

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/878

- Applicant** : Mr. TANG Wai Hang
- Site** : Lots 2879 (Part), 2881 (Part), 2888 (Part), 2889 (Part), 2890 (Part) and 2900 (Part) in D.D. 111, Wing Ning Lei, Wang Toi Shan, Pat Heung, Yuen Long
- Site Area** : 1,480m² (About)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zonings** : “Residential (Group D)” (“R(D)”) (about 62%)
[maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]

“Agriculture” (“AGR”) (about 38%)
- Application** : Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles, Vehicle Parts and Ancillary 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 temporary open storage of construction materials, machinery, second-hand vehicles, vehicle parts and ancillary office for a period of 3 years. The Site is located within the “R(D)” and “AGR” zones on the Pat Heung OZP, and the applied use is neither a Column 1 nor Column 2 use in these zones. According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently used for open storage of vehicle parts without valid planning permission (**Plans A-2 to A-4**).
- 1.2 According to the applicant, the development involves three shelters, with a total floor area of 469.69m². One shelter includes four container-converted structures for ancillary office use. The other 2 shelters are used for storage and loading / unloading purposes. One private car parking space and two loading/unloading spaces for light goods vehicles will be provided within the Site. The operation

hours are between 10:00am and 5:00pm from Mondays to Fridays and between 10:00am and 1:00pm on Saturdays. There is no operation on Sundays and public holidays. The Site is accessible via a local track branching off Kam Tin Road to the south. The layout plan submitted by the applicant is at **Drawing A-1**.

1.3 The Site involves 10 previous planning applications for various temporary open storage uses. The last application No. A/YL-PH/765 for the same applied use as the current application submitted by a different applicant was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 6.4.2018, but the planning permission was revoked on 6.7.2020 due to non-compliance with approval conditions.

1.4 A comparison of the major development parameters of the last approved application (No. A/YL-PH/765) and the current application is as follows:

	Last approved Application No. A/YL-PH/765 (a)	Current application (b)	Difference (b) - (a)
Applied use	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	Same as (a)	No change
Site area	1,480m ²	Same as (a)	No change
Total floor area	72m ²	<u>Structure A</u> 4 containers and a shelter of 131.18m ² <u>Structure B</u> A shelter of 103.56m ² <u>Structure C</u> A shelter of 234.95m ² <u>Total</u> 469.69m ²	+ 397.69m ² (+552%)
Number of structures	1 shelter with 4 converted containers (2 two-storey containers)	1 shelter with 4 converted containers (2 two-storey containers) and 2 shelters	+ 2 shelters (+200%)
Max. Building height	Not more than 4.88m	Not more than 5.2m	+0.32m (+6.6%)
Number of parking space for private car	2	1	-1 (-50%)
Number of loading/unloading space	2 for light goods vehicle	2 for light goods vehicle	No change

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

- (a) Application form with plans received on 1.3.2021 (Appendix I)
- (b) Further Information (FI) received on 16.4.2021 and 20.4.2021 in response to departmental comments* (Appendix Ia)
- (c) FI received on 17.5.2021 and 18.5.2021 in response to departmental comments* (Appendix Ib)
- (d) FI received on 25.6.2021 in response to departmental comments* (Appendix Ic)
**exempted from publication requirement*

1.6 On 30.4.2021, the Committee agreed to defer a decision on the application to allow time for the applicant to prepare FI to address departmental comments. After the deferral request, the applicant submitted FIs in May and June 2021 in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendices I to Ic**. They can be summarized as follows:

- (a) As the coronavirus has affected the livelihood of the applicant, he wishes to make a living by operating the development at the Site. There are similar uses in the vicinity.
- (b) The previous application (No. A/YL-PH/765) for the same applied use was revoked as it was abandoned by the previous applicant. The applicant has no relationship to the previous operation at the Site.
- (c) The development will not result in adverse traffic, drainage and environmental impacts. If the application is approved, the applicant will comply with all the approval conditions.

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

The applicant is not the “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 site notice and sending notice to the Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines on ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No.13F) promulgated by the Board on 27.3.2020 are relevant to this application. The Site falls within Category 2 (about 918m² or 62%) and Category 3 (about 562m² or 38%) areas under the TPB PG-No. 13F. The relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is not subject to any active planning enforcement action.

6. Previous Applications

- 6.1 The Site involves 10 previous planning applications for various temporary open storage uses. Details of the applications are summarized in **Appendix III** and their locations are shown on **Plan A-1b**.

Seven Approved Applications

- 6.2 Seven applications (No. A/YL-PH/375, 553, 597, 655, 677, 699 and 765) for open storage of construction materials, machinery, vehicles and / or vehicle parts for a period of 3 years were approved by the Committee or by the Board on review between 2001 and 2018 on similar considerations that the proposed uses were not incompatible with the open storage uses in the vicinity; and the developments generally complied with the then Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses in that there were previous approvals for similar uses on-site, approval conditions under the previous approval had been complied with, and the departments consulted generally had no objection to the applications or their concerns could be addressed by approval conditions. However, the planning permissions of four applications (No. A/YL-PH/553, 655, 677 and 765) were revoked due to non-compliance with approval conditions.
- 6.3 For the last approved application No. A/YL-PH/765 submitted by a different applicant for the same applied use as the current application, while the approval conditions on the submission and implementation of landscape proposal and provision of fire extinguisher had been complied with, the planning permission was revoked on 6.7.2020 due to non-compliance of approval conditions on the submission of drainage record and submission and implementation of a fire service installations proposal.

