

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/980

<u>Applicant</u>	: Hang Sing Limited represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long, New Territories
<u>Site Area</u>	: 659 m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<u>Zonings</u>	: “Undetermined” (“U”) (about 98.15%) “Village Type Development” (“V”) (about 1.85%) <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i>
<u>Application</u>	: Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary vehicle inspection centre with ancillary open storage of vehicles and vehicle parts for a period of 3 years (**Plan A-1a**). According to the Notes of the OZP for the “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 occupied by the applied use without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site was the subject of 5 previous applications (No. A/YL-TYST/347, 428, 591, 728 and 795) all for temporary open storage of construction materials and recyclable materials (including metal, paper and plastic goods). The last application (No. A/YL-TYST/795) was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 15.7.2016. All the approval conditions had been complied with and the permission had lapsed on 16.7.2019. Details of the previous applications are at paragraph 6 and **Appendix III**. Compared with the last application, the current application is submitted by the same applicant for a different use on the same site

with a similar site layout except for two additional structures for conference room and site office and relocation of ingress/egress.

1.3 According to the applicant, the vehicle inspection centre is for pre-sale inspection of second-hand private cars. After the inspection, advice will be given to the clients at the conference room on which vehicle part(s) require replacement. The ancillary open storage is for storage of unlicensed vehicles pending inspection and vehicle parts for online sales. There are 4 bays under the open shed for inspection purpose. In addition to the ancillary open storage, a maximum of 5 private cars/light goods vehicles (LGV) will be stored within the Site. No repairing, cleansing or other workshop activities except vehicle inspection will be carried out on the Site. The applicant also undertakes that all existing drainage facilities within the Site will be maintained at his own expense. Furthermore, all loading/unloading activities will be carried out within the Site and no vehicle exceeding 5.5 tonnes, including container tractor/trailer, will be allowed to enter or be parked at the Site. Plans showing the vehicular access leading to the Site, site layout, site fencing, landscape and tree preservation proposal and as-built drainage facilities submitted by the applicant are at **Drawings A-1 to A-5** respectively.

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

Major Development Parameters	Previous Approved Application No. A/YL-TYST/795 (a)	Current Application No. A/YL-TYST/980 (b)	Difference (b)-(a)
Applied Use	Proposed Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	Temporary Vehicle Inspection Centre and Ancillary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	Change in Use
Site Area	659 m ² (about)		---
Total Floor Area (non-domestic)	228 m ² (about)	308 m ² (about)	+ 80 m ² (+35%)
No. and Height of Structures	1 • one open shed for storage, toilet and site office (6.5m, 1 storey)	3 • one open shed for vehicle inspection and storage, toilet, electricity meter room, water tank and pump room (6.5m, 1 storey) • one conference room (6.5m, 2 storeys) • one site office (6.5m, 2 storeys)	+2 (+200%)
Parking Spaces	---		---
Loading/Unloading Spaces	1 (7m x 3.5m) (for LGV)		---

Operation Hours	7:00 a.m. to 7:00 p.m. with no operation on Sundays and Public Holidays	9:00 a.m. to 7:00 p.m. with no operation on Sundays and Public Holidays	Shortened Operation Hours
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1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with plans received on 20.8.2019 (Appendix I)
- (b) Further Information dated 30.8.2019 providing clarification on the proposed use and replacement pages of the Application Form and plans *[accepted and exempted from publication and recounting requirements]* (Appendix Ia)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the Application Form at **Appendix I** and the Supplementary Information at **Appendix Ia**. They can be summarised as follows:

- (a) The Site is subject of previous planning permissions. The applicant had complied with all planning conditions imposed to the last application. There is no material change in planning circumstances since the last approval.
- (b) 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 and port back-up uses. The proposed development is in line with the planning intention of the “U” zone. A number of open storage yards in the vicinity of the Site have been approved by the Board. Besides, there is a shortage of land for open storage purpose in Tong Yan San Tsuen.
- (c) There will be minimal traffic, environmental and drainage impacts arising from the proposal. Besides, no open storage will be conducted at the portion of the Site zoned “V”. Adequate space for manoeuvring of vehicles will be provided. As car entry is on booking basis, queuing of vehicles outside the Site is not expected.

