving the Site, as proposed by the applicant, during the planning approval period;
 - (e) the erection of a 'Turn Right' traffic sign at the junction of the access road with Ha Tsuen Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board during the planning approval period;
 - (f) no vehicle is allowed to queue back to public roads or reverse onto/from public roads at any time during the planning approval period;
 - (g) the implementation of the accepted 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 **2.5.2019**;
 - (h) the implemented drainage facilities on the Site should be maintained at all times during the planning approval period;
 - (i) the submission of a tree preservation and landscape proposal within **3 months** from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **2.2.2019**;
 - (j) in relation to (i) above, the implementation of the tree preservation and landscape proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **2.5.2019**;
 - (k) the provision of fire extinguisher(s) and the submission of a 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 **14.12.2018**;
 - (l) the submission of a fire service installations proposal within **3 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **2.2.2019**;
 - (m) in relation to (l) above, the implementation of the fire service installations proposal within **6 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **2.5.2019**;
 - (n) the provision of fencing of the Site within **3 months** from the date from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **2.2.2019**;
 - (o) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (h) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
 - (p) if any of the above planning conditions (g), (i), (j), (k), (l), (m) or (n) 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.

Advisory clauses

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

13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the development is not in line with the planning intention for area designated as 'Road' on the Outline Zoning Plan and the approval of the application would jeopardize the long term development of the road.

14. Decision Sought

14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 6.9.2018
Appendix Ia	Supplementary Planning Statement with schematic site layout and site drainage plan
Appendix II	Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
Appendix III	Previous s.16 applications covering the Application Site
Appendix IV	Similar applications within areas covered by the same "OU(LF)" and "OU(PBU& SWU)" zones on the approved Hung Shui Kiu and Ha Tsuen OZP
Appendix V	Good Practice Guidelines for Open Storage issued by the Director of Fire Services
Appendix VI	Advisory clauses
Drawing A-1	Schematic Site Layout
Drawing A-2	Site Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4c	Site Photos