Three Rejected Applications

- 6.4 Applications No. A/YL-PH/207, 534 and 585 for temporary open storage of construction machinery, materials, plastic and / or tires were rejected by the Committee between 1998 and 2009 on the grounds that the proposed developments were not in line with the planning intentions of the “R(D)” / “AGR” zones; the proposed developments did not comply with the then Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that they

were incompatible with the surrounding land-uses; and there was insufficient information to demonstrate that the developments would not have adverse environmental, drainage, landscape impacts and / or pose fire hazard risks.

7. Similar Applications

- 7.1 There are 26 similar applications for various temporary open storage uses within the same “R(D)” zone or the same “AGR” zone¹ on the Pat Heung OZP since the promulgation of the then TPB PG-No. 13E on 17.10.2008. Eighteen cases were approved and the other eight were rejected. Details of these applications are summarized in **Appendix IV** while the locations of the sites are shown on **Plan A-1a**.
- 7.2 18 applications falling within “R(D)” or straddling “R(D)” and “AGR” zones were approved with conditions by the Committee between 2009 and 2021 mainly on similar considerations as stated in paragraph 6.2 above. Nevertheless, the planning permission for six applications (No. A/YL-PH/610, 613, 627, 656, 660 and 789) were revoked due to non-compliance with the approval conditions.
- 7.3 Two applications (No. A/YL-PH/636 and 821) were rejected by the Committee in 2012 and 2019 mainly on the grounds that the developments were not in line with the planning intention; the developments did not comply with the then TPB PG-No. 13E in that there were no previous approvals at the sites and there were adverse departmental comments / local objections; there was insufficient information to demonstrate that the developments would not have adverse impacts on the surrounding areas and / or approval of the applications would set an undesirable precedent. The other six applications (No. A/YL-PH/587, 591, 624, 625, 629 and 634) located in the same “AGR” (including those straddling with the adjoining “V” zone) were rejected by the Committee between 2009 and 2012 mainly on similar grounds as stated in paragraph 7.3 above.

8. The Site and Its Surrounding Areas (Plans A-2 to Plan A-4)

- 8.1 The Site is:
- (a) currently used for open storage of vehicle parts without planning permission;
 - (b) currently occupied by three shelters and 4 converted container boxes underneath one of the shelters; and
 - (c) accessible from Kam Tin Road via a local access.
- 8.2 The surrounding area is rural in character intermixed with open storage yards, warehouse, vehicle repair workshop, residential structures / dwellings and vacant / unused land:

¹ Three applications (No. A/YL-PH/587, 624 and 634) fell partly within the “AGR” and “V” zones in the vicinity of the Site are also included.
PH878

- (a) to the south in the “R(D)” zone are open storage yards, warehouse, vehicle repair workshop and vacant land; and
- (b) to the north, east and west in the “AGR” and “V” zones are open storage yards, residential structures / dwellings (the nearest about 60m to the northwest) and vacant / unused land.

9. Planning Intentions

- 9.1 The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.
- 9.2 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

10. Comments from Relevant Government Departments

- 10.1 The following Government departments have been consulted and their views 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) Lot 2888 in D.D. 111 is covered by a Short Term Waiver (STW) No. 3930 to permit “Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicles Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers”.
- (c) Should the planning application be approved, the STW holder(s) will need to apply to his 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 his office to permit the structures to be erected or regularize any irregularities on the site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be

considered by LandsD acting in the capacity of the 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 the LandsD.

Traffic

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

- (a) He has no comment on the application from the traffic engineering perspective.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

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 three years.
- (b) The applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP.

Landscape

10.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no objection to the application from the landscape planning perspective.
- (b) Referring to the aerial photo in 2020, the Site is situated in an area of rural landscape character comprising of scattered woodlands, open storages and carparks in the vicinity. Small houses are concentrated within the “V” zone further away to the west of the Site. The applied use is not incompatible with the surrounding environment.
- (c) According to the site visit dated 23.3.2021, the existing landscape treatment implemented for the previous applications were in fair condition. No significant change in the landscape setting since the last approved application and further adverse landscape impact arising from the continual use of temporary open storage is not anticipated.

Agriculture and Nature Conservation

10.1.6 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) The Site falls within the “AGR” and “R(D)” zones and is currently a cemented open storage area. Although agricultural activities are not active in the vicinity, agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as greenhouses, plant nurseries etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.
- (b) Noting that the Site is disturbed in nature, he has no comment on the application from nature conservation perspective.

Drainage

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

- (a) He has no in-principle objection to the proposed development from the public drainage point of view.
- (b) Should the application be approved, approval conditions on the submission of a drainage proposal, and implementation and maintenance of the drainage proposal for the development should be included.

