

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

**APPLICATION NO. A/YL-KTN/601**

- Applicant** : Mr. LEE Wai Tong
- Site** : Lots 629 S.T, 629 S.U, 630 S.B ss.16 and 630 S.B ss.17 in D.D. 110, Shek Kong San Tsuen, Kam Tin Road, Kam Tin, Yuen Long
- Site Area** : 1,960m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zoning** : “Residential (Group D)” (“R(D)”)  
[subject to maximum plot ratio of 0.4 and building height of 3 storeys (9m)]
- Application** : Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant sought renewal of planning permission to use the application site (the Site) for temporary open storage of construction machinery, private vehicles and vehicle parts for a period of 3 years. The Site is currently used for the applied use with valid planning permission under application No. A/YL-KTN/462.
- 1.2 The Site is the subject of nine previous applications (No. A/YL-KTN/42, 65, 92, 117, 169, 252, 328, 381 and 462) for various open storage uses. Except application No. A/YL-KTN/42, all applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) between 1998 and 2015. The last application No. A/YL-KTN/462 for the same applied use and submitted by the same applicant as the current application was approved with conditions for a period of 3 years on 22.5.2015. All the approval conditions of the last application have been complied with. The validity of the planning permission is until 5.6.2018.

- 1.3 According to the information provided by the applicant, there is no change to the covered area and number of structure in the approved scheme on site. The Site is occupied by four 1- to 2-storey structures with a total floor area of 469.6m<sup>2</sup> and building height of 4.5m for office and storage uses. One loading/unloading space and about six undesignated parking spaces are provided within the Site. The Site is accessible from Kam Tin Road via a narrow strip of government land to the south. The operation hours are between 9:30 a.m. and 6 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. The layout, landscape and fire service installation plans as submitted by the applicant are shown on **Drawings A-1 to A-3**.
- 1.4 Compared with the last approved application No. A/YL-KTN/462, the current application submitted by the same applicant is for the same applied use with same site area, layout, number of structures and total floor area.
- 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 4.4.2018. **(Appendix I)**
  - (b) Supplementary information (SI) received on 11.4.2015 clarifying the operation details and parking provision. **(Appendix Ia)**

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

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

- (a) There is no change to the covered area and number of structures in the approved scheme on site, as well as the land use zoning on the OZP.
- (b) All planning conditions and advisory clauses in the previous approved application No. A/YL-KTN/462 had been complied with.
- (c) Appropriate measures had been adopted to minimize the environmental impact and all the mitigation measures were well maintained. There was also no complaint from the government departments or those in the neighbourhood.
- (d) Approval of the renewal application would allow the applicant to maintain a small business in this difficult economic environment.

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

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Member’s inspection.

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

- 4.1 The Town Planning Board Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34B) are relevant to this application. The relevant assessment criteria are attached at **Appendix II**.
- 4.2 The Site falls within Category 3 areas under the Town Planning Board Guidelines No. 13E for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13E) promulgated by the Town planning Board (the Board) on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix III**.

#### **5. Background**

As the Site is covered by a valid planning approval (A/YL-KTN/462), it is not subject to any active enforcement action.

#### **6. Previous Applications**

- 6.1 The Site is the subject of nine previous applications (No. A/YL-KTN/42, 65, 92, 117, 169, 252, 328, 381 and 462). All the applications for temporary open storage of construction machinery, private vehicles and vehicle parts, except application No. A/YL-KTN/42 for temporary open storage of private vehicles and vehicle parts, were approved with conditions for a period of 3 years by the Committee between 1998 and 2015. Details of the applications are summarized in **Appendix IV** and their locations are shown on **Plan A-1**.
- 6.2 Application No. A/YL-KTN/42 for temporary open storage of private vehicles and vehicle parts for a period of 12 months covering the north-western part of the Site and the adjoining lot in the west was rejected by the Committee on 21.11.1997 on the grounds that the development was not in line with the planning intention of the “R(D)” zone for the area and there was no strong justification in the submission for a departure from such planning intention even on a temporary basis; the development was not compatible with the adjacent village houses; and the approval of the application would set an undesirable precedent for similar applications leading to further degradation of the environment of the area.
- 6.3 Application No. A/YL-KTN/65 was approved with conditions by the Committee on 3.7.1998 mainly for the reasons that major part of the Site would be affected by the proposed “Improvement to Kam Tin Road – Stage II” project which was scheduled to commence in 2002 and the planning intention of the “R(D)” zone was not likely to be realized in the near future. Suitable temporary uses, without affecting the local environment and traffic conditions, would not frustrate the long-term planned development in the area. The development was not incompatible with the surrounding land uses as it was sandwiched by two open storage yards. Whilst there were a few village houses located in the vicinity, the applicant’s proposal to fence off

