

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

**APPLICATION NO. A/YL-TT/583**

- Applicant** : Surplus Success Engineering Limited represented by PlanArch Consultants Limited
- Site** : Various Lots in D.D. 118 and adjoining Government Land (GL), Tai Tong, Yuen Long
- Site Area** : 29,200 m<sup>2</sup> (about) (including GL of about 2,670m<sup>2</sup> or 9.14%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tai Tong (TT) Outline Zoning Plan (OZP) No. S/YL-TT/19 (currently in force)  
  
Approved TT OZP No. S/YL-TT/18 (at the time of submission)  
[No change to the zoning of the application site (the Site) on the OZP]
- Zoning** : “Agriculture” (“AGR”)<sup>1</sup>
- Application** : Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary vehicle repair workshop and open storage for a period of three years and associated filling of land at the Site (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). According to the Notes of the OZP for the “AGR” zone, filling of land also requires planning permission from the Board. The Site is largely formed, paved and vacant scattered with some container-converted structures and stored materials (**Plans A-2 to A-4b**).
- 1.2 According to the applicant, the current application is to facilitate the relocation of existing vehicle repair workshop and open storage operations based in Tong Yan

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<sup>1</sup> A small portion of land (i.e. 150m<sup>2</sup> or 0.5%) falls within an area zoned “Open Storage” (“OS”) on the OZP, in which the proposed uses are Column 1 uses always permitted in the “OS” zone and filling of land does not require planning permission from the Board (**Plan A-2**).

San Tsuen (TYST) which are affected by the land resumption and clearance exercises under the first phase of Yuen Long South (YLS) Development. The land resumption notice of relevant affected lots was gazetted in May 2022 to facilitate site formation and engineering infrastructure works for the public housing and other developments under YLS Development. Thus, there is an imminent need for the applicant to secure a relocation site to continue those affected operations.

- 1.3 The Site can be accessed from Tai Shu Ha Road West (**Drawing A-1**). According to the applicant, the proposal is for vehicle repair workshop and open storage of building materials/prefabricated components, recycling materials, construction machinery and used electrical/electronic appliances with ancillary workshop and packaging activities. Vehicles are only allowed to enter/leave the proposed development in off-peak hours from 10:00 a.m. to 12:30 p.m. and from 1:30 p.m. to 5:00 p.m. Septic tanks and soakaway pits will be provided within the Site. Plans showing the proposed site layout, vehicular access and land filling submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.4 There are 12 previous applications covering different extents of the Site, of which five applications (No. A/YL-TT/50, 186, 323, 339 and 346) were for open storage uses and relevant to the current application (details at paragraph 6 below).
- 1.5 The major development parameters of the current application are summarised as follows:

<b>Site Area</b>	About 29,200 m <sup>2</sup> (including GL of about 2,670m <sup>2</sup> )
<b>Extent of Filling of Land</b>	About 29,200 m <sup>2</sup> (i.e. the entire Site, with a depth of about 0.2m)
<b>Total Floor Area</b>	Not more than 7,165 m <sup>2</sup>
<b>No. of Structures</b>	41 for storage, workshop, packing activities, site offices, toilets, meter room and water tank
<b>Height of Structures</b>	2-11m (1-2 storeys)
<b>No. of Parking Spaces</b>	5 (for private car)
<b>No. of loading/unloading (L/UL) Spaces</b>	19 (for heavy goods vehicle) 1 (for container vehicle)
<b>Operation Hours</b>	8:00 a.m. to 6:00 p.m. (No operation on Sundays and Public Holidays)

- 1.6 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form received on 3.1.2023 (**Appendix I**)
  - (b) Supplementary Planning Statement (**Appendix Ia**)
  - (c) Further Information (FI) received on 8.2.2023 (**Appendix Ib**)
  - (d) FI received on 20.2.2023 (**Appendix Ic**)
  - (e) FI received on 24.3.2023 (**Appendix Id**)

