

RNTPC Paper No. A/HSK/251
For Consideration by
the Rural and New Town
Planning Committee
on 23.10.2020

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
USE UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/HSK/251

- Applicant** : Team Harvest Limited Represented by Aikon Development Consultancy Limited
- Site** : Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, New Territories
- Site Area** : About 8,348 m²
- 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
- Zonings** : “Commercial (1)” (“C (1)”) (about 92%); and
[Restricted to a maximum plot ratio of 9.5 and a maximum building height of 200mPD]
Area shown as ‘Road’ (about 8%)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval to use the application site (the Site) for temporary open storage of construction materials and construction equipment for a period of 3 years (**Plan A-1**). The Site falls within an area mainly zoned “C(1)” (about 92%) and partly falls within an area shown as ‘Road’ (8%) 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 zone 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’, all uses or developments require planning permission from the Board. The Site is currently used for the applied use with planning permission under application no.

A/HSK/21.

- 1.2 The Site is related to three previous applications (No. A/DPA/YL-PS/12, A/YL-PS/460 and A/HSK/21) for various open storage uses (**Plan A-1**). The last application No. A/HSK/21 for the same applied use as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board for a period of 3 years on 10.11.2017 with validity up to 14.11.2020. All the time-specific approval conditions have been complied with. Compared with the last application, the current application was submitted by the same applicant for the same use at the same site. However, two containers have been added in the current application for ancillary storage of materials.
- 1.3 The Site is accessible from Yick Yuen Road and Castle Peak Road (Hung Shui Kiu Section) via a local track and the ingress/egress point is at its south-eastern corner (**Plans A-2 and A-3, Drawings A-1 and A-2**). Two containers with a total floor area of about 29m² will be provided at the southern and western portions of the Site for ancillary storage of materials. According to the applicant, the Site is for open storage of construction equipment and construction materials. Two parking spaces and two loading/unloading bays for 24 tonnes goods vehicles are provided, and the estimated traffic generation and attraction of the Site will not be more than 15 trips daily for 24-tonnes goods vehicles. The operation hours are from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays, and there will be no operation on Sundays and public holidays. The vehicular access leading to the Site, site layout, tree preservation proposal and drainage proposal submitted by the applicant are at **Drawings A-1 to A-4** respectively.
- 1.4 In support of the application, the applicant has submitted the following document:
- | | | |
|-----|--|----------------------|
| (a) | Application form received on 3.9.2020 | (Appendix I) |
| (b) | Supplementary planning statement | (Appendix Ia) |
| (c) | Supplementary Information (SI) received on 3.9.2020 providing background information | (Appendix Ib) |
| (d) | SI received on 8.9.2020 enclosing replacement pages of the application form and planning statement | (Appendix Ic) |
| (e) | Further Information (FI) received on 29.9.2020 in response to Transport Department's comments | (Appendix Id) |

2. Justifications from the Applicant

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

- (a) Permanent development at the subject "C(1)" zone would involve complicated and lengthy processes, and is highly unlikely to be completed in the following years. The applicant noted that the Site will be resumed by the Government at any time during the approval period.
- (b) There is imperative need for open storage of construction equipment and

materials due to fast-growing demand on construction and civil engineering works initiated by the Government in recent years. The Site, with previously approved open storage use, is considered an ideal site.

- (c) Taking into account the programme of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) project and the lengthy processes of land resumption and construction, the temporary nature of the applied use will not contravene to the said project.
- (d) The applied use is not contrary to the Town Planning Board Guidelines (TPB PG-No. 13F) in that the Site was previously approved for open storage uses and all the approval conditions have been complied with by the applicant. In view of the above, sympathetic consideration may be given to the current application.
- (e) The applied use and approval period sought are the same as that of the last approved application. Except the two additional containers for ancillary storage of construction tools, there is no substantial change in the nature and operation of the applied use. All time-specific approval conditions of the last approval have been complied with within specified time limit. No adverse planning implication is anticipated for approving the applied use.
- (f) The Site is considered an ideal place for the applied use as it is directly accessible to/from Yick Yuen Road, of sufficient size for storing construction equipment and materials at interim, immediately adjacent to open storage yard, and no residential dwellings within its 100m distance nearby.
- (g) There would be no substantial change in site configuration and operation. Existing drainage provision and landscape treatment will be properly maintained. No complaint against the open storage use has been received since it came into operation. No infrastructural nor environmental impact is envisaged for approving the applied use.

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. 31A) by sending notice to the Ha Tsuen Rural Committee and Tuen Mun Rural Committee by registered post, and publishing notice on local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

- 4.1 On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

- 4.2 The Town Planning Board Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34C) are also relevant to the application. The relevant assessment criteria are attached at **Appendix III**.

5. Background

The Site is the subject of an approved application (A/HSK/21) for temporary open storage of construction materials and construction equipment for a period of 3 years. As such, the applied use is not subject to planning enforcement action. Follow-up investigation will be taken upon the expiry of the current planning permission if the current application is not approved by the Board.

