

RNTPC Paper No. A/YL-KTS/793  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 17.8.2018

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

**APPLICATION NO. A/YL-KTS/793**

- Applicant** : High Way Development and Trading Limited
- Site** : Lots 617 RP and 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin, Yuen Long
- Site Area** : About 1,530m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/14
- Zoning** : “Agriculture ” (“AGR”)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Vehicles and Container Trailers/ Tractors Park for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning permission to use the application site (the Site) for temporary open storage of vehicles and container trailers/ tractors park for a period of 3 years. The Site is currently used for the applied use under planning application No. A/YL-KTS/675 with validity up to 5.10.2018.
- 1.2 The Site is the subject of eight previous applications for various temporary open storage uses. All applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) from 2000 to 2015. The last application No. A/YL-KTS/675 for the same applied use and submitted by the same applicant as the current application was approved with conditions by the Committee on 18.9.2015 for a period of 3 years. All approval conditions of the last application have been complied with.

- 1.3 According to the information provided by the applicant, there is no change to the applied use, floor area and number of structures approved under the last application No. A/YL-KTS/675. Two structures with a total floor area of about 78m<sup>2</sup> and building height ranging from 2.6m to 5.2m (1-2 storeys) are provided on-site for storage and office uses. The Site is accessible via a local track from Kam Tin Road. 15 container trailer parking spaces, 6 container tracker parking spaces and 3 private car parking spaces are provided within the Site. The operation hours are between 8 a.m. and 7 p.m. daily. The layout plan as submitted by the applicant is in **Drawing A-1**.
- 1.4 When compared with the last approved application No. A/YL-KTS/675, the current application is for the same applied use, same site area and floor area except for a reduction of number of container trailer parking spaces from 20 to 15 and container tracker parking spaces from 8 to 6.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application form with supplementary planning statement and plans received on 27.6.2018. **(Appendix I)**
  - (b) Further Information (FI) received on 31.7.2018 in response to the comments of the Commissioner for Transport (C for T) **(Appendix Ia)**  
*(accepted and exempted from publication and recounting requirements)*
  - (c) FI received on 2.8.2018 and 3.8.2018 in response to departmental comments **(Appendix Ib)**  
*(accepted and exempted from publication and recounting requirements)*
  - (d) FI received on 7.8.2018 in response to departmental comments **(Appendix Ic)**  
*(accepted and exempted from publication and recounting requirements)*

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

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement and FI in **Appendices I to Ic**. They can be summarized as follows:

- (a) The applicant is engaged in business related to container transportation between Hong Kong and Mainland and needs a site for parking of container vehicles and trailers for its operation. Planning permission has been granted for such use at the Site for over 14 years. Landscaping, drainage and fire service installations works

have been carried out at the Site and no adverse environmental and traffic impact has been generated by the development.

- (b) To address the concern of the Transport Department (TD), self-monitoring measures will be adopted regarding vehicular access arrangements and road safety aspects of the development. Only the applicant's vehicles will be allowed to use the Site and each vehicle would make 2 to 3 trips per day on average. Whilst a container vehicle is about 2.5m wide, the access road to the Site is about 6m wide, the pedestrian walkway would not be occupied by the vehicles and there is adequate manoeuvring space within the Site.
- (c) The driving speed will be maintained at 5km/h when container vehicles of opposite directions meet on the local track, and maintained at 10km/h when entering the Site. Drivers would also communicate through intercom system before entering the Site to avoid using the access road simultaneously. Besides, there has been neither traffic accident nor complaint since the operation of the development.

### **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not a "current land owner" but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by posting notice near entrance of the Site and sending notice to Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members' inspection.

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

The Town Planning Board Guideline for "Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development" (TPB PG-No. 34B) is relevant to this application. The relevant assessment criteria are attached at **Appendix II**.

The Site falls within Category 3 areas under the Town Planning Board Guideline No. 13E for "Application for Open Storage and Port Back-up Uses" (TPB PG-No.13E) promulgated by the Town Planning Board on 17.10.2008. The relevant extract of the Guideline is attached at **Appendix III**.

### **5. Background**

The Site was granted with planning permission on 18.9.2015 for the same applied use for a period of 3 years. Should the application for the same use is not granted, and the current open storage use on site continues after the expiry of the current planning approval (i.e. the use continues but without a valid planning permission), such use will be considered as

an unauthorized development under the Town Planning Ordinance and enforcement action would be taken against it.

