

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/896

- Applicant** : Cosmos Gem Ltd. represented by PlanArch Consultants Ltd.
- Site** : Lots 369 RP (Part), 370 RP (Part), 371 S.A (Part), 371 S.B (Part), 381 RP (Part), 382 RP, 383 RP, 384, 385, 386, 387, 388, 389 RP, 390 RP, 391 RP, 439 RP (Part), 440 (Part), 444, 445, 446, 447, 448, 449, 450 S.A, 450 S.B, 450 S.C, 451, 452, 453, 454, 455, 456, 457, 458 (Part), 459 (Part), 471 (Part), 472, 473, 474, 475 S.A (Part), 475 S.A ss.1 and 475 S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 21,222m² (about) (includes government land (GL) of about 110m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
- Zoning** : “Undetermined” (“U”)
- Application** : Temporary Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary open storage of building/recycling materials, construction machinery, used electrical/electronic appliances and parts with ancillary workshop activities for a period of 3 years at the application site (the Site). The Site is currently occupied for the applied use without valid planning permission (**Plans A-2 and A-4a to A-4g**).
- 1.2 The Site was involved in 6 previous applications (No. A/YL-TYST/194, 309, 427, 587, 726 and 802) for various open storage uses with/without workshop activities (**Plan A-1b**). All the applications were approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) with conditions on a temporary basis for a period of 3 years. All time-limited

approval conditions of the last application by the same applicant (No. A/YL-TYST/726) for similar use covering the same site have been complied with and the permission expired on 9.5.2018. Details of the previous applications are at paragraph 6 and **Appendix III**.

1.3 The Site is accessible via a local track leading from Kung Um Road to its east. According to the applicant's submission, the Site is partitioned into 6 portions (**Plan A-2 and Drawing A-2**). According to the applicant, all the electrical and electronic parts will be loaded/unloaded and handled/stored under shelters and on paved areas. No dismantling or other workshop activities of used electrical/electronic appliances and parts will be carried out; however, there will be dismantling, sorting and packaging of recycling materials. Dense landscape belt and a 2.5m corrugated metal fence along the site boundary are maintained to minimize environmental impacts. The location plan with vehicular access, the layout plan, and the tree preservation plan submitted by the applicant are at **Drawings A-1 to A-3** respectively. Compared with the last application by the same applicant (No. A/YL-TYST/726), the current application is submitted by the same applicant on the same site with similar development parameters.

1.4 A comparison of the major development parameters of the current application and the last approved application is as follows:

Major Development Parameters	Previously Approved Application No. A/YL-TYST/726 (a)	Current Application No. A/YL-TYST/896 (b)	Difference (b)-(a)
Applied Use	Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	Temporary Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	Replacement of packaging activity with workshop activities
Site Area	21,222m ² (about) (including GL of about 110m ²)		---
Total Floor Area (Non-domestic)	About 4,077m ²	About 4,344m ²	+267m ² (+6.5%)
No. of Structures	33 (for office, storage and packaging activity uses)	39 (for office, storage and workshop activity uses)	+6
Height of Structure	3m to 6m (1 to 2 storeys)		---
Loading/Unloading Spaces	11 container vehicle loading/unloading spaces		---
Operation Hours	7:00 a.m. to 11:00 p.m. Mondays to Saturdays with no operation on Sundays and public holidays	8:00 a.m. to 9:00 p.m. Mondays to Saturdays with no operation on Sundays and public holidays	shorter operating hours

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

- (a) Application Form received on 18.4.2018 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Supplementary Information dated 16.4.2018 providing replacement pages of the Application Form **(Appendix Ib)**
- (d) Further Information dated 24.5.2018 responding to departmental comments and providing estimated trip generation and attraction **(Appendix Ic)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 4 of the Supplementary Planning Statement **(Appendix Ia)** and further information at **Appendix Ic**. They can be summarized as follows:

- (a) According to the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Use’ (TPB PG-No.13E), the Site is located in Category 1 area which is considered suitable for open storage/port back-up uses. The applied use is also in line with the planning intention of the “U” zone. Open storage use at the Site (under Applications No. A/YL-TYST/194, 370, 427, 587 and 726) have been approved by the Board since 2003. All approval conditions of the previous applications had been complied with to the satisfaction of the relevant departments. As there is no change in planning circumstances since the last approval, the current application shall merit favorable consideration.
- (b) In 2016, the Board approved a temporary rural workshop and open storage building materials at the northwestern portion of the Site (No. A/YL-TYST/802), which was subsequently revoked on 26.2.2017 due to non-compliance with approval conditions. The concerned applicant is an individual tenant at the Site and is not the applicant for the current application.
- (c) The adjoining land uses are open storage uses which operate in a similar nature. Numerous similar applications for open storage uses have been approved by the Board in the area, including Applications No. A/YL-TYST/810, 827 and 847 in the vicinity of the site. Moreover, there is no major residential development in the vicinity.
- (d) In order to minimize environmental nuisances, the environmental measures recommended in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) will be adopted. The roofed structures on paved ground will ensure that no electrical/electronic appliances and parts will be exposed under weather and contaminate the soil. Besides, a 2.5m high corrugated iron fence wall is erected along the periphery of the site and the operation hours of the site are also confined to 8:00a.m. to 9:00p.m with no operation on Sundays and public holidays.

- (e) The development will not cause adverse visual, drainage, and traffic impacts. The existing plantings along the site periphery and drainage facilities within the site will be maintained. Regular maintenance will be carried out for the existing plants and drainage facilities. The trip generation and attraction are low throughout the operation hours and the peak hour at the Site does not intervene the rush hours of Yuen Long. With adequate loading/unloading and manoeuvring spaces within the site, no queuing or waiting of vehicles on public road is envisaged.

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 a notice of the application outside the Site and publishing the notice in 3 local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13E) are relevant to the application. The Site falls within Category 1 areas under TPB PG-No.13E promulgated by the Board on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is currently not subject to planning enforcement action.

6. Previous Applications

- 6.1 The Site was involved in 6 previous applications (No. A/YL-TYST/194, 309, 427, 587, 726 and 802) for various open storage uses with/without workshop activities. Except Application No. A/YL-TYST/802, the other applications are submitted by the same applicant as the current application and covered largely the same site. Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A1-b**.
- 6.2 Applications No. A/YL-TYST/194, 309, 427, 587 and 726 for temporary open storage uses with/without ancillary packaging activities and Application No. A/YL-TYST/802 for proposed temporary rural workshop and open storage of building materials were approved by the Committee for a period of 3 years on 21.3.2003, 7.4.2006, 8.5.2009, 4.5.2012, 8.5.2015 and 26.8.2016 respectively. All the approval conditions of the last approval by the same applicant (No. A/YL-TYST/726) had been complied with and the planning permission was valid up to 8.5.2018. However, planning permission granted under Application No. A/YL-TYST/802 covering the northwestern portion of the Site to a different applicant was revoked on 26.2.2017 due to non-compliance with approval conditions.

- 6.3 Compared with the last application by the same applicant (No. A/YL-TYST/726), the current application is submitted by the same applicant on the same site with similar development parameters.

7. Similar Applications

- 7.1 A total of 122 similar applications for various types of temporary open storage uses with or without warehouse and/or ancillary workshop uses in this part of the “U” zone had been considered by the Committee or the Board on review since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarized in **Appendix IV** and the locations of the sites are shown on **Plan A-1a**.
- 7.2 There are 120 applications for temporary open storage uses with or without warehouse and/or ancillary workshop uses approved mainly on similar considerations that they were generally in line with TPB PG-No. 13E in that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant government departments could be addressed by imposing approval conditions. However, amongst these approved applications, 25 were revoked due to non-compliance with approval conditions.
- 7.3 The other 2 applications were rejected mainly on the grounds that, amongst other, approval of the application with repeated non-compliances would set an undesirable precedent.
- 7.4 For Members’ information, Application No. A/YL-TYST/897 for temporary open storage and warehouse for storage of recyclable materials (plastic and metal), open storage of mobile toilets, and open storage of construction machinery and material for a period of 3 years within the same part of the “U” zone on the OZP will also be considered at this meeting (**Plan A-1a**).

