

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

**APPLICATION NO. A/HSK/86**

- Applicant** : Fine Rise Corporation Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 95 (Part), 97 (Part) and 768 (Part) in D.D.125, Ha Tsuen, Yuen Long
- Site Area** : 2,544m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/1
- Zoning** : “Residential (Group A) 3” (“R(A)3”) (about 60%)  
[Restricted to maximum plot ratio (PR) of 5.5; and maximum building height of 140mPD]; and  
an area shown as ‘Road’ (about 40%)
- Application** : Temporary Logistics Centre for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary logistics centre for a period of 3 years (**Plan A-1**). The Site straddles over “R(A)3” zone (60%) and an area shown as ‘Road’ (40%) on the draft HSK and HT 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. In any area shown as ‘Road’ on the draft HSK and HT OZP, all uses or developments require planning permission from the Board.
- 1.2 The Site is related to two previous applications for temporary logistics centre and ancillary parking of vehicle use (**Plan A-1**). The last planning application (No. A/YL-HT/1014) for the same temporary logistics centre was approved by the Rural and New Town Planning Committee (the Committee) of the Board with conditions on 22.4.2016 for a period of 3 years. Except for the implementation of fire services installations (FSIs), all the other time-limit approval conditions have been complied with. The planning application has been revoked on 22.5.2018 due to non-compliance with the aforesaid condition. The Site is currently occupied by the applied use without a valid planning permission.

- 1.3 The Site is accessible from Ping Ha Road via a local track (**Drawing A-1 and Plan A-2**). According to the layout plan at **Drawing A-2**, the ingress/egress to the Site is located at the north-western side of the Site. Six structures with a total floor area of not exceeding 1,812m<sup>2</sup> (including one single-storey structure for logistics centre (12m high with a floor area of not exceeding 1,400m<sup>2</sup>), a single-storey loading/unloading platform (8.5m high with a floor area not exceeding 40 m<sup>2</sup>), two two-storey structures for site office (one of 8.5m high with a floor area of not exceeding 220m<sup>2</sup> and another of 7m high with a floor area of not exceeding 36m<sup>2</sup>), a 2-storey structure for storage (7m high with a floor area of not exceeding 36m<sup>2</sup>) and a single-storey structure for pump room and water tank (3.5m high with a floor area of not exceeding 80m<sup>2</sup>)) are proposed. Two loading/unloading bays for medium and heavy goods vehicle are also proposed.
- 1.4 According to the applicant, the operation hours of the Site are from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The site and vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan, as-built drainage plan and FSIs layout plan are at **Drawings A-1 to A-5** respectively.
- 1.5 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

<b>Major Development Parameters</b>	<b>Last Approved Application (A/YL-HT/1014) (a)</b>	<b>Current Application (A/HSK/86) (b)</b>	<b>Difference (b)-(a)</b>
Site Area	About 2,544m <sup>2</sup>	About 2,544 m <sup>2</sup>	No change
Applied Use	Temporary Logistics Centre for a Period of 3 Years	Temporary Logistics Centre for a Period of 3 Years	No change
No. of Structures	5	6	+1
Total Floor Area	About 1,714m <sup>2</sup>	About 1,812m <sup>2</sup>	+98m <sup>2</sup>
Loading/Unloading Bay for medium and heavy goods vehicle	2	2	No change

- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application form and letter from the applicant received on 13.6.2018 **(Appendix I)**
  - (b) Supplementary planning statement with site and vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan, as-built drainage plan and fire services installations (FSIs) layout plan **(Appendix Ia)**

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

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

- (a) The planning intention of the “R(A)3” zone and ‘Road’ area 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 falls within the “Category 1 areas” of the Town Planning Board’s Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E), which is suitable for open storage and port back-up uses.
- (c) As there is a pressing demand for logistics facilities in proximity to the Kong Sham Western Highway, Ha Tsuen is considered in general satisfaction for open storage use and port back-up activities.
- (d) Container depots and similar logistics centre were found in close proximity to the Site which makes the proposed development compatible with the surrounding landscape. Almost all open storage yards and port back-up uses surrounding the Site were granted with planning permission on transient basis.
- (e) The Site has been the subject of a previous planning approval for temporary logistics centre for application No. A/YL-HT/1014. The applicant had provided peripheral planting and drainage facilities at the Site for compliance with the previous approval conditions. A FSIs proposal is also submitted in current planning application.
- (f) Preliminary technical assessments on the traffic, drainage, landscape and environmental aspects have been provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas. The applicant has also recommended a number of mitigation measures to minimize potential environmental impact, including no night-time operation and no operation on Sundays and public holidays, no workshop activities and erection of a 2.5m high peripheral fencing for screening and hardpaving of the Site.
- (g) The planning circumstance pertaining to the Site and its surroundings remains unchanged since the recent approval of port back-up uses adjacent to the Site. Preferential treatment should be given to the current application.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by posting site notice and publishing notice on 3 local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