## 6. Previous Applications

- 6.1 The Site was the subject of eight previous planning applications (No. A/YL-KTS/191, 214, 300, 318, 400, 460, 580 and 675) submitted by the same applicant covering the same site for temporary open storage of vehicles and/or container trailers/tractors park. Details of the applications are summarized in **Appendix IV** and the locations of the sites are shown on **Plan A-1**.
- 6.2 Application No. A/YL-KTS/191 for temporary open storage of vehicles (private cars) for sale/disposal for a period of 3 years was approved with conditions by the Committee on 14.1.2000 for the reasons that the proposed development was considered acceptable as it was only for storage of vehicles and no workshop activities would be involved and it was considered not incompatible with the surrounding land uses; there was also no adverse comment from relevant departments; favourable consideration was given to the application as an interim arrangement to alleviate the acute shortage of open storage land in the area. However, the application was revoked on 14.10.2000 due to non-compliance with approval conditions on the provisions of landscape and drainage facilities.
- 6.3 Application No. A/YL-KTS/214 for temporary open storage of vehicles for sale/disposal and container trailer/tractor park for a period of 3 years was approved with conditions by the Committee on 2.6.2000 for 3 years for the reasons that previous planning approval has been granted and there was no change in the planning circumstances since the granting of the approval; and relevant departments also had no adverse comment on the application.
- 6.5 Applications No. A/YL-KTS/300, 318, 400, 460, 580 and the last application A/YL-KTS/675 for temporary open storage of vehicles and container trailers/tractors park for a period of 3 years (application No. A/YL-KTS/400 was approved for a period of 2 years) and renewal of planning approval for the same use were approved with conditions by the Committee on 21.11.2003, 27.8.2004, 10.8.2007, 13.3.2009, 5.10.2012 and 18.9.2015 respectively for the reasons that the development was not incompatible with the surrounding land uses and were in line with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that previous approvals had been granted; and the environmental concern could be addressed by approval conditions. Application No. A/YL-KTS/300 and 400 were revoked on 21.5.2004 and 10.2.2008 respectively due to non-compliance with approval condition on the submission of landscape improvement scheme and provision of fire extinguisher(s). For applications No. A/YL-KTS/318, 460, 580 and 675 all approval conditions on drainage, landscape and fire services installations (FSIs) aspects have been complied with.

- 6.6 Compared with the last Application No. A/YL-KTS/675, the current application is same as the last application in applied use, site area/boundary, floor area except for a reduction of number of container trailer and container tracker parking spaces.

## 7. Similar Applications

- 7.1 There are 14 similar applications for various temporary open storage/storage uses within the same “AGR” zone on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarized in **Appendix V** and their locations are shown on **Plan A-1**.
- 7.2 12 applications (No. A/YL-KTS/457, 458, 483, 488, 511, 515, 600, 614, 628, 687, 699 and 717) were approved with conditions by the Committee from 2009 to 2016 mainly on the reasons that previous approvals were granted for the sites; the proposed uses were not incompatible with the surrounding land uses or would not frustrate the planning intention; relevant approval conditions could be imposed to minimize the environmental impact; and there were no adverse comment from relevant departments or the departmental or public concerns could be addressed by appropriate approval conditions. However, applications No. A/YL-KTS/457, 458, 600 and 699 were revoked on 27.11.2009, 10.7.2009, 5.7.2013 and 13.11.2016 respectively due to non-compliance with approval conditions.
- 7.3 Applications No. A/YL-KTS/667 and 685 were rejected by the Committee on 5.6.2015 and 8.1.2016 respectively on the grounds that the development were not in line with the planning intention of the “AGR” zone; the application did not comply with the TPB-PG No. 13E in that the development was not compatible with the surrounding land uses and there were adverse comment from the relevant government department and local objections; and the applicant failed to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.

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

- 8.1 The Site is:
- (a) currently used for the applied use with a valid planning permission under A/YL-KTS/675; and
  - (b) accessible from Kam Tin Road via a local track.
- 8.2 The surrounding areas are rural in character, mixed with open storages yards, residential structures/dwellings, a pond, unused/vacant land and Au Tau Water Treatment Works:
- (a) to its north is a storage of vehicles with a valid planning permission

(Application No. A/YL-KTS/707), and to its further north are some residential structures/dwellings and open storage/storage yards;

- (b) to its east across the local track are some vacant/unused land (a piece of land with planning permission under Application No. A/YL-KTS/791 for temporary animal boarding establishment). To its immediate west are some storage yards and residential structures/dwellings (the nearest one is about 15m away) and to its further west are some vacant/unused land and a pond; and
- (c) to its immediate south is vacant land (with planning permission under Application No. A/YL-KTS/790 for temporary animal boarding establishment) and to its further south is Au Tau Treatment Water Works.