- (f) FI received on 29.3.2023 (Appendix Ie)
  - (g) FI received on 10.5.2023 (Appendix If)
  - (h) FI received on 15.6.2023 (Appendix Ig)
- [(d), (e), (f) and (g) accepted and not exempted from publication requirements; (c) and (h) accepted and exempted from publication requirements]*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement and FIs (**Appendices Ia to Ih**). They can be summarised as follows:

### Thorough Site Selection Process

- (a) the applicant has undergone a thorough site selection process in identifying a suitable relocation site for those affected operations in TYST. The site selection process is challenging as the brownfield operations require heavy floor loading and large floor plate and prefer proximity to original location to maintain industry supply chain. Despite the Site is mainly zoned “AGR” on the OZP, it has been abandoned from farming for a long time and adjoins to the “OS” zone, in which a number of open storage uses and warehouses are found;
- (b) prospective sites along Fan Kam Road in D.D. 110 have been reviewed but considered not appropriate because of the active farming activities found nearby;
- (c) the Ping Shan Rural Committee is consulted. The Site is considered suitable for relocation of the affected operations as the Site is similar in size (about 29,200m<sup>2</sup>) to those affected sites/operations in TYST under approved planning applications No. A/YL-TYST/1008 and 1124 (i.e. about 29,700m<sup>2</sup>);

### Sympathetic Consideration Shall be Given for Continuous Operation

- (d) sympathetic consideration shall be given according to Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G) as genuine efforts have been demonstrated in compliance with all approval conditions of the two previous applications in TYST. The Site is a relocated site affected by YLS Development;
- (e) successful relocation to the Site would help sustain the current operations in TYST which have been operating for 20 years, thus supporting major infrastructure works and recycling industry in Hong Kong as well as the living of those affected workers and staffs;

### Compatible to the Surrounding Environment and No Undesirable Precedent

- (f) the proposed temporary use is not incompatible with the surrounding areas, and the temporary nature of the application would not jeopardise the long-term planning intention of the “AGR” zone;
- (g) the proposed relocation of the affected operations to the Site is a direct result of

the land resumption for the YLS Development by the Government, which should be considered as unique case. As such, approval of the application would not create an undesirable precedent;

*Right of Access to Nearby Lots*

- (h) in response to public comments on right of access, an all-day road access will be provided to Lots 1304 and 1541 in D.D. 118 and the nearby areas (**Drawing A-1**);

*No Adverse Visual, Traffic, Environmental and Drainage Impacts*

- (i) the Site was formed and vegetation has been cleared many years ago. Peripheral plantings along the site boundary will be provided to minimise the potential impact and enhance amenity in the neighbouring areas;
- (j) majority of the Site was formed with compacted soil years ago and it will be paved with asphalt to reduce dust;
- (k) the Site is well served by local road network. Sufficient L/UL, parking and manoeuvring spaces will be provided within the Site. Public drainage channel and catchpit are found in the vicinity and septic tanks and soakaway pits will be provided within the Site;
- (l) the applicant has committed to restrict vehicles to enter/leave the proposed development from 10:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m., in order to minimise traffic impact on the local road network; and
- (m) no adverse traffic, environmental, drainage and landscape impacts arising from the proposed use are anticipated. The applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“Code of Practice”).

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and publishing notices in local newspapers. Detailed information would be deposited at the meeting for Members’ inspection. For the GL, the requirements as set out in TPB PG-No. 31A are not applicable.

**4. Background**

Part of the Site is subject to planning enforcement action against unauthorized development (UD) involving storage use (including deposit of containers). Enforcement Notice (EN) was issued to the concerned parties on 14.6.2023 requiring discontinuance of the UD. The EN will expire on 14.8.2023 and if it is not complied with, prosecution may be taken.

## **5. Town Planning Board Guidelines**

TPB PG-No. 13G are relevant to this application. The Site falls within Category 2 under TPB PG-No. 13G promulgated by the Board on 14.4.2023. The relevant extract of the Guidelines is attached at **Appendix II**.