Fire Safety

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

- (a) He has no in-principle objection to the application 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. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix V**) should be adhered to.
- (c) Having considered the nature of the open storage use, the approval condition on provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction shall be added. To address this condition, the applicant should be advised to submit a valid fire certificate (FS 251) to his department for approval.
- (d) 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

10.1.9 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 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) Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO).
- (c) His detailed comments on UBW, provision of access, temporary or licensed structures are at **Appendix VII**.
- (d) Detailed checking under the BO will be carried out at building plan submission stage.

District Officer's Comments

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

He has not received any comment from the locals upon close of consultation and he also has no particular comment on the application.

10.2 The following Government departments have no comment on the application:

- (a) Director of Electrical and Mechanical Services;
- (b) Project Manager (West), Civil Engineering and Development Department;
- (c) Commissioner of Police; and
- (d) Chief Engineer / Construction, Water Supplies Department.

11. Public Comment Received During the Statutory Publication Period

On 9.3.2021, the application was published for public inspection. During the three-week statutory publication period, one public comment from an individual was received (**Appendix VI**), objecting to the application mainly on the grounds that the Site should not be used for inefficient storage uses, and that housing development should be expedited.

12. Planning Considerations and Assessments

- 12.1 The application is for temporary open storage of construction materials, machinery, second-hand vehicles and vehicle parts with ancillary office in “R(D)” (62%) and “AGR” (38%) zones for 3 years. The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board. The “AGR” zone is intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose and DAFC does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation. Although the applied use is not in line with the planning intentions of the two zones, there is no known proposal for permanent development at the “R(D)” zone occupying the major part of the Site and it is considered that approval of the application on a temporary basis would not jeopardize the long-term planning intention of the zones.
- 12.2 The development is considered not incompatible with the surrounding area which is rural in character intermixed with open storage yards, warehouse, residential structures / dwellings and vacant / unused land.
- 12.3 According to TPB PG-No. 13F, the Site falls partly within Category 2 (62%) and Category 3 (38%) areas. The following guidelines are relevant:

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no 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, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

- 12.4 The application is considered generally in line with TPB PG-No. 13F in that the Site is the subject of previous approvals for similar / same open storage use since 2008 (**Appendix IV** refers). There is generally no adverse comment from concerned departments except DAFC. To minimize any possible environmental nuisance, approval conditions restricting the operation hours, types of vehicles and workshop activity are recommended in paragraphs 13.2 (a) to (e) below. The applicant will also be advised to adopt the environmental mitigation measures and requirements as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraphs 13.2(f) to (l) below.
- 12.5 The Site involves ten previous applications for various temporary open storage uses. The last application (No. A/YL-PH/765) was approved by the Committee in 2018 but the planning permission was revoked in 2020 due to non-compliance of approval conditions in relation to the submission of records of the existing drainage facilities and submission / implementation of fire service installations proposal. Nevertheless, the current application is submitted by a different applicant and the applicant claims that he is not related to the previous operation at the Site. There are 18 similar applications within the same “R(D)” and “AGR” zones approved by the Committee between 2009 and 2021. For the rejected similar applications, they are subject to different circumstances including non-compliance with the relevant Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses in that there was no previous planning approval and / or there were adverse departmental comments and / or local objection against the application.
- 12.6 A public comment was received during the statutory publication period objecting to the application as stated in paragraph 11 above. In this regard, relevant government departments’ comments and planning considerations and assessments as set out 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 mentioned in paragraph 11, the Planning Department considers that the temporary use under application 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 9.7.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference.

Approval Conditions

- (a) no operation between 5:00 p.m. to 10:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation between 1:00 p.m. to 5:00 p.m. on Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (e) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (g) the submission of a 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 9.1.2022;
- (h) in relation to (g) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 9.4.2022;
- (i) in relation to (h) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (j) the provision of fire extinguisher(s) within **6** weeks with a valid fire certificate (FS 251) from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 20.8.2021;
- (k) the submission of a 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 9.1.2022;

- (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 9.4.2022;
- (m) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (i) 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;
- (n) if any of the above planning condition (g), (h), (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; and
- (o) upon the expiry of the planning permission, the reinstatement of the portion of the Site zoned “AGR” to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

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 development is not in line with the planning intentions of the “R(D)” and “AGR” zones. The “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board. The “AGR” zone is to retain and safeguard good agricultural land / farm / fish pond for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification given in the submission for a departure from the planning intentions of the “R(D)” and “AGR” zones, 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 for the planning 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 1.3.2021
Appendix Ia	FI received on 16.4.2021 and 20.4.2021
Appendix Ib	FI received on 17.5.2021 and 18.5.2021
Appendix Ic	FI received on 25.6.2021
Appendix II	Relevant Extract of TPB Guidelines on Application for Open Storage and Port Back-up Uses
Appendix III	Previous s.16 Applications covering the Site
Appendix IV	Similar Applications within the same “R(D)” and “AGR” zones on the Pat Heung OZP
Appendix V	Good Practice Guidelines for Open Storage Sites
Appendix VI	Public Comment received during the Statutory Publication Period
Appendix VII	Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JULY 2021**