

RNTPC Paper No. A/YL-PH/764
For Consideration by
the Rural and New Town
Planning Committee
on 12.1.2018

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

APPLICATION NO. A/YL-PH/764

- Applicant** : Tanfield Estates Limited represented by R & U Planning and Development Consultants Ltd.
- Site** : Lots 20(Part), 21, 22 (Part), 23 (Part), 24 (Part), 25 (Part), 27 S.A (Part), 42 (Part) and 43 (Part) in D.D. 108 and adjoining Government Land, Pat Heung, Yuen Long
- Site Area** : 11,370m² (about) (including about 1,212m² Government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Porcelain Products/Sanitary Utensils 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 porcelain products/sanitary utensils for a period of 3 years. The Site is currently used for the applied use with valid planning permission.
- 1.2 The Site is involved in 9 previous applications (No. A/YL-PH/9, 176, 267, 310, 423, 512, 576, 632 and 709) all submitted by the same applicant for the same applied use. All of the applications were approved by the Rural and New Town Planning Committee (the Committee) except Application No. A/YL-PH/9 which was rejected by the Town Planning Board (the Board) on review on 8.9.1995. The last Application No. A/YL-PH/709 was approved by the Committee on 16.1.2015 for a period of 3 years up till 20.1.2018. The approval conditions of the last application, including the submission of drainage record and submission / provision of fire service installations (FSIs), have been complied with.

- 1.3 According to the applicant, the nature of operation, including the operation hours, the general layout and covered storage area are the same as the approved scheme under application No. A/YL-PH/709. The Site is accessible from Fan Kam Road via a local track (**Plan A-1**). The existing structures have a total covered storage area of about 5,508.2m² and the height of the structures is about 6m. The operation hours are between 7:00 a.m. and 6:00 p.m. Mondays to Saturdays. There is no operation on Sundays and public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form with planning statement and plans (**Appendix I**) received on 21.11.2017
 - (b) Further Information (FI) received on 29.12.2017 (**Appendix Ia**) clarifying the traffic arrangement and trip generation at the Site
(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 Part 8 of the Application Form at **Appendix I**. They can be summarized as follows:

- (a) The Site is the subject of 8 previous approved planning applications and approval conditions for all the previous permissions have been complied with to the satisfaction of relevant government departments.
- (b) The Site falls within Category 3 areas under the TPB Guidelines No. 13E. The development is in line with the subject TPB Guidelines as the applicant has demonstrated genuine efforts in complying with the previous approval conditions and sympathetic consideration could be given to the current application. The application also generally complies with TPB Guidelines No. 34B in that there is no material change in planning circumstances since the previous temporary permission was granted and there would be no adverse planning implication from the renewal of planning approval.
- (c) All of the previous planning permissions have demonstrated that the applied use is compatible with the surrounding land uses and would have no adverse impacts on the surrounding areas.
- (d) Application for amendment/regularization to the existing Short Term Waiver and Short Term Tenancy has been submitted to the District Lands Office (DLO) by the applicant and the application is under processing. The applicant has been liaising with DLO on matters relating to the application including clarification on covered area, etc.

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

The applicant is one of the “current land owners” but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by sending registered mail to the other owners. Detailed information would be deposited at the meeting for Members’ 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 Board on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix III**.

5. **Background**

The Site is not the subject of any enforcement cases and there is currently no enforcement action against it. The Site was granted with planning permission on 16.1.2015 for the same applied use for a period of 3 years. Should the application for planning approval is not granted, and the current 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 would be considered as an unauthorized development and enforcement action would be taken against it.

6. **Previous Applications**

6.1 The Site was the subject of 9 previous applications (No. A/YL-PH/9, 176, 267, 310, 423, 512, 576, 632 and 709) all submitted by the same applicant for the same applied use. Details of the previous applications are summarized in **Appendix IV** and the location of the sites is shown on **Plan A-1**.

6.2 All applications (No. 176, 267, 310, 423, 512, 576, 632 and 709) except Application No. A/YL-PH/9 were approved by the Committee on 6.3.1998, 26.3.1999, 14.1.2000, 7.2.2003, 3.2.2006, 23.1.2009, 20.1.2012 and 16.1.2015 respectively. Application No. A/YL-PH/176 was approved for a period of 12 months taking into consideration that there were no agricultural activities on the site for years and that the use under application was not incompatible with the surrounding land uses. The items stored on the site would unlikely generate adverse environmental impact on the surrounding areas. Application No. A/YL-PH/267 was also approved for 12 months on the grounds that no workshop use was involved and that the items stored within the site would

unlikely generate adverse impacts on the surroundings areas. Although there were scattered village houses located near the site, the fencing of the site would help to reduce the visual impact of the development on those sensitive receivers.

