

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL  
FOR TEMPORARY USE  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/HSK/330**

- Applicant** : Team Harvest Limited represented by Aikon Development Consultancy Limited
- Site** : Various Lots in D.D. 124 , Ping Shan, Yuen Long, New Territories
- Site Area** : 42,580m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zonings** : “Commercial (1)” (“C(1)”) (about 38%);  
*[restricted to maximum plot ratio of 9.5 and maximum building height of 200mPD]*
- “Open Space” (“O”) (about 32%);
- “Open Space (1)” (“O(1)”) (about 14%); and  
*[restricted to maximum non-domestic GFA of 2,350m<sup>2</sup> and maximum building height of 20mPD]*
- an area shown as ‘Road’ (about 16%)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval to use the application site (the Site) for temporary open storage of construction materials and machineries and storage of tools and parts with ancillary site office for a further period of 3 years (**Plan A-1a**). The Site straddles over areas zoned “C(1)” (about 38%), “O” (about 32%), “O(1)” (about 14%) and shown as ‘Road’ (about 16%) on the approved HSK and HT OZP. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently used for the applied use with valid planning permission (**Plans A-4a and 4b**).

- 1.2 The Site was involved in 9 previous applications for similar open storage uses and proposed residential development (**Plan A-1b**). The last application (No. A/HSK/96) for the same applied use as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 5.10.2018 for a period of 3 years with validity up to 9.10.2021. All time-limited approval conditions have been complied with.
- 1.3 The Site is accessible from Yick Yuen Road with ingress/egress point located at the southwestern part of the Site (**Drawing A-1 and Plans A-2 to A-3**). As shown on the indicative layout plan at **Drawing A-2**, 24 one-to-three-storey (ranging from 2.4m to 7.2m high) temporary structures with gross floor area of about 1,914m<sup>2</sup> for storage, site office, electricity room, staff rest area, guard room and toilet are provided on the Site. 6 parking spaces for private cars and 3 loading and unloading bays for heavy goods vehicles are also provided. The operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. The vehicular access plan and indicative layout plan are at **Drawings A-1 and A-2**.
- 1.4 Compared with the last planning application (No. A/HSK/96), the current application is submitted by the same applicant for the same use at the same site, and the development parameters and site layout remain unchanged.
- 1.5 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form received on 4.8.2021 **(Appendix I)**
  - (b) Planning Statement with drawings **(Appendix Ia)**
  - (c) Further Information (FI) received on 3.9.2021 in response **(Appendix Ib)**  
to comments from Transport Department (TD)  
*[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 the Planning Statement at **Appendix Ia**. They can be summarized as follows:

- (a) Lengthy and complicating processes including land resumption, construction and approvals/consents from Government departments would be required to put forth the planning intention of “C(1)”, “O” and “O(1)” zones prior to the commencement of the permanent development and it is unlikely that the aforesaid will be completed within the next 3 years.
- (b) There is an imperative need for storage of construction materials and machineries due to the fast-growing demands on construction and civil engineering works being initiated by the Government in recent years. However, it is essential for construction materials and machineries to be temporarily stored at an interim place with certain size before being transported to a new construction site.
- (c) The current application is temporary in nature which should not jeopardise nor pre-empt the future land use(s) of the “C(1)”, “O” and “O(1)” zones should the Site be resumed by the Government for any work commencement in accordance with Hung Shui Kiu New Development Area (HSK NDA) which normally requires a lengthy process. In addition, as the year of population intake in HSK NDA is expected to be

2024, the proposed uses within the Site will become an optimum use before the intake of population.

- (d) The proposed use will not be contrary to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F).
- (e) There will be no substantial changes in planning circumstances by allowing the current application and the applicant has demonstrated his full compliance of conditions of previous planning approval.
- (f) No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of nature of the proposed use, number of vehicular trips involved and more importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained at all time.

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

The applicant is not a “current land owner” of the Site 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 publishing notices in local newspapers and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

- 4.1 On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.
- 4.2 The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) are relevant to the application. The relevant assessment criteria are at **Appendix III**.

