

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

APPLICATION NO. A/HSK/52

- Applicant** : Mr. Tang Yui Kan represented by Metro Planning & Development Company Limited
- Site:** : Lots 34 RP (Part), 35 (Part), 36 (Part), 37 (Part), 38 (Part), 39 (Part) & 41 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T.
- Site Area** : 1,648m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1
- Zoning** : “Government, Institution or Community” (“G/IC”) (96.8%) and “Open Space” (“O”) (3.2%)
- Application** : Temporary Open Storage of Construction Materials with Ancillary Workshop for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary open storage of construction materials with ancillary workshop for a period of 3 years (**Plan A-1a**). The Site straddles mainly over “G/IC” zone (about 96.8%) and “O” zone (about 3.2%) on the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1. 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.
- 1.2 The Site is related to 9 previous applications No. A/YL-HT/160, 181, 265, 266, 401, 402, 572, 754 and 944. The last application No. A/YL-HT/944 for the same use for 3 years was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 27.3.2015. All the time-limit approval conditions, including the submission of condition record of the drainage facilities, maintenance of existing trees, and submission and implementation of the fire service installations (FSIs) were complied with. The Site is currently used for the applied use with its planning permission valid up to 27.3.2018. When compared with the last application, the current application is submitted by the same applicant for the same use.

- 1.3 The site is accessible from Ping Ha Road via Fung Kong Tsuen Road, Kai Pak Ling Road and local track (**Drawing A-1, Plans A-2 and A-3**). As shown on the layout plan at **Drawing A-2**, the site is divided into northern and southern portions. Two ingress/egress points of the northern portion are located at its northwestern boundaries and southwestern to the adjoining lots and the local track respectively. For the southern portion, a single ingress/egress point is located at its northern corner. Seven temporary structures with a total floor area of 560m² are proposed, with 4 structures at the northern portion including a 2-storey structure (6.5m high and floor area not exceeding 220m²) for storage of construction material at the northern corner, two structures (3m high and floor area not exceeding 20m² each) for storage of construction material along the northwestern boundary, and a 2-storey structure (6.5m high and floor area not exceeding 130m²) for site office at the southern corner. There are 3 structures at the southern portion, including a single-storey structure (3m high and floor area not exceeding 40m²) for storage of construction material at the eastern boundary, a single-storey structure (3m high and floor area not exceeding 10m²) for meter room at the southeastern corner and a 2-storey structure (6m high and floor area not exceeding 120m²) for storage of construction material at the southwestern corner. The remaining open areas are proposed for open storage of construction materials, and with two private car parking spaces and a light goods vehicle loading/unloading area at the northern portion. The site is fenced with 2.5m high galvanized sheets and hard paved. The proposed tree preservation plan and the as-built drainage plan are at **Drawings A-3 and A-4** respectively. According to the applicant, the operation hours of the proposed use will be from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
- 1.4 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

| Major Development Parameters | Last Approved Application (A/YL-HT/944) (a) | Current Application (A/HSK/52) (b) | Difference (b) – (a) |
|-------------------------------------|--|--|-------------------------------|
| Site Area | about 1,648 m ² | about 1,648m ² | No change |
| Applied Use | Temporary Open Storage of Construction Materials with Ancillary Workshop for a Period of 3 Years | Temporary Open Storage of Construction Materials with Ancillary Workshop for a Period of 3 Years | No change |
| No. of Structures | 7 | 7 | No change |
| Total Floor Area | 440m ² | 560m ² | +120m ² |
| No. of Parking Spaces | 2 for private car and light goods vehicle | 2 for private car | same but only for private car |
| No. of Loading/Unloading Bay | Nil | 1 for light goods vehicle | +1 |

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

- (a) Application Form received on 17.1.2018 (Appendix I)
- (b) Supplementary planning statement with location and vehicular access plan, proposed layout plan, proposed tree preservation plan and as-built drainage plan (Appendix Ia)
- (c) Letter of 19.1.2018 providing updated tree preservation plan (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 at **Appendix Ia**. They can be summarized as follows:

- (a) The planning intention of the “G/IC” and “O” zones could not be realized within the coming 3 years since land resumption for the development of Hung Shui Kiu new town is yet to commence.
- (b) The Site is subject to nine previous planning permissions for the similar use since 2000. The approved use of the last planning permission is the same as the applied use in the current planning application. The planning circumstance pertaining to the Site and its surroundings remain unchanged since approval of the last planning permission. Due to the increment in gross floor area for the temporary structures at the Site, a fresh planning application is submitted for consideration.
- (c) The site falls within the “Category 1 areas” of the Board’s Guidelines for Application for Open Storage and Port Back-Up Uses (TPB PG-No. 13E) in which open storage and port back-up uses are considered suitable.
- (d) The adjoining lots are almost wholly occupied for open storage and port back-up uses and the proposed development is compatible with the surrounding landscape. Most of the adjoining open storages and port back-up uses are either approved by the Board on transient basis or regarded as “existing uses” (EUs).
- (e) All the planning conditions imposed to the last planning permission have been complied with. Therefore, the application should receive sympathetic consideration by the Board.
- (f) A number of mitigation measures are suggested to avoid degradation of surrounding environment. The operation hours are confined to 7:00 a.m. to 11:00 p.m. from Monday to Saturdays and no operation on Sundays and public holidays. The periphery of the Site has been planted with about mature trees and a 2.5m high peripheral fencing has been provided for screening purpose. There are insignificant environmental and noise impact, minimal traffic impact and insignificant drainage impact. The implemented drainage facilities will be maintained by the applicant.

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 by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

As the Site is still covered by a valid planning approval No. A/YL-HT/944, it is not subject to any enforcement case.

5. **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 within Category 1 areas under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

6. **Previous Applications**

- 6.1 The Site is related to 9 previous applications (No. A/YL-HT/160, 181, 265, 266, 401, 402, 572, 754 and 944) for open storage of construction materials with/without ancillary workshop. All applications were approved with conditions by the Committee. However, Applications No. A/YL-HT/160 and 181 were subsequently revoked due to non-compliance with time-limit conditions. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A1-b**.
- 6.2 The last application No. A/YL-HT/944 for the same use was approved by the Committee with conditions for a period of 3 years on 27.3.2015. All the time-limit approval conditions, including the submission of condition record of the drainage facilities, maintenance of existing trees and submission and implementation of FSIs were complied with.
- 6.3 As compared with the last application No. A/YL-HT/944, the current application is submitted by the same applicant for the same use on the same site with the same number of structures but with an increase of total floor area from 440m² to 560m² (+120m²) and an additional loading/unloading bay for light goods vehicle.

7. **Similar Applications**

- 7.1 There are 7 similar applications for open storage uses at the same “G/IC” and “O” zones on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. Particulars of these applications and the decisions of the Committee are summarized at **Appendix IV**. The locations of these application sites are shown on **Plan A-1a**.

7.2 All of the 7 similar applications were approved by the Committee. Among them, 2 applications (No. A/YL-HT/727 and 897) were subsequently revoked due to non-compliance with approval conditions.

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

8.1 The site is:

- (a) currently being used for the applied use with valid planning permission; and
- (b) accessible from Ping Ha Road via Fung Kong Tsuen Road, Kai Pak Ling Road and local track.