the site would help reducing the visual impact. There was no local objection or adverse comments from relevant departments. Approval of the application might not set an undesirable precedent for similar applications and sympathetic consideration should be given.

- 6.4 Applications No. A/YL-KTN/92 and 117 were approved with conditions by the Committee on 30.7.1999 for 12 months and 28.7.2000 for 30 months respectively. They were approved mainly for the reasons that previous approvals had been granted, there were no change in planning circumstances and government departments had no adverse comments on the applications.
- 6.5 Applications No. A/YL-KTN/169, 252, 328 and 381 (the last three applications were for renewal of previous approval) were approved with conditions by the Committee on 27.6.2003, 16.6.2006, 5.6.2009 and 18.5.2012 respectively for 3 years for similar reasons that the developments were in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that previous planning approvals had been granted and the relevant approval conditions under the previous approvals were complied with; the developments were not incompatible with the surrounding land uses; and the departmental comments could be addressed by appropriate approval conditions.
- 6.6 The last application No. A/YL-KTN/462 for renewal of planning approval for temporary open storage of construction machinery, private vehicles and vehicle parts was approved with conditions by the Committee for a period of 3 years on 22.5.2015 for similar reasons as mentioned in paragraph 6.4. All the approval conditions of the last application have been complied with. When compared with the last approved application No. A/YL-KTN/462, the current application submitted by the same applicant is for the same applied use with same site area, layout, number of structures and total floor area.

## **7. Similar Applications**

- 7.1 There were a total of thirteen similar applications (No. A/YL-KTN/312, 332, 336, 345, 367, 389, 395, 455, 456, 486, 491, 539 and 580) for various temporary open storage uses within the same “R(D)” zone since the promulgation of the TPB PG-No. 13E on 17.10.2008. Except application No. A/YL-KTN/345, all the applications were approved with conditions by the Committee between 2008 and 2018. Details of the applications are summarized in **Appendix V** and the locations of the sites are shown on **Plan A-1**.
- 7.2 Application No. A/YL-KTN/345 was rejected by the Committee on 15.10.2010 on the grounds that the development was not in line with the planning intention of the R(D) zone; the application did not comply with the TPB-PG No. 13E in that no previous approval was granted and there were insufficient information to demonstrate that the developments would not cause adverse environmental, landscape or drainage impacts on the surrounding areas; and the approval of the application would set an undesirable precedent.

- 7.3 The remaining applications (Nos. A/YL-KTN/312, 332, 336, 367, 389, 395, 455, 456, 486, 491, 539 and 580) were approved with conditions for similar reasons that the proposed developments on a temporary basis would not frustrate the long-term intention of the “R(D)” or “O” zones; the development were not incompatible with the surrounding land uses and being in line with the TPB PG No. 13E in that previous approvals were granted and there were no adverse departmental comment or local objection.

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

8.1 The Site is:

- (a) accessible from Kam Tin Road via a narrow strip of government land to the south of the Site; and
- (b) paved, fenced off and currently used for the applied use with valid planning permission under Application No. A/YL-KTN/462.

8.2 The surrounding areas are rural in character mixed with open storage/storage yards, residential structures/dwellings, car service centres, cultivated agricultural land, vacant/unused land and the Shek Kong Barracks. Some of the open storage/storage yards, car service centres and workshop are suspected unauthorized developments subject to enforcement action by the Planning Authority:

- (a) to its immediate west is an open storage yard under planning permission (Application No. A/YL-KTN/491). To its further west and northwest are open storage/storage yards, residential structures/dwellings and a car service centre;
- (b) to its north are residential structures/dwellings (the nearest less than 10m away). To its east are open storage/storage yards, residential structure/dwelling (the nearest less than 10m away), a car service centre and vacant/unused land; and
- (c) to its south across Kam Tin Road is the Shek Kong Barracks.

