

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

APPLICATION NO. A/HSK/155

- Applicant** : Wah Tung Development Company Limited
- Site** : Lots 458 S.B (Part), 485 S.A (Part), 485 S.B ss.2 (Part), 487 (Part), 488 (Part), 489 (Part), 490, 491, 492, 493 and 494 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 21,520 m² (about) (including about 212 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 ‘Port Back-up, Storage and Workshop Uses’ (“OU(PBU&SWU)”) (about 64.6%)
[Restricted to maximum plot ratio (PR) of 7 and maximum building height (BH) of 110m];
and

an area shown as ‘Road’ (about 35.4%)
- Application** : Temporary Warehouse and Logistics Centre 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 warehouse and logistics centre for a period of 3 years. The Site straddles over “OU(PBU&SWU)” zone (64.6%) and an area shown as ‘Road’ (35.4%) on the approved HSK and HT OZP No. S/HSK/2 (**Plan A-1**). According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Godown)’ and ‘Cargo Handling and Forwarding Facility’ are Column 1 uses of the “OU(PBU&SWU)” zone and no planning permission from the Town Planning Board (the Board) is required. In any area shown as ‘Road’ on the approved HSK and HT OZP, all uses or developments require planning permission from the Board. The Site is currently used for the applied use without a valid planning permission.
- 1.2 The Site is related to 8 previous applications No. A/YL-HT/191, 343, 359, 408, 603, 757, 988 and 1048 for various logistics centre and temporary open storage uses. The first 4 applications No. A/YL-HT/191 to 408 were rejected between 2001 and 2005 while the other 4 applications No. A/YL-HT/603 to 1048 were approved with

conditions between 2010 and 2016 by the Rural and New Town Planning Committee (the Committee) of the Board for a period of 3 years. However, the latest two planning permissions No. A/YL-HT/988 and 1048 were subsequently revoked due to non-compliance with time-specific approval conditions. Compare with the last application No. A/YL-HT/1048, the current application is submitted by the same applicant for the same use on the same site with similar layout but with less floor area and 2 more private car parking spaces.

- 1.3 The Site is accessible from Ha Tsuen Road via a local track with the main ingress/egress point located at the eastern corner, while the reserved ingress/egress point is located at the southern corner of the Site (**Drawings A-1 and A-2 and Plans A-2 and A-3**). As shown on the proposed layout plan at **Drawing A-2**, a total of 5 structures with total floor area of 15,851m² are proposed. These include one single-storey (12m high) structure with open shed (floor area of 15,185m²) for warehouse, two two-storey (5 m high) structures for office, toilet and water tank, and for office and toilet with a total floor area of 405m² and two single-storey (2.6m high) guard rooms with a total floor area of 6m². 32 loading/unloading bays for goods vehicle and container vehicles and 7 parking spaces for private car are also proposed. The landscaping proposal and the drainage plan are shown on **Drawings A-3 and A-4** respectively. An existing fencing has been erected along the periphery of the Site. According to the applicant, no paint spraying, cutting and other workshop activity will be carried out at the Site. The operation hours of the proposed development are from 8:00 a.m. to 8:00 p.m. Monday to Saturday and there will be no operation on Sundays and public holidays.
- 1.4 The major development parameters of the previous application and current application are summarized as follows:

Major Development Parameters	Previous Application No. A/YL-HT/1048 (a)	Current Application No. A/HSK/155 (b)	Difference (b) – (a)
Site Area	About 21,520m ²	About 21,520m ²	Same
Applied Use	Temporary Warehouse and Logistics Centre for a period of 3 Years	Temporary Warehouse and Logistics Centre for a period of 3 Years	Same
No. of Structures	5	5	Same
Total Floor Area	15,915m ²	15,851m ²	-64m ² (-0.4%)
Loading/unloading Spaces for Goods Vehicle and Container Vehicle	32	32	Same
Private Car Parking Spaces	5	7	+2 (40%)
Operation Hours	8:00 a.m. to 8:00 p.m. Monday to Saturday	8:00 a.m. to 8:00 p.m. Monday to Saturday	Same