On 17.10.2008, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). The Site falls within Category 1 areas under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

## 5. **Background**

The Site is currently not a subject of any active planning enforcement case. Notwithstanding, as the previous planning permission (A/YL-HT/1014) on the Site has been revoked, investigation is underway to ascertain whether the current use of the Site constitutes an unauthorized development (UD). If confirmed, the Planning Authority will instigate enforcement action under the Town Planning Ordinance.

## 6. **Previous Applications**

- 6.1 The Site is the subject of two previous applications (Nos. A/YL-HT/839 and 1014) for temporary logistics centre and ancillary parking of vehicle use. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 The two applications were approved by the Committee with conditions for a period of 3 years. However, for the latest application No. A/YL-HT/1014, it was subsequently revoked on 22.5.2018 due to non-compliance with the last approval condition on the implementation of FSIs, while all the other time-limit approval conditions have been complied with.
- 6.3 Compared with the last application No. A/YL-HT/1014, the current application is submitted by a different applicant for the same logistics centre use but with a different layout, an additional structure and a slight increase of total floor area from about 1,714m<sup>2</sup> to 1,812m<sup>2</sup> (+98m<sup>2</sup>).

## 7. **Similar Applications**

- 7.1 There are 9 similar applications (No. A/YL-HT/645, 761, 814, 873, 935, 939, 960, 994 and 997) for temporary open storage/port-backup use within the same “R(A)3” and ‘Road’ area since the promulgation of the TPB PG-No. 13E on 17.10.2008. All these similar applications were approved by the Committee taking into consideration that the applied uses were not incompatible with the surrounding uses. Amongst these approved applications, 3 were subsequently revoked due to non-compliance with approval conditions. 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-1**.
- 7.2 For Members’ information, Application No. A/HSK/85 for Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years within the same “R(A)3” zone will also be considered at this meeting (**Plan A-1**).

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

- 8.1 The Site is:
  - (a) accessible from Ping Ha Road via a local track via ingress and egress at the north-western boundary of the Site (**Plan A-2**); and
  - (b) currently occupied by the applied use without a valid planning permission.

8.2 The surrounding areas have the following characteristics:

- (a) predominately logistics centre, open storage of construction machinery and construction materials and vehicle repairing workshop;
- (b) there are open storage of converted containers and construction machinery and marble, warehouse and vehicle repair workshops to its north, east and south; as well as parking of vehicles and two logistics centre to its west and further west which are suspected UD;
- (c) there are a vacant site intended for vehicle park which is under the valid planning permission No. A/HSK/35 and a logistics centre under works in progress under the valid planning permission No. A/HSK/66 to its further north and further south respectively; and
- (d) some residential dwellings (the nearest one is about 40m away) to its southeast (**Plan A-2**).

## **9. Planning Intention**

The Site straddles over “R(A)3” zone and an area shown as ‘Road’ on the draft HSK and HT OZP. The planning intention of the “R(A)3” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. Development within the “R(A)3” zone is subject to a maximum plot ratio (PR) of 5.5 and a maximum building height of 140mPD.

## **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 Site is accessible to Ping Ha Road through Government land (GL) and private lot(s). His Office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The private lots which are covered by Short Term Waivers (STWs) are listed below:

<b>Lot Nos. in D.D. 125</b>	<b>STW</b>	<b>Purposes</b>
768	2268	Marble Products Workshop
95	3886	Temporary Logistics Centre & Ancillary Parking of Vehicle

- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should the application be approved, 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(s) without STW will need to apply to his Office for permit the structures to be erected or regularize any irregularities on site. Such application(s) 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 LandsD.

### **Traffic**

#### 10.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comment to the application from traffic engineering viewpoint.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

#### 10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

### **Environment**

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

- (a) He does not support the application because there are sensitive users in the vicinity (the closest residential dwelling being about 40m) and environmental nuisance is expected.

- (b) There is no substantiated environmental complaint pertaining to the Site received over the past 3 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).

