

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/786

<u>Applicant</u>	: Chun Fai Construction Engineering Company Limited
<u>Site</u>	: Lot 133 RP (Part) in D.D. 113 and adjoining government land, Kam Tin, Yuen Long
<u>Site Area</u>	: About 596m ² (including about 100m ² of Government Land)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/14
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Temporary Open Storage of Construction Materials and Machinery, Office, Staff Restroom and Store Room 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 open storage of construction materials and machinery, office, staff restroom and store room for a period of 3 years. The Site is subject to two previous planning applications, the last planning application No. A/YL-KTS/713 submitted by the same applicant for the same applied use as the current application was rejected by the Rural and New Town Planning Committee (the Committee) on 29.7.2016. The Site is currently paved, fenced, largely vacant and occupied by two temporary structures (**Plans A-2 and A-4a to 4b**).
- 1.2 According to the applicant’s submission, the development involves a total of 5 one-storey (2.4m high) temporary structures with a total of floor area of 63 m² for office, staff restroom and store room uses. There will be 3 car parking spaces for private cars or light goods vehicles and 1 loading/unloading space for crane lorry (35 tonnes or below) provided on-site. The operation hours are from 8:00 a.m. to 6:00 p.m. Mondays to Saturdays, and there will be no operation on Sundays and public holidays. The Site is accessible to Kam Ho Road via local track. The plans

showing the layout and access of the Site submitted by the applicant is shown on **Drawings A-1 and A-2**.

1.3 Compared with the last rejected application No. A/YL-KTS/713, the current application is submitted by the same applicant with the same applied use, site area, layout and floor area.

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

- (a) Application form received on 30.4.2018 **(Appendix I)**
- (b) Further information (FI) received on 28.5.2018 **(Appendix Ia)**
providing response to departmental comments
*(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 Section 9 of the Application Form and FI at **Appendices I and Ia**. They can be summarized as follows:

The applicant is a local construction company established since 1980s and has contributed to different large scale infrastructural projects in Hong Kong in the past 30 years. The Site has been occupied by the applicant for the applied use since May 2013 and no complaint has been received from the adjacent residents or neighbourhood. Due to the limited supply of open storage area in Hong Kong and the increasing need for it, the applicant submitted application No. A/YL-KTS/713 for the same applied use but was rejected by the Committee. The applicant noted that there were no object to/ adverse comment from concerned departments in the last application No. A/YL-KTS/713. Therefore, he submits the current application again.

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

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

4. Town Planning Board Guidelines

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 on 17.10.2008 is relevant to the application. The Site falls within the Category 3 areas under the TPB PG-No. 13E. The relevant extract of the Guidelines is attached at **Appendix II**.

5. **Background**

The Site is the subject of current planning enforcement action (No. E/YL-KTS/395) involving storage use. Enforcement Notice (EN) was issued to the responsible person on 16.1.2018 under s.23(1) of the Town Planning Ordinance (TPO). According to the site inspection, the unauthorized development has discontinued. The Site will be monitored and should the EN requirement is not complied with, further enforcement/prosecution action would be taken against the responsible persons.

6. **Previous Applications**

- 6.1 The Site is subject to two previous applications No. A/YL-KTS/410 and 713 for temporary vehicle repair workshop and temporary open storage of construction materials and machinery, office, staff restroom and store room for a period of 3 years respectively. Details of the previous applications are summarized in **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application No. A/YL-KTS/410 with a larger area occupying the eastern part of the Site and adjoining land was rejected by the Committee on 14.12.2007 mainly on the grounds that the development was not in line with the planning intention of the “AGR” zone; there was insufficient information in the submission demonstrate that the development would have no adverse environmental and drainage impacts on the surrounding areas; and approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in the encroachment of good agricultural land, causing a general degradation of the rural environment of the area.
- 6.2 Application No. A/YL-KTS/713 submitted by the same applicant for same use as the current application for a period of 3 years was rejected by the Committee on 29.7.2016 on the grounds that the proposed development was not in line with the planning intention of the “AGR” zone; the application did not comply with the Town Planning Board Guidelines No. 13E (TPB PG-No. 13E) for ‘Application for Open Storage and Port Back-up Use’ in that there was no previous approval granted at the Site and there were adverse departmental comments on the application; there was insufficient information to demonstrate that the proposed development would not generate adverse environmental and drainage impacts on the surrounding areas; the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone and the cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.
- 6.3 Compared with the last rejected application No. A/YL-KTS/713, the current application is submitted by the same applicant with the same applied use, site area, layout and floor area.