6. Previous Applications

- 6.1 The Site is involved in three previous applications (Nos. A/DPA/YL-PS/12, A/YL-PS/460 and A/HSK/21) for various open storage uses. Amongst these applications, two of them were approved and one was rejected by the Committee. Details of the previous applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1**.
- 6.2 Application No. A/DPA/YL-PS/12 for proposed open storage of containers on permanent basis was rejected by the Committee on 18.3.1994 when the site was zoned “Unspecified Use” on the then Ping Shan Development Permission Area Plan for the reasons of not in line with the planning intention, not compatible with the surrounding land uses including residential and village developments and lack of information on vehicular access arrangement and traffic, noise, sewage, drainage and landscaping impacts.
- 6.3 Application No. A/YL-PS/460 for temporary open storage of construction materials and construction equipment was approved by the Committee with conditions on 14.11.2014 for a period of 3 years with validity till 14.11.2020 mainly on the grounds that temporary use would not frustrate the long term planning intention for the site; the applied use was not incompatible with the surrounding uses and the applied use was generally in line with the then TPB PG-No. 13E. All the approval conditions had been complied with under this application.
- 6.4 The last application (No. A/HSK/21) for renewal of planning approval of application No. A/YL-PS/460 was approved by the Committee with conditions on 10.11.2017 for a period of 3 years with validity up to 14.11.2020 mainly on the similar grounds as mentioned in paragraph 6.3 above. All the approval conditions under the last application had been complied with.

7. Similar Application

There is one similar application (No. A/HSK/96) for renewal of planning approval for

temporary open storage of construction materials and machineries and storage of tools and parts with ancillary site office partly fall within the same “C(1)” zone on the approved HSK and HT OZP. The application was approved by the Committee on 5.10.2018 with conditions for a period of 3 years on similar grounds as mentioned in paragraph 6.3 above. Details of the application are summarized in **Appendix V** and its location is shown on **Plan A-1**.

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

8.1 The Site is:

- (a) currently used for applied use with a valid planning permission;
- (b) fenced and hard paved; and
- (c) accessible via a local track from Yick Yuen Road (**Plan A-3**).

8.2 The surrounding areas have the following characteristics:

- (a) to the north are plant nursery, storage, some parking of vehicles and trailers, cultivated agricultural land and some vacant land;
- (b) to the immediate east is a local track. To the further east across the local track is an open storage yard for construction materials and machineries under a valid planning permission;
- (c) to the immediate south is a local track leading from Yick Yuen Road. To the further south and southwest across the local track are a site for parking of coaches and repairing workshop, some open storage yards for construction materials and some logistics companies; and
- (d) to the west are a warehouse and office.

9. Planning Intention

The planning intention of the “C” zone (which also applies to its sub-zones) is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre. These areas are usually major employment nodes.

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 (OSLAs) 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) According to his record, there is no lease modification/land exchange application nor building plan submission in relation to commercial development at the Site approved/under processing.
- (c) Should planning approval be given to the subject planning application, the lot owner(s) of the lot(s) will need to apply to his office for permitting the structures to be erected or regularise any irregularities 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. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(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 Commissioner for Transport, Transport Department (C for T, TD):

- (a) He has no adverse comment on the application from traffic engineering point of view.
- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.

10.1.3 Comments of the Chief Highways 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 Yick Yuen Road.

Environment

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

- (a) He has no comment on the application.
- (b) Should the application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environment Aspects of Temporary Uses and Open Storage Sites”.
- (c) There was no environmental complaint pertaining to the Site received in the past 3 years.

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/HSK/21 will be maintained for the current development. He has no objection in principle to the proposed application from a drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, conditions should be stipulated to require the applicant to maintain the existing drainage facilities and to submit condition record of the existing drainage facilities to the satisfaction of his department.
- (c) The applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal.

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

- (a) He has no objection to the application subject to the following comments:
 - (i) Existing water mains will be affected as shown on **Plan A-2**. A waterworks reserve within 1.5m from the centre line of the water main shall be provided to WSD. No structure

shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.

- (ii) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on **Plan A-2**.
 - (iii) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.
- (b) The applicant is drawn attention that the proposed water mains shown on **Plan A-2** will intersect the Site, whereas the proposed water mains will be designed and implemented under consultancies and contracts of Civil Engineering and Development Department (CEDD)'s project – HSK/HT NDA.

Building Matters

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

Noting that there is no proposed building works on the Site, he has no comment on the renewal application.

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. The applicant should 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, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (d) The applicant should be advised to adhere to the attached good practice guidelines for open storage (**Appendix VI**).
- (e) Moreover, having considered the nature of open storage, an approval condition requiring the provision of fire extinguisher(s)

within 6 weeks from the date of planning approval should be incorporated if the application is approved. To address this additional approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to D of FS for approval.