8.2 The surrounding areas have the following characteristics:

- (a) to its northeast and southeast across the nullah are a yard for logistic centre under the planning permission of Application No. A/HSK/7 and another yard for logistic centre under the planning permission of Application No. A/YL-HT/1058;
- (b) to its immediate northwest is a yard for office and storage and a yard for parking of vehicles which are suspected unauthorized developments (UDs). To its further northwest is a yard for open storage of metal ware under the planning permission of Application No. A/YL-HT/1020, a yard for open storage of construction materials and a warehouse which are suspected UD.
- (c) to its west and further west are 2 yards for open storage of metal ware, one of which is operating under the planning permission of Application No. A/YL-HT/1023, while the other is a suspected UD, 2 isolated temporary structures for residential use (the nearest one is about 30m away) and unused land; and
- (d) to its south are a yard for open storage of construction machinery and materials under the planning permission of Application No. A/YL-HT/1021 while to its southwest is a yard for open storage of scrap metal and plastic under the planning permission of Application No. A/YL-HT/952 and a yard for open storage of construction materials and workshop under the planning permission of Application No. A/YL-HT/1070.

9. Planning Intention

9.1 The Site straddles over “G/IC” and “O” zones on the draft Hung Shui Kiu and Ha Tsuen OZP. The planning intention of the “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

9.2 The planning intention of the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

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 the prior approval of the Government.
- (b) The private land of Lot No. 38 in D.D. 128 is currently covered by Short Term Waivers (STW) No. 4153 to permit structures for the purpose of “Temporary Open Storage of Container with Ancillary Workshop, Warehouse with Ancillary Freight Forwarding Facility, Open Storage of Recyclable Material and Ancillary Tyre Repair Workshop and Canteen”.
- (c) The private land of Lot No. 34RP in D.D. 128 is currently covered by STW No. 4461 to permit structures for the purpose of “Temporary Open Storage of Construction Materials with Ancillary Workshop”.
- (d) The private land of Lot Nos. 35, 36, 37 and 41 all in D.D. 128 is currently covered by STW No. 4462 to permit structures for the purpose of “Temporary Open Storage of Construction Materials with Ancillary Workshop”.
- (e) The Site is accessible to Kai Pak Ling Road through a local track on both private lots and Government Land (GL). His Office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
- (f) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (g) Should planning approval be given to the subject planning application, the STW holders will need to apply to his Office for modification of the STW conditions if there are any irregularities on Site and the lot owner(s) of the lots without STW will need to apply to his Office for permit the structures to be erected or regularise any irregularities on Site. Such application(s) will be considered by the Lands Department 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 Lands Department.

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 point of view.
- (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 subject 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 Fung Kong Tsuen Road.

Environment

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

- (a) DEP does not support the application as there are sensitive uses in the vicinity of the Site (about 30m away) and environmental nuisance is expected.
- (b) There is no environmental complaint pertaining to the site received in the past three years.
- (c) 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 Open Storage and Temporary Uses' ('COP').

Nature Conservation

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

As the Site is paved and disturbed, he has no strong view on the application from nature conservation point of view. Nevertheless, should the application be approved, the applicant should adopt good site practices and implement necessary control measures to avoid causing water pollution to the nearby watercourse.

Drainage

10.1.6 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/944 will be maintained for the subject development. He has no objection in principle to the development from a drainage point of view.
- (b) Should the application be approved, he would suggest a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

Building Matters

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

- (a) As there is no record of approval by the Building Authority (BA) for the existing structures at the Site, Buildings Department (BD) is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without 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 the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

Fire Safety

10.1.8 Comments of 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 the satisfaction of D of FS.
- (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. Attached good practice guidelines for open storage should be adhered to (**Appendix V**).
- (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.

Long Term Development

10.1.9 Comments of Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, 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 the 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 Stage 4 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

Water Supply

10.1.10 Comments of the Chief Engineer/Development(2), Water Supplies Department (CE/Dev(2), WSD):

- (a) He has no objection to the application.
- (b) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

District Officer's Comments

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

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

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

- (a) Commissioner of Police (C of P);
- (b) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD);
- (c) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (d) Director of Leisure and Cultural Services (DLCS); and
- (e) Director of Electrical and Mechanical Services (DEMS).

11. Public Comments Received During Statutory Publication Period

On 26.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 20.2.2018, no public comment was received.