## **6. Previous Applications**

- 6.1 There are 12 previous applications covering different extents of the Site, of which only five (No. A/YL-TT/50, 186, 323, 339 and 346) were for temporary open storage uses and relevant to the current application. Details of the application are summarised in **Appendix III** and the locations are shown on **Plan A-1b**.
- 6.2 The five relevant applications for temporary open storage of construction materials were rejected by the Rural and New Town Planning Committee (the Committee) or the Board on review between 1999 and 2015 mainly on the grounds that the proposals were not in line with the planning intention of the “AGR” zone and the then TPB PG No. 13D or 13E; not compatible with the surrounding area; there were potential environmental impacts to the surrounding area; there were other zones in the OZP that can meet such demand; and setting an undesirable precedent.

## **7. Similar Applications**

There is no similar application for vehicle repair workshop. There are three similar applications (No. A/YL-TT/428, 500 and 590) for various temporary open storage uses with/without other uses within the subject “AGR” zone since 2018 which were rejected by the Committee. Details of the applications are summarised at **Appendix III** 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) abutting Tai Shu Ha Road West to its west (**Plan A-2**);
  - (b) largely formed and paved; and
  - (c) largely vacant scattered with some container-converted structures and stored materials (**Plans A-2 to A-4b**).
- 8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):
  - (a) predominantly open storage/storage yards and warehouses intermixed with agricultural land, residential structures, graves, a plant nursery, an orchard and vacant land/structures;
  - (b) to its north and northeast is an area zoned “OS” where a number of warehouses and open storage/storage yards are located;

- (c) there are residential structures in the vicinity of the Site with the nearest one located to its immediate north and east; and
- (d) the open storage/storage yards and warehouses within the “AGR” zone in the vicinity are suspected UD's subject to planning enforcement action.

## **9. Planning Intention**

- 9.1 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.
- 9.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities in the subject “AGR” zone.

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

- 10.1 Apart from the government bureau/departments as set out in paragraphs 10.2 and 10.3 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV and V** respectively.
- 10.2 The following government bureau supports the application.

### **Policy Support**

#### **10.2.1 Comments of the Secretary for Development (SDEV):**

- (a) the current application is to facilitate relocation of a vehicle repair workshop and open storage of construction machinery/building materials in Yuen Long, which will be displaced by the First Phase development of the YLS Development. According to the applicant, a thorough site search has been conducted with a view to identifying suitable site for re-establishment of the affected operations elsewhere to pave way for the clearance under the YLS Development, and the Site is the only one considered suitable and practicable after the site search. The Site is of similar size as the one to be cleared by the Government; and
- (b) according to the concerned departments, the proposed use is not incompatible with surrounding land uses and would not create insurmountable impacts in technical terms subject to imposition of appropriate approval conditions. To facilitate smooth clearance for the project and provide operating space for displaced brownfield operations still needed by the community, the application is supported from the policy perspective.

- 10.3 The following government departments have adverse comment on/objection to the application.

**Land Administration**

10.3.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) he has grave concerns given that there are unauthorised building works and/or uses on Lot 1307 and 1430 in D.D. 118 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by his department;
- (b) 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 prior approval of the Government ***and GL; and***
- (c) no permission is given for occupation of GL (about 2,670m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; ***and***
- (d) ***the Site is accessible from Tai Shu Ha Road West via GL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.***

**Agriculture**

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

The Site falls within the "AGR" zone and is partly paved. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective. Nevertheless, he has no comment from nature conservation perspective.

**Environment**

10.3.3 Comments of the Director of Environmental Protection (DEP):

- (a) he does not support the application as there are residential uses in the vicinity (with the nearest one located to its immediate north and east) (**Plan A-2**) and the proposed use will cause traffic of heavy vehicles and environmental nuisance is expected; and
- (b) there were two environmental complaints concerning the Site received in 2020 about suspected fly-tipping of construction and demolition materials at a water channel at the GL near Lot 1428 in D.D. 118. However, no dumping activities or fly-tipper was spotted during inspection and hence no prosecution was initiated. The case had been referred to LandsD for parallel investigation of illegal occupation of GL.