## **9. Planning Intention**

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

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

10.1 The following Government departments have been consulted and their views on the application are summarized 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 Scheduled 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) Lot No. 617 RP in D.D. 103 within the Site is covered by a Short Term Waiver (STW) No. 2567 to permit structures erected thereon for the purpose of “office and watchman shed ancillary to open storage of vehicles for sale/disposal and container trailer/tractor park”.
- (c) The Site is accessible to Kam Tin Road via Government Land (GL). His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.

- (d) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (e) Should planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions if there is any irregularities on site. The owner(s) of the lot without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by LandsD acting in the capacity as 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 Commissioner for Transport (C for T):

- (a) He has no comment on the application from the traffic engineering perspective.
- (b) Should the application be approved, an approval condition stating that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by TD.
- (d) The land status of the local access road to the Site from Kam Tin Road should be checked with LandsD. Moreover, relevant management and maintenance authorities on using the road for accessing the Site should be consulted.

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

- (a) HyD does not and will not maintain any access connecting the Site and Kam Tin Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

### **Agriculture**

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

- (a) He has no comment on the application noting that the same approved use as been previously approved by the Board.

### **Environment**

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

- (a) There was no environmental complaint received in the past three years. However, in accordance with the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“COP”), he does not support the application as there are sensitive receivers, i.e. residential dwellings, located in the vicinity (the nearest one is about 15m away to its west) (**Plan A-2**), and environmental nuisance is expected.
- (b) The Site falls within the Consultation Zone of Au Tau Water Treatment Works which is a Potentially Hazardous Installation. Based on the information submitted by the applicant, he considered that the chlorine risk is acceptable.
- (c) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirement in the latest COP issued by DEP.

### **Landscape**

10.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no objection to the application from the landscape planning point of view
- (b) The Site was involved in 8 previous applications to which she had no objection to the last application (No. A/YL-KTS/675) for the same use from landscape planning perspective.
- (c) Compared the aerial photos taken in 2018 and 2015, there are no significant changes in the rural landscape character of the area surrounding and within the Site. According to the site inspection taken on 12.7.2018, existing trees in good condition are found within the Site. Further significant adverse impact arising from the continued use is not anticipated,



- (d) Should the application be approved, approval condition on the maintenance of existing trees and landscape plantings to satisfactory condition during the approval period should be included in the planning approval.

### **Drainage**

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

- (a) He has no in-principle objection to the development.
- (b) Based on the application, the applicant would maintain the existing drainage facilities.
- (c) Should the application be approved, approval conditions on the maintenance of the existing drainage facilities and submission of the records of the existing drainage facilities on site to his satisfaction should be included in the planning approval.

### **Fire Safety**

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

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant should adhere to the “Good Practice Guidelines for Open Storage Sites” in **Appendix VII**.
- (c) Having considered the nature of the open storage, the approval condition on “the provision of fire extinguisher(s) within 6 weeks from the date of planning approval” should be included in the planning permission. To address this approval condition, the applicant should submit a valid fire certificate (FS 251) to his department for approval.
- (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.

### **Building Matters**

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

- (a) If the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any use under application.
- (b) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained. Otherwise, they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (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) 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.
- (e) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.

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

10.1.10 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

He has not received any comment from locals upon close of the consultation period and he has no particular comments on the application.

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

- (a) Project Manager/New Territories West, Civil Engineering and Development Department (PM/W, CEDD);
- (b) Director of Electrical and Mechanical Services (DEMS);

- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (d) Commissioner of Police (C of P).

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

On 6.7.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 27.7.2018, one public comment was received from a general member of public (**Appendix VI**). The commenter objects to the application on the grounds that the speeds of cars are too high, illegal parking and the Site is too small for the number of trailers and trackers to be parked.

## **12. Planning Considerations and Assessments**

12.1 The Site falls within Category 3 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant.

Category 3 areas: Within these area, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications within these areas would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning application and included in the fresh applications relevant technical assessments/proposals, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted a temporary basis up to a maximum period of 3 years.