## **9. Planning Intention**

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

## **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 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) Lots Nos. 629 S.T and 629 S.U in D.D. 110 are covered by a Short Term Waiver (STW) No. 2552 to permit structures erected thereon for the purpose of “use ancillary to temporary open storage of construction machinery, private vehicles and vehicle parts”.
- (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 the application be approved, the STW holder(s) will need to apply to his offices for modification of the STW conditions to regularize any irregularities (if any) on site. The owner(s) of the lot without STW will need to apply to his offices 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 the LandsD.

### **Traffic**

10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) Noting that the planning use, layout plan, ingress/egress, parking and loading/unloading provision remains the same,

the traffic situation remains the same and he has no comment on the renewal application.

- (b) Approval condition on 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.

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

- (a) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

### **Environment**

10.1.4 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 to the immediate north and east of the Site (the nearest less than 10m away) and in the vicinity (**Plan A-2**), and environmental nuisances are expected.
- (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 the Environmental Aspects of Open Storage and Temporary Uses” issued by the EPD.

### **Landscape**

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

- (a) He has no objection to the application from the landscape planning point of view.
- (b) The Site is the subject of nine previously approved applications for open storage uses and he had no objection to the last application (No. A/YL-KTN/462) from the landscape planning perspective.
- (c) Comparing the aerial photos dated 3.1.2018 and 25.3.2014, there are no significant changes in the rural landscape character of the area surrounding and within the Site, i.e.

temporary structures, open storage yards, village houses and tree groups. Further significant adverse impact arising from the proposed use is not anticipated.

- (d) According to the site inspection taken on 19.4.2018, eight existing trees are found within the Site and six of the existing trees are in poor health condition. The applicant should step up the future maintenance during the approval period.
- (e) Should the application be approved, approval condition on the maintenance of all landscape plantings within the Site at all time during the planning approval period should be included.
- (f) The applicant should refrain from tree topping as it is a mal-practice in arboricultural works. Useful information on general tree maintenance and care as well as good practices on Tree Risk Assessment is available for reference in the documents published by the Greening, Landscape and Tree Management Section, Development Bureau (GLTM Section, DEVB).

### **Nature Conservation**

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

- (a) He has no comment on the application from nature conservation point of view noting that the application seeks to continue the existing use previously approved by the Board.
- (b) Nevertheless, it is noted that there are some trees at the edge of / adjacent to the Site. Should the application be approved, the applicant is advised to avoid damaging the tree during operation as far as practicable.

### **Drainage**

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

- (a) He has no objection in principle to the development.
- (b) Presumably, the applicant would maintain the same drainage facilities as those implemented under the previous application No. A/YL-KTN/462. The applicant should inform relevant department if the drainage arrangement is changed.



- (c) Should the application be approved, approval conditions on the maintenance of the drainage facilities implemented under application No. A/YL-KTN/462 and submission of the records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be included.

### **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) The submitted FSIs proposal is considered acceptable. The applicant should be advised that the installation/ maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him.
- (c) In addition, the applicant is advised to adhere to the “Good Practice Guidelines for Open Storage Sites” in **Appendix VI**.
- (d) Having considered the nature of the open storage, approval condition on ‘the provision of fire extinguisher(s) within 6 weeks from the date of planning approval’ should be included. To address this approval condition, the applicant should submit a valid fire certificate (FS 251) to his department for approval.
- (e) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire safety 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) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the 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.

- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of his department, they are unauthorized under the BO and should not be designated for any approved 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) 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 (B(P)R) 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 B(P)R 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 the locals upon close of consultation and he has no particular comment on the application.

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

- (a) Project Manager/West, Civil Engineering and Development Department (PM/W, CEDD);
- (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).

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

11.1 On 13.4.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 4.5.2018, no public comment has been received.

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

- 12.1 According to TPB PG-No. 13E, the application Site falls within Category 3 areas. The following guidelines are relevant:

Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications 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 applications and included in the fresh applications relevant technical assessments/proposals to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, 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.

