

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-FTA/181

- Applicant** : Ocean First (Hong Kong) Limited represented by Wah Tung Development Company Limited
- Site** : Lots 40 RP (Part), 404 S.A (Part), 408 S.A RP (Part), 408 S.B RP (Part), 409, 410 (Part), 413 (Part), 414 (Part), 416 (Part), 417 RP (Part), 435, 436 and 437 RP in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
- Site Area** : 3,329 m² (about) (including about 462m² of Government land)
- Land Status** : (a) Block Government Lease (demised for agricultural use) (about 85.8% of the Site)
(b) Government land (about 14.2% of the Site)
- Plan** : Draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/15 at the time of submission
(Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16 (currently in force))
- Zoning** : “Agriculture” (“AGR”)
- Application** : Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years

1. The Proposal

- 1.1 On 14.11.2017, the applicant sought planning permission to use the application site (the Site) for temporary cargo handling and forwarding facility (logistics centre) for a period of three years. The Site falls within an area zoned “AGR” on the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/15 at the time of submission (**Plans A-1 and A-2**). The approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/16 is currently in force with no change to the land use zoning of the Site. According to the Notes of the OZP, temporary uses or development of any land or buildings not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board (the Board) notwithstanding that the use is not provided for under the Notes of the OZP. The Site is currently used for the applied use without a valid planning permission.
- 1.2 The Site is accessible via a local track branching off from Man Kam To Road. According to the information submitted by the applicant, there is a single-storey (about

5m in height) temporary structure with a total floor area of about 557 m², located at the south-western corner of the Site for cargo handling and packaging of goods. Three loading / unloading spaces (11m x 3.5m each) are provided at the eastern part of the Site near the entrance. The open area within the Site is used for buffer area and vehicle manoeuvring space. The applicant states that the development has a maximum of 10 to 12 vehicle trips per day. The operation hours of the Site are between 8:00 a.m. and 8:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. A plan showing the site layout is at **Drawing A-1**.

- 1.3 The Site is subject of eight previous planning applications (No. A/NE-FTA/22, 32, 41, 65, 72, 100, 110 and 149) for various temporary open storage and logistic uses which were all approved with conditions by the Rural and New Town Planning Committee (the Committee) or the Board on review between 1998 and 2015. The last planning application (No. A/NE-FTA/149) submitted by the same applicant for the same applied use as the current application was approved by the Committee on 6.2.2015 for a period of three years up to 6.2.2018. The applicant has complied with all the approval conditions of the previous application and the planning permission was lapsed on 7.2.2018. The current application is largely the same as the previous application No. A/NE-FTA/149 in terms of the site area and layout except that one of the two structures originally located at the northern part of the Site for cargo handling and packaging of goods was removed (**Drawing A-1**).
- 1.4 In support of the application, the applicant has submitted the following documents:
- | | |
|--|------------------------|
| (a) Application form received on 14.11.2017 | (Appendix I) |
| (b) Supplementary planning statement received on 14.11.2017 | (Appendix Ia) |
| (c) Further Information (FI) received on 11.12.2017 | (Appendix Ib) |
| (d) Letter received on 22.12.2017 requesting for deferment of consideration of the application | (Appendix Ic) |
| (e) FI received on 16.1.2018 | (Appendix Id) |
| (f) Letter received on 27.2.2018 requesting for deferment of consideration of the application | (Appendix Ie) |
| (g) FI received on 17.4.2018 | (Appendix If) |
| (h) FI received on 24.5.2018 | (Appendix Ig) |
- 1.5 At the request of the applicant (**Appendices Id and If**), the Rural and New Town Planning Committee (the Committee) of the Board agreed on 12.1.2018 and 16.3.2018 to defer making a decision on the application for two months each pending the preparation of further information to address the departmental comments. The applicant submitted FI (**Appendix Ig**) on 16.1.2018, 17.4.2018 and 24.5.2018 and the application is re-scheduled for consideration by the Committee on 15.6.2018.

2. Justifications from the Applicant

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

- (a) the Site falls within Category 2 area under the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13E), and the temporary use under application would not affect the long-term planning of the area. The applicant has consulted the locals and they have no objection to the development;

- (b) the development could make full utilization of the land resource to meet the demand of logistics and cargo handling industry. It can provide support to the logistics industry in both Hong Kong and Mainland;
- (c) approval of the application can help improve the greenery in the area, reduce the flooding risk, maintain public order and improve the overall environmental hygiene. The applicant is willing to comply with the approval conditions to be stipulated by the Board;
- (d) the development is not incompatible with the surrounding environment and it would not have adverse environmental impact. The applicant is willing to implement the environmental mitigation measures and observe the guidelines imposed by relevant government departments; and
- (e) the nature and scale of the temporary use under application is similar to the previous application No. A/NE-FTA/149 approved by the Committee in 2015 and all the approval conditions of the previous application have been complied with.