8. The Site and Its Surrounding Areas (Plans A-1a, A-2 to A-4g)

- 8.1 The Site is:
- (a) accessible via a local track leading from Kung Um Road to its east;
 - (b) largely paved and fenced off;
 - (c) currently partitioned into 6 compartments for the applied use without valid planning permission.
- 8.2 The surrounding areas have the following characteristics:
- (a) predominantly open storage yards mixed with unused land and cultivated agricultural land;
 - (b) to its north is Lam Tai East Road and Lam Tai West Road on the sides of a nullah;
 - (c) to its south is a knoll with a number of graves;

- (d) to its northwest is cultivated agricultural land and an area used for gardening; and
- (e) there are a number of open storage yards in its vicinity operating under valid planning permission under Applications No. A/YL-TYST/810, 827, 842 and 847.

9. Planning Intention

The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic from the proposed development. The area is therefore zoned “U” pending further detailed studies on the infrastructural impacts and the preparation of detailed layout plan.

10. Comments from Relevant Government Departments

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

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agriculture Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) GL, Lot 391 RP, Lot 383 RP, Lots 384 & 445, Lots 385 & 451, Lot 386, Lot 387, Lots 388, 389 RP and 390 RP, Lot 446, Lot 447, Lots 450 S.A, 450 S.B & 450 S.C, Lot 452, Lot 457, Lot 458, Lot 474, Lot 475 S.A, and Lot 475 S.A ss.1 in D.D. 119 are covered by Short Term Tenancy (STT) No. 3003 and Short Term Waiver (STW) No. 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625 and 4626 respectively to permit structures erected thereon for the purpose of temporary open storage of building/recycling materials, construction machinery and used electrical/electronic appliances and parts with ancillary packaging activities.
- (c) Lots 370 RP & 381 RP, 369 RP, 371 S.A and 371 S.B are covered by STW No. 4188, 4189, 4190 and 4191 respectively to permit structures erected thereon for the purpose of temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop activities.
- (d) Lot 440 and Lot 475 S.B in D.D. 119 are covered by STW No. 4347 and 4350 respectively to permit structures erected thereon for the purpose of temporary open storage of building materials,

construction machinery, recycling materials (metal, plastic and paper) and used electrical/electronic appliances and parts with ancillary workshop activities.

- (e) The Site is accessible to Kung Um Road via GL and private land. Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way to the Site.
- (f) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (g) Should planning approval be given to the subject planning application, the STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions if there is any irregularities on site and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by her department acting in the capacity of 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 her department.

Traffic

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

- (a) The applicant should operate the open storage site within the operation hours from 8:00 a.m. to 9:00 p.m. only.
- (b) The land status of the access road/path/track leading to the Site at Kung Um Road shall be checked with the lands authority.
- (c) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (d) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, vehicle queuing and reverse movement of vehicles on public road are allowed.

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

- (a) The access arrangement should be commented by the Transport Department.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.

- (c) His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road.

Environment

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

- (a) It is noted that the proposed use would involve storage of electrical/electronic appliances and ancillary workshop activities and the applicant proposed that
 - (i) All electrical appliances will be loaded/unloaded and stored under shelter with roofed structures and fully paved to prevent soil contamination;
 - (ii) The workshop activities including dismantling, sorting and packaging of recycling materials will be carried out under shelters and on paved area within structures; and
 - (iii) No dismantling or other workshop activities on used electrical/electronic appliances and parts will be carried out.
- (b) The above measures as proposed by the applicant are essential and should be implemented in preventing land contamination. Should the planning application be approved, the applicant should also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.
- (c) In addition, for disposal of e-waste under the meaning of the Waste Disposal Ordinance, the applicant is reminded to apply for the necessary licence/permit. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures.
- (d) There is no environmental complaint concerning the site received in the past 3 years.

Drainage

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

- (a) Based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under previous planning applications.
- (b) In view of the above, he has no objection in principle to the proposed development. Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the existing

drainage facilities and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant should be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
 - (iii) the good practice guidelines for open storage (**Appendix V**) should be adhered to.
- (c) Moreover, having considered the nature of the open storage, an approval condition requiring the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction should be added. To address this approval condition, the applicant should be advised to submit a valid fire certificate (FS 251) to his department for approval.
- (d) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) As there is no record of approval by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant's attention is drawn to the following points:
 - (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building

works (UBW) under the BO and should not be designated for any proposed use under the application.

- (ii) 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 planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (iii) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (iv) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 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 B(P)R at the building plan submission stage.

