

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/595

- Applicant** : Miss WU King Hung
- Site** : Lot 1403 RP (Part) in D.D. 77, Ping Che, Ta Kwu Ling, New Territories
- Site Area** : 263 m² (about)
- Land Status**: Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zoning** : “Agriculture” (“AGR”)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission to continue using the application site (the Site) for temporary open storage of metals and tools and containers (for office and storage of tools) for a further period of three years. The Site falls within an area zoned “AGR” on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. According to the Notes of the OZP, temporary use or development of any land or building 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 with valid planning permission.
- 1.2 According to the applicant, there are two converted containers stacked together to form a 2-storey structure for office and storage of tools uses with a total floor area of 30m² and height of about 4.8m, at the southwestern part of the Site. The location and size of this structure are same as that of the last approved scheme under Application No. A/NE-TKL/515. No parking and loading/unloading space will be provided within the Site. The remaining area is used for open storage use. The operation hours of the Site are between 9:00 a.m. and 5:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. Plans showing the drainage, landscape and fire services installation proposals submitted by the applicant are shown at **Drawings A-1 to A-3** respectively.

- 1.3 The Site is the subject of seven previous applications for temporary open storage/renewal of the planning permission for temporary open storage uses. Except the application No. A/NE-TKL/184, which was rejected by the Board on review on 22.3.2002, all other applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in the period between 2002 and 2015. The last approved application for renewal of the planning permission for temporary open storage of metals and tools and containers (for office and storage of tools) (No. A/NE-TKL/515) submitted by the same applicant was approved with conditions by the Committee on 21.8.2015 for a period of 3 years up to 7.9.2018. The applicant has complied with all the approval conditions as specified under application No. A/NE-TKL/515.
- 1.4 Compared with the last approved application (No. A/NE-TKL/515), site area and boundary, and development parameters under the current application remain unchanged except no parking and loading/unloading space would be provided under the current application.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with Attachments received on 10.5.2018 **(Appendix I)**
 - (b) Further Information received on 1.6.2018 **(Appendix Ia)**
 - (c) Further Information received on 20.6.2018 **(Appendix Ib)**

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 and the further information at **Appendices I, Ia and Ib** respectively. They can be summarized as follows:

- (a) the existing temporary open storage use at the Site is the subject of several previously approved applications for the same applied use. All approval conditions have been complied with, and the applicant is willing to comply with the approval conditions to be stipulated by the Board in the renewal application;
- (b) the operation hours of the Site are between 9:00 a.m. and 5:00 p.m. from Mondays to Saturdays and there will be no operation at night and on Sundays and public holidays. Since the remaining metal tools on site would not be moved out or could be delivered by trolley, no vehicular traffic is generated by the Site and no parking space and loading/unloading space would be provided within the Site; and
- (c) currently only metal tools, iron cages and fork-lift truck are stored on the Site. They would not be used in the attack.

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

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

4. Background

As advised by the Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD), the Site is not subject to any enforcement action.

5. Town Planning Board Guidelines

- 5.1 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) is relevant to the application. The Site falls within Category 3 area under the TPB PG-No. 13E promulgated on 17.10.2008. Relevant extract of the Guidelines is at **Appendix II**.
- 5.2 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) is also relevant to this application. The relevant assessment criteria are at **Appendix III**.

6. Previous Applications

- 6.1 The Site is the subject of seven previous applications (**Plan A-1**) (No. A/NE-TKL/184, 212, 243, 291, 322, 388 and 515) for temporary open storage of generators/ metals, tools and containers (for office and storage of tools) and renewal of the planning permissions for temporary open storage uses.
- 6.2 The first application (No. A/NE-TKL/184) for temporary open storage of generators was rejected by the Board on review on 22.3.2002 mainly for the reasons of not in line with the planning intention of “AGR” zone; and no technical assessments/proposals provided in the submission to demonstrate that the use under application would not generate adverse drainage, environmental and traffic impacts on the surrounding areas. Applications No. A/NE-TKL/212 and 243, for the same use as Application No. A/NE-TKL/184, were approved by the Committee in 2002 and 2003 respectively mainly on the considerations that the applicant had submitted relevant technical assessments to demonstrate that the use under applications would not generate adverse impacts; the technical concerns of Government departments could be addressed by way of implementation of relevant approval conditions; and hence the applications complied with the TPB PG-No. 13E.
- 6.3 Applications No. A/NE-TKL/291, 322, 388 and 515, involving largely the same site for the same applied use as the current application and submitted by the same applicant, were all approved with conditions by the Committee between 2006 and 2015 mainly on the considerations that the applications complied with the TPB PG-No. 13E in that previous approvals for similar temporary open storage use had been granted on the site and the approval conditions had been complied with; the use under applications would unlikely have adverse traffic, drainage and landscape impacts on the surrounding areas and no local objection was received; the technical concerns of relevant Government departments could be addressed by way of implementation of relevant approval conditions; and the approval of the applications on a temporary basis would not frustrate the long-term planning and development of the area. Planning permission of application No. A/NE-TKL/322 was revoked on 18.9.2010 due to non-compliance with

an approval condition on the submission of fire service installations proposal. All relevant approval conditions stipulated under applications No. A/NE-TKL/291, 388 and 515 have been complied with.