- (f) However, the applicant should be reminded that if the proposed structure(s) is required to comply with Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Long Term Development

10.1.9 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) He has no objection to the temporary use for 3 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 HSK/HT NDA. According to the Planning and Engineering Study (P&E Study) for the HSK/HT NDA and the latest plan, to ensure timely and orderly implementation, the development of HSK/HT 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 sites under Stage 2 in the latest programme of the HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK/HT NDA expected in 2024.

District Officer's Comments

10.1.10 Comment 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 comment from locals on the application.

11. Public Comment Received During Statutory Publication Period

On 11.9.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one public comment was received from an individual raising objection to the application on the grounds that the open storage use would increase the traffic flow and it would affect the quality of life and pedestrian safety

in the area (**Appendix VII**).

12. Planning Considerations and Assessments

12.1 The application is for renewal of planning approval for temporary open storage of construction materials and construction equipment for a period of 3 years at a site mainly falls within an area zoned “C(1)” (about 92%) with a small portion within an area shown as ‘Road’ (about 8%) on the OZP (**Plan A-1**). The “C(1)” zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre. Whilst the development is not entirely in line with the planning intention of the “C(1)” zone, the implementation programme of this part of the NDA is still being formulated. PM(W), CEDD has no objection to the applied temporary use for 3 years on the Site. In this regard, approval of the application on a temporary basis would not jeopardize the long term planning of the area. 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.

12.2 The development is not incompatible with the surrounding land uses which are predominantly used for open storage yards, parking of vehicles, logistics companies and warehouses (**Plan A-2**).

12.3 The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F are relevant:

For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.

12.4 The development is generally in line with the TPB PG-No. 13F in that the Site falls within the HSK/HT NDA and previous planning approvals for similar open storage use have been given under the previous OZPs; all time-limited approval

conditions of the previous application have been complied with; relevant proposals have been submitted to demonstrate that the proposal would not generate impacts on the surrounding areas; and the concerns of the local population and/or relevant Government departments could be addressed through the implementation of approval conditions.

- 12.5 The current application is a renewal application of the last approved application (No. A/HSK/21) for three more years. There has been no major change in planning circumstances of the Site and the surrounding areas since the previous temporary approval, and the approval of the application on a temporary basis would not jeopardize the implementation of the zoned uses. Compared with the last approved application No. A/HSK/21, the current application was submitted by the same applicant and all the approval conditions under previous application were complied with. In view of the above, the renewal application is considered generally in line with the TPB PG-No. 34C.
- 12.6 There is no adverse comment from the concerned Government departments. In order to address the possible environmental nuisances or the technical requirements of the other concerned Government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on the Site would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will 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.
- 12.7 The Committee has approved two previous applications for the same applied temporary use (No. A/YL-PS/460 and A/HSK/21) at the Site and a similar application (No. A/HSK/96) for open storage use within the same "C(1)" zone on the OZP (**Plan A-1**). Approval of the current application is in line with the Committee's previous decisions.
- 12.8 There is one public comment received during the statutory public inspection period as summarized in paragraph 11. The planning consideration and assessments in the above paragraphs are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12, and having taken into account the public comment as mentioned in paragraph 11, the Planning Department considers that the renewal of planning approval for temporary open storage of construction materials and construction equipment could be tolerated for a further 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 and be renewed from **15.11.2020 to 14.11.2023**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 6:00 p.m. and 8:00 a.m. from Mondays to Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays or public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no cutting, dismantling or other workshop activity is allowed on the Site during the planning approval period;
- (d) only medium goods vehicles not exceeding 24 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the Site, as proposed by the applicant, at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at all times during the planning approval period;
- (f) all existing trees and plantings within the Site shall be maintained at all times during the planning approval period;
- (g) the existing boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **15.2.2021**;
- (j) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **27.12.2020**;
- (k) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **15.5.2021**;
- (l) in relation to (k) above, the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **15.8.2021**;

- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (n) if any of the above planning conditions (i), (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.

[Approval conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m) and (n) are the same as those under the permission for application No. A/HSK/21, and the reinstatement clause under approval condition (o) is deleted to accord with the department's latest requirements.]

Advisory clauses

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

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

the applied use is not in line with the planning intention of the "C(1)" zone which is primarily for commercial developments. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant 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 3.9.2020
Appendix Ia	Supplementary planning statement
Appendix Ib	SI received on 3.9.2020 providing background information
Appendix Ic	SI received on 8.9.2020 enclosing replacement pages of the application form and planning statement
Appendix Id	FI received on 29.9.2020 in response to Transport Department's comments

Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34C)
Appendix IV	Previous Applications covering the Site
Appendix V	Similar application within the same “C(1)” zone on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
Appendix VI	Good Practice Guidelines for Open Storage issued by the Fire Services Department
Appendix VII	Public Comment
Appendix VIII	Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Landscape Plan
Drawing A-4	Drainage Plan
Plan A-1	Location Plan with Similar Application and Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2020**