7. Similar Applications

- 7.1 There are two similar applications (Nos. A/YL-KTS/559 and 748) for various temporary open storage use within the same “AGR” zone on the OZP since the promulgation of the TPB PG-No. 13E on 17.10.2008. Details of these applications are summarized in **Appendix IV** whilst the location of these application sites are shown on **Plan A-1**.
- 7.2 Applications No. A/YL-KTS/559 and 748 for temporary open storage of machinery and temporary open storage of private vehicles and light goods vehicles for a period of 3 years were rejected by the Board upon review on 17.8.2012 and by the Committee on 16.3.2018 respectively mainly on the grounds that the development was not in line with the planning intention of the “AGR” zone and no strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis; the application did not comply with the TPB PG-No. 13E in that there was no previous approval granted at the site and there were adverse departmental comments; the applicant failed to demonstrate that the development would not generate adverse environmental, drainage and/or landscape impacts on the surrounding areas; and approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone, and the cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

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

- 8.1 The Site is:
- (a) located to the east of the Toll Plaza of Tsing Long Highway (**Plan A-1**);
 - (b) accessible via a local track from Kam Ho Road (**Plan A-2 and Drawing A-2**); and
 - (c) paved, fenced off, largely vacant and occupied by 2 temporary structures.
- 8.2 The surrounding areas are rural in character mixed with open storage/storage yards, warehouse, residential structures/dwellings and vacant/unused land. The warehouses and open storages/storage yards are suspected unauthorized development subject to enforcement action by the Planning Authority (**Plan A-2**):
- (a) to its immediate east is a storage yard, beyond which is a piece of vacant land fronting Kam Ho Road. Further east across Kam Ho Road are a nullah and the West Rail Pat Heung Maintenance Centre (**Plan A-1**);
 - (b) to its immediate south is a densely vegetated knoll zoned “Green Belt” (“GB”). To its further south and southeast across the “GB” zone are

some warehouse and open storage/storage yards and a residential dwelling/structures (about 90m away);

- (c) to its west is a temporary public car park for private cars and about 200m to its further west is the Toll Plaza of Tsing Long Highway; and
- (d) to its immediate north is the elevated Pat Heung road. To its further north across Pat Heung Road are some vacant/unused lands, residential structure/dwelling (about 80m away) and open storage/storage yards.

9. Planning Intention

The planning intention of the “AGR” zone is 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 Government Land (GL) and an Old Schedule Agricultural Lot 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) No permission is given for occupation of GL (about 100m² subject to verification) included in the Site. Any occupation of GL without Government’s prior approval is not allowed.
- (c) The Site is accessible to Kam Ho Road via 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 the 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 application, the lot owner(s) will need to apply to his office to permit the structures

to be erected or regularize any irregularities on site. Furthermore, the applicant has to either exclude the GL portion from the Site or apply for a formal approval prior to the actual occupation of the GL portion. Such application(s) will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application 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) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, 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.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) His department does not and will not maintain any access connecting the Site and Kam Ho Road.
- (b) 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”, he does not support the application as there

are sensitive receivers, i.e. residential dwellings/structures located to the north and south of the Site (the nearest about 80m to southeast), and environmental nuisance is 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 Temporary Uses and Open Storage Sites” issued by DEP.

Landscape

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

- (a) She has reservations to the application from the landscape planning point of view.
- (b) The Site is situated to the east of the Tai Lam Toll Plaza and to the west of the Pat Heung Maintenance Centre along Kam Ho Road (**Plan A-1**). The Site is the subject of two previous applications (No. A/YL-KTS/410 and 713) and both were rejected by the Committee. The surrounding area is in rural fringe landscape character occupied by mixture of intact vegetated rural land, scattered village houses and non-agricultural uses such as car parks and workshops, open storage yards and temporary structures. Although the Site is surrounded by similar land use, they are suspected unauthorised uses. In general, the proposed development is not incompatible with existing landscape setting.
- (c) With reference to the aerial photos, the Site was vegetated in 2009 and vegetation clearance was noted on site in 2012. According to the site inspection taken on 15.5.2018, vegetation within the Site has already been cleared and the Site is hard paved. Although further adverse impact on landscape resources due to the proposed use is not expected, approval of the application may encourage other similar development first application later, resulting in irreversible changes to the existing landscape character in the area and potential risk of encroachment into the nearby “GB” zone.
- (d) Should the application be approved, approval condition on submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Board should be included.

Drainage

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

- (a) He has no objection in principle to the application.
- (b) Should the application be approved, approval conditions requiring the submission of a drainage proposal and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included in the planning permission.

Agriculture

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

Agricultural activities in the vicinity of the Site are active. Agricultural infrastructures such as road access and water source are available. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agriculture point of view.

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) 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 plan should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The good practice guidelines for open storage (**Appendix V**) should be adhered to.
- (c) Having considered the nature of the open storage, an approval condition on provision of fire extinguisher(s) within 6 weeks from the date of planning approval should be included in the planning permission. To address this condition, the applicant should submit a valid fire certificate (FS251) to his department for approval.

- (d) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (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 his department (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (b) 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.
- (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 no particular comment on the application. His office has received one comment from the Resident Representative of Ma On Kong Tsuen

objecting to the applications mainly on the grounds that approval of the application would set an undesirable precedent and the applied use would induce adverse environmental and traffic impact to its surrounding environment.

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

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Commissioner of Police (C of P); and
- (d) Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD).