### **5. Background**

The Site is currently not subject to planning enforcement action.

### **6. Previous Applications**

- 6.1 The Site was involved in 9 previous applications (No. A/DPA/YL-PS/12, A/YL-PS/157, 217, 227, 264, 314, 389 and 494 and A/HSK/96) for similar open storage use and proposed residential development. Details of these applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1b**.
- 6.2 All these applications, except No. A/DPA/YL-PS/12 and A/YL-PS/227, were approved with conditions by the Committee between 2004 and 2018 on the considerations that the applied uses were not incompatible with the surrounding areas; generally in line with the then Town Planning Board Guidelines TPB PG-No.

13; and no major adverse comments from concerned Government departments. However, two of these planning permissions (No. A/YL-PS/157 and 314) were subsequently revoked due to non-compliance with the time-specific approval conditions.

- 6.3 Application No. A/DPA/YL-PS/12 for proposed open storage of containers was rejected by the Committee on 18.3.1994 on the grounds that the proposed development was not compatible with the surrounding land uses; and no information to demonstrate that the development would not have adverse traffic, environmental, sewerage, visual and drainage impacts on the surrounding areas.
- 6.4 Application No. A/YL-PS/227 for proposed residential development cum retail facilities, public transport terminus and kindergarten was rejected by the Committee on 4.9.2009 on the grounds that the proposed development was considered piecemeal and premature; existing and planned infrastructure was inadequate to cater for a proposed development of such scale and intensity; proposed development was considered out of keeping with the surrounding low-rise and low-density rural setting; and approval of the application would set an undesirable precedent for similar applications.
- 6.5 The last application No. A/HSK/96 submitted by the same applicant for renewal of planning approval for the same applied use as the current application at the same site was approved with conditions by the Committee for a period of 3 years on 5.10.2018 with validity up to 9.10.2021. All time-limited approval conditions have been complied with. The layout and development parameters of the current application are the same as the last planning approval. The current application is a renewal application.

## **7. Similar Applications**

There are 2 similar applications (No. A/HSK/21 and 251) within the same “C’(1)”, “O” and “O(1)” zones on the HSK and HT OZP for similar temporary open storage uses. Both of which were approved with conditions by the Committee in 2017 and 2020 on similar considerations as mentioned in paragraph 6.2 above. Details of these applications are summarized at **Appendix V** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) currently used for the applied use under valid planning permission; and
- (b) accessible from Yick Yuen Road.

8.2 The surrounding areas have the following characteristics:

- (a) to its immediate north are several residential dwellings (with the nearest one adjoining the Site)(**Plan A-2**); to its further north across the nullah are also residential dwellings and some agricultural land under active cultivation;
- (b) to its immediate east are an open storage yard of construction materials and a storage yard; to its further east across the nullah are some vacant land, the railway track of MTR (Tuen Ma Line) and a railway service area;

- (c) to its south across Yick Yuen Road are a storage yard, an open storage of containers, yards for parking of vehicles and a workshop; to its southwest is an open storage yard of construction materials and construction equipment under valid planning permission; and
- (d) to its immediate west are some vehicle parking yards; to its northwest are some residential dwellings.

## **9. Planning Intentions**

- 9.1. The planning intention of the “C(1)” zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre.
- 9.2. The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public. On land designated “O(1)”, the open space area will be provided in the form of a Regional Plaza. To serve the community and enhance the vibrancy of the Regional Plaza, it is intended that commercial uses such as shop and services and eating places would be provided in the area adjacent to the railway station subject to the approval of the Board.

## **10. Comments from Relevant Government Departments**

- 10.1. The following Government departments have been consulted and their views on the application received 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 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) Details of the private lots covered by Short Term Waivers (STWs) and the Modification of Tenancy (MOTs) with Letter of Approval are in **Appendix VIII**.
  - (c) The applicant should be reminded of the detailed comments in **Appendix VIII**.

### **Traffic**

- 10.1.2 Comments of the Commissioner for Transport (C for T):
  - (a) He has no comment on the application from traffic engineering view point.
  - (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.