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 is currently not subject to planning enforcement action.

6. Previous Applications

6.1 The Site was the subject of 5 previous applications (No. A/YL-TYST/347, 428, 591, 728 and 795) for temporary open storage use. 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/347, 428, 591, 728 and 795, all for temporary open storage of construction materials and recyclable materials (including metal, paper and plastic goods), were approved with conditions for periods ranging from 2 to 3 years by the Committee on 23.3.2007, 8.5.2009, 1.6.2012, 22.5.2015 and 15.7.2016 respectively, mainly on the considerations that the application was generally in line with the prevailing TPB PG-No. 13 (and its later versions); approval of the application on a temporary basis would not frustrate the long-term development of the area; the development was not incompatible with the surrounding uses in the subject "U" zone; and the concerns of relevant government departments could be addressed by imposing approval conditions. A shorter approval period of 2 years was granted to application No. A/YL-TYST/347 to closely monitor the site situation. The planning permission under application No. A/YL-TYST/728 was subsequently revoked on 22.5.2016 due to non-compliance with approval condition on provision of boundary fence. As for the last application (No. A/YL-TYST/795), all the approval conditions had been complied with and the planning permission had lapsed on 16.7.2019.

6.3 Compared with the last application, the current application is submitted by the same applicant for a different use on the same site with a similar site layout except for two additional structures for conference room and site office and relocation of the ingress/egress.

7. Similar Applications

7.1 There is no similar application for vehicle inspection centre within the "U" zone. However, there are 139 similar applications for various types of temporary open storage uses with or without warehouse and/or ancillary workshop/site office uses in this part of the "U" zone 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 the 139 similar applications, 137 of which were approved mainly on similar considerations that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant departments could be addressed by imposing approval conditions. However, amongst these approved

applications, 28 were subsequently revoked due to non-compliance with approval conditions.

- 7.3 The remaining two applications (No. A/YL-TYST/542 and 564) were rejected by the Committee and the Board on review respectively mainly on the reasons, amongst others, that approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system.

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

8.1 The Site is:

- (a) accessible via a local track leading from Shan Ha Road to its west (**Drawing A-1 and Plan A-3**);
- (b) paved and fenced off; and
- (c) currently occupied by the applied use without valid planning permission.

8.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) predominantly open storage/storage yards and warehouses intermixed with scattered residential structures, parking of vehicles, carpark, vehicle repair workshop, agricultural land, orchard, unused land and vacant land/structures;
- (b) there are residential structures in the vicinity with the nearest one located to its immediate south;
- (c) there are two open storage yards and a warehouse located to the north, northeast and south of the Site which are operating with valid planning permissions under applications No. A/YL-TYST/937, 817 and 969 respectively; and
- (d) the other open storage/storage yards, warehouses, parking of vehicles, carpark and vehicle repair workshops in the vicinity are suspected unauthorised developments (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 and public comments, where relevant, 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 Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Within the Site, Lot 1440 S.A in D.D. 119 is covered by Short Term Waiver (STW) No. 3641 to permit structures erected thereon for the purpose of “ancillary use to open storage of construction materials and recyclable materials (including metal, paper and plastic goods)”.
- (c) The Site is accessible from Shan Ha Road via government land (GL) and private land. Her office provides no maintenance works for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) There is no Small House application approved/under processing within the Site.
- (f) Should planning approval be given to the subject planning application, the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate 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 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. Applications for any of the above will be considered by her department acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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.
- (g) The programme of land resumption would follow the project office’s programme notwithstanding the validity of the planning permission to be granted.

Traffic

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

- (a) The land status of the access road/path/track leading to the Site from Shan Ha Road shall be checked with the lands authority.

- (b) The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (c) 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) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (b) 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) There was no environmental complaint concerning the Site received in the past 3 years.
- (b) Should the planning application be approved, the applicant should be advised to follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice) to minimise any potential environmental nuisances.

