

**Justification**

(i)	Over the past 3 years, the operation has not caused any nuisance to the nearby residents/occupants.
(ii)	The number, size, area, dimensions and the layout of the approved structures inside the development have not been changed and the site was still used as open storage of vehicles and vehicle parts with ancillary office.
(iii)	The Fire Safety requirements issued by the Fire Services Department have been maintained. Two Certificates of Fire Service Installation and Equipment (FS 251) Nos. A 9367237 and A 9367238 are attached at Appendix IV(a) and Appendix IV(b) for reference.
(iv)	The existing drainage facilities have been maintained in good condition. A Drainage Layout Plan is attached Appendix V and relevant photos are attached at Appendix V(a) – (g).
(v)	As of today, the requirements set out by relevant government departments have been maintained.
(vi)	The development is not in conflict with the local planning intention of “R(D)” zone as it is temporary use in nature and the “R(D)” zone can still be implemented should it be desired by any interested parties.
(vii)	The development will take full advantage of the location and physical state of the site does itself should planning permission be granted. It provides a short term solution for the much demanding open storage space. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent and land use of the site.
(viii)	The use is in line with the Town Planning Board Guidelines No. 13E for "Application for Open Storage and Port Back-up Uses". The site falls within category 3 areas where favorable consideration from the Town Planning Board (the board) will be given if the application on-site is subject to previous planning approvals. In this regard, the current application is the same as the previously approved applications in terms of applied issues. The re-granting of planning permission will not cause problem on land use compatibility.
(ix)	The use is compatible with the surrounding land uses including open storage of the construction materials and vehicle parts. Moreover, landscaping provisions, drainage facilities, site paving and fencing have been implemented on the site to the satisfaction of the relevant Government departments.

(viii)	The use would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not create undesirable precedent. Also, the applicant would endeavor to minimize any disturbance to the surrounding.
(ix)	We would not allow operation on Sundays and Public holidays. Besides, no operation is allowed on the site between 6:00 p.m. and 9:00 a.m.
(x)	Most of our employees access the site via public transport. Visitors or employees can access the site via bus number 54, 77k or via franchised mini bus number 602 and 608. Bus stop is located on Tung Wui Road. A plan showing the locations of bus stop is attached at Appendix VI. There are rarely any visitor to the site because we mainly communicate with our client through internet. Any visitors wish to access the site would need to notify us in advance. We will then arrange dedicated visitor parking spaces in order to avoid extra pressure on Shek Kong Airfield Road and surround roads. Besides, the vehicles on Shek Kong Airfield Road usually come from nearby car repair yards and residents near Shek Kong Airport. Since we are only operating on a small scale, there are only loading and unloading operation twice a day which usually take place in the morning and in the afternoon. Our application will not cause any traffic burden on the road. A vehicle diagram showing the maneuvering of vehicles is attached at Appendix VII.