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

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

4. Background

According to the Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD), the Site is not involved in any active enforcement action.

5. Town Planning Board Guidelines

Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13E) are relevant to the application. The Site falls within Category 2 area under TPB PG-No. 13E promulgated on 17.10.2008. Relevant extract of the Guidelines is at **Appendix II**.

6. Previous Applications

6.1 The Site is the subject of eight previous planning applications (No. A/NE-FTA/22, 32, 41, 65, 72, 100, 110 and 149) for various temporary open storage uses and logistic uses which were all approved with conditions for a period of one to three years by the Committee or the Board on review between 1998 and 2015. Applications No. A/NE-FTA/22, 32, 41, 65, 72 and 100 for temporary open storage uses, including containers, repair workshop, container vehicles and vehicle park, and container vehicle repair workshop, were approved mainly on considerations that the uses under application

were not incompatible with the surrounding land uses; the developments were unlikely to cause significant adverse impacts on the traffic, drainage and landscape of the area; and concerned government departments had no objection to the applications. Nevertheless, the planning permissions for applications No. A/NE-FTA/32, 65, 72 and 100, submitted by different applicants, were revoked due to non-compliance with the approval conditions.

- 6.2 The latest planning applications (No. A/NE-FTA/110 and 149) were submitted by the same applicant as the current application for the same temporary use. The applications were approved by the Committee on 4.11.2011 and 6.2.2015 for a period of three years respectively mainly on the grounds that the developments were not incompatible with the surrounding land uses; the developments were in line with the TPB PG-No. 13E; and previous applications for similar use had been approved by the Committee/the Board. All the approval conditions of the planning applications No. A/NE-FTA/110 and 149 have been complied with by the applicant and the expiry date for the planning permissions are 4.11.2014 and 6.2.2018 respectively.
- 6.3 The current application is largely the same as the previous application No. A/NE-FTA/149 in terms of the site area and layout except that one of the two structures originally located at the northern part of the Site for cargo handling and packaging of goods was removed (**Drawing A-1**).
- 6.4 Details of the previous applications are summarised at Appendix III and their locations are shown on **Plan A-1**.

7. Similar Applications

- 7.1 There are four similar applications (No. A/NE-FTA/150, 151, 156 and 173) which fall within/ partly in the “AGR” zone on the Fu Tei Au and Sha Ling OZP in the vicinity of the Site.
- 7.2 All of them (Applications No. A/NE-FTA/150, 151, 156 and 173) involving three sites for goods reshuffling points/ yards or logistics yard, loading/ unloading platforms, open storage of containers and tyre repair workshop uses were rejected by the Committee between 2015 and 2017 on the grounds that the uses under applications were not in line with the planning intention of the “AGR” zone; they were not in line with the Town Planning Board Guideline TPB PG-No. 13E in that there were no previous planning approval granted at the Sites and no exceptional circumstance to justify sympathetic consideration of the application; the proposed development were not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicants failed to demonstrate that the development would have no adverse environmental and landscape and/or drainage and/ or traffic impacts on the surrounding areas; and setting of undesirable precedent.
- 7.3 Details of the similar applications are at **Appendix IV** and their locations are shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo at Plan A-3 and site photos on Plan A-4)

8.1 The Site is:

- (a) formed, paved and partly occupied by one single-storey covered structures in its southwestern part;
- (b) currently used as the applied use; and
- (c) connected to Man Kam To Road via a village track to its east.

8.2 The surrounding areas have the following characteristics:

- (a) to its north are scattered with a logistic yard, open storage of containers, and a warehouse and logistic centre to the further north;
- (b) to its east and north-east are open storage of containers and offices;
- (c) to its west are a track and pipelines across which are fallow agricultural land; and
- (d) to its south, south-east and south-west are open storage of containers, logistic yard, storage, office use and some temporary structures for domestic purpose.

9. Planning Intention

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

10. Comments from Relevant Government Departments

10.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises private lots, namely Lots 40 RP (Part), 404 S.A (Part), 408 S.A RP (Part), 408 S.B RP (Part), 409, 410 (Part), 413 (Part), 414 (Part), 416 (Part), 417 RP (Part), 435, 436, 437 RP in D.D. 89 and adjoining Government land. The lots are Old Schedule agricultural lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. Lot 416 (Part) in D.D. 89 is partially covered by Short Term Waiver (STW) No. 1249 for the purpose of ancillary use to a container yard while a portion of Government land within the Site is covered by Short Term Tenancy (STT) No. 1469 for

the purpose of storage.

