

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

**APPLICATION NO. A/HSK/61**

- Applicant** : Mr. CHU Yan Chai represented by Mr. WONG Sun Wo, William
- Site** : Lot 1225 in D.D. 124, San Sang Tsuen, Yuen Long, New Territories
- Site Area** : About 2,147m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1
- Zoning** : “Open Space” (“O”) (49.1%), “Other Specified Uses” annotated ‘Enterprise and Technology Park’ (“OU(ETP)”) (42.5%) and “Village Type Development” (“V”) (8.4%)
- Application** : Proposed Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 5.5 tonnes and Ancillary Shroff 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 public vehicle park for private car and goods vehicle not exceeding 5.5 tonnes and ancillary shroff for a period of 3 years. The Site straddles over “Open Space” (49.1%), “Other Specified Uses” annotated ‘Enterprise and Technology Park’ (42.5%) and “Village Type Development” (8.4%) zones on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Public Vehicle Park (excluding container vehicle)’ is neither a Column 1 nor Column 2 use in the “O” zone; but is always permitted in the “OU(ETP)” zone and a Column 2 use in “V” zone which requires planning permission from the Town Planning Board (the Board). Besides, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant (**Plans A-2 and A-4**).
- 1.2 The Site is accessible via a local track from Tin Ha Road and the ingress/egress is located at the western boundary of the Site (**Plan A-2 and Drawing A-1**). As shown on the proposed layout plan at **Drawing A-2**, the temporary public vehicle park will provide 35 private car parking spaces and 15 light goods vehicle parking spaces. A 2.5m high single-storey temporary structure for shroff use (floor area of 15.25m<sup>2</sup>) is proposed on the Site. According to the applicant, the operation hours of

the Site is 24-hour from Mondays to Sundays, including public holidays. The proposed landscape plan and proposed drainage plan are shown at **Drawings A-3** to **A-4** respectively.

- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application form with proposed vehicular access plan, layout plan, landscape plan and drainage plan received on 27.2.2018 **(Appendix I)**
  - (b) Further Information (FI) dated 5.3.2018 to provide trip generation rate estimation **(Appendix Ia)**
  - (c) FI dated 18.3.2018 to provide photos of the vehicular access route **(Appendix Ib)**
  - (d) FI dated 29.3.2018 to propose a notice on the Site to remind pedestrian safety and a revised landscape plan **(Appendix Ic)**
  - (e) FI dated 12.4.2018 clarifying no vehicle dismantling, vehicle repairing, car washing, motor beauty services or other workshop activity on Site **(Appendix Id)**

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Part 9 of Application form in **Appendix I**. They can be summarized as follows:

- (a) The proposed public vehicle park is intended to serve the parking demand of residents of the nearby village houses which are having very few parking spaces.
- (b) No vehicle exceeding 5.5 tonnes would be allowed to enter the Site.
- (c) In concern on the road safety, the applicant proposes to post a notice to remind the drivers of pedestrian safety.

## **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 Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background**

The eastern portion of the Site, which is zoned “V” on the OZP, is subject to on-going enforcement action (No. E/YL-HSK/13) against an unauthorized development (UD) involving filling of land (**Plan A-2**). An Enforcement Notice (EN) was issued to the concerned parties on 19.12.2017 requiring the discontinuation of the UD. Subsequently, the site inspections revealed that the UD was discontinued upon the expiry of the EN. In

order to restore the amenity of the area, the Site is also subject to reinstatement action. Reinstatement Notice (RN) was issued to the concerned parties on 19.3.2018. If the requirements of the RN are not complied with upon expiry of the compliance period of the notice, the concerned parties will be subject to further enforcement action.

## **5. Previous Application**

The Site is not a subject of any previous application.

## **6. Similar Applications**

There are 2 similar applications (Nos. A/YL-HT/457 and 886) within the same “O”, “OU(ETP)” and “V” zones on the OZP for temporary public vehicle park (excluding container vehicles) use. Application No. A/YL-HT/457 was rejected by the Rural and New Town Planning Committee (the Committee) on 18.8.2006 on the ground of not in line with the planning intentions of the “V” and “R(D)” zones; insufficient information to justify the need for a public car park and to demonstrate no adverse environmental, drainage and traffic impacts on the surrounding areas. Application No. A/YL-HT/886 was approved with conditions for a period of 3 years by the Committee on 21.3.2014. Details of the application are summarized in **Appendix II** and its location is shown on **Plan A-1**.

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

7.1 The Site is:

- (a) currently vacant; and
- (b) accessible via a local track from Tin Ha Road.

