

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

**APPLICATION NO. A/HSK/348**

- Applicant** : Fortuneland Development Holding Limited represented by KTA Planning Limited
- Site** : Lots 365 (Part), 370 S.A (Part), 370 S.B (Part), 371 (Part), 375 (Part), 381 (Part), 383 RP (Part), 384 (Part), 385 (Part), 386 RP (Part), 387 (Part), 388 RP (Part), 389 RP, 390, 391, 392 (Part), 393, 394 (Part), 395, 396 (Part), 399 RP (Part), 400 (Part), 401 (Part), 402, 403 RP, 404 RP, 406 RP, 429 RP, 430 RP, 431 RP and 432 RP in D.D. 125, Ha Tsuen, Yuen Long
- Site Area** : 12,187.42m<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** : “Other Specified Uses” annotated ‘Port Back-up, Storage and Workshop Uses’ (“OU(PBUSWU)”) (about 36.5%);  
*[Restricted to maximum plot ratio (PR) of 7 and maximum building height (BH) of 110m]*
- “Other Specified Uses” annotated “Logistics Facility” (“OU(LF)”) (about 14.4%); and  
*[Restricted to maximum PR of 5 and maximum BH of 110m]*
- an area shown as ‘Road’ (about 49.1%)
- Application** : Proposed Temporary Open Storage of Recycling Materials and Containers with Ancillary Workshops and Site Office 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 recycling materials and containers with ancillary workshops and site office for a period of 3 years (**Plan A-1a**). The Site falls within an area straddling the “OU(PBUSWU)” (36.5%) and “OU(LF)” (14.4%) zones and an area shown as ‘Road’ (49.1%) on the approved HSK and HT OZP. According to the Notes of the “OU(PBUSWU)” and “OU(LF)” zones, ‘Open Storage (not elsewhere specified)’ is always permitted and no planning permission is required, while ‘Rural Workshop’ is a Column 1 use which is always permitted under the “OU(PBUSWU)” zone but a Column 2 use requiring planning permission

from the Town Planning Board (the Board) under the “OU(LF)” zone . Moreover, in any area shown as ‘Road’ on the OZP, all uses or developments require planning permission from the Board. The Site is currently largely vacant with a minor portion being used for open storage of recycling materials without valid planning permission (**Plans A-4a and A-4b**).

- 1.2 The Site is involved in 14 previous applications for various open storage uses (**Plan A-1b**). The last application No. A/HSK/174 for temporary open storage of recycling materials (plastic) with ancillary workshop and office was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 13.12.2019 for a period of 3 years. However, the planning permission was revoked on 13.3.2021 due to non-compliance with the time-limited approval condition on implementation of fire services installations (FSIs) proposal. The current application is submitted by the same applicant for the same use at a much smaller site.
- 1.3 The Site is accessible from Ha Tsuen Road via a local track and the ingress/egress point is at the north-western boundary of the Site (**Drawing A-1 and Plan A-3**). As shown on the layout plan at **Drawing A-1**, two one-storey temporary structures with covered areas of 36m<sup>2</sup> and 1,200m<sup>2</sup> and heights of 4.5m and 11m respectively both for ancillary workshops are proposed. A site office at the western boundary of the Site and deposition of other 20 containers scattered within the Site mainly at its central and southern portions are proposed. The temporary structures and containers are for storage of recycling materials (aluminium) whereas the uncovered portion of the Site is for circulation, drainage facilities and landscaped area. According to the applicant, the proposed use will only involve cleaning of the aluminium waste from industrial sources in the ancillary workshops, which would be fully enclosed to avoid air pollution. No shredding, pulverizing, melting or burning of the aluminium waste will be carried out at the Site. Container vehicles and goods vehicles will be used for transportation of goods to and from the Site. No parking space nor unloading and unloading bay is provided. The operation hours are from 9:00 a.m. to 6:00 p.m. from Mondays to Fridays and from 9:00 a.m. to 2:00 p.m. on Saturdays. There will be no operation on Sundays and public holidays. The plan showing the site layout and landscape proposal is at **Drawing A-1**.
- 1.4 Comparison of the major development parameters of the current application and the last approved application is given in the following table:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/HSK/174 (a)</b>	<b>Current Application No. A/HSK/348 (b)</b>	<b>Difference (b) - (a)</b>
<b>Applied Use</b>	Temporary open storage of recycling materials (plastic) with ancillary workshops and site offices (3 Years)	Temporary open storage of recycling materials (aluminium) and containers with ancillary workshops and site office (3 Years)	Similar but different recycling materials
<b>Site Area</b>	34,933m <sup>2</sup>	12,187.42m <sup>2</sup>	-22,745.58m <sup>2</sup> (-65.1%)
<b>No. of Structures</b>	19	23	+4

