

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/942**

<b><u>Applicant</u></b>	: Mr. TANG Mo Pun represented by Metro Planning and Development Company Limited
<b><u>Site</u></b>	: Lots 2684 S.A (Part), 2684 S.B (Part), 2684 S.C (Part), 2684 S.D, 2684 S.E, 2684 S.F, 2684 S.G (Part), 2684 S.H (Part), 2684 S.I (Part), 2684 S.J (Part), 2684 S.K (Part), 2684 S.L (Part), 2684 S.M (Part), 2684 S.N, 2684 S.O, 2684 RP (Part), 2686 (Part) and 2687 (Part) in D.D. 120, Shan Ha Tsuen, Yuen Long, New Territories
<b><u>Site Area</u></b>	: 830m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<b><u>Zoning</u></b>	: “Undetermined” (“U”)
<b><u>Application</u></b>	: Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary open storage of construction materials for a period of 3 years. The Site falls within an area zoned “Undetermined” (“U”) on the OZP. According to the Notes of the OZP for “U” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board (the Board). The Site is currently vacant and partly overgrown with vegetation (**Plan A-4**).
- 1.2 The Site is accessible via a local track from Shan Ha Road to its northwest. According to the applicant, the construction materials to be stored at the Site include pipes, metal and similar items. No temporary structures would be erected at the Site. No workshop activities, storage, handling and loading and unloading of used electrical appliances, electronic and computer wastes would be carried out within the Site. The Site has been hard-paved with corrugated metal fencing of 2.5m high and painted in green erected along the site boundary for screening

purpose and visual enhancement. As proposed by the applicant, no medium and heavy goods vehicles exceeding 5.5 tonnes and container tractor/trailer will be allowed to enter the Site. The applicant also pledges to provide and maintain the proposed drainage facilities at his own expenses and at all times. Plans showing the vehicular access leading to the Site, site layout, landscape and tree preservation proposal and proposed drainage plan submitted by the applicant are at **Drawings A-1 to A-4**.

1.3 The Site was involved in four previous applications (No. A/YL-TYST/458, 516, 564 and 619) for various temporary open storage with/without ancillary workshop. The last application (No. A/YL-TYST/619) was approved with conditions by the Rural and New Town Planning Committee (the Committee) for a period of 3 years on 23.11.2012. However, the permission was subsequently revoked due to non-compliance of approval conditions on the submission of tree preservation and landscape proposal, drainage proposal and fire service installations (FSIs) proposal on 23.2.2013. Compared with the last application, the current application is submitted by a different applicant for a similar open storage use on a much smaller site with different development parameters.

1.4 The major development parameters of the previously approved application and the current application are summarised as follows:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/YL-TYST/619 (a)</b>	<b>Current Application No. A/YL-TYST/942 (b)</b>	<b>Difference (b)-(a)</b>
Applied Use	Proposed Temporary Open Storage of Construction Machinery, Construction Materials, Recyclable Materials including Paper, Metal and Plastic with Ancillary Office for a Period of 3 Years	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	No storage of construction machinery, recyclable materials and ancillary office
Site Area	4,150m <sup>2</sup> (about)	830m <sup>2</sup> (about)	-3320m <sup>2</sup> (-80%)
Total Floor Area (Non-domestic)	189 m <sup>2</sup> (about)	---	No structures are proposed to be built in the current application
No. and Height of Structures	4 <ul style="list-style-type: none"> <li>• Two for ancillary site offices (6.5m, 2 storeys)</li> <li>• One for guard room (3m, 1 storey)</li> <li>• One for toilet use (3m, 1 storey)</li> </ul>	---	

Parking Space	2 (5m x 2.5m) (for private car/ light goods vehicle)	---	-2
Loading/Unloading Space	---	1 (7m x 3.5m) (for private car/ light goods vehicle)	+1
Operation Hours	8:00 a.m. to 11:00 p.m. with no operation on Sundays and public holidays	9:00 a.m. to 5:00 p.m. with no operation on Sundays and public holidays	Shortened operation hours

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

- (a) Application Form received on 10.12.2018 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Supplementary Information received on 10.12.2018 clarifying the address of the Site **(Appendix Ib)**
- (d) Supplementary Information received on 12.12.2018 further clarifying the address of the Site **(Appendix Ic)**
- (e) Further Information received on 22.1.2019 clarifying that no workshop activity will be carried out at the Site **(Appendix Id)**  
*[accepted and exempted from publication and recounting requirements]*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Section 3 of the Supplementary Planning Statement (**Appendix Ia**). They can be summarised as follows:

- (a) According to the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13E), the Site falls within Category 1 areas and is considered suitable for open storage uses. Preliminary technical assessment on traffic aspect has been provided in the submission to demonstrate that the development would not generate significant amount of traffic. The development should have fulfilled the guidelines to a large extent.
- (b) The proposed development conforms to the planning intention of the “U” zone. Taking into consideration the shortage of land for open storage purpose in Tong Yan San Tsuen, sympathetic consideration of the application is sought.
- (c) A number of open storage yards have been approved by the Board in the vicinity (e.g. Applications No. A/YL-TYST/769, 817, 826, 838, 853, 895 and 897). The proposed development is compatible with the surrounding environments which mainly consist of open storage yards. Therefore, similar treatment should be given to the current application.