- 6.3 Applications No. 310, 423, 512, 576 and 632 were each approved for a period of 3 years for the same use as previous approvals were granted. There was no change in the planning circumstances pertaining to the site since the granting of the previous planning approvals. Government departments consulted had no adverse comments on the application. The planning approval of Application No. A/YL-PH/576 was revoked on 23.12.2011 due to non-compliance with the planning condition in relation to the provision of FSIs. However, it was understood from the Director of Fire Services (D of FS) that the FSIs implemented on-site were eventually considered acceptable on 5.1.2012.
- 6.4 The last Application No. A/YL-PH/709 was approved by the Committee on 16.1.2015 for a period of 3 years up till 20.1.2018 based on similar considerations as mentioned in paragraph 6.3 above. The approval conditions of the last application, including the submission of drainage record and submission / provision of FSIs, have been complied with.
- 6.5 Application No. A/YL-PH/9 was rejected by the Board on review on 8.9.1995 on the grounds that the applied use was not in line with the planning intention of the “AGR” zone and that the development was not compatible with the nearby residential developments. The approval of the application would set an undesirable precedent for other similar applications which would lead to general degradation of the area.
- 6.6 Compared with the last approved application No. A/YL-PH/709, the current application is submitted by the same applicant for the same use with the same layout and covered area.

7. Similar Application

There is no similar application within the same “AGR” zone on the OZP.

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

8.1 The Site is:

- (a) paved and fenced;
- (b) currently used for the applied use with planning permission with validity up to 20.1.2018; and
- (c) accessible via a local track leading from Fan Kam Road which is about 240m to the west of the Site.

- 8.2 The surrounding areas are generally rural in character with scattered village houses, an orchard, vacant/unused land, workshops and parking of vehicles:
- (a) to its east and northeast are residential dwellings/structures (the nearest is about 10m to its east) and unused land and to the further east is vegetated area under “Conservation Area” (“CA”) zone;
 - (b) to the south and west are parking of vehicles, an orchard and residential dwellings/structures. A natural stream course runs further south and there are parking of vehicles, vehicles repair workshops and residential dwellings/structures across the stream. The parking of vehicles and vehicle repair workshop are suspected unauthorized developments subject to enforcement action by the Planning Authority; and
 - (c) to the north is a local track. Across the track are some residential dwellings/structures. Further north is a vegetated area zoned “CA”.

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 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 Nos. 20, 21, 22, 23, 24, 25 and 42 all in D.D. 108 are covered by Short Term Waiver (STW) No. 2559 to permit structures erected thereon for the purpose of “ancillary use to storage of porcelain products/sanitary utensils”. The concerned Government Land (GL) within the Site is covered by Short Term Tenancy (STT) No. 1724 to permit structures erected thereon for the purpose of “storage of porcelain products/sanitary utensils with ancillary structures”.

- (c) The Site is accessible to Fan Kam Road via GL. His office provides no maintenance work for the GL involved and does not guarantee any right of way.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should the application be approved, the STW and STT holder(s) will need to apply to his office for modification of the STW/STT conditions if there is 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):

He has no comment on the renewal application from traffic engineering perspective. The following clauses should be included in the approval condition and advisory clause respectively:

- (i) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (ii) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. 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/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He has no comment on the renewal application from highways maintenance point of view. The previous approval conditions for the last Application No. A/YL-PH/709 should remain valid.
- (b) HyD is not/shall not be responsible for the maintenance of the access road leading to the Site from Fan Kam Road.

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, he does not support the application as sensitive receivers, i.e. residential structures are found in the vicinity of the Site (the nearest is about 10m to its east (**Plan A-2**)), 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) He has no objection to the application from the landscape planning perspective.
- (b) The Site is the subject of 8 previously approved planning applications. The last application (No. A/YL-PH/709) for the same use was approved by the Committee on 16.1.2015 to which he had no objection. The Site is surrounded by vegetated slope at the north and the east, with Sheung Yue River flows along the southern boundary. Open storages were found at the west of the Site. The Site is accessible from Fan Kam Road via a driveway from the west.
- (c) Referring to the aerial photo in April 2017, the Site is situated in an area of rural landscape character comprising of scattered woodlands, open storages and carparks in the vicinity. Although the use is not in line with the planning intention of “AGR” zone, the applied use is not incompatible with the surrounding environment. Existing trees within the Site have been maintained in good condition. Since the nature of operation remains the same as in the previous application, adverse impact arising from the development on landscape resources within the Site is not anticipated.
- (d) Should the application be approved, approval conditions for the maintenance of existing trees and landscape planting should be included.

Drainage

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

- (a) He has no in-principle objection to the development.
- (b) He presumes the applicant would implement the same drainage facilities as those for the previous application No. A/YL-PH/709.
- (c) Should the application be approved, approval conditions requiring the maintenance of the drainage facilities implemented under Application No. A/YL-PH/709 and the submission of records of the existing drainage facilities on-site should be included.