- 6.4 For the renewal of planning approval under application No. A/NE-TKL/515, all the approval conditions have been complied with and the planning permission is valid until 7.9.2018. Compared with the last approved application, site area and boundary, and development parameters under the current application remain unchanged except no parking and loading/unloading space would be provided under the current application.
- 6.5 Details of these previous applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

7. Similar Applications

- 7.1 There are six similar applications for temporary open storage which fall within/partly within “AGR” zones in the vicinity/to the south of the Site in the Ping Che and Ta Kwu Ling area (**Plan A-1**).
- 7.2 Two similar applications (No. A/NE-TKL/345 and 376) relating to the same site and largely falling within “Open Storage” (“OS”) zone with a minor portion within the same “AGR” zone were approved with conditions by the Committee between April 2011 and November 2011 mainly on the considerations that the applications were generally in line with the planning intention of “OS” zone and complied with the TPB PG-No. 13E; and the proposed developments were compatible with the surrounding areas. Application No. A/NE-TKL345 was revoked on 1.1.2012 due to the non-compliance with approval conditions.
- 7.3 Four similar applications (No. A/NE-TKL/310, 328, 386 and 478), involving three sites were rejected by the Committee or by the Board on review between 2008 and 2014. They were rejected on similar grounds of not in line with the planning intention of “AGR” zone; not complying with the TPB PG-No. 13E; insufficient information to demonstrate no adverse environmental, drainage, landscape and traffic impacts on the surrounding areas; and setting of undesirable precedents.
- 7.4 Details of these similar applications are summarised at **Appendix V** and their locations are shown on **Plan A-1**.

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

- 8.1 The Site is:
 - (a) flat, formed, fenced off and accessible via a local track leading to Ping Che Road; and
 - (b) currently used for the applied use with planning permission granted under application No. A/NE-TKL/515.

8.2 The surrounding areas have the following characteristics:

- (a) to the north, east and west are warehouses, open storage yards, vacant land and some domestic structures; and
- (b) to the south across a local road are some scattered temporary structures for domestic purpose, warehouse, vacant land and an orchard.

9. Planning Intention

The planning intention of the “AGR” zone in Ping Che and Ta Kwu Ling area is to primarily 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 Comment of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the lot under application is an Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guaranteed right of access;
- (b) the actual occupation area is larger than the Site. The adjoining Lot has also been occupied. Moreover, the unauthorized structures erected on the lot under application without prior approval of his office; and
- (c) in this connection, the owner of the lot concerned has submitted an application to his office for a Short Term Waiver (STW). If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by his office.

Traffic

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

- (a) based on the further information submitted (**Appendix Ia**), the applicant has confirmed no vehicular traffic will be generated from/attracted to the Site and no parking is required; and
- (b) in view of no traffic generation/attraction of the Site, she has no comment

on the application from the traffic engineering point of view.

Environment

10.1.3 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 ones are located to the south at a distance of about 10m (**Plan A-2**);
- (b) there was no substantiated environmental complaints against the Site during the past three years; and
- (c) 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 Environmental Aspects of Open Storage and Temporary Uses”.

Landscape

10.1.4 Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) she has no objection to the application from the landscape planning point of view;
- (b) compared with the aerial photos of 2014 (previous planning approval) to 2017, there is no significant change in the rural landscape character of the area which predominantly comprises open storages, warehouses, scattered trees and domestic structures. The applied use is not incompatible with the surrounding environment. According to her site record dated May 2018, the Site is fenced off, hard paved with container office located at the southwestern corner of the Site. Existing trees at the western and northern site boundary are maintained in fair condition under pervious planning permission. As the layout of the applied use remains the same, significant adverse landscape impact is not anticipated;
- (c) should the application be approved, an approval condition to request the applicant to properly maintain all existing trees at all times throughout the approval period is recommended; and
- (d) the applicant is advised on the tree maintenance as follows:
 - (i) the applicant should refrain from tree topping and over pruning of tree branches as these are arboricultural mal-practices. Improper tree pruning is detrimental to the appearance and healthy growth of trees and may result in irrecoverable tree injury. Advice from qualified arborist on tree works should be sought as necessary;
 - (ii) water shoots at the lower tree trunks and wild climbers smothering over trees should be removed; and

