

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1114

- Applicant** : Wing Won Investment Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & S.B (Part), 1668 (Part), 1669 (Part) in D.D. 121 and Adjoining Government Land (GL), Shan Ha Tsuen, Yuen Long, New Territories
- Site Area** : 7,428 m² (about) (including GL of about 95 m² or 1.3%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zonings** : “Residential (Group A)3” (“R(A)3”) (about 97.5%); and
[restricted to a maximum plot ratio of 7 and maximum building height of 160mPD]

“Open Space” (“O”) (about 2.5%)
- Application** : Proposed Temporary Warehouse and Open Storage for Storage of Construction Machinery and Construction Materials 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 warehouse and open storage for storage of construction machinery and construction materials for a period of 3 years (**Plan A-1a**). The Site mainly falls within an area zoned “R(A)3” on the OZP. Although the proposed use is neither a Column 1 or 2 use in the “R(A)” zone, according to the 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) notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently largely occupied by vacant structures (**Plans A-2 and A-4**).
- 1.2 The Site involves ten previous applications for various temporary uses (**Plan A-1b**). The last application (No. A/YL-TYST/1058) for temporary warehouse and open storage for storage of recyclable materials (plastic and metal) with ancillary workshop was rejected by the Rural and New Town Planning Committee (the

Committee) of the Board on 18.12.2020. Compared with the last application, the current application is submitted by a different applicant for storage of different items without ancillary workshop at the same site with different site layout and development parameters.

- 1.3 According to the applicant, the proposed use is for storage of construction machinery (including excavator and electric generator) and construction materials (including barricades, sanitary wares and pipes). A 6m-tall boundary wall is located along the western site boundary to block the sightline and noise to the residential dwellings to the west of the Site (**Drawing A-2**). Plans showing the vehicular access leading to the Site, site layout, landscape and tree preservation proposal and as-built drainage facilities submitted by the applicant are at **Drawings A-1 to A-4** respectively.
- 1.4 The major development parameters of the current application and the previously rejected application are summarised as follows:

| Major Development Parameters | Previously Rejected Application No. A/YL-TYST/1058 (a) | Current Application No. A/YL-TYST/1114 (b) | Difference (b)-(a) |
|-------------------------------------|--|--|--|
| Applied/Proposed Use | Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years | Proposed Temporary Warehouse and Open Storage for Storage of Construction Machinery and Construction Materials for a Period of 3 Years | Change of Storage Items and Excluding Ancillary Workshop |
| Site Area | About 7,428 m ² | | --- |
| Total Floor Area (Non-domestic) | About 4,724 m ² | About 2,221 m ² | -2,503 m ² (-53%) |
| No. and Height of Structures | 4 • for warehouse, open shed for storage, site office and classification facility (6.5m-7.5m, 1-2 storey(s)) | 10 • for warehouse, site office and toilet (6m-7.5m, 1-2 storey(s)) | +6 (+150%) |
| No. of Loading/Unloading Space | 1 (for medium goods vehicle) (11m x 3.5m) | | --- |
| No. of Parking Space(s) | - | 2 (for private car) (5m x 2.5m each) | +2 |
| Operation Hours | 7:00 a.m. to 7:00 p.m., with no operation on Sundays and Public Holidays | | --- |

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with annex and plans received on 12.8.2021 (**Appendix I**)
- (b) Further Information (FI) received on 16.9.2021 (**Appendix Ia**)

- (c) FI received on 20.9.2021 (Appendix Ib)
[(b) and (c) 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 Application Form (**Appendix I**). They can be summarised as follows:

- (a) The Site was the subject of five previous planning permissions since 2006. The proposal is in line with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13F).
- (b) The temporary proposal would not jeopardise the long-term planning intention. A number of open storage and port back-up uses have been approved by the Board in the vicinity of the Site and their planning circumstances are similar to that of the Site. The proposal is compatible with the surrounding environment. Besides, there is a shortage of land for port back-up purpose in TYST.
- (c) There will be minimal traffic, environmental and drainage impacts arising from the proposal.

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 sending the notice to the Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection. For GL, the requirements as set out in TPB PG-No. 31A are not applicable.