7.2 The surrounding areas have the following characteristics:

- (a) to its north are a cluster of dwellings of San Sang Tsuen, vacant land, storage yards and burial urns, in which the storage yards for miscellaneous stuff and open storage of construction materials are suspected unauthorized developments (UDs);
- (b) to its east is a cluster of dwellings with and miscellaneous unused land;
- (c) to its south is vacant land with land filling, a pond, some miscellaneous unused land, vacant structures and fallow agricultural land; and
- (d) to its west are two open storage yards of converted containers and tyres which are suspected UD, some vacant and domestic structures and some fallow agricultural land.

## **8. Planning Intentions**

8.1 The Site straddles over “O”, “OU(ETP)” and “V” zones on the Draft Hung Shui Kiu and Ha Tsuen OZP. The planning intention of the “O” zone is 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.

- 8.2 The planning intention of the “OU(ETP)” is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research centre, testing and certification, data centre, modern industries and other related business and non-polluting industrial uses. Development within this zone is subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 90mPD.
- 8.3 The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

## **9. Comments from Relevant Government Departments**

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

### **Land Administration**

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
- (a) The Site comprises an 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 Site is accessible to Tin Ha Road through a local road on both private lot and Government Land (GL). His office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
  - (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
  - (d) According to his record, no Small House (SH) application having been approved or under processing within the “V” zone portion of the Site.
  - (e) Should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application will be considered by the LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application 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**

- 9.1.2 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 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.
- 9.1.3 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 Tin Ha Road.

### **Environment**

- 9.1.4 Comments of the Director of Environmental Protection (DEP):
- (a) There is no substantiated environmental complaint concerning the Site received over the past 3 years for the applied use.
  - (b) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' (COP).

### **Landscape**

- 9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- (a) He has reservations on the application from the landscape planning perspective.
  - (b) The Site, located at San Sang San Tsuen, falls within areas zoned "O", "OU (ETP)" and "V". The site is not subject of any previous planning application. The current application is seeking planning permission for the temporary vehicle park use for a period of 3 years.

- (c) With reference to the site photo provided by DPO dated 25.3.2018 and aerial photo of 2017 (**Plan A-3a**), it is observed that the site is formed and without any vegetation. The site is situated in an area of rural village landscape character disturbed by open storage yards. The proposed use is not entirely incompatible with the surrounding landscape character.
- (d) When comparing the aerial photo of 2015 (**Plan A-3b**) with the site photos, the site was originally dense vegetation with trees and shrubs but is now blanket cleared and formed. With reference to our site records there is a small slope/drop (approx. +11.4 at the northern portion of the site, dropping down to around +7.8 (3.6m difference)) along the centre of the site. Significant adverse landscape impact has taken place.
- (e) Having reviewed the submitted information, there is no demonstration that the finished site level is compatible with the adjoining areas. Though 41 undersized trees is proposed it is not likely able to compensate for the loss of landscape resources and landscape character.
- (f) Approval of the application would set an undesirable precedent likely encouraging other similar applications to blanket clear and form the site prior to obtaining planning approval. The cumulative impact of which would result in the general degradation of the rural landscape character and undermine the integrity of the “O” zone.
- (g) Should the application be approved, in view of the above, he recommends incorporation of approval conditions including the submission and implementation of a revised landscape proposal to the satisfaction of the D of Planning or of the Board.
- (h) Other detailed comments are at **Appendix III**.

### **Drainage**

#### 9.1.6 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) He has the following comment on the submitted drainage proposal:
  - (i) Please demonstrate whether the proposed drainage facilities (i.e. 350mm dia. U-channel and 300mm dia. concrete pipe) are adequate to collect, convey and discharge the surface runoff accrued on application site and the overland flow intercepted from the adjacent lands.
  - (ii) Please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system). In the case that local village drains are involved, DO/YL should be consulted.

- (iii) Consideration should be given to provide grating for the surface channels.
  - (iv) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.
  - (v) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.
  - (vi) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.
  - (vii) Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.
  - (viii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
  - (ix) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.
- (c) 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.

### **Building Matters**

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

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site and Buildings Department (BD) is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.

- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

### **Fire Safety**

#### 9.1.8 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 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.
- (d) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirement will be formulated upon receipt of formal submission of general building plans.

### **Nature Conservation**

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

- (a) Noting that the Site is disturbed and partly paved, she has no adverse comment on the application from nature conservation point of view.
- (b) Should the application be approved, it is advised the applicant to adopt appropriate measures to avoid causing disturbance or pollution to the pond to the south of the Site, and to ensure that trees on the adjacent government land will not be affected.



### **Long Term Development**

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

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) 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 lot(s) concerned falls within a site under Stage 3 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

9.1.11 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) Since the Site involves private lot only, she has no objection in-principle to the application.
- (b) The Site is zoned “V”, “O” and OU(ETP)” on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1. It is not on the priority list for development agreed by the Yuen Long District Council. Her office has no plan to develop the Site into public open space at present.