- (iii) more information on tree care can be obtained at https://www.greening.gov.hk/en/tree_care/info_private.html

Drainage

10.1.5 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 point of view;
- (b) should the application be approved, the following conditions should be included to request the applicant:
 - (i) to submit a condition record of the existing drainage facilities with site photos clearly showing the current conditions of the existing drainage facilities and those downstream of the Site; and
 - (ii) to maintain the existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective; and
- (c) the Site is in an area where no public sewer connection is available.

Building Matters

10.1.6 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 he has no comment on their suitability for the use related to the application;
- (b) if the existing structures are erected on lease land without approval of the BD (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;
- (c) 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 coordinator for the proposed building works in accordance with the BO;
- (d) 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;

- (e) the temporary converted containers for site office/storage are considered as temporary buildings and subject to control under the Building (Planning) Regulations (B(P)Rs) Pt. VII;
- (f) 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 B(P)Rs respectively;
- (g) 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)Rs at the building plan submission stage; and
- (h) detailed comments under the BO will be provided at building plan submission stage.

Fire Safety

10.1.7 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 firefighting being provided to the satisfaction of his department;
- (b) having considered the nature of the open storage use at the Site, approval condition on provision of fire extinguisher(s) within 6 weeks from the date of planning approval is recommended for inclusion in the planning permission. To address this condition, the applicant should submit certificate(s) under Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations (Chapter 95B) to his department for compliance of condition;
- (c) if covered structures (e.g. container-converted office, temporary warehouse and temporary shed used as workshop) are erected within the Site, FSIs will need to be installed;
- (d) in such circumstance, except where building plan will be circulated to his department via the Centralised Processing System of BD, the applicant is required to send the relevant layout plans to his department incorporated with the proposed FSIs for approval. In preparing the submission, the applicant is advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the locations of the proposed FSIs to be installed and the access for emergency vehicles should be clearly indicated on the layout plans; and
- (e) detailed fire safety requirements will be formulated upon receipt of formal submission of the aforesaid plans. The applicant will need to subsequently provide such FSIs according to the approved proposal.

Water Supply

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

- (a) he has no objection to the application;
- (b) there is an existing fresh water main in close vicinity of the Site (**Plan A-2**). The cost of any necessary diversion shall be borne by the applicant. If diversion is not required, the applicant is required to protect the water main and no structure or material shall be allowed to be placed within 3 m from the centreline on top of the water main; and
- (c) for provision of water supply to the development, the applicant may need to extend the 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 standard.

Agriculture

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

he has no comment on the application from agriculture point of view as the Site has been used as open storage for some years.

District Officer's Comments

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

he has consulted the locals regarding the application. The Vice-chairman of Ta Kwu Ling District Rural Committee, the incumbent North District Council (NDC) member of the subject constituency, the Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Ping Che, the IIR and RR of Ha Shan Kai Wat have no comment on the application.

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

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (b) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

11. Public Comments Received During Statutory Publication Period

On 18.5.2018, the application was published for public inspection. During the statutory public inspection periods, three public comments were received (**Appendix VI**). A NDC

member supports the application as it can provide convenience to the needed persons, whereas the Chairman of Sheung Shui District Rural Committee indicates no comment on the application. The remaining comment submitted by 關注鐵器武器聯席 objects to the application on the reason that storage of large amount of metals would cause danger to the public if they were illegally used by law-breakers.

12. Planning Considerations and Assessments

12.1 The Site falls within Category 3 area under the TPB PG-No. 13E promulgated by the Board on 17.10.2008. The following considerations in the Guidelines are relevant:

Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. In that connection, 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, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

12.2 The temporary open storage use at the Site is not in line with the planning intention of “AGR” zone which is intended 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. Nevertheless, DAFC has no comment on the application as the Site has been used for open storage for some years. Approval of the application on a temporary basis for another three years would not frustrate the long-term planning intention of “AGR” zone.

12.3 The current application is to seek renewal of the planning permission for a further three years up to 7.9.2021. According to the information submitted by the applicant, the current development scheme is largely the same as the previously approved scheme (No. A/NE-TKL/515) both in terms of the applied use and site layout, except no parking and loading/unloading space would be provided. The development is considered not incompatible with the surrounding land uses which are mixed uses comprising warehouses, open storage yards, vacant land, orchard and temporary domestic structures, and not expected to have significant adverse traffic, drainage and landscape impacts on the surrounding area. Concerned Government departments consulted, including C for T, CE/MN of DSD and CTP/UD&L of PlanD, have no objection to or no adverse comment on the application for renewal of the planning permission.