- 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/drainage.
  - (b) The village road connecting the Site is not and will not be maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site with the village road.
- 10.1.4 Comments of the Chief Engineer 2-2/Railway Development (CE/RD 2-2), HyD:
- (a) In view that the application is for temporary storage at the open space (not for underground), he has no adverse comment on the proposed development.
  - (b) The Site is close to the railway protection boundary of the existing Tuen Ma Line.
  - (c) From the future strategic railway development viewpoint, such application shall not impair the use of land for the future strategic railway development (during planning, design, construction, operation and maintenance of such).

### **Environment**

- 10.1.5 Comments of the Director of Environmental Protection (DEP):
- (a) He does not support the application as there are sensitive users in vicinity of the Site (with the closest residential dwelling adjoining the Site) (**Plan A-2**), and the development involves the use of heavy goods vehicles. Environmental nuisance is expected.
  - (b) There was no environmental complaint pertaining to the Site received in the past 3 years.
  - (c) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites'.

### **Drainage**

- 10.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (a) He has no objection in principle to the application from a drainage point of view.
  - (b) Should the application be approved, he would suggest imposing a planning condition requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his Division.

### **Water Supply**

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

- (a) He has no objection to the application.
- (b) Existing water mains will be affected (**Plan A-2**). A Waterworks Reserve (WWR) within 1.5m from the centreline of the water mains shall be provided to WSD.
- (c) The applicant should be reminded of the detailed comments in **Appendix VIII**.

### **Building Matters**

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

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site.
- (b) The applicant should be reminded of the detailed comments in **Appendix VIII**.

### **Fire Safety**

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

- (a) He has no objection in principle to the application subject to fire services installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the structures, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval.
- (c) Having considered the nature of the open storage, the following approval condition shall be added:  
  
“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”
- (d) The applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.
- (e) The applicant should be reminded of the detailed comments in **Appendix VIII**.

### **Long-Term Development**

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

The Site falls within the boundary of HSK/HT NDA. To ensure timely and orderly implementation, the development of HSK/NT NDA and relevant site formation and infrastructure works would be implemented in three phases,

viz. First Phase development, Second Phase development and Remaining Phase development. The lot(s) concerned falls within the sites under Second Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the Government plans to acquire these relevant sites by end 2023 progressively for the development of HSK/HT NDA.

### **Others**

#### 10.1.11 Comments of the Director of Leisure and Cultural Services (DLCS):

The Site is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.

### **District officer's Comments**

#### 10.1.12 Comments of the District Officer/Tuen Mun, Home Affairs Department (DO/TM, HAD):

- (a) He has no comment on the application.
- (b) Assumably, the locals concerned would provide their comments (if any) to the Board direct.

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

On 13.8.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one public comment from an individual was received. The commenter objected to the application on the reasons that the development would increase traffic flow, resulting in traffic congestion, environmental degradation and posing fire safety hazards to the villagers (**Appendix VII**).

## **12. Planning Considerations and Assessment**

- 12.1 The application is for renewal of planning approval for temporary open storage of construction materials and machineries and storage of tools and parts with ancillary site office for a further period of 3 years at a site straddling over areas zoned “C(1)” (about 38%), “O” (about 32%), “O(1)” (about 14%) and shown as ‘Road’ (about 16%) on the OZP. The planning intention of the “C(1)” zone is primarily for commercial developments, functioning as territorial business/financial centre and regional or district commercial/shopping centre. The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public, while the open space in the “O(1)” zone will be provided in the form of a Regional Plaza. Whilst the applied use is not in line with the planning intentions of the “C(1)”, “O” and “O(1)” zones, PM/W of CEDD and DLCS have no objection to the temporary use at the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. Nevertheless, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time



during the planning approval period for the implementation of government projects.

12.2 The Site is located in an area predominantly occupied by open storage yards, intermixed with some residential dwellings and agricultural land. The applied use is generally not incompatible with the surrounding land uses (**Plan A-2**).

12.3 The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F are relevant:

For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses.