4. **Town Planning Board Guidelines**

On 27.3.2020, the Board promulgated the revised TPB PG-No.13F. The Site falls within Yuen Long South (YLS) Development Area. The criteria for New Development Areas (NDAs) (including potential development areas) under the revised Guidelines are applicable. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. **Background**

The Site is currently not subject to planning enforcement action.

6. **Previous Applications**

- 6.1 The Site involves eight approved previous applications (No. A/YL-TYST/110, 282, 416, 458, 516, 588, 731 and 895) and two rejected previous applications (No. A/YL-TYST/146 and 1058) for various temporary uses covering different extents

of the Site¹. Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A-1b**.

Approved Applications (8 Cases)

- 6.2 Applications No. A/YL-TYST/110, 282, 416, 458, 516, 588, 731 and 895 for various temporary open storage with or without warehouse and/or ancillary workshop uses were approved with conditions by the Committee between 2000 and 2018 each for a period of 1 to 3 years. The applications were approved mainly on the considerations that the proposals were generally in line with the then TPB PG-No. 13 (or its later versions); generally not incompatible with the surrounding areas; approval of the applications on a temporary basis would not frustrate the long-term development of the area; and departmental concerns could be addressed by imposing approval conditions. However, the planning permissions for applications No. A/YL-TYST/110, 458, 516 and 895 were subsequently revoked between 2001 and 2020 due to non-compliance with approval conditions.

Rejected Applications (2 Cases)

- 6.3 Application No. A/YL-TYST/146 for temporary storage of building materials for a period of 3 years was rejected by the Committee in 2001 mainly on the considerations that there were potential adverse drainage impact and the vehicular access arrangement was unclear, among others.
- 6.4 Application No. A/YL-TYST/1058 for temporary warehouse and open storage for storage of recyclable materials (plastic and metal) with ancillary workshop for a period of 3 years was rejected by the Committee in 2020 mainly on the grounds that the applied use was not in line with TPB PG-No. 13F in that the applicant could not demonstrate that the continued operation of the applied use would not continue to generate adverse environmental impact on the surrounding areas, amongst others.
- 6.5 Compared with the last application (No. A/YL-TYST/1058), the current application is submitted by a different applicant for storage of different items without ancillary workshop at the same site with different site layout and development parameters.

7. Similar Applications

- 7.1 There are 34 similar applications for various temporary open storage and/or warehouse uses with/without other uses within/straddling the subject “R(A)3” and “O” zones considered by the Committee since 2015. Details of the applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1a**.
- 7.2 All 34 applications were approved mainly on similar considerations that the developments were not incompatible with the surrounding uses and the concerns of relevant departments could be addressed by imposing approval conditions.

¹ The application sites (except for application No. A/YL-TYST/1058) were zoned “Undetermined” on previous versions of the OZPs at the time of consideration by the Committee.

However, the planning permissions for 7 of them were subsequently revoked due to non-compliance with approval conditions.

- 7.3 For Members' information, application No. A/YL-TYST/1111 for renewal of planning approval for temporary open storage of construction materials, machinery and scrap metals with ancillary site office for a period of 3 years within/straddling the subject "O" zone will also be considered at this meeting (**Plan A-1a**).

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

8.1 The Site is:

- (a) accessible from Shan Ha Road to its west via a local track; and
- (b) paved, fenced off and largely vacant (**Plan A-4**).

8.2 The surrounding areas have the following characteristics (Plans A-2 and A-3**):**

- (a) comprise predominately open storage/storage yards with scattered residential structures, parking of vehicles, a plant nursery, a playground, shrubland and vacant land/structures;
- (b) there are residential structures in the vicinity of the Site with the nearest residence located about 30m to the west of the Site while the nearest residential cluster of Shan Ha is located about 50m to the west of the Site in an area zoned "Village Type Development" ("V") on the OZP. To the further south of Site is an area zoned "V(1)" on the OZP; and
- (c) except for three open storage/storage yards with/without ancillary uses operating with valid planning permissions (No. A/YL-TYST/935, 1014 and 1093), the other open storage/storage yards and parking of vehicles in the vicinity are suspected unauthorised development (UD) subject to enforcement action taken by the Planning Authority.