- (d) There will be minimal environmental, drainage and traffic impacts arising from the proposed development, as supported by the submitted assessments. All the proposed drainage facilities will be provided and maintained at the applicant's own expense. The negligible increase in traffic would not aggravate the traffic condition of Shan Ha Road and nearby road networks.

### **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 sending the notice to the Ping Shan Rural Committee by registered post. 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 was subdivided into 2 unauthorised developments (UD) which were the subject of enforcement action against unauthorised open storage use. Enforcement Notice (EN) was issued on 31.7.2018 requesting the discontinuation of the UD by 30.9.2018 and 31.10.2018. The recent site inspection on 3.1.2019 revealed that the UD at the Site have been discontinued. The Planning Authority is currently monitoring the case.

### **6. Previous Applications**

- 6.1 The Site was involved in 4 previous applications (No. A/YL-TYST/458, 516, 564 and 619) for various temporary open storage with/without ancillary workshop. The first two applications were submitted by the same applicant as the current application whereas the last two applications were submitted by different applicants. Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A-1b**.
- 6.2 Applications No. A/YL-TYST/458 and 516 were approved with conditions by the Committee of the Board for a period of 3 years on 9.10.2009 and 28.1.2011 respectively. Both applications were subsequently revoked on 9.8.2010 and 24.6.2011 respectively. The former application was revoked due to non-compliance of the time-limited approval condition on the implementation of the drainage proposal, while the latter application was revoked due to non-compliance of the approval condition that no open storage and carrying out of workshop activities were allowed within 20m from the western boundary of the application site adjoining the "Village Type Development" zone.

- 6.3 Application No. A/YL-TYST/564 was rejected by the Board on review on 31.8.2012 mainly on the reasons that the applicant could not demonstrate that the development would not generate adverse environmental, drainage and fire safety impacts on the surrounding areas including residential uses, or such impacts could be addressed through the implementation of approval conditions. Furthermore, approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control mechanism.
- 6.4 The last application (No. A/YL-TYST/619) was approved with conditions by the Committee for a period of 3 years on 23.11.2012. However, the permission was subsequently revoked on 23.2.2013 due to non-compliance of approval conditions on the submission of tree preservation and landscape proposal, drainage proposal and FSIs proposal.

## **7. Similar Applications**

- 7.1 A total of 132 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 summarised in **Appendix IV** and the locations of the sites are shown on **Plan A-1a**.
- 7.2 Out of these 132 similar applications, 131 were 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 remaining one application was rejected mainly on the reasons, amongst others, that approval of the application with repeated non-compliances would set an undesirable precedent.

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

- 8.1 The Site is:
- (a) accessible via a local track from Shan Ha Road to its northeast (**Plan A-3**);
  - (b) paved and fenced off; and
  - (c) currently vacant and partly overgrown with vegetation.
- 8.2 The surrounding areas have the following characteristics (**Plan A-2**):
- (a) comprise mainly of open storage yards intermixed with a vehicle park, a few scattered residential structures (including some small houses under construction), some agricultural lands, a plant nursey, some vacant structures and vacant lands;

- (b) there are existing residential structures in its vicinity with the nearest one located about 50m away to the southwest of the Site;
- (c) there are 4 open storage yards located to the east, northeast, southeast and further southeast which are operating with valid planning permissions under Applications No. A/YL-TYST/838, 853, 895 and 897 respectively; and
- (d) except for the aforementioned operations operating under valid permissions, the other open storage yards and a vehicle park in the vicinity of the Site are suspected UD subject to enforcement action taken by the Planning Authority.

## **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 generated 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 summarised 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) The Site is accessible from Shan Ha Road via government land (GL) and private land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) Should planning approval be given to the subject application, the lot owner will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Application(s) for any of the above 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 working hours should be restricted from 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays as proposed by the applicant.
- (b) No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailers, should be allowed to park or enter/exit the Site.
- (c) The land status of the access road/path/track leading to the Site from Shan Ha Road shall be checked with the lands authority.
- (d) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (e) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, 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 to the Site from Shan Ha Road should be commented by the Transport Department.
- (b) Adequate drainage measures should be provided at the Site 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 Shan Ha Road.

### **Environment**

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

- (a) DEP does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one situated about 50m to its southwest) (**Plan A-2**) and environmental nuisance is expected.

- (b) There was no environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant should 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” (Code of Practice).

### **Drainage**

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) His detailed comments on the submitted drainage proposal (**Drawing A-4**) are at **Appendix VII**.
- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be 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 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. In addition, 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; and
  - (iii) the good practice guidelines for open storage (**Appendix VI**) should be adhered to.
- (c) Moreover, having considered the nature of the open storage, an approval condition for the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction shall be stipulated; and the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.