12.4 The applied use is generally in line with the TPB PG-No. 13F in that the Site falls within HSK/HT NDA and previous planning approvals for similar use at the same site have been given. All approval conditions attached to the last application have been complied with. In this regard, sympathetic consideration may be given to the application.

12.5 The current application is a renewal application of the last approved application (No. A/HSK/96) for a further period of 3 years. There has been no major change in planning circumstances of the Site and the surrounding areas since the previous approval, the approval of the application on a temporary basis would not jeopardize the implementation of the zoned uses, and all the approval conditions under the last approved application have been complied with. Compared with the last approved application No. A/HSK/96, the current application is for the same use at the same site for the same approval period, the development parameters and site layout remain unchanged. In view of the above, the renewal application is considered generally in line with the TPB PG-No. 34D.

12.6 There is no adverse comment on the application from concerned Government departments, except DEP. DEP does not support the application as there are sensitive uses in the vicinity (with the nearest residential dwelling adjoining the Site) (**Plan A-2**), and the development involves the use of heavy goods vehicles. Environmental nuisance is expected. However, there is no environmental complaint pertaining to the Site received in the past 3 years. To address the concerns on the possible environmental nuisances or the technical requirements of the concerned Government departments, relevant approval conditions have been recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on the Site

would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental impacts on the surrounding areas.

- 12.7 The Committee has approved 7 previous applications for similar open storage uses at the Site (**Plan A-1b**) and 2 similar applications within the same "C(1)", "O" and "O(1)" zones (**Plan A-1a**). Approval of the current application is in line with the Committee's previous decisions.
- 12.8 There is one public comment received objecting to the application during the statutory publication period as summarized in paragraph 11 above. The planning considerations and assessments in the above paragraphs are relevant.

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

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11, the Planning Department considers that the temporary open storage of construction materials and machineries and storage of tools and parts with ancillary site office could be tolerated for a further period of three 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 and be renewed from 10.10.2021 to 9.10.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval conditions

- (a) no operation from 7:00 p.m. to 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 dismantling, repairing or other workshop activity is allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the provision of waterworks reserve within 1.5m from the centreline on both sides of the existing water mains within the Site at all times during the planning approval period;
- (f) all existing screen planting including trees and shrubs within the Site shall be maintained in good condition at all times during the planning approval period;
- (g) the existing boundary fencing shall be maintained at all times during the planning approval period;

- (h) the submission of a drainage proposal within **6** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **10.4.2022**;
- (i) in relation to (h) above, the implementation of the drainage proposal within **9** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **10.7.2022**;
- (j) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS 251) within **6** weeks from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **21.11.2021**;
- (k) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **10.4.2022**;
- (l) in relation to (k) above, the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **10.7.2022**;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the 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 (h), (i), (j), (k) or (l) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

*[Conditions (a), (b), (c), (d), (e), (f), (g), (j), (k), (l), (m) and (n) are all the same as the previous Application No. A/HSK/96, while the previous conditions on the maintenance of existing drainage facilities and submission of a condition record of existing drainage facilities are replaced by conditions (h) and (i) according to the latest comments from CE/MN, DSD]*

#### Advisory clauses

The recommended advisory clauses are attached 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 applied use is not in line with the planning intentions of the "C(1)", "O" and "O(1)" zones, which are intended for commercial developments, provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public, and as the open space area to be provided in the form of a Regional Plaza. There is no strong planning justification in the submission to deviate from the planning intentions, even on a temporary basis.

#### **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 4.8.2021
<b>Appendix Ia</b>	Planning Statement with drawings
<b>Appendix Ib</b>	FI received on 3.9.2021
<b>Appendix II</b>	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
<b>Appendix III</b>	Relevant extracts of Town Planning Board Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D)
<b>Appendix IV</b>	Previous Applications
<b>Appendix V</b>	Similar Applications
<b>Appendix VI</b>	Good Practice Guidelines for Open Storage issued by the D of FS
<b>Appendix VII</b>	Public Comment
<b>Appendix VIII</b>	Advisory Clauses
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Indicative Layout 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>Plans A-4a to 4b</b>	Site Photos

**PLANNING DEPARTMENT  
SEPTEMBER 2021**