- 1.5 In support of the application, the applicant has submitted the following documents:

(a) Application form received on 8.5.2019

(Appendix I)

- (b) Supplementary Planning Statement with proposed vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan and proposed drainage plan **(Appendix Ia)**
- (c) Further Information (FI) received from the applicant on 3.6.2019 providing a fire service installations (FSIs) proposal **(Appendix Ib)**

2. Justifications from the Applicant

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

- (a) The Site is mainly zoned “OU(PBU&PSW)” and with some portion within area designated as ‘Road’. The applied use is a Column 1 use within the “OU(PBU&PSW)” zone and is in line with its planning intention while there is no stated restrictions within the ‘Road’ area and planning application up to a period of 3 years may be granted by the Board.
- (b) The Site falls within “Category 2” area under the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). The application is generally in line with the guidelines.
- (c) The Site is subject of a number of previously approved applications. For the last approved application No. A/YL-HT/1048, most of the time-specific approval conditions except that on provision of fire service installations (FSIs) proposal have been complied with. A FSIs proposal has been submitted for the present application and the applicant would endeavour to implement the FSIs proposal for the subject application.
- (d) The Site is currently paved and fenced off. The applicant commits to provide a number of mitigation measures, including restriction of the operation hours to 8:00 a.m. to 8:00 p.m. with no operation on Sundays and public holidays and no oil spraying, cutting and other workshop activity would be carried out on the Site.
- (e) The traffic generation from the proposed development is not great and will not cause adverse traffic impact on the local road network. Adequate parking facilities and manoeuvring space will be provided within the Site. Adequate drainage facilities will be provided to ensure no adverse drainage impact on the surrounding areas. The existing drainage facilities will be well maintained.
- (f) The proposed use is compatible with the surrounding land uses which are mostly open storage and port back-up uses such as logistic centre, warehouse and container depots. The Board has also approved numerous similar applications in the vicinity and approval of the application will not set an undesirable precedent for similar applications.

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 site notice and publishing notice on local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

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

5. Background

The storage use, workshop use and parking of vehicles on the Site would be subject to planning enforcement action.

6. Previous Applications

6.1 The Site is related to 8 previous applications No. A/YL-HT/191, 343, 359, 408, 603, 757, 988 and 1048 for various logistics centre and temporary open storage uses. The first 4 applications No. A/YL-HT/191 to 408 were rejected by the Committee between 2001 and 2005 while the other 4 applications No. A/YL-HT/603 to 1048 were approved with conditions by the Committee for a period of 3 years between 2010 and 2016. However, the latest two planning permissions No. A/YL-HT/988 and 1048 were subsequently revoked due to non-compliance with time-specific approval conditions on the submission and implementation of tree preservation and landscape, and FSIs proposals and on the implementation of FSIs proposal. Details of the application are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.

6.2 Compare with the last application No. A/YL-HT/1048, the current application is submitted by the same applicant for the same use on the same site with similar layout.

7. Similar Applications

There are 6 similar applications (No. A/YL-HT/647, 743, 906, 932 and A/HSK/17 and 110) for various logistics centre and warehouse use within the same “OU(PBU & PSW)” zone on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. Except application No. A/YL-HT/647 which was rejected on 23.10.2009 mainly due to its possible adverse environmental impacts on the surrounding areas, all other applications were approved with conditions by the Committee between 2011 and 2018 mainly on the grounds of the applied uses were not incompatible with the surrounding uses, no significant environmental nuisance was expected, and concerned Government departments had no adverse comment. Among them, one application (No. A/YL-HT/906) was subsequently revoked due to non-compliance with approval conditions. Particulars of these applications and the decisions of the Committee/Board are summarized at **Appendix IV** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) currently used for the applied use without a valid planning permission; and
- (b) accessible from Ha Tsuen Road via a local track.