Nature Conservation

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

- (a) As the Site has been paved and used for storage purposes for some years, he has no adverse comment on the application from nature conservation point of view.
- (b) Nevertheless, he notes that there are two semi-natural stream sections immediately adjacent to the western and northeastern site boundary. Should the application be approved, the applicant is advised to adopt appropriate measures to avoid disturbing the stream and its embankments, and prevent polluting the stream during operation.

Fire Safety

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

- (a) He has no in-principle objection to the proposal subject to 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. Good practice guidelines for open storage should be adhered to (**Appendix V**).
- (c) Having considered the nature of the open storage, the approval condition regarding the provision of fire extinguisher(s) within 6 weeks

from the date of planning approval to his satisfaction shall be added. To address this condition, the applicant should be advised to submit a valid fire certificate (FS251) to his office.

- (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.

Water Supply

10.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) Existing water mains will be affected (**Plan A-2**). A Waterworks Reserve within 1.5m from the centreline of the water mains shall be provided to WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage or car-parking purpose.
- (c) The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority.
- (d) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on **Plan A-2**.
- (e) The developer shall bear the cost of any necessary diversion works affected by the development.
- (f) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.
- (g) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

Building Matters

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

- (a) There is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.
- (b) The following issues should be observed by the applicant:
 - (i) If the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted Houses), they are unauthorized under the BO and should not be designated for any use under the application.
 - (ii) 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 should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
 - (iii) 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.
 - (iv) 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.
 - (v) 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

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

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

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

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Project Manager/New Territories West, Civil Engineering and Development Department (PM/NTW, CEDD); and
- (c) Commissioner of Police (C of P).

11. Public Comments Received During Statutory Publication Period

On 24.11.2017, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 15.12.2017, no public comment was 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 a renewal application for temporary open storage of porcelain products/sanitary utensils. The development is not in line with the planning intention of the “AGR” zone which is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Nevertheless, DAFC has no objection to the application as the Site has been paved and used for storage purpose. It is considered that temporary planning permission for 3 years would not frustrate the long-term planning intention of the “AGR” zone.

12.3 The applied temporary use is considered not incompatible with the surrounding land uses which are mixed with scattered village houses, parking of vehicles and unused/vacant land. The Site is also subject of eight previous applications for the same

open storage uses which were approved by the Committee from 1999 to 2015 (paragraph 6 and **Plan A-1**).

- 12.4 The application is in line with the TPB PG-No. 13E and TPB PG-No. 34B in that previous approvals for the same applied use have been granted and all the approval conditions under the last approval (Application No. A/YL-PH/709) including the submission of drainage record and submission / provision of FSIs have been complied with. There is also no adverse comment from the relevant departments except DEP and no major change in planning circumstances since the last approval. Comparing to the last approved application No. A/YL-PH/709, the current application is submitted by the same applicant for the same use with the same layout. The development parameters are identical to the previous application. In this regard, sympathetic consideration could be given to the current application.
- 12.5 Concerned departments, except DEP, have no objection to the application. DEP does not support the application as there are sensitive receivers in the vicinity of the Site (the closest residential dwelling being about 10m away to its east) and environmental nuisance is expected. However, there is no local objection received during the statutory publication period and 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) 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. 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, PlanD, CE/MN, DSD and D of FS on traffic, landscape, drainage and fire safety aspects could be addressed by imposing approval conditions (d) to (i) in paragraph 13.2 below.
- 12.6 There is no public comment received during the statutory publication period against the application.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 above, the Planning Department considers that the temporary open storage of porcelain products/sanitary utensils use 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 21.1.2018 until 20.1.2021. 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 7:00 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 and other workshop activities shall be carried out on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing drainage facilities on the Site should be maintained at all times during the planning approval period;
- (f) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (g) 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 21.4.2018;
- (h) the provision of fire extinguisher(s) 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 4.3.2018;
- (i) 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 21.7.2018;
- (j) in relation to (i) 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 21.10.2018;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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;
- (l) if any of the above planning conditions (g), (h), (i) or (j) 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

- (m) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Board.

[The above approval conditions are the same as the previous approved application No. A/YL-PH/709, except an additional condition (d) according to C for T's comment.]

Advisory Clauses

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

- 13.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' consideration:
 - (a) the development is not in line with the planning intention of the "AGR" zone which is to retain and safeguard good quality agricultural land/ farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification given in the submission for the departure from the planning intention of the "AGR" zone, even on a temporary basis; and
 - (b) the applicant fails to demonstrate that the development would not have adverse environmental impact on the surrounding areas.

14. Decision Sought

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

15. Attachments

- Appendix I** Application form with plans received on 15.11.2017
- Appendix Ia** FI received on 29.12.2017
- Appendix II** Relevant Extracts of 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)

Appendix III	Relevant extract of Town Planning Board Guidelines No. 13E for “Application for Open Storage and Port Back-up Uses”
Appendix IV	Previous applications covering the application site
Appendix V	Good Practice Guidelines for Open Storage Sites
Appendix VI	Advisory clauses
Drawing A-1	Site Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
JANUARY 2018**