9. Planning Intention

The planning intention of the "R(A)" zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application and public comments, where relevant, are summarised as follows:

Land Administration

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

- (a) The Site comprises GL and Old Scheduled 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) The Site is covered by Short Term Tenancy (STT) and several Short Term Waivers (STWs). For details, please refer to **Appendix VII**.
- (c) Should planning approval be given to the subject planning application, the STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department 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 rent or fee, as may be imposed by her department.

Traffic

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

- (a) The land status of the access road/path/track/run-in/out leading to the Site from Shan Ha Road/Lam Tai West Road shall be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (c) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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 the nearby public roads and drains.
- (b) His department shall not be responsible for the maintenance of any access connecting the Site and Shan Ha Road.

Environment

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

- (a) She does not support the application as there are residential uses in the vicinity (with the nearest one located about 30m to its west) (**Plan A-2**) and the proposed use will cause traffic of heavy vehicles; environmental nuisance is expected.
- (b) 19 substantiated complaints concerning the Site were received by his department in the past 3 years, which were related to machine noise, odour nuisance and water pollution emitting from a past plastic recycling workshop operation at the Site. It is noted that the current application site is occupied by vacant structures and the current proposal (i.e. for warehouse and open storage uses) involves no workshop activities.
- (c) Should the planning application be approved, the applicant should be 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 Use” (Code of Practice) to minimise any potential environmental nuisances on the surrounding areas.

Drainage

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

- (a) He has no objection in principle to the development.
- (b) Based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/895.
- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/895 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

- (a) He has no objection in principle to the proposal 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. In addition, the applicant should adhere to the good practice guidelines at **Appendix V** and be reminded of the detailed comments at **Appendix VII**.

- (c) Moreover, having considered the nature of the open storage, an approval condition requiring the provision of fire extinguisher(s) within 6 weeks from the date of planning approval should be incorporated if the application is approved. To address this approval condition, the applicant is required to submit a valid fire certificate (FS 251) to his department for approval.

Building Matters

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

- (a) As there is no record of approval granted 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) The applicant should be reminded of the detailed comments at **Appendix VII**.

Open Space

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

- (a) He has no in-principle objection to the proposal.
- (b) The Site is not on the priority list for development agreed by the Yuen Long District Council. His department has no plan to develop the portion of the Site zoned “O” into public open space at present.

Long-Term Development

10.1.9 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in YLS – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area mainly zoned “Special Residential - Zone 1 – Public Rental Housing (with Commercial)” (“RS(1)c”) and partially within an area zoned “Residential – Zone 1 (Subsidised Sale Flats with Commercial)” (“R1(SSF)c”) and “Local Open Space” (“LO”).
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open

storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

10.1.10 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the application.
- (b) The Site falls within the boundary of YLS Development - Stage 2 Phase 2. The land resumption and clearance programme of the project is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. Thus, the applicant shall be reminded that extension of the planning permission may not be supported in future and shall be advised not to carry out any substantial works in view of the planned YLS Development – Stage 2 Phase 2.

District Officer's Comments

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

His office has not received any comments from the locals.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
and
- (c) Commissioner of Police (C of P).

11. Public Comments Received During the Statutory Publication Period

On 20.8.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, three public comments were received. One public comment from an individual objected to the application on the grounds that the proposed use will generate adverse traffic, environmental and fire safety impacts on the surrounding area (**Appendix VI-1**). Another individual alleged that the Site would eventually be used for the previous rejected land use and raised concerns on environmental and public safety aspects (**Appendix VI-2**). The remaining individual suggested the applicant should provide an additional emergency access point at the Site (**Appendix VI-3**).

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary warehouse and open storage for storage of construction machinery and construction materials for a period of 3 years at the Site mainly zoned “R(A)3” on the OZP. The planning intention of the “R(A)” zone is primarily for high-density residential developments. Although the proposed use is not in line with the aforesaid planning intention, and the Site falls within YLS Development, CE/CID, PlanD does not raise objection to the application and PM(W), CEDD and DLCS have no objection to the application. As such, approval of the application on a temporary basis of three years would not jeopardise the long-term development of the area.
- 12.2 The surrounding area comprises predominantly open storage/storage yards (**Plan A-2**). Although there are residential structures in the vicinity, the development is generally not incompatible with the surrounding uses.
- 12.3 The Site falls within the YLS Development Area. For applications in NDAs (including potential development areas), the following considerations in the TPB PG-No. 13F are relevant:

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

- 12.4 The application is generally in line with TPB PG-No. 13F in that the Site falls within the YLS Development Area and eight previous planning approvals for similar storage use have been granted to the Site; relevant proposals have been submitted to demonstrate that the proposed use would not generate adverse impacts on the surrounding areas; and the technical concerns of relevant departments could be addressed through the imposition of approval conditions.
- 12.5 There is no adverse comment on the application from concerned government departments, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site (with the nearest one located about 20m to its west) (**Plan A-2**), and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected. While there were some substantiated environmental complaints concerning the Site received by DEP in the past three years, they were related to a previous recycling workshop at the Site, which is no longer in operation and not related to the current proposed use for storage of construction machinery and construction materials without

workshop activities. Moreover, the current applicant has proposed a 6m-tall boundary wall to the west of the Site to screen off the proposed use. Furthermore, relevant approval conditions are recommended in paragraph 13.2 below to minimise any potential environmental nuisances or to address the technical requirements of other concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on the Site (including uses and activities not covered by the current application) will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the latest Code of Practice and to keep the Site clean and tidy at all times in order to minimise any potential environmental impact on the surrounding areas.

- 12.6 Given that eight previous approvals for various storage uses have been granted to the Site and 34 similar applications within/straddling the subject “R(A)3” and “O” zones have been approved since 2015, approval of the current application is generally in line with the Committee’s previous decisions. There were two previous planning applications rejected mainly on the grounds that the applicants could not demonstrate that the continued operation of the applied use would not generate adverse drainage and environmental impacts on the surrounding area. The former consideration of the rejected applications is not applicable to the current application as CE/MN, DSD has no in-principle objection to the application. The latter consideration is also not entirely applicable to the current application for the reasons mentioned in paragraph 12.5 above. Furthermore, the current proposal is submitted by a new applicant and the Site is currently vacant; the application could therefore be considered afresh.
- 12.7 There was one public comment objecting and two public comments providing views on the application received during the statutory publication period as summarised in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.6 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 comments summarised in paragraph 11 above, the Planning Department considers that the proposed temporary warehouse and open storage for storage of construction machinery and construction materials 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 24.9.2024. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 7:00 p.m. and 7:00 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) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the Site 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 24.12.2021;
- (e) the provision of fire extinguisher(s) 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 5.11.2021;
- (f) 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 24.3.2022;
- (g) in relation to (f) 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 24.6.2022;
- (h) if any of the above planning conditions (a), (b) or (c) 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; and
- (i) if any of the above planning conditions (d), (e), (f) or (g) 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.

Advisory clauses

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

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

- (a) the proposed use is not in line with the planning intention of the "R(A)" zone which is primarily for high-density residential developments. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the proposed use would not generate adverse environmental impact on the surrounding area.

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

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|--------------------------------|---|
| Appendix I | Application Form with annex and plans received on 12.8.2021 |
| Appendix Ia | FI received on 16.9.2021 |
| Appendix Ib | FI received on 20.9.2021 |
| Appendix II | Relevant Extracts of TPB PG-No. 13F |
| Appendix III | Previous Applications covering the Site |
| Appendix IV | Similar Applications within/straddling the Subject “R(A)3” and “O” Zones on the TYST OZP Since 2015 |
| Appendix V | The Good Practice Guidelines for Open Storage Sites |
| Appendices VI-1 to VI-3 | Public Comments received during the Statutory Publication Period |
| Appendix VII | Recommended Advisory Clauses |
| Drawing A-1 | Vehicular Access Plan |
| Drawing A-2 | Site Layout Plan |
| Drawing A-3 | Landscape and Tree Preservation Plan |
| Drawing A-4 | As-Built Drainage Proposal |
| Plan A-1a | Location Plan with Similar Applications |
| Plan A-1b | Previous Applications Plan |
| Plan A-2 | Site Plan |
| Plan A-3 | Aerial Photo |
| Plan A-4 | Site Photos |

**PLANNING DEPARTMENT
SEPTEMBER 2021**