<b>Total floor area</b>	9,693m <sup>2</sup>	1,553.03m <sup>2</sup>	-8,139.97m <sup>2</sup> (-84.0%)
<b>Height of Structures</b>	1-2 Storey (2.9m to 8.5m)	1 Storey (2.6m to 11m)	-1 (storey) (+2.5m in maximum height)
<b>Operation Hours</b>	9 a.m. to 6 p.m. on Mondays to Fridays, 9 a.m. to 2 p.m. on Saturdays, with no operation on Sundays and public holidays		Same

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

- (a) Application Form received on 22.11.2021 with drawings and supplementary information **(Appendix I)**
- (b) Further Information (FI) received on 9.12.2021 providing responses to the comments from the Commissioner for Transport (C for T) **(Appendix Ia)**
- (c) FI received on 31.12.2021 providing responses to the comments from the Director of Environmental Protection (DEP) **(Appendix Ib)**
- (d) FI received on 5.1.2022 providing responses to the comments from the DEP **(Appendix Ic)**  
*[(b), (c) and (d) 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 justifications and FI at **Appendices I and Ib**. They can be summarized as follows:

- (a) The Site was formed in 1996 and has been used for open storage since 2001. It was the subject of various previous planning approvals. Scale of the proposed use in the current application has been reduced as large portion of the private lots in the previous planning applications has been resumed and reverted to the Government for the implementation of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA).
- (b) There is emerging need for storage and handling of recycling materials with the imposition of restrictive solid waste import ban policy to Mainland China. The proposed use will help the recycling industry and reduce the amount of solid waste disposal at the public landfills.
- (c) Ha Tsuen area has been dominated by open storage use and port back-up uses. In addition, most part of the Site is located within the “OU(PBUSWU)” zone in which the proposed use is always permitted.
- (d) The TIAs for various previous planning applications for open storage of containers were accepted. There is no drastic change to the planning circumstance and the proposed use will generate less traffic with reduced scale in comparison with the previous development. As the existing drainage facilities along the periphery of the Site will be maintained by the Applicant, no adverse traffic and drainage impacts are

anticipated. FSI will be provided for compliance with approval conditions. With the screening planting along the periphery of the Site, the proposed use will not result in degradation of the natural environment.

- (e) The structures within the Site will be fully enclosed so that the aluminum work will not be exposed to open air leading to dust nuisance/pollution.

### **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 sending notice to the Ha Tsuen Rural Committee and publishing on local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

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

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 HSK/HT NDA under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

### **5. Background**

The Site is currently subject to 3 enforcement cases (No. E/YL-HSK/80, 81 and 83) against unauthorized development (UDs) involving workshop use and storage use (**Plan A-2**). Enforcement Notices were issued on 23.9.2021 to the concerned parties requiring discontinuation of the UD.

### **6. Previous Applications**

6.1 The Site is involved in 14 previous applications (No. A/YL-HT/224, 250, 279, 325, 358, 487, 599, 658, 771, 855, 947 and 1042, No. A/HSK/65 and 174) covering different extents of the Site for open storage of construction materials, machinery, containers and/or recycling materials with or without container repairing area. Six earlier applications (No. A/YL-HT/224, 250, 279, 325, 358 and 487) were rejected by the Committee/Board on review between 2001 and 2008 mainly on grounds of not in line with the then TPB PG-No.13, or the planning intention of the then “Recreation” zoning of the site, incompatibility with the rural character of the adjacent “Green Belt” zone, insufficient information to demonstrate no adverse impacts, and resulting in degradation of the natural environment. The later 8 applications for temporary open storage of containers and container repairing area or recycling materials were approved with conditions by the Committee from 2009 to 2019 on the considerations that approval of the applications would not jeopardize the long-term development of the site; the applied uses were not incompatible with the surrounding areas; being generally in line with the then Town Planning Board Guidelines TPB PG-No.13; and no major adverse comments from concerned government departments. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.

6.2 The last approved application No. A/HSK/174 for temporary open storage of

recycling materials (plastic) with ancillary workshops and site offices was approved with conditions by the Committee on 13.12.2019 for a period of 3 years. However, the planning permission was revoked on 13.3.2021 due to non-compliance with the time-limited approval condition on the implementation of FSIs proposal. Compared with this last approved application, the current application is submitted by the same applicant for similar open storage at a much smaller site with different layout.