- 12.2 The application is for renewal of the planning permission for temporary open storage of construction machinery, private vehicles and vehicle parts in the “R(D)” zone. Although the applied use is not in line with the planning intention of the “R(D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board, there is no known development programme at the Site. Therefore, it is considered that temporary approval of the application would not frustrate the long-term planning intention of the “R(D)” zone.

- 12.3 The development is considered not incompatible with the surrounding areas which are mainly rural in character and mixed with open storage/storage yards, residential structures/dwellings, car service centres, cultivated agricultural land, vacant/unused land and the Shek Kong Barracks. Also, there are twelve approved similar applications within the same “R(D)” zone for various open storage uses, including the adjacent site under application No. A/YL-KTN/491 for temporary open storage of private vehicles and vehicle parts approved with conditions in 2015. Approval of the current application is in line with the Committee’s previous decisions.

- 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-KTN/462) for the same applied use was granted on 22.5.2015 and all the approval conditions under the last application have been complied with. There is also no adverse comment from the relevant departments consulted, except DEP. There is no major change in planning circumstances in the area since the last approval for the temporary open storage use. The applicant has also submitted landscape and FSIs proposal with fire service form (FS 251) in the

current application. Sympathetic consideration could be given to the current application for the temporary use.

12.5 While DEP does not support the application as there are sensitive receivers, i.e. residential structures, located to the north and east and in the vicinity of the Site (the nearest less than 10m away) (**Plan A-2**) and environmental nuisance is expected, no environmental complaint has been received in the past three years and no local objection was received during the statutory publication period. Also, the Site's access is abutting Kam Tin Road without passing through residential dwellings/structures. To mitigate any potential environmental impacts, approval conditions including restriction of the operation hours and prohibition of any workshop activities are recommended in paragraphs 13.2(a) to (c) 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. In addition, the applicant will be advised to adopt the 'Code of Practice on Handling the 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 could be addressed by imposing approval conditions (e) to (k) in paragraph 13.2 below.

12.6 No public comment was received during the statutory publication period.

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

13.1 Based on the assessment made in paragraph 12, the Planning Department considers that the temporary open storage of construction machinery, private vehicles and vehicle parts could be tolerated for a further period of 3 years.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years, and be renewed from 6.6.2018 until 5.6.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference.

#### Approval Conditions

- (a) no operation between 6:00 p.m. and 9:30 a.m. from Mondays to Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Site at any time during the planning approval period;
- (d) no stacking of vehicles or vehicle parts above 2.5m should be carried out on the Site at any time during the planning approval period;

- (e) the existing run-in should be maintained at all times during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from the Site at all times during the planning approval period;
- (g) the existing landscape plantings on the Site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities implemented on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a record of the existing drainage facilities on the 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 6.9.2018;
- (j) the provision of fire extinguisher(s) with a valid fire certificate (FS251) within **6** weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 18.7.2018;
- (k) the implementation of the accepted 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 6.12.2018;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning conditions (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.
- (n) 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 the planning permission for previous Application No. A/YL-KTN/462, except that the approval condition related to the submission of fire service installations proposal is removed since proposal submitted in the current application was accepted by the D of FS.]*

#### Advisory Clauses

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

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

The development is not in line with the planning intention of the "R(D)" zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. 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 for renewal of the planning 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 plans received on 4.4.2018   |
| <b>Appendix Ia</b>  | Supplementary Statement and supplementary information received on 11.4.2018 clarifying operation details and parking provision   |
| <b>Appendix II</b>  | Relevant extract of the Town Planning Board Guidelines No. 34B on 'Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development' (TPB PG-No. 34B) |
| <b>Appendix III</b> | Relevant extract of the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13E)   |
| <b>Appendix IV</b>  | Previous applications covering the application site  |
| <b>Appendix V</b>   | Similar applications within the same "R(D)" zone or straddling the "R(D)" and "O" zones on the OZP   |

<b>Appendix VI</b>	Good Practice Guidelines for Open Storage Sites
<b>Appendix VII</b>	Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Landscape Plan
<b>Drawing A-3</b>	Fire Service Installations Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JUNE 2018**