

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

**APPLICATION NO. A/HSK/162**

- Applicant** : Luen Bong Property Development Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 495 (Part), 496 (Part) and 497 RP (Part) in D.D. 125, Hung Shui Kiu, Yuen Long
- Site Area** : 5,550m<sup>2</sup> (about)
- 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** : An area shown as ‘Road’ (about 77.7%);  
“Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” (“OU(PBU&SWU)”) (about 18.4%)  
[Restricted to maximum PR of 7 and maximum BH of 110mPD] ; and  
Other Specified Uses” annotated “Refuse Transfer Station” (“OU(RTS)”) (about 3.9%)  
[Restricted to maximum BH of 50mPD]
- Application** : Temporary Open Storage of Construction Material 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 of construction material for a period of 3 years (**Plan A-1a**). The Site straddles over “OU(PBU&SWU)” (18.4%) and “OU(RTS)” (3.9%) zones and an area shown as ‘Road’ (77.7%) on the approved HSK and HT OZP. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. In any area shown as ‘Road’ on the OZP, all uses or developments require planning permission from the Board. The Site is currently being used for the applied use without a valid planning permission.
- 1.2 The Site is related to 5 previous applications (No. A/YL-HT/50, 92, 200, 415 and

428) for open storage and port back-up uses. The last application No. A/YL-HT/428 for temporary open storage of recyclable card boards, compressed plastic bottles, steel wires and wooden panels was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 13.1.2006 mainly on the grounds that there was insufficient information to demonstrate that the developments would not have adverse traffic, environmental, drainage and/or landscape impact on the surrounding areas. It was later rejected by the Board on review on 13.10.2006 on similar ground, and dismissed on appeal by the Appeal Board Panel (Town Planning) (the Appeal Board Panel) on 29.10.2007. The current application is submitted by a different applicant for a different open storage use at a slightly smaller site.

- 1.3 The Site is accessible from Ha Tsuen Road via a local track and the ingress/egress points are located at the eastern boundary of the Site (**Drawings A-1 and A-2 and Plans A-2 and A-3**). A total of 4 temporary structures with a total floor area of not exceeding 94m<sup>2</sup> are proposed. These include a two-storeys structure (6m high and gross floor area (GFA) of not exceeding 60m<sup>2</sup>) for site office and open shed uses, a single-storey structure (3m high and GFA of not exceeding 20m<sup>2</sup>) for site office use, a single-storey structure (3m high and GFA of not exceeding 10m<sup>2</sup>) for electricity meter room and a single-storey structure (3m high and GFA of not exceeding 4m<sup>2</sup>) for toilet use. Two loading/unloading spaces for medium/heavy goods vehicles (11m x 3.5m each) are proposed at the northern and middle parts of the Site. Two areas for manoeuvring purpose are proposed at the northern and middle portions of the Site while the remaining areas are for open storage of construction material. According to the applicant, no workshop activity will be carried out at the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. from Monday to Saturday and there will be no operation on Sundays and public holidays. 2.5m high peripheral fencing has been provided for screening purpose. The proposed landscape and tree preservation plan and the as-built drainage plan submitted by the applicant are at **Drawings A-3 to A-4**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 24.5.2019 **(Appendix I)**
  - (b) Supplementary Planning Statement with proposed vehicular access plan, layout plan, landscape and tree preservation plan and proposed 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** and are summarized as follows:

- (a) Planning applications for similar uses and natures in the adjoining sites (No. A/YL-HT/1048 and 1073) have been approved by the Board in the past. As such, preferential treatment should be given to current application.
- (b) The development, on a temporary basis, does not contravene and will not jeopardize the long-term planning of the area.

- (c) The proposed use is compatible with the surrounding land uses which are mostly open storage and port back-up uses such as logistics 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.
- (d) There is a shortage of land for open storage use and container depots and the temporary approval of the applied development would not jeopardize the long term planning intention of the Site, which could not be realized within the coming 3 years.
- (e) The applicant commits to provide a number of mitigation measures, including restriction of the operation hours to 9:00 a.m. to 7:00 p.m. with no operation on Sundays and public holidays, no workshop activity would be carried out on the Site and 2.5 high peripheral fencing has been provided for screening purpose.
- (f) No adverse traffic and environmental impacts to the surrounding areas is envisaged.
- (g) No excessive or on-going operative noise will be emitted from the proposed development

### **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 sending notice to the Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Site is subject to an on-going planning enforcement action (No. E/YL-HSK/36) against an unauthorized development (UD) involving storage use. Enforcement Notice (EN) was issued on 9.5.2019 to the concerned parties requiring the discontinuation of the UD. The concerned parties will be subject to further enforcement action if the requirement of the EN is not complied with upon expiry of the compliance period of the notice.

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

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) promulgated on 17.10.2008 is relevant. The Site falls within both Category 2 areas (about 18% of the site area) and Category 3 areas (about 82% of the site area) under the revised Guidelines. Relevant extracts of the

Guidelines are attached at **Appendix II**.