- (b) it is noted that the total built-over area of the structure on the lots and the adjoining Government land is larger than the one mentioned in the planning application. His Office reserves the right to take necessary lease enforcement and land control actions against the irregularities. Meanwhile, the applicant should make his own arrangement for acquiring access. The Government shall accept no responsibility in such arrangements; and
- (c) should the application be approved, the owners of the lots concerned shall apply to his office for STW and STT covering all the actual occupation area. The application for STW and STT will be considered by the Government in its landlord capacity and there is no guarantee that they will be approved. If the STW and STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/ rent and administrative fees as considered appropriate by his office.

Traffic

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

- (a) it is noted that the proposed vehicular access to the Site is via a local village track connecting Man Kam To Road. Based on the FI submitted by the applicant on 24.5.2018 that vehicles can manoeuvre within the Site without reversing on the public road, he considers that the application can be tolerated from the traffic engineering viewpoint; and
- (b) the vehicular access to the Site is via a village track connecting with Man Kam To Road which is not under the management of his department. The land status of the access leading to the Site should be checked with the lands authority. The management and maintenance responsibilities of the same access should also be clarified with the relevant lands and maintenance authorities accordingly.

10.1.3 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

he has no comment on the application from highways viewpoint. Any access road leading from Man Kam To Road to the Site is not maintained by HyD.

Agriculture

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

although the Site falls within “AGR” zone on the OZP, the Site has been paved and occupied by open storage uses for some years. In this connection, she has no strong view on the application.

Environment

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

- (a) he does not support the application as there are domestic structures in the vicinity of the Site, the closest one is located to the southwest of the Site of about 70m (**Plan A-2**);
- (b) there was no substantiated environmental complaint received in the past three years;
- (c) he has no comment on the application from the chlorine risk and sewage treatment/disposal perspectives although part of the Site falls within the consultation zone of Sheung Shui Water Treatment Works (**Plan A-1**); and
- (d) the applicant should be advised to follow the environmental mitigation measures as set out in the revised 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites'.

Landscape

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

- (a) she has no objection to the application from the landscape planning perspective;
- (b) compared with aerial photo of 2015 (under previous application No. A/NE-FTA/149) and 2017, there is no significant change in the area which is of disturbed rural landscape character predominantly comprising of open storages, temporary structures and scattered tree groups. Thus the proposed use is not incompatible with the surrounding landscape setting. Her recent site record noted that the Site is in operation as cargo handling area which is hard paved and fenced off with temporary structures and stacks of containers. There are some trees planted along the Site boundary under previous approval condition and six trees by the vehicular entrance are in poor condition. The applicant should step up the tree maintenance including adequate irrigation to sustain healthy tree growth. As the Site layout has no impact on these existing trees, significant adverse landscape impact arising from the proposed continuous use is not anticipated; and
- (c) should the application be approved, an approval condition on the proper maintenance of all trees in good condition throughout the approval period is recommended.

Drainage

- 10.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (a) he has no in-principle objection to the application from the public drainage viewpoint;
 - (b) should the application be approved, an approval condition on the submission of a condition record of the existing drainage facilities on-site within three months from the date of planning approval to his satisfaction or the Board is recommended. The condition record shall include clear photos showing the current conditions of the existing drainage facilities;
 - (c) the applicant should maintain those existing drainage facilities properly and rectify those facilities if it is found inadequate/ineffective during operation to his satisfaction or the Board; and
 - (d) the site is in an area where no public sewer connection is available.

Building Matters

- 10.1.8 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (a) there is no record of approval by the Building Authority (BA) for the buildings/ structures existing on Site and BD is not in a position to offer comments on their suitability for the use related to the application; and
 - (b) the applicant should be advised on the following:
 - (i) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the captioned 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 from BA 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;
 - (iii) for UBW erected on leased land, enforcement action may be taken by 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) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations (B(P)Rs) 5 and 41D respectively; and
- (v) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage.

Fire Safety

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

- (a) he has no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for fire-fighting being provided to his satisfaction. Emergency vehicular access arrangement should comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD; and
- (b) detailed fire safety requirements would be formulated upon receipt of formal submission of general building plans.

Water Supply

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

- (a) he has no objection to the application;
- (b) 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 should resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (c) the Site falls within the consultation zone of Sheung Shui Water Treatment Works, which is a Potentially Hazardous Installation (PHI).

Electricity Supply

10.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) he has no particular comment on the application from electricity supply safety aspect; and
- (b) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP

Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within or in the vicinity of the Site. The applicant is also reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of electricity supply lines.

District Officer’s Comments

10.1.12 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals. The Vice-Chairman of Ta Kwu Ling District Rural Committee, the Indigenous Inhabitant Representative (IIR) and Resident Representative (RR) of San Uk Ling object to the application on the grounds that the proposed development would worsen the traffic situation in Man Kam To Road and create environmental pollution. The incumbent North District Council member and the RR of Lo Wu have no comment on the application.