- (d) The applicant is reminded that should any structure(s) be proposed and are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

**Others**

10.1.7 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". According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site mainly falls within an area zoned as "Local Open Space" ("LO").
- (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.

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

- (a) His department has no objection to the subject application.
- (b) However, the Site falls within the project boundary of the proposed YLS Development - Stage 2. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong. The applicant shall be reminded that extension of the planning permission may not be supported in future when the detailed implementation programme of works in the Site under YLS Development - Stage 2 is formulated.

**District Officer's Comments**

10.1.9 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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services (DEMS); and
- (e) Commissioner of Police (C of P).

## **11. Public Comment Received During the Statutory Publication Period**

On 21.12.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 11.1.2019, one public comment was received from a Yuen Long District Councillor objecting to the application on the grounds that the current application should not be approved unless there would be improvements in planning conditions compared to the previously revoked application (**Appendix V**).

## **12. Planning Considerations and Assessments**

- 12.1 The subject application is for proposed temporary open storage of construction materials for a period of 3 years. The Site falls within an area zoned “U” on the OZP. The applied use is not in conflict with the planning intention of the “U” zone 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. While the Site falls within an area zoned as "LO" 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 would not jeopardise the long-term development of the area. Should the application be approved, the applicant should be advised that extension of the planning permission may not be supported in future when the detailed implementation programme of works in the Site under YLS Development - Stage 2 is formulated.
- 12.2 The surrounding areas comprise mainly of open storage yards intermixed with a vehicle park, a few scattered residential structures, some agricultural lands, a plant nursery, some vacant structures and vacant lands (**Plan A-2**). There are 4 open storage yards operating with planning permissions in the vicinity of the Site. As such, the development is not incompatible with the surrounding uses in the subject “U” zone comprising similar open storage uses.
- 12.3 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.

The application is 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; and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.

- 12.4 There is no adverse comment on the application from concerned government departments, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site, with the nearest one located about 50m to its southwest (**Plan A-2**), and environmental nuisance is expected. However, there has been no environmental complaint concerning the Site received in the past 3 years. To address the concerns on the possible environmental nuisances generated by the temporary use and to address the technical requirements of other 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 UD 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 Code of Practice in order to minimise any potential environmental impact, and to keep the Site clean and tidy at all times.
- 12.5 Given that three previous approvals for similar temporary open storage uses have been granted to the Site and 131 similar applications have been approved for open storage with/without warehouse uses in the vicinity of the Site, approval of the subject application is considered in line with the Committee's previous decisions. Although the Site has been the subject of three revocations for previously approved applications for open storage uses in the past, the current application is submitted by a different applicant from the last previous application. Besides, the Site is currently vacant and the UD has been discontinued. The current application could be considered afresh with sympathetic consideration given.
- 12.6 There is one objecting public comment (**Appendix V**) received on the application during the statutory publication period as summarised in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.5 above are relevant.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12, the Planning Department considers that the proposed temporary open storage of construction materials 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 1.2.2022. 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 temporary structure, as proposed by the applicant, is allowed to be erected on the Site during the planning approval period;
- (d) no workshop activities, storage, handling and loading and unloading of used electrical appliances, electronic and computer wastes, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (e) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit 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 boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of a revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.8.2019;
- (i) in relation to (h) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.11.2019;
- (j) in relation to (i) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (k) the provision of fire extinguisher(s) with a 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 15.3.2019;
- (l) the submission of 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 1.8.2019;
- (m) in relation to (l) above, the implementation of 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 1.11.2019;
- (n) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (j) 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; and

- (o) if any of the above planning conditions (h), (i), (k), (l) or (m) 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 at **Appendix VIII**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.

**14. Decision Sought**

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

**15. Attachments**

<b>Appendix I</b>	Application Form received on 10.12.2018
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	Supplementary Information received on 10.12.2018 clarifying the address of the Site
<b>Appendix Ic</b>	Supplementary Information received on 12.12.2018 further clarifying the address of the Site
<b>Appendix Id</b>	Further Information received on 22.1.2019 clarifying that no workshop activity will be carried out at the Site
<b>Appendix II</b>	Relevant extract of the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E)
<b>Appendix III</b>	Previous Applications covering the Site
<b>Appendix IV</b>	Similar applications in this part of the "U" zone on the OZP since the promulgation of TPB PG-No. 13E
<b>Appendix V</b>	Public Comment received during the statutory publication period
<b>Appendix VI</b>	The Good Practice Guidelines for Open Storage Sites
<b>Appendix VII</b>	Detailed Comments of CE/MN, DSD

<b>Appendix VIII</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Plan showing the vehicular access leading to the Site
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Proposed Landscape Plan
<b>Drawing A-4</b>	Proposed Drainage Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Applications Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2019**