12.2 The application is a renewal application for temporary open storage of vehicles and container trailers / tractors park for a period of 3 years in “AGR” zone. Although the development is not in line with the planning intention of the “AGR” zone which is intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes, DAFC has no comment on the application. It is considered that approval of the application for another three years would not jeopardize the long-term planning intention of the “AGR” zone.

12.3 The development is considered not incompatible with the surrounding areas which are mixed with vacant/unused land, residential structures/dwellings, an open storage/storage yard and Au Tau Water Treatment Works (**Plan A-2**).

Similar applications for various temporary open storage uses were approved in the vicinity of the site as mentioned in paragraph 6 above (**Plan A-1**).

- 12.4 The application is generally in line with the TPB PG-No. 13E and TPB PG-No. 34B in that previous approval (Application No. A/YL-KTS/675) for the same applied use was granted on 18.9.2015 and all the approval conditions of the last application have been complied with. There is also no adverse comment from the relevant departments except DEP. As there is no major change in planning circumstances since the last approval, sympathetic consideration could be given to the current application. Previous applications have been approved by the Committee, approval of the current application is in line with the Committee's previous decisions.
- 12.5 Though DEP does not support the application as there are sensitive receivers, i.e. residential dwellings in the vicinity (the nearest one about 15m to its west) (**Plan A-2**) and environmental nuisance is expected, no environmental complaint was received by DEP in the past three years. In order to address the concern of DEP on the possible nuisance generated by the temporary use, approval conditions restricting the operation hours and prohibiting dismantling, maintenance, repairing, cleansing, paint-spraying or other workshop activities are recommended in paragraphs 13.2 (a) and (b) 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. The applicant will also be advised to adopt the "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" in order to alleviate any potential impact. The technical requirements of C for T, CTP/UD&L of PlanD, CE/MN of DSD and D of FS on traffic, landscape, drainage and fire safety aspects could be addressed by imposing approval conditions (c) to (i) in paragraph 13.2 below.
- 12.6 One public comment objecting the application was received during the statutory publication period as mentioned in paragraph 11 above. In this regard, C for T has no objection to the application. The planning considerations and assessments as stated above are also relevant.

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

- 13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comment in paragraph 11 above, the Planning Department considers that the renewal of planning approval of temporary open storage of vehicles and container trailers/trackers park 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, and be renewed from 6.10.2018 until 5.10.2021. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing trees and landscape plantings on the Site shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities on site shall be maintained at all times during the planning approval period;
- (f) the submission of the records of the existing drainage facilities on Site within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.1.2019;
- (g) the provision of fire extinguisher(s) within a valid fire certificate (FS 251) within **6** weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 17.11.2018;
- (h) the submission of fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.4.2019;
- (i) in relation to (h) above, the provision of fire service installations within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.7.2019;
- (j) if any of the above planning conditions (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning conditions (f), (g), (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.

*[The above approval conditions are the same as those under planning permission for pervious application No. A/YL-KTS/675, except the removal of approval conditions submission and implementation of parking layout to the satisfaction of the Commissioner of Transport based on C for T's comments.]*

#### Advisory Clauses

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

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

The development is not in line with the planning intention of the "AGR" zone which is to retain and safeguard good agricultural land/farm/fish pond for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

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

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

#### **15. Attachments**

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| <b>Appendix I</b>  | Application form with supplementary planning statement and plans received on 27.6.2018           |
| <b>Appendix Ia</b> | FI received on 31.7.2018 in response to the comments of the Commissioner for Transport (C for T) |

<b>Appendix Ib</b>	FI received on 2.8.2018 and 3.8.2018 in response to departmental comments
<b>Appendix Ic</b>	FI received on 8.8.2018 in response to departmental comments
<b>Appendix II</b>	Relevant Extracts of Town Planning Board Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Condition for Temporary Use or Development (TPB PG-No. 34B)
<b>Appendix III</b>	Relevant extract of Town Planning Board Guideline for “Application for Open Storage and Port Back-up uses” No. 13E
<b>Appendix IV</b>	Previous applications covering the application site
<b>Appendix V</b>	Similar applications within the same and nearby “R(D)” zones on the Kam Tin South OZP
<b>Appendix VI</b>	Public comment received during the statutory publication period
<b>Appendix VII</b>	Good Practice Guidelines for Open Storage Sites
<b>Appendix VIII</b>	Advisory Clause
<b>Drawing A-1</b>	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-4</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2018**