### **Drainage**

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-HT/1014 will be maintained for the subject development. He has no objection in principle to the proposed development from a drainage point of view.
- (b) Should the application be approved, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

### **Building Matters**

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

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site and 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**

#### 10.1.7 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) For the submitted FSIs proposal, schematic diagrams will not be examined and should be excluded from the submission at this stage. If static or dynamic smoke extraction system is not provided, FS notes should clearly state that the openable windows with aggregate area exceeding 6.25% of the floor area should be provided for any fire compartment exceeding 7000 cubic metres.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

### **Long Term Development**

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

- (a) He has no objection to the captioned 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 3 Works stages. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.



10.1.9 Comments of the Director of Housing (D of H):

- (a) It is noted that the proposed temporary use fall within part of the planned public housing site (Area 52A) under the draft HSK and HT OZP No. S/HSK/1.
- (b) He has no objection to the proposals under the application provided that they would not affect the development programme of public rental housing/subsidised sales flat (PRH/SSF) development under the implementation of HSK NDA.

**District Officer's Comment**

10.1.10 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) Director of Leisure and Cultural Services (DLCS);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Commissioner of Police (C of P);
- (d) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (f) Director of Electrical and Mechanical Services (DEMS).

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

On 22.6.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 13.7.2018, one public comment was received objecting the application on the ground of possible illegal activities (**Appendix V**).

**12. Planning Considerations and Assessments**

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 the "R(A)3" zone and area shown as 'Road'. The planning intention of the "R(A)3" zone is intended primarily for high-density residential developments. Whilst the development is not in line with the planning intention of the "R(A)3" zone, the implementation programme for this part of NDA is still being formulated and PM/NTW of CEDD and D of H have 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 and workshop 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 are 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 closest residential dwelling being about 40m away) and environmental nuisance is expected (**Plan A-2**). However, there is no substantiated 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 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 Despite the last application No. A/YL-HT/1014 was revoked due to non-compliance with the time-limit approval condition on the implementation of FSIs, it is noted that the current application is submitted by a different applicant with a different layout. For the current application, the applicant has submitted a FSIs proposal. In this connection, D of FS has no objection to the application subject to FSIs being provided to his satisfaction. As such, sympathetic consideration may be given to the current application.
- 12.7 The Committee has approved two previous applications for temporary logistics centre use with/without ancillary parking of vehicle at the Site and 9 similar applications for logistic centre uses in the same "R(A)3" zone on the OZP were approved since the promulgation of TPB PG-No. 13E on 17.10.2008 (**Plan A-1**).
- 12.8 There is one public comment received on the application during the statutory publication period objecting the application on the ground of possible illegal activities. In this regard, any illegal activities will be subject to law enforcement action.

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

13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11, the Planning Department considers that the temporary logistics centre could be tolerated for a period of 3 years.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **3.8.2021**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval Conditions

- (a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no workshop activity is allowed on the site, as proposed by the applicant, during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the existing fencing on Site shall be maintained at all times during the approval period;
- (f) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on Site 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 **3.11.2018**;
- (h) the submission of a tree preservation and 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 **3.2.2019**;
- (i) in relation to (h) above, the implementation of the tree preservation and 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 **3.5.2019**;
- (j) 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 **3.2.2019**;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **3.5.2019**;

- (l) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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;
- (m) if any of the above planning conditions (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) 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 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 logistics centre is not in line with the planning intention of the "R(A)3" zone, which is intended primarily for high-density residential developments. There is no strong planning justification in the submission for a departure 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**

<b>Appendix I</b>	Application Form and letter from the applicant received on 13.6.2018
<b>Appendix Ia</b>	Supplementary planning statement with site and vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan, as-built drainage plan and fire services installations (FSIs) layout plan
<b>Appendix II</b>	Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
<b>Appendix III</b>	Previous applications covering the Application Site

<b>Appendix IV</b>	Similar applications within the same “R(A)3” zone and ‘Road’ area on the Hung Shui Kiu and Ha Tsuen OZP
<b>Appendix V</b>	Public comment
<b>Appendix VI</b>	Advisory Clauses
<b>Drawing A-1</b>	Location and Vehicular Access Plan
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Proposed Landscape and Tree Preservation Plan
<b>Drawing A-4</b>	As-built Drainage Plan
<b>Drawing A-5</b>	Fire Services Installation Layout Plan
<b>Plan A-1</b>	Location Plan with Previous and Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to 4b</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2018**