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.
- (b) Based on the submission, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/795.
- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/795 and submission of condition 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. In addition, the applicant should also be advised on the following points:
 - (a) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (b) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
 - (c) The good practice guidelines for open storage attached in **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 should be incorporated if the application is approved. To address this approval condition, the applicant is required 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 (BA) for the existing structures 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 BA, they are unauthorised 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 any 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, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised 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 Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (v) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Others

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

- (a) The Civil Engineering and Development Department (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 areas zoned as “Local Open Space” (“LO”) and “Special Residential – Public Rental Housing (with Commercial)” (“RSc”) and partly falls outside the development area of YLS.
- (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.

10.1.9 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the application.
- (b) 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 is 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.

- (c) The vehicular access to the Site, as shown in the submission (**Drawing A-1** and **Plan A-3**) falls within the boundary of YLS Development - Stage 1 (the project) which the land clearance is planned to commence in Q1 of 2022 subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project by mid-2021 and Q4 of 2021 respectively. Therefore, the applicant shall be reminded that the proposed vehicular access to the Site would no longer be available after Q1 of 2022. An alternative access to the Site should be proposed and consulted with the relevant works authority accordingly.

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 feedback from the locals.

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

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

11. Public Comment Received During the Statutory Publication Period

On 27.8.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 17.9.2019, one public comment (**Appendix V**) was received from local villagers of Shan Ha objecting the application on the grounds that approval of the development would hinder the land resumption programme of YLS; and the proposal would worsen congestion and overload the local track leading to the Site.

12. Planning Considerations and Assessments

12.1 The subject application is for temporary vehicle inspection centre with ancillary open storage of vehicles and vehicle parts for a period of 3 years at a site almost entirely zoned "U" (98.15%) and marginally zoned "V" (1.85%) on the OZP. The applied use is generally 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, the vehicular access to the Site is from Shan Ha Road and local tracks and C for T has no adverse comment on the application. While the Site mainly falls within areas zoned as "LO" and "RSc" and partly falls outside the development area of YLS, CE/CID, PlanD does not raise objection to the application and PM(W), CEDD has no objection to the proposed temporary use for 3 years. The programme of land resumption would also follow the project office's programme. As such, approval of

the application on a temporary basis of 3 years would not jeopardise the long-term development of the area.

12.2 The surrounding areas comprise predominantly open storage/storage yards and warehouses intermixed with vehicle repair workshops, parking of vehicles and carpark, etc. (**Plan A-2**). Although there are residential structures nearby, the proposal is generally not incompatible with the surrounding uses in the subject “U” zone.

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; there are no major adverse departmental comments; and the technical concerns of relevant government departments and local residents could be addressed through the implementation of approval conditions.

12.4 There is no adverse comment on the application from concerned government departments, including C for T, CE/MN, DSD and DEP. Besides, there has been no environmental complaint concerning the Site received in the past 3 years. To address public concerns and 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 latest 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 5 previous approvals for open storage uses have been granted to the Site and 137 similar applications for open storage use have been approved in this part of the “U” zone, approval of the current application is in line with the Committee’s previous decisions. There were two similar applications for open storage use in this part of the “U” zone rejected mainly on the grounds, amongst others, that 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 system. However, such considerations are not applicable to the current application.

12.6 There was one public comment objecting to the application 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, and having taken into account the public comment as summarised in paragraph 11 above, the Planning Department considers that the temporary vehicle inspection centre with ancillary open storage of vehicles and vehicle parts 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 18.10.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 7:00 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 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;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) no repairing, cleansing or any other workshop activities except vehicle inspection, as proposed by the applicant, are allowed on the Site at any time during the planning approval period;
- (f) the existing boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (g) all existing trees within 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 18.1.2020;
- (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 29.11.2019;
- (k) 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 18.4.2020;

- (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 18.7.2020;
- (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; and
- (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.

Advisory clauses

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

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 with plans received on 20.8.2019
Appendix Ia	Further Information dated 30.8.2019 providing clarification on the proposed use and replacement pages of the Application Form and plans
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	Public Comment received during the Statutory Publication Period
Appendix VII	Recommended Advisory Clauses

Drawing A-1	Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Site Fencing Plan
Drawing A-4	Landscape and Tree Preservation Proposal
Drawing A-5	As-built Drainage 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
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2019**