## **6. Previous Applications**

- 6.1 The Site is the subject of 5 previous applications (No. A/YL-HT/50, 92, 200, 415 and 428) for various open storage and port back-up uses. Out of the 5 applications, 2 earlier ones (No. A/YL-HT/50 and 92) were approved with conditions by the Committee/Board between 1998 and 1999 while the subsequent three applications were rejected by the Committee/Board between 2001 to 2007.
- 6.2 Application No. A/YL-HT/200 for temporary open storage of construction machinery and materials straddled on a site zoned “Government, Institution or Community”(“G/IC”) and “Recreation” (“REC”). It was rejected by the Committee on 15.6.2001 as there was insufficient information in the submission to demonstrate that the development would not have adverse environmental and drainage impacts on the surrounding area, and it was later rejected on review by the Board on 12.10.2001 for similar reason.
- 6.3 Application No. A/YL-HT/415 for temporary open storage of recycling materials was situated on a site zoned (“REC”) and application No. A/YL-HT/428 for temporary open storage of recyclable card boards, compressed plastic bottles, steel wires and wooden panels were situated on a site zoned “REC”. They were rejected by the Committee on 29.7.2005 and 13.1.2006 respectively as the developments were not in line with the planning intention of the “REC” zone; not in line with TPB PG-No. 13C in that there were adverse departmental comments; and insufficient information to demonstrate that the development would not have adverse traffic, environmental and drainage impacts on the surrounding areas. The latter one (No. A/YL-HT/428) was also rejected by the Board on review on 13.10.2016 for similar reasons and dismissed on appeal by the Appeal Board Panel on 29.10.2007. Details of these previous applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.4 Comparing with the last application No. A/YL-HT/428, the current application is submitted by a different applicant for a different open storage use at a slightly smaller site.

## **7. Similar Application**

There is a similar application (No. A/YL-HT/992) for proposed temporary warehouse and open storage of vehicles within the same “OU(PBU&SWU)” and “OU(RTS)” zones on the HSK and HT OZP No. S/HSK/2 since the promulgation of TPB PG-No. 13E on 17.10.2008. It was approved with conditions by the Committee on 8.1.2016 but was subsequently revoked on 8.4.2017 due to non-compliance with approval conditions. Particulars of these application and the decisions of the Committee/Board are summarized at **Appendix IV** and its location is shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) currently being 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 immediate north are pieces of vacant land, and to its further north across a local track is a logistics centre;
- (b) to its northeast are an open yard for parking of vehicles and trailers and some temporary structures for open storage of recycling materials;
- (c) to its east across a local track is a warehouse under a valid planning permission No. A/YL-HT/1073;
- (d) to its south is the Kong Shum Western Highway;
- (e) to its southwest is a yard with temporary structures for car servicing and storage uses; and
- (f) to its west are a piece of vegetation and burial grounds.

**9. Planning Intention**

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, whereas the planning intention of the “OU (RTS)” zone is intended primarily for the provision of refuse transfer station.

**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 Site is accessible from Ha Tsuen Road through GL and private lots. His Office does not guarantee any right-of-way over the GL to the Site.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) Should the application be approved, the lot owner(s) of the lot(s) without STW will need to apply to his 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. 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/NTW, 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 running from the Site to nearby public roads/drain.
- (c) HyD shall not responsible for the maintenance of any access connecting the Site and Ha Tsuen Road.

### **Drainage**

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

- (a) He has no objection in principle to the application from a drainage point of view
- (b) Should the application be approved, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his Division.
- (c) His detailed comments on the submitted drainage proposal are at **Appendix V**.

### **Environment**

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

- (a) There was no substantiated environmental complaint concerning the Site received in the past 3 years.
- (b) Should the application be approved, the applicant is reminded to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance.

### **Building Matters**

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

- (a) There is no record of approval by the Building Authority for the existing structures at the Site.
- (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 captioned application.
- (c) For UBW erected on leased land, enforcement action may be taken by 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 application site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings, demolition 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 (AP) should be appointed as the co-ordinator 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) Regulation at the building plan submission stage.

### **Fire Safety**

#### 10.1.7 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 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.
- (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 and the applicant should adhere to “Good Practice Guidelines for Open Storage” at **Appendix VI**.
- (d) Having considered the nature of the open storage, the following additional approval condition shall be added:
- (e) The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.
- (f) The applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.
- (g) 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.

### **Long Term Development**

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



The subject temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities. 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 majority of the Site falls within the area zoned 'Road' on the approved HSK and HT OZP which is to be formed under HSK NDA Stage 1 Works stage. The construction of HSK NDA Stage 1 Works will commence in 2021 tentatively based on the current planning and subject to funding approval, and the land resumption process will take place in the first half of 2020 tentatively. The applicant should be reminded that the Site may be resumed at any time during the proposed approval period for implementation of Government projects.

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

10.1.9 Comment of 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 comment 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);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

## **11. Public Comments Received During Statutory Publication Period**

On 31.5.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 21.6.2019, no public comment was received.