## **7. Similar Applications**

- 7.1 There are 3 similar applications (No. A/HSK/4, 103 and 317) for various temporary open storage, warehouse and workshop uses involving the same “OU(PBUSWU)” and “OU(LF)” zones on the approved HSK and HT OZP. All of these similar applications were approved with conditions by the Committee based on similar considerations as mentioned in paragraph 6.1. However, one of these planning permissions (Application No. A/HSK/103) was subsequently revoked due to non-compliance with time-limited approval condition regarding the implementation of FSIs proposal. Details of the above applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1a**.
- 7.2 There is a similar application involving the same “OU(PBUSWU)” for temporary open storage of recycling materials with ancillary workshop and office use (No. A/HSK/346) scheduled for the consideration of the Committee at this meeting.

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

- 8.1 The Site is:
- (a) largely vacant with a minor portion being used for the applied use without valid planning permission; and
  - (b) accessible from Ha Tsuen Road via a local track.
- 8.2 The surrounding areas have the following characteristics:
- (a) to its north are 3 open storage yards of recycling materials, construction materials (with warehouse) and containers. Further northeast is a piece of woodland;
  - (b) to its immediate east is an open storage yard of building and recycling materials and a warehouse under valid planning permission;
  - (c) to its south are a piece of vacant land and an open storage yard of containers, recycling materials and machinery; and
  - (d) to its immediate west is vacant land.

## **9. Planning Intention**

- 9.1 The planning intention of the “OU(LF)” zone is primarily for development of modern logistics facilities to complement the development of Hong Kong as a

Regional Distribution Centre and Logistics Hub on the OZP.

- 9.2 According to the Explanatory Statement of the OZP, Road D1 would be one of the major district distributors serving the residential developments and local villages in the north-eastern part of the HSK/HT NDA.

## **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 Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government. Four lots are covered by Short Term Waivers for the purpose of “Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices”.
- (b) The applicant should be reminded of the detailed comments in **Appendix VII**.

### **Traffic**

- 10.1.2 Comments of the C for T:

- (a) He has no adverse comments on the application from traffic engineering view point.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from the public road.
- (c) The applicant should be reminded of the detailed comments in **Appendix VII**.

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

- (a) Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.
- (b) The access road connecting the Site with Ha Tsuen Road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Ha Tsuen Road.

## **Environment**

### 10.1.4 Comment of the DEP:

- (a) He does not support the application as the Air Pollution Abatement Notices (APANs) issued under the Air Pollution Ordinance covering part of the Site are in effect. The APANs were issued as substantiated environmental complaints were received and air pollution activities were spotted during site visits in November 2021 conducted by the Environmental Compliance Division of the Environmental Protection Department.
- (b) Nevertheless, should the application be approved, the following approval conditions should be imposed:
  - (i) the submission of environmental mitigation measures proposals, including but not limited to the air pollution control measures for processing and/or stockpiling of aluminium waste, and treatment facilities for wastewater arising from washing, cleaning, and/or processing of aluminium waste, within 3 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
  - (ii) in relation to (i) above, the implementation of environmental mitigation measures within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

The applicant is also advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” (‘COP’).

## **Drainage**

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

- (a) She has no objection in principle to the development from a drainage point of view.
- (b) Should the application be approved, a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of her Division.

## **Building Matters**

### 10.1.6 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 for the existing structures at the Site.

- (b) The applicant should be reminded of the detailed comments in **Appendix VII.**

### **Fire Safety**

#### 10.1.7 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the application subject to FSIs being provided to his satisfaction.
- (b) Having considered the nature of the open storage, the following additional approval condition shall be added:

The provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of planning approval.

- (c) The applicant should be reminded of the detailed comments in **Appendix VII.**

### **Long-Term Development**

#### 10.1.8 Comments of the Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):

The Site falls within the boundary of HSK/HT NDA. To ensure timely and orderly implementation, the development of HSK/HT 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 lots concerned fall within the sites under the Second Phase and Remaining Phase developments 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 and the Remaining Phase development will commence in 2024 and 2030 respectively. The Applicant is required to pay attention to the said development programme and ensure the proposed development would not affect the proposed works under HSK/HT NDA.

### **District Officer's Comments**

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

- (a) He has no comment on the application from departmental point of view.
- (b) His office has not received any comment from the locals on the application.

#### 10.2 Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.



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

On 30.11.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments from two individuals were received (**Appendices VI-1 and 2**) objecting to the application on the grounds that the proposed development will increase traffic flow and cause traffic congestion, environmental nuisances and pose fire safety hazards to the villagers; and negative track record of failure in fulfilling the FSIs-related approval condition in the previous planning permission.