Others

10.1.8 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) CEDD and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) - Investigation" (the Study). According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the subject site falls within an area zoned as "Residential – Zone 2 (with Commercial)" ("R2c"), "District Open Space" ("DO"), "Other Specified Uses" ("OU") annotated "Hillside River Corridor with Scenic Cycle Track" and an area shown as 'Road'.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS. As regard

the implementation programme of YLS, we would leave it for CEDD to advise.

10.1.9 Comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

He has no objection to the captioned temporary use for 3 years, which should be considered in accordance with the provisions of the current OZP and existing infrastructure capacities. However, the captioned site falls within the boundary of YLS Development. According to the Study, to ensure timely and orderly implementation, the development of YLS and relevant site formation and infrastructure works would be implemented in four stages. The lot(s) concerned falls within a site under Stage 3 Works. While the detailed implementation programme for the project is still being formulated, based on the Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the YLS Development expected in 2027.

District Officer's Comments

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

His office has not received any comment from the locals on the application.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

11. Public Comment Received During the Statutory Publication Period

On 27.4.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 18.5.2018, no public comment was received.

12. Planning Considerations and Assessments

12.1 According to TPB PG-No. 13E, the Site falls within Category 1 areas. The following guidelines are relevant:

Category 1 areas are considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major 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 should be submitted if the proposed uses may cause significant environmental and traffic concerns.

- 12.2 The application is for temporary open storage building/recycling materials, construction machinery, used electrical/electronic appliances and parts with ancillary workshop activities at the Site zoned “U” on the OZP. The applied use is not in conflict with the planning intention of the “U” zone on the OZP which is generally intended for open storage use but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls within an area zoned as “R2c”, “DO” “OU (Hillside River Corridor with Scenic Cycle Track)” and an area shown as ‘Road’ on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(W) of CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the area.
- 12.3 The subject “U” zone is mainly occupied by open storage/storage yards, warehouses and workshops. As such, the development is not incompatible with the surrounding uses in the subject “U” zone comprising similar open storage uses.
- 12.4 The application is also generally in line with TPB PG-No. 13E in that the Site falls within Category 1 areas which are considered suitable for open storage and port back-up use; relevant proposals have been submitted to demonstrate that the proposed use would not generate adverse impacts; and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.
- 12.5 There is no adverse comment on the application from concerned government departments. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the relevant mitigation measures and requirements set out in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact, and to keep the Site clean and tidy at all times.
- 12.6 As the Committee has approved 6 similar uses covering the Site and 120 similar applications for open storage uses in the vicinity of the Site, approval of the subject application is considered in line with the Committee’s previous decisions.
- 12.7 There is no public comment received on the application during the statutory publication period.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12, the Planning Department considers that the temporary open storage building/recycling materials, construction machinery, used electrical/electronic appliances and parts with ancillary workshop activities 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 also suggested for Members' reference:

Approval conditions

- (a) no operation between 9:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste is allowed outside the concrete-paved covered structures on the Site, as proposed by the applicant, at any time during the planning approval period;
- (d) no dismantling or other workshop activities of used electrical/electronic appliances and parts, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (e) no dismantling, sorting, packaging or other workshop activities is allowed outside the concrete-paved covered structures on the Site, as proposed by the applicant, at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities on the 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;
- (j) the provision of fire extinguisher(s) with valid fire certificate (FS 251) within **6 weeks** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.7.2018;
- (k) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.12.2018;
- (l) in relation to (k) above, the implementation of the fire service installations proposal 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;

- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (n) if any of the above planning conditions (i), (j), (k) or (l) 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
- (o) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

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

13.3 There is no strong 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.

15. Attachments

Appendix I	Application Form received on 18.4.2018
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Supplementary Information dated 16.4.2018 providing replacement pages of the Application Form
Appendix Ic	Further Information dated 24.5.2018 responding to departmental comments and providing estimated trip generation and attraction
Appendix II	Relevant extract of the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E)
Appendix III	Previous Applications covering the Site
Appendix IV	Similar applications in this part of the “U” zone on the OZP since the promulgation of TPB PG-NO. 13E
Appendix V	The Good Practice Guidelines for Open Storage Sites

Appendix VI	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Proposed Layout Plan
Drawing A-3	Tree Preservation Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4g	Site Photos

**PLANNING DEPARTMENT
JUNE 2018**