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

- 11.1 During the statutory public inspection periods, a total of 33 public comments were received. Of which, five comments express support, 21 object / provide adverse views and seven provide views on the application. A full set of public comments will be deposited at the meeting for Members' inspection.

### ***Supporting Views (5 comments)***

- 11.2 The supporting views are submitted by Shap Pat Heung Rural Committee (**Appendices VI-1 and VI-2**), village representatives of Shui Tsiu Lo Wai, Hung Tso Tin Tsuen and Nam Hang Tsuen (**Appendices VI-3 to VI-5**) mainly on the considerations that the proposed development allows operators affected by the YLS Development to relocate and continue their business; the proposal will not overload the local road network; the applicant will provide access to the residents nearby; and the proposal helps utilise land resources and promote local economy.

### ***Objections / Adverse Views (21 comments)***

- 11.3 The objections and adverse views are submitted by Kadoorie Farm and Botanic Garden Corporation, owners of the nearby lots and individuals (**Appendices VI-6 to 12**). The major objecting grounds/views are summarised as follows:
- (a) the proposed development is not in line with the planning intention of the "AGR" zone and approval of the application would set a precedent for similar cases in the subject "AGR" zone;
  - (b) the regular access in the area would be blocked by the proposed development;
  - (c) the proposed development would worsen the traffic congestion in the area and cause degradation to the natural environment; and
  - (d) the applicant only obtains the consent from some of the landowners before proceeding with the planning application.

### ***Providing Views (7 comments)***

- 11.4 The remaining comments are submitted by individuals (**Appendices VI-13 to 15**). Some opine that a vehicular and pedestrian access for villagers shall be provided within the Site while an individual comments that the intention of developing new town is to resume land for housing development and accommodating brownfield operations in purpose-built compounds. Approving the current application would run contrary to Government's policy on phasing out brownfield uses and there is also no information on tree felling.

## **12. Planning Considerations and Assessments**

- 12.1 The application is for proposed temporary vehicle repair workshop and open storage for a period of three years and associated filling of land at the Site zoned "AGR" on the OZP. According to the applicant, the application is to facilitate the relocation of business operations affected by the first phase of YLS Development.



The applicant has undergone a thorough site-selection process before identifying the Site as the most suitable relocation site. The Site is located in proximity to the current operations in TYST, and the size of the Site (i.e. about 29,200m<sup>2</sup>) is comparable to its current operations (i.e. about 29,700m<sup>2</sup>). To facilitate smooth clearance for the YLS Development and provide operating space for displaced brownfield operations still needed by the community, SDEV supports the application from the policy perspective.

- 12.2 The proposed use is not in line with the planning intention of the “AGR” zone and DAFC does not support the application from agricultural perspective mainly on the consideration that the Site possesses potential for agricultural rehabilitation. Nevertheless, the Site has not been put to its intended agricultural use for years, approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone. In view of the above and with the policy support from SDEV, sympathetic consideration may be given to the application.
- 12.3 While filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas, the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and DEP have no objection in this regard from drainage and environmental perspectives.
- 12.4 The Site falls within Category 2 areas under the TPB PG-No. 13G. The following considerations in the Guidelines are relevant:

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of three 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 or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

- 12.5 The Site is adjoined by an area zoned “OS” to its north and northeast and situated in an area predominated by open storage/storage yards and warehouses intermixed with agricultural land, residential structures, graves and vacant land/structures. The proposed use is considered not entirely incompatible with the surrounding environment. In this regard, Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) has no comment on the application from landscape point of view.
- 12.6 DEP does not support the application as the proposed uses involve heavy goods vehicles and environmental nuisance on the sensitive users in the vicinity of the Site (the nearest one located to its immediate north and east) is expected. To address the concerns, the applicant has proposed peripheral planting along the site boundary serving as visual and noise buffer and minimise potential environmental impacts on the surrounding areas. Traffic generated by the proposed uses will be along Tai Shu Ha Road West and will not route through the nearby residential use. Relevant approval conditions including restriction on the operation days and hours at the Site have been recommended in paragraph 13.2 below. Should the planning application be approved, the applicant will also be advised to follow the latest Code of Practice to minimise any potential environmental impact on the surrounding areas.