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

12.1 The application is for proposed temporary open storage of recycling materials and containers with ancillary workshops and site office for a period of 3 years at a site straddling “OU(PBUSWU)” (36.5%) and “OU(LF)” (14.4%) zones and an area shown as ‘Road’ (49.1%) on the approved HSK and HT OZP. The proposed use is always permitted under the “OU(PBUSWU)” zone. While the proposed open storage use is also always permitted under the “OU(LF)” zone, the workshop use is not entirely in line with the planning intention of the zone which is primarily for development of modern logistics facilities. Moreover, about half of the Site falls within the area shown as ‘Road’ on the OZP in which all uses/developments require planning permission from the Board. The implementation programme for this part of the NDA is still being formulated, and PM/W of CEDD does not object to the temporary use for a period of 3 years 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. 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 proposed use is not incompatible with the surrounding land uses which are predominantly vacant or used for open storage yards and warehouses (**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 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 8 previous planning approvals for open storage uses were given. The current application is submitted by the same applicant for similar open storage use at a much smaller site as the last approved previous application (No. A/HSK/174) in 2019. Although the planning permission was revoked on 13.3.2021 due to non-compliance with the time-limited approval condition on the implementation of FSIs proposal, D of FS has no objection to the current application. In this regard, sympathetic consideration may be given to the application. Should the application be approved, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. The applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of planning permission, sympathetic consideration would not be given to any further applications.

- 12.5 Other concerned government departments, including C for T and CE/MN, DSD, have no objection to or no adverse comment on the application, except DEP. DEP does not support the application because Air Pollution Abatement Notices covering part of the Site have been issued and are in effect as substantiated environmental complaints were received and air pollution activities were spotted during site visits in November 2021. However, the Site is currently largely vacant and the proposed use will only involve cleaning of the aluminium waste from industrial sources in the ancillary workshops, which will be fully enclosed to avoid air pollution. No other processing of aluminium would be carried out at the Site. Nevertheless, 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.
- 12.6 There are 14 previous applications involving the Site and 8 of them were approved for various open storage uses (**Plan A-1b**). Six earlier applications were rejected by the Committee/Board on review between 2001 and 2008 under different planning circumstances including different zoning of the Site. Approval of the subject application is generally in line with the Committee's previous decisions.
- 12.7 Two public comments objecting to the application were received during the statutory publication period as summarised in paragraph 11. 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 comments mentioned on paragraph 11, the Planning Department considers that the proposed temporary open storage of recycling materials with ancillary workshop and office 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

**14.1.2025.** The following conditions of approval and advisory clauses are also suggested for Members' reference:

**Approval conditions**

- (a) no operation from 6:00 p.m. to 9:00 a.m. daily and from 2:00 p.m. to 6:00 p.m. on Saturdays, 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 shredding, pulverizing, melting or burning activity, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) the submission of environmental mitigation measures proposals, including but not limited to the air pollution control measures for processing and/or stockpiling of aluminium waste, and treatment facilities for wastewater arising from washing, cleaning, and/or processing of aluminium waste, within **3** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by **14.4.2022**;
- (e) in relation to (d) above, the implementation of the environmental mitigation measures within **6** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by **14.7.2022**;
- (f) the submission of a drainage proposal 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 **14.4.2022**;
- (g) in relation to (f) above, the implementation of the 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 **14.7.2022**;
- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the provision of fire extinguisher(s) within **6** weeks from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **25.2.2022**;
- (j) the submission of a fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **14.4.2022**;
- (k) in relation to (j) above, the implementation of the 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 **14.7.2022**;
- (l) if any of the above planning condition (a), (b), (c) or (h) 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

- (m) if any of the above planning condition (d), (e), (f), (g), (i), (j) or (k) 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.

#### Advisory clauses

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

- 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 proposed use would not have 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 22.11.2021
<b>Appendix Ia</b>	FI received on 9.12.2021
<b>Appendix Ib</b>	FI received on 31.12.2021
<b>Appendix Ic</b>	FI received on 5.1.2022
<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>	Previous Applications Covering the Application Site
<b>Appendix IV</b>	Similar Applications within the same "OU(PBUSWU)" and "OU(LF)" Zones
<b>Appendix V</b>	'Good Practice for Open Storage Sites' by the Fire Services Department
<b>Appendices VI-1 &amp; 2</b>	Public Comments
<b>Appendix VII</b>	Advisory Clauses
<b>Drawing A-1</b>	Proposed Layout and Landscape Plan
<b>Plan A-1a</b>	Location Plan
<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