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

- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD)

11. Public Comment Received During Statutory Publication Period

On 24.11.2017 and 26.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection periods, three public comments were received (**Appendix V**). Two comments submitted by the Chairman of Sheung Shui District Rural Committee and one from the incumbent North District Council member indicate no comment on the application.

12. Planning Considerations and Assessment

12.1 The Site falls within Category 2 area under the TPB PG-No. 13E on ‘Application for Open Storage and Port Back-up Uses’ promulgated by the Board on 17.10.2008. The following considerations in the Guidelines are relevant:

Category 2 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. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

12.2 The development under application is in general not in line with the planning intention of “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with

good potential for rehabilitation for cultivation and other agricultural purposes. Nevertheless, DAFC has no strong view on the application as the Site has been paved and occupied by open storage uses for some years. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “AGR” zone.

- 12.3 The Site is located in an area with open storage of containers, logistic yard, storage, offices and loading and unloading area (**Plans A-2 and A-3**). The development is considered not incompatible with the surrounding environment and significant adverse landscape impact arising from the continuing of the temporary use under application is not anticipated. In this regard, CTP/UD&L, PlanD has no objection to the application from the landscape planning point of view.
- 12.4 DEP does not support the application on the ground that there are sensitive receivers, i.e. domestic structures, in the vicinity of the Site (**Plan A-2**), the nearest one is located at a distance of about 70m to the southwest of the Site (**Plan A-2**). Nevertheless, there has not been any substantiated environmental complaint in the past three years. To address the concern of DEP, approval conditions restricting the operation hours and no operation on Sundays and public holidays are recommended with a view to minimizing the possible environmental nuisance. Moreover, the applicant would be advised to follow the environmental mitigation measures as set out in the revised ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’.
- 12.5 The use under application generally complies with the TPB Guideline PG-No. 13E in that there are previous approvals for similar use on the Site, there are no major adverse departmental comments received on the application, or the concern of relevant departments and local residents could be addressed through the implementation of relevant approval conditions as stated in paragraph 13.2 below. Government departments consulted, including DAFC, CTP/UD&L of PlanD, C for T, CHE/NTE of HyD, CE/MN of DSD, D of FS, CE/C of WSD, and DEMS, have no comment on or no objection to the application and DEP’s concerns could be addressed by imposing the relevant approval conditions.
- 12.6 The Site is the subject of eight previously approved applications for various temporary open storage uses and logistics uses between 1998 and 2015 (**Appendix III**). The last planning application (No. A/NE-FTA/149) submitted by the same applicant for the same applied use as the current application was approved by the Committee on 6.2.2015 for a period of three years up to 6.2.2018. The applicant has complied with all the approval conditions of the previous application and the planning permission was lapsed on 7.2.2018. There has been no major change in the planning circumstances for the area since the approval of the previous application.
- 12.7 Regarding the adverse public comments mainly on the traffic congestion and environmental nuisance as conveyed by DO(N) of HAD, Government departments’ comments and planning assessment 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 mentioned in paragraph 11, the Planning Department considers that the temporary use under application could be tolerated for a period of 3 years.

- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years, until 15.6.2021. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) no operation between 8:00 p.m. and 8:00 a.m. on 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, should be allowed on the Site during the planning approval period;
- (c) the maintenance of the existing drainage facilities on the Site at all times during the planning approval period;
- (d) the maintenance of all trees on the Site in good condition at all times throughout the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on-site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.9.2018;
- (f) the submission of proposals for water supplies for fire-fighting and fire service installations 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;
- (g) in relation to (f) above, the provision of water supplies for fire-fighting and 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;
- (h) if any of the above planning conditions (a), (b), (c) or (d) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning conditions (e), (f) or (g) 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.

Advisory Clauses

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

- 13.3 There is no strong planning reason to recommend rejection of the application.

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.

Attachments

Appendix I	Application form received on 14.11.2017
Appendix Ia	Supplementary Planning Statement received on 14.11.2017
Appendix Ib	Further Information received on 11.12.2017
Appendix Ic	Letter received on 22.12.2017 requesting for deferment of consideration of the application
Appendix Id	Further Information received on 16.1.2018
Appendix Ie	Letter received on 27.2.2018 requesting for deferment of consideration of the application
Appendix If	Further Information received on 17.4.2018
Appendix Ig	Further Information received on 24.5.2018
Appendix II	Relevant extract of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
Appendix III	Previous Applications
Appendix IV	Similar Applications
Appendix V	Public Comment
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Proposed Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JUNE 2018**