12.4 DEP does not support the application as there are sensitive receivers, i.e. temporary domestic structures in the vicinity of the Site (**Plan A-2**), and environmental nuisance to the residents nearby may be created. Nevertheless, there is no environmental complaint for the Site in the past three years. To address DEP’s concerns, approval conditions restricting the operation hours of the Site would be imposed. Moreover, the applicant will be advised to follow the environmental mitigation measures as set out in

the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'.

- 12.5 The temporary development under the application generally complies with the TPB PG-No. 13E (**Appendix II**) and TPB PG-No. 34B (**Appendix III**) in that the Site is the subject of four previous approved applications (No. A/NE-TKL/291, 322, 388 and 515) for the same use between 2006 and 2015; the applicant has complied with all the approval conditions of the previous planning application; and relevant Government departments consulted in general have no objection to the application for renewal of the planning permission or their concern could be addressed through the implementation of approval conditions.
- 12.6 The Site is the subject of seven previous applications (**Plan A-1**) (No. A/NE-TKL/184, 212, 243, 291, 322, 388 and 515). Except application No. A/NE-TKL/184 which was rejected by the Board on review in 2002, all the remaining six applications were approved with conditions by the Committee between 2002 and 2015 mainly on the considerations that the applications complied with the TPB PG-No. 13E; and the approval of the applications on a temporary basis would not frustrate the long-term planning and development of the area. There has been no major change in the planning circumstances for the area since the approval of the previous applications.
- 12.7 There are six similar applications within / partly within the "AGR" zones in the vicinity of the Site (**Appendix IV**). Two similar applications (No. A/NE-TKL/345 and 376) relating to the same site were approved with conditions by the Committee between April 2011 and November 2011 mainly on the considerations that the applications were generally in line with the planning intention of "OS" zone and complied with the TPB PG-No. 13E; and the proposed developments were compatible with the surrounding areas. Four similar applications (No. A/NE-TKL/310, 328, 386 and 478), involving three sites were rejected by the Committee or by the Board on review between 2008 and 2014. They were rejected on similar grounds of not in line with the planning intention of "AGR" zone; not complying with the TPB PG-No. 13E; insufficient information to demonstrate no adverse environmental, drainage, landscape and traffic impacts on the surrounding areas; and setting of undesirable precedents. There has not been major change in the circumstances since the approval / rejection of the similar applications.
- 12.8 Regarding the adverse public comment mainly on the ground that storage of large amount of metals would cause danger to the public if they were illegally used by law-breakers, the applicant explained that metal tools, iron cages and fork-lift truck stored on the Site are for construction/ building purpose.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11, the Planning Department considers that the temporary use under application could be tolerated for a further period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years from **8.9.2018** to **7.9.2021**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 5:00 p.m. and 9:00 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 vehicles entering and exiting the Site, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) the peripheral fencing and paving of the Site should be maintained at all times during the planning approval period;
- (e) the existing trees on Site shall be properly maintained at all times during the planning approval period;
- (f) the existing drainage facilities shall be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- (g) the submission of a condition record of the existing drainage facilities on the Site as previously implemented on the same Site under Application No. A/NE-TKL/515 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 8.12.2018;
- (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 20.10.2018;
- (i) the submission of proposals for fire service installations and water supplies for firefighting 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 8.3.2019;
- (j) in relation to (i) above, the implementation of proposals for fire service installations and water supplies for firefighting 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 8.6.2019;
- (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 Director of Planning or of the Town Planning Board.

Advisory Clauses

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

13.3 There is no strong planning reasons 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 the 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 Attachments received on 10.5.2018
Appendix Ia	Further Information received on 1.6.2018
Appendix Ib	Further Information received on 20.6.2018
Appendix II	Relevant Extract of TPB Guidelines No. TPB PG-No. 13E for Application for Open Storage and Port Back-up Uses
Appendix III	Relevant Extract of TPB Guidelines No. TPB PG-No. 34B for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development
Appendix IV	Previous s.16 Applications
Appendix V	Similar s.16 Applications for Temporary Open Storage in the vicinity of the Site within/partly within the "Agriculture" zones in the Ping Che and Ta Kwu Ling Area
Appendix VI	Public Comments
Appendix VII	Recommended Advisory Clauses
Drawings A-1 to A-3	Drainage Plan, Landscape Plan and Fire Services Installation Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a & A-4b	Site Photos