11. Public Comments Received During Statutory Publication Period

On 8.5.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 29.5.2018, four public comments from World Wide Fund for Nature Hong Kong Kadoorie Farm and Botanic Garden Corporation, Designing Hong Kong Limited and a member of public (**Appendices VI-1 to VI-4**) were received. They object to the application mainly on the grounds of not in line with the planning intention of the “AGR” zone; approval of the application will legitimate the unauthorized development; setting undesirable precedent; the potential cumulative effect of approving the application should be considered; and the Site is subject to previous rejected applications.

12. Planning Considerations and Assessment

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 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 applied temporary open storage of construction materials and machinery, office, staff restroom and store room is not in line with the planning intention of

the “AGR” zone which is to retain and safeguard good quality agricultural land for agricultural purpose, and also to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application from the agriculture point of view as the Site possesses potential for agricultural rehabilitation. No strong planning justification has been given in the submission to justify for a departure from the planning intention, even on a temporary basis.

- 12.3 The surrounding land uses are a mixture of warehouse, open storage/storage yards, carpark, residential structures/dwellings, and vacant/unused land. While there are some open storage/storage yards and a warehouse in the vicinity of the Site (**Plan A-2**), they are suspected unauthorised developments subject to enforcement action by the Planning Authority.
- 12.4 The development is not in line with the TPB PG-No. 13E in that there is no previous approval for open storage use granted at the Site and that “existing” and approved open storage use should be contained within the Category 3 area and further proliferation of such uses is not acceptable. Besides, there are adverse departmental comments on the application. Apart from DAFC, DEP does not support the application as there are sensitive receivers i.e. residential dwellings/structures located to the north and south of the Site (the nearest about 70m to its southeast) and environmental nuisance is expected. There is no information in the submission to demonstrate that the applied use would not have environmental nuisance. Also, CTP/UD&L of PlanD has reservation on the application as approval of the application may encourage other similar development first application later, resulting in irreversible changes to “GB” zone. Hence, the current application does not warrant sympathetic consideration.
- 12.5 The Site is subject to two previous applications No. A/YL-KTS/410 for temporary vehicle repair workshop and A/YL-KTS/713 for open storage use which were rejected by the Committee or by the Board upon review on 14.12.2007 and 29.7.2016 respectively on the grounds as stated in paragraph 6.2 above. Compared with the last rejected application No. A/YL-KTS/713, the current application is for the same applied use, site area, layout and floor area. Also, there are two similar applications (Nos. A/YL-KTS/559 and 748) for open storage use within the same “AGR” zone which were rejected by Committee or by the Board on review on 17.8.2012 and 16.3.2018 respectively on the grounds as stated in paragraph 7.2 above. Rejection of the current application is in line with the previous decision of the Committee/the Board on previous and similar applications.
- 12.6 There are four public comments received during the statutory publication period and all of them object to the application as set out in paragraph 11 above. There is also one local objection from Resident Representative of Ma On Kong Tsuen as conveyed by DO(YL) as stated in paragraph 10.1.10. In this regard, planning considerations and assessments as stated above are relevant.

13. Planning Department's Views

13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments as mentioned in paragraph 11, the Planning Department does not support the application for the following reasons:

- (a) 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 ponds 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;
- (b) the application does not comply with the TPB PG-No. 13E in that there is no previous approval granted at the Site and there are adverse departmental comments and local objections on the application;
- (c) the applicant failed to demonstrate that the development would not generate adverse landscape impact and environmental nuisance on the surrounding area; and
- (d) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

13.2 Alternatively, 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 15.6.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. to 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 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;
- (d) no heavy goods vehicles exceeding 35 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;

- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing boundary fencing shall be maintained at all time during the planning approval period;
- (g) the submission of 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 15.12.2018;
- (h) in relation to (g) above, the implementation of 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 15.3.2019;
- (i) the submission of drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.12.2018;
- (j) in relation to (i) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.3.2019;
- (k) in relation to (j) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (l) the provision of fire extinguisher(s) with a valid fire certificate (FS251) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.7.2018;
- (m) the submission of fire service installation 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 15.12.2018;
- (n) in relation to (m) above, the provision of fire service installations 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 15.3.2019;
- (o) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (k) 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;
- (p) if any of the above planning conditions (g), (h), (i), (j), (l), (m) or (n) 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

- (q) upon the 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 VII**.

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

Appendix I	Application form received on 30.4.2018
Appendix Ia	FI received on 28.5.2018 providing response to departmental comments
Appendix II	Relevant extract of Town Planning Board Guideline for “Application for Open Storage and Port Back-up uses” (TPB PG-No. 13E)
Appendix III	Previous applications covering the Site
Appendix IV	Similar applications within the same “AGR” zone on the Kam Tin South OZP
Appendix V	Good Practice Guidelines on Open Storage Sites
Appendices VI-1 to VI-4	Public comments received during the statutory publication period
Appendix VII	Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Access Plan of the Site
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a – A-4b	Site Photos

**PLANNING DEPARTMENT
JUNE 2018**