8.2 The surrounding areas have the following characteristics:

- (a) to its north is a logistics centre which is permitted under the “OU(PBU&SWU)” zone while to its northeast is an open storage of containers under a valid planning permission No. A/YL-HT/1042;
- (b) to its east and southeast are some parking of vehicles and trailers, parking of container vehicles, a woodland and an open storage of recycling materials;
- (c) to its south is an open storage of construction materials and a woodland; and
- (d) to its west are a woodland and some graveyards.

9. Planning Intention

The planning intention of the “OU(PBU&SWU)” zone is intended 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.

10. Comments from Relevant Government Departments

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

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
- (b) The Government Land (GL) (about 212m² subject to verification) is covered by Short Term Tenancy No. 3075 (STT3075) for the purposes of Temporary Warehouse and Logistics Centre.
- (c) The private lots which are covered by Short Term Waiver (STWs) are listed below:

Lot No(s). in D.D.	STW	Purposes
125		
494	3970	Temporary Logistics Centre and Open

		Storage of Containers with Ancillary Containers Repair Workshop
485 S.A, 487 & 488	4295	Temporary Logistics Centre with Ancillary Open Storage of Recyclable Materials
485 S.B ss.2	4296	
491	4688	Temporary Warehouse and Logistics Centre
492	4689	
493	4690	

- (d) The Site is accessible from Ha Tsuen Road through GL and private lot. His office 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) of the lot(s) without Short Term Waiver (STW) will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. The STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate. 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. 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/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comment on the application from traffic engineering viewpoint.
- (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 nearby public roads/drains.

- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ha Tsuen Road.

Environment

10.1.4 Comments 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 application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in 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) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-HT/1048 will be maintained for the subject development. He has no objection in principle to the application from a drainage point of view.
- (b) Should the application be approved, he would suggest imposing planning conditions requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

Landscaping

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

- (a) With reference to his records and aerial photo of 2018, the Site is hard paved with the majority of the Site occupied by an existing large temporary structure. Existing trees are found generally along the Site boundary. The applied use appears to be already in operation. In view that the site lies in a Category 2 area, significant change to the landscape character arising from the continued use of the application is not envisaged.
- (b) Noting that the landscape proposal was implemented and accepted under previous planning application No. A/YL-HT/1048, the condition to maintain all existing vegetation within the site in good condition for the duration of the planning approval period is considered adequate and appropriate.

Building Matters

10.1.7 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.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the 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 application site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person 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 (B(P)R) respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, 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.
- (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.
- (d) The applicant is 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.

Nature Conservation

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

- (a) As the Site is paved and disturbed, he has no adverse comment on the application from nature conservation point of view.
- (b) The applicant is advised to adopt good site practices to minimize disturbance or pollution to the wooded areas in the adjacent “Green Belt” zone during operation.

Long Term Development

10.1.10 Comments of the Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):

- (a) He has no objection to the application for a period of three years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) However, 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 concerned lot(s) falls within a site under Advance Works and Stage 1 Works stages. 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 Comments

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

- (a) He has no comment on the application from departmental point of view.
- (b) His office has not received any comments from the locals on the application.

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

- (a) Commissioner of Police (C of P); and
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

11. Public Comment Received During Statutory Publication Period

On 17.5.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 8.6.2019, no public comment was received.

12. Planning Considerations and Assessments

12.1 The application is for temporary warehouse and logistics centre for a period of 3 years. The Site straddles over “OU(PBU&SWU)” (64.6%) zone and an area shown as ‘Road’ (35.4%) on the approved HSK and HT OZP. The planning intention of “OU(PBU&SWU)” zone is intended 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. The proposed development is in line with the planning intention of the “OU(PBU&SWU)” zone since ‘Cargo Handling and Forwarding Facility’ and ‘Warehouse (excluding Dangerous Goods Godown)’ are Column 1 uses of such zone. Whilst part of the proposed development falls within ‘Road’ area, 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 a period of 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 the implementation of government projects.