## **12. Planning Considerations and Assessment**

12.1 The application is for temporary open storage of construction materials for a period of 3 years at a site straddling over "OU(PBU&SWU)" (18.4%) and "OU(RTS)" (3.9%) zones and an area shown as 'Road' (77.7%) on the approved HSK and HT OZP. Their planning intentions are primarily to cater for the port back-up facilities and container related uses, and primarily for the provision of refuse transfer station. According to the Notes of the OZP, "Open Storage (not

elsewhere specified)” is a Column 1 use, which is always permitted in the “OU(PBU&SWU)” zone. Whilst the applied use is not in line with the planning intention of the “OU(RTS)” zone and for the area shown as ‘Road’, the PM/NTW of CEDD has no adverse comment on the applied 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, PM/NTW of CEDD advises that the Site falls within the area zoned ‘Road’ on the approved HSK and HT OZP which is to be formed under HSK NDA Stage 1 Works stage. In this regard, 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 predominantly occupied by warehouses and port back-up uses. The applied use is not incompatible with the surrounding land uses.

12.3 According to the TPB PG-No. 13E, the Site falls within Category 2 and Category 3 areas under the revised 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; and

Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. 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 fresh 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. 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.

12.4 The proposed development is generally not in line with the TPB PG-No. 13E in that majority of the Site (82%) falls within Category 3 areas which would normally not be favourably considered unless the applications are on sites with previous planning approvals. Whilst the Site falls mainly within Category 3 areas, it should be noted that the planning circumstances of the area have been changed. The Site was rezoned from “Government, Institution or Community” and “Recreation” to “OU(PBU&SWU)” and “OU(RTS)” and an area shown as ‘Road’ in the latest OZP approved on 16.10.2018 and according to the Notes of the OZP, “Open storage (not elsewhere specified)” is a Column 1 use, which is always permitted in the “OU(PBU&SWU)” zone. Sympathetic consideration

may be given to the current application.

- 12.5 There is no major adverse comment from concerned Government departments including DEP. To address the concerns on the possible environmental nuisances or the technical requirements of the other concerned Government departments, relevant approval conditions have been recommended in paragraph 13.2. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on Site would thus be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimize the possible environmental impacts on the nearby sensitive receivers.
- 12.6 The Site is a subject of 5 previous applications where the latest three applications for similar port back-up uses were rejected by the Committee/Board mainly due to the reason that there was insufficient information to demonstrate that the developments would not have adverse traffic, environmental and drainage impacts on the surrounding areas. However, for the subject application, no major adverse comment from concerned Government departments was received. Moreover, there is a change in the planning circumstances as the Site has been rezoned from "Government, Institution or Community" and "Recreation" to "OU(PBU&SWU)" and "OU(RTS)" and an area shown as 'Road' in the latest OZP. As such, the previous considerations are not applicable to the current application.
- 12.7 There is no public comment received during the statutory public inspection period.

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

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department considers that the proposed open storage of construction material 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 **19.7.2022**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval conditions

- (a) no operation between 7:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the Site during the 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 workshop activity, as proposed by the applicant, is allowed on the Site during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from the public roads at any time during the planning approval period;
- (e) the existing fencing on the Site shall be maintained at all times during the approval period;
- (f) the submission of a revised 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 **19.1.2020**;
- (g) in relation to (f) 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 **19.4.2020**;
- (h) in relation to (g) above, the implemented drainage facilities on the Site should be maintained at all times during the planning approval period;
- (i) the provision of the 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 **30.8.2019**;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **19.1.2020**;
- (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 Director of Fire Services or of the Town Planning Board by **19.4.2020**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e) 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
- (m) if any of the above planning conditions (f), (g), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

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

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 intentions for the "OU(RTS)" zone and for the area designated as 'Road' on the Outline Zoning Plan which are

primarily for the provision of refuse transfer station and road. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis.

#### **14. Decision Sought**

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

<b>Appendix I</b>	Application Form received on 24.5.2019
<b>Appendix Ia</b>	Supplementary Planning Statement with proposed vehicular access plan, layout plan, landscape and tree preservation plan and as-built drainage plan
<b>Appendix II</b>	Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
<b>Appendix III</b>	Previous Applications covering the Application Site
<b>Appendix IV</b>	Similar Applications within the Same “OU(PBU&SWU)” and “OU(RTS)” Zones on the approved HSK and HT OZP No. S/HSK/2 since the Promulgation of TPB PG-No. 13E on 17.10.2008
<b>Appendix V</b>	Drainage Services Department’s detailed comments on the submitted drainage proposal
<b>Appendix VI</b>	“Good Practice Guidelines for Open Storage” issued by the Director of Fire Services
<b>Appendix VII</b>	Advisory Clauses
<b>Drawing A-1</b>	Proposed Vehicular Access Plan
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Proposed Tree Preservation and Landscape Plan
<b>Drawing A-4</b>	Proposed Drainage Plan
<b>Plan A-1a</b>	Location Plan with Similar Application
<b>Plan A-1b</b>	Location Plan with Previous Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
JULY 2019**