### **District Officer’s Comment**

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

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

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

- (a) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

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

10.1 On 6.3.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 27.3.2018, 2 public comments were received.

- 10.2 There are 2 public comments from an individual (**Appendix IVa**) and a group of villagers (**Appendix IVb**) who object to the application mainly on grounds of road safety and increasing traffic flow.

## **11. Planning Considerations and Assessments**

- 11.1 Major portion of the Site (49.1%) is zoned “O” on the OZP and the remaining part is zoned “OU(ETP)” (42.5%). The planning intentions of the “O” zone is 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 and “V” zone is primarily for development of Small Houses by indigenous villagers. Whilst the proposed development is not entirely in line with the planning intention of these zones, the implementation programme for this part of NDA is still being formulated and no SH applications have been approved or under processing on the “V” portion of the Site. PM/NTW of CEDD and DLCS have no objection to 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, 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.
- 11.2 The Site is marginally located at the southern boundary of the “V” zone. The proposed development is considered not incompatible with the surrounding land uses which mainly comprise rural residential dwellings/structures (**Plan A-2**) and may serve the demand for parking spaces for these dwellings.
- 11.3 There is no adverse comment from the concerned Government departments, including DEP, AC for T/NT of TD and CE/MN of DSD. The proposed use will unlikely create significant adverse traffic, environmental and drainage impacts to the surrounding area. Despite CTP/UD&L has reservation on the application due to the landscape impact that has taken place on Site, it is noted that the portion of the Site zoned “O” and “OU(ETP)” was previously zoned “R(D)” in the approved Ha Tsuen OZP No. S/YL-HT/10, which was intended for development purpose. Also under the current application, the applicant has included a proposed landscape plan. To address the landscape concern, appropriate conditions on submission and implementation of revised landscape proposal are recommended. To minimize any possible environmental impacts and nuisance on the surrounding developments, and to address the technical requirements of the concerned Government departments, other relevant approval conditions are also recommended in paragraph 12.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will be advised to follow the latest “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.
- 11.4 The Committee has approved 1 similar application for public vehicle park use within the same “V” zone.

11.5 Two public comments were received objecting to the application mainly on grounds as summarized in paragraph 10. On the concern of road safety, the applicant proposes to post a notice to remind the drivers of pedestrian safety. A relevant approval condition is recommended in paragraph 12.2 below. For other concerns, the planning considerations and assessments in the above paragraphs are relevant.

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

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department considers that the proposed temporary public vehicle park for private car and goods vehicle not exceeding 5.5 tonnes and ancillary shroff could be tolerated for a period of 3 years.

12.2 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 20.4.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) no vehicles without valid licenses issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site during the planning approval period;
- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (c) a notice shall be posted at a prominent location of the Site to remind drivers on pedestrian safety on the access road to the Site, as proposed by the applicant, at any time during the planning approval period;
- (d) no vehicle dismantling, vehicle repairing, car washing, motor beauty services or other workshop activity, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (f) the submission of a 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 20.10.2018;
- (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 20.1.2019;
- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;

- (i) the submission of a revised landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **20.10.2018**;
- (j) relation to (i) above, the implementation of the revised landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **20.1.2019**;
- (k) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **20.10.2018**;
- (l) in relation to (k) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **20.1.2019**;
- (m) the provision of fencing of the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **20.10.2018**;
- (n) 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;
- (o) if any of the above planning conditions (f), (g), (i), (j), (k), (l) or (m) 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
- (p) upon expiry of the planning permission, the reinstatement of the 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 V**.

- 12.3 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 intentions of the "O" and "V" zones, which are 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 and to designate both existing recognized villages and areas of land considered suitable for village expansion respectively. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.

### **13. Decision Sought**

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

- 13.2 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.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

#### **14. Attachments**

<b>Appendix I</b>	Application form with proposed vehicular access plan, layout plan, landscape plan and drainage plan received on 27.2.2018
<b>Appendix Ia</b>	FI dated 5.3.2018 to provide trip generation rate estimation
<b>Appendix Ib</b>	FI dated 18.3.2018 to propose a notice on the Site to remind pedestrian safety
<b>Appendix Ic</b>	FI dated 29.3.2018 to propose a notice on the Site to remind pedestrian safety and a revised landscape plan
<b>Appendix Id</b>	FI dated 12.4.2018 clarifying no vehicle dismantling, vehicle repairing, car washing, motor beauty services or other workshop activity on Site
<b>Appendix II</b>	Similar applications within the same “O”, “OU(ETP)” and “V” zones on the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1
<b>Appendix III</b>	Detailed Comments of the CTP/UD&L, PlanD
<b>Appendix IVa to b</b>	Public Comments received during statutory publication period
<b>Appendix V</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 Landscape Plan
<b>Drawing A-4</b>	Proposed Drainage Plan
<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3a</b>	Aerial Photo taken on 26.1.2017
<b>Plan A-3b</b>	Aerial Photo taken on 3.8.2015
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
APRIL 2018**