- 12.7 DLO/YL of LandsD has concerns on the unauthorised building works and/or uses at two of the lots within the Site, which are subject to lease enforcement action. The applicant is advised to rectify the matter and settle the land issues accordingly. Other relevant departments, including the Commissioner for Transport (C for T), CE/MN, DSD and Director of Fire Services have no objection to/no adverse comment on the application. To minimise traffic impact, the applicant has committed to restrict vehicles entering/leaving the proposed development to two periods from 10:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m.
- 12.8 The application generally complies with the TPB PG-No. 13G in that no major adverse departmental comments have been received on the application or the concerns of relevant government departments and local residents can be addressed through the implementation of approval conditions.
- 12.9 There have been five relevant previous applications for temporary open storage uses rejected by the Committee or the Board on review between 1999 and 2015 and three similar applications within the subject “AGR” zone rejected by the Committee since 2018 mainly on similar grounds that the proposed developments were not in line with the planning intention of the “AGR” zone and the then TPB PG No. 13D, 13E or 13F; there were potential adverse environmental impact on the surrounding areas; and approval of the application would set an undesirable precedent. Given that DEP’s views have been considered in paragraph 12.6 above and there are no adverse comments from other concerned departments and taking into consideration the justifications provided by the applicant and the policy support from SDEV, the circumstances of the current application may be considered as unique and sympathetic consideration can be given.
- 12.10 There are 33 public comments supporting/objecting to/providing comments on the application received during the statutory publication periods as summarised in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.9 above are relevant. In response to the objecting views on owners’ consent and the request for vehicular and pedestrian access, the applicant has adjusted the site boundary and proposed an all-day road access across the Site to the nearby lots (**Drawing A-1**).

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

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department considers that the proposed temporary vehicle repair workshop and open storage for a period of three years and associated filling of land could be tolerated.
- 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 three years until 23.6.2026. 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 8:00 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 heavy goods vehicles and medium goods vehicles are allowed to access/exit the Site from/to Tai Shu Ha Road West from 5:00 p.m. to 10:00 a.m. and 12:30 p.m. to 1:30 p.m. during the approval period;
- (d) the submission of a drainage impact assessment 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 23.12.2023;
- (e) in relation to (d) above, the implementation of the drainage impact assessment 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 23.3.2024;
- (f) in relation to (e) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the provision of fire extinguisher(s) with a valid fire certificate (FS 251) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.8.2023;
- (h) 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 23.12.2023;
- (i) in relation to (h) 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 23.3.2024;
- (j) if any the above planning condition (a), (b), (c) or (f) 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;
- (k) if any of the above planning condition (d), (e), (g), (h) or (i) 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
- (l) upon expiry of the planning permission, the reinstatement of the Site 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 at **Appendix V**.

13.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:

- (a) the proposed use is not in line with the planning intention of the "AGR" zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the applicant fails to demonstrate that the proposed use would not generate adverse environmental impact on the surrounding area; and
- (c) the applicant fails to demonstrate in the submission that the proposed land filling is essential for the proposed use.

#### **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 3.1.2023
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	FI received on 8.2.2023
<b>Appendix Ic</b>	FI received on 20.2.2023
<b>Appendix Id</b>	FI received on 24.3.2023
<b>Appendix Ie</b>	FI received on 29.3.2023
<b>Appendix If</b>	FI received on 10.5.2023
<b>Appendix Ig</b>	FI received on 15.6.2023
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 13G
<b>Appendix III</b>	Previous and Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendices VI-1 to VI-15</b>	Public Comments
<b>Appendix VII</b>	Good Practice Guidelines for Open Storage Sites
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Vehicular Access Plan

<b>Drawing A-3</b>	Site Paving 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 A-4b</b>	Site Photos

**PLANNING DEPARTMENT**  
**JUNE 2023**