12.2 The Site is located in an area occupied by logistics centres, open storage yards and parking of vehicles and trailers in the vicinity. The proposed development is not incompatible with the surrounding land uses (**Plans A-2 and A-3**).

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

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

12.4 The Site falls within Category 2 areas and the proposed development is generally in line with the TPB PG-No. 13E in that there is no adverse comment from concerned government departments. In addition, there has not been any substantiated environmental complaint against the Site over the past 3 years. The applicant has also provided peripheral tree planting for landscape treatment and fencing as buffer to the surrounding areas. Relevant approval conditions have been recommended in paragraph 13.2 to minimize any potential environmental impacts, or to address the technical concerns raised by concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on site would be subject to enforcement action by the Planning Authority. Besides, the applicant will also be

advised to follow the latest “Code of Practice on Handling Environmental Aspect of Temporary Uses and Open Storage Sites” in order to minimize the possible environmental impacts on the adjacent areas.

- 12.5 Although the last planning permission No. A/YL-HT/1048 was revoked due to non-compliance with an approval condition on the implementation of the approved FSIs proposal, it is noted that the applicant has included a FSIs proposal in the present application and commits to comply with all approval conditions in the present application (**Appendix Ib**). In view of the above, sympathetic consideration may be given to the application. However, shorter compliance period is recommended in order to closely monitor the progress on compliance with associated approval conditions. Moreover, should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- 12.6 The Committee has approved 4 previous applications and 5 similar applications for similar logistics centre/warehouse within the same “OU(PBU&SWU)” zone since the promulgation of TPB PG-No. 13E on 17.10.2008. Approval of the current application is in line with the Committee’s previous decisions. There were 4 previous applications rejected mainly for the reasons that there was insufficient information to demonstrate that the development would not cause adverse impacts on the surrounding areas; and would result in a degradation of the rural environment. However, such considerations are not applicable to the current application.
- 12.7 No public comment was received during the statutory publication period.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department considers that the proposed temporary warehouse and logistics centre 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 **5.7.2022**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no left turn of container vehicles into Ha Tsuen Road eastbound, as proposed by the applicant, upon leaving the site is allowed at any time during the planning approval period;
- (d) the erection of a ‘Turn Right’ traffic sign at the junction of the access road with Ha Tsuen Road, as proposed by the applicant, to the satisfaction of the

Commissioner for Transport or of the Town Planning Board during the planning approval period;

- (e) no paint spraying, cutting and other workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (f) no vehicle queuing back to or reverse onto/from the public road is allowed at any time during the planning approval period;
- (g) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (h) the existing trees and landscape plants on the Site shall be maintained at all times during the planning approval period;
- (i) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) the submission of a condition record of existing drainage facilities 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 **5.10.2019**;
- (k) the submission of a fire service installations proposal 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 **5.10.2019**;
- (l) in relation to (k) above, the implementation of the 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 **5.1.2020**;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or (i) 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
- (n) if any of the above planning conditions (j), (k) or (l) 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.

Advisory Clauses

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

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

approval of the application with repeated non-compliances with approval condition(s) would set an undesirable precedent for other similar applications.

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 reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form received on 8.5.2019
Appendix Ia	Supplementary Planning Statement with proposed vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan and proposed drainage plan
Appendix Ib	Further Information (FI) received from the applicant on 3.6.2019 providing fire service installations (FSIs) proposal
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 Applications covering the Site
Appendix IV	Similar Applications within the same “OU(PBU&SWU)” zone on the approved Hung Shui Kiu and Ha Tsuen OZP since the Promulgation of TPB PG-No. 13E on 17.10.2008
Appendix V	Advisory Clauses
Drawing A-1	Proposed Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape and Tree Preservation Plan
Drawing A-4	Proposed Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
JULY 2019**