12. Planning Considerations and Assessment

- 12.1 The site falls within Category 1 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major 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 should be submitted if the proposed uses may cause significant environmental and traffic concerns.

- 12.2 The Site straddles over “G/IC” and “O” zones on the OZP. The planning intentions of the “G/IC” and “O” zones are intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory and the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public respectively. Whilst the development is not in line with the planning intentions, the implementation programme for this part of NDA is still being formulated and PM/NTW of CEDD has no objection to the proposed temporary use for 3 years on the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for implementation of government projects.
- 12.3 The Site is located in an area which is predominantly occupied by logistics centre, open storage, warehouse and vehicle park uses. The applied use is not incompatible with the surrounding land uses (**Plan A-2**).
- 12.4 The proposed development is generally in line with the TPB PG-No. 13E in that the Site falls within Category 1 areas which is considered suitable for open storage and port back-up uses; relevant proposals have been submitted to demonstrate that the proposed use would not generate adverse impacts; and technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.
- 12.5 There is no major adverse comment from concerned Government departments, except DEP. DEP does not support the application because there are sensitive uses in the vicinity (the nearest residential dwelling being about 30m away), and environmental nuisance is expected (**Plan A-2**). However, there is no environmental complaint pertaining to the Site in the past three years. Furthermore, relevant approval conditions have been recommended in paragraph 13.2 to address the concerns on the possible environmental nuisances or the technical requirements of the other concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and UD on Site would 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.

- 12.6 The Committee has approved 9 previous applications for similar open storage with ancillary workshop uses at the Site (**Plan A-1b**) and 7 similar open storage with/without ancillary workshop uses within the same “G/IC” and “O” zones on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008 (**Plan A-1a**).
- 12.7 There is no public comment received on the application during the statutory publication period.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 above, the Planning Department considers that the proposed temporary open storage of construction materials with ancillary workshop 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 **16.3.2021**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 11:00 p.m. to 7:00 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 vehicle queuing back to or reverse onto/from the public road is allowed at any time during the planning approval period;
- (d) the existing fencing on the Site should be maintained at all times during the planning approval period;
- (e) the existing drainage facilities on the Site shall be maintained at all time during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities within **3** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **16.6.2018**;
- (g) the existing landscape planting on the Site shall be maintained at all time during the planning approval period;
- (h) 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 **16.9.2018**;
- (i) in relation to (h) 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 **16.12.2018**;

- (j) if any of the above planning conditions (a), (b), (c), (d), (e) or (g) 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;
- (k) if any of the above planning conditions (f), (h) or (i) 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; and
- (l) upon expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

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

- (a) the temporary open storage of construction materials with ancillary workshop is not in line with the planning intention of the "G/IC" and "O" zones which are intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory and the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. There is no strong justification to deviate from the planning intention even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied development would not have adverse environmental impact on the surrounding areas.

14. Decision Sought

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

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

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

15. Attachments

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| Appendix I | Application Form received on 17.1.2018 |
| Appendix Ia | Supplementary planning statement with location and vehicular access plan, proposed layout plan, proposed tree preservation plan and as-built drainage plan |
| Appendix Ib | Letter of 19.1.2018 providing updated tree preservation plan |

| | |
|------------------------|--|
| Appendix II | Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) |
| Appendix III | Previous applications covering the Application Site |
| Appendix IV | Similar applications within the same “G/IC” and “O” zones on the draft Hung Shui Kiu and Ha Tsuen OZP since the promulgation of TPB PG-No. 13E on 17.10.2008 |
| Appendix V | Good Practice Guidelines for Open Storage issued by the Director of Fire Services |
| Appendix VI | Advisory clauses |
| Drawing A-1 | Location and Vehicular Access Plan |
| Drawing A-2 | Proposed Layout Plan |
| Drawing A-3 | Proposed Tree Preservation Plan |
| Drawing A-4 | As-built 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 to4c | Site Photos |

**PLANNING DEPARTMENT
MARCH 2018**