

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

**APPLICATION NO. A/YL-TYST/1124**

- Applicant** : Stepland Investment Limited represented by PlanArch Consultants Limited
- Site** : Various Lots in D.D. 120 and D.D. 121, Tong Yan San Tsuen, Yuen Long
- Site Area** : 14,650 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zonings** : “Residential (Group A)3” (“R(A)3”) (about 66%);  
*[restricted to a maximum plot ratio of 7 and maximum building height of 160mPD]*
- “Open Space” (“O”) (about 20.1%); and
- area shown as ‘Road’ (about 13.9%)
- Application** : Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities 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 building and recycling materials, construction machinery and used electrical/electronic appliances with ancillary packaging activities for a period of 3 years (**Plan A-1a**). The Site falls mainly within an area zoned “R(A)3” (about 66%), partly within an area zoned “O” (about 20.1%) and partly within an area shown as ‘Road’ (about 13.9%) on the OZP. Although the applied use is neither a Column 1 or 2 use in the “R(A)” and “O” zones, 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) notwithstanding that the use or development is not provided for under the Notes of the OZP. The covering Notes of the OZP also states that all uses or developments within areas shown as ‘Road’ require planning permission from the Board. The Site is currently occupied by the applied use without valid planning permission (**Plans A-2 to A-4b**).

- 1.2 The Site involves 12 previous applications for various temporary uses (**Plan A-1b**). The relevant previous application (No. A/YL-TYST/925) for the same use as the current application was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 16.11.2018. All the approval conditions of the planning permission had been complied with and the planning permission lapsed on 17.11.2021. Compared with application No. A/YL-TYST/925, the current application is submitted by the same applicant for the same use at a smaller site with slightly different site layout and development parameters.
- 1.3 According to the applicant, the applied use is for storage of building and recycling materials (including metal, plastic and paper), construction machinery and used electrical/electronic appliances. All used electrical and electronic parts will be loaded/unloaded and stored under shelters and on paved area within the structures at the Site. Plans showing the vehicular access leading to the Site and site layout submitted by the applicant are at **Drawings A-1** and **A-2** respectively.
- 1.4 The major development parameters of the current application and the previously approved application No. A/YL-TYST/925 are summarised as follows:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/YL-TYST/925 (a)</b>	<b>Current Application No. A/YL-TYST/1124 (b)</b>	<b>Difference (b)-(a)</b>
Applied Use	Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years		---
Site Area	About 18,050 m <sup>2</sup>	About 14,650 m <sup>2</sup>	-3,400 m <sup>2</sup> (-18.8%)
Total Floor Area (Non-domestic)	About 5,684 m <sup>2</sup>	About 3,642.3 m <sup>2</sup>	-2,041.7 m <sup>2</sup> (-35.9%)
No. and Height of Structures	25 • for storage, ancillary offices and packaging activities uses (3m-10m, 1-2 storey(s))	35 • for storage, ancillary offices and packaging activities, toilets, guard house and meter room use (2.6m-15m, 1-2 storey(s))	+10 (+40%)
No. of Loading/Unloading Space(s)	10 (for heavy goods vehicles/container vehicles) (16m x 3.5m each)	---	-10 (-100%)
No. of Parking Space(s)	-	4 (for private car) (5m x 2.5m each) 5 (for heavy goods vehicle) (16m x 3.5m each)	+9

Operation Hours	7:00 a.m. to 7:00 p.m., with no operation on Sundays and Public Holidays	8:00 a.m. to 5:00 p.m., with no operation on Sundays and Public Holidays	Shorter Operation Hours
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1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 21.10.2021 (Appendix I)
- (b) Supplementary Planning Statement (Appendix Ia)
- (c) Supplementary Information detailed 27.10.2021 (Appendix Ib)
- (d) Further Information (FI) received on 24.11.2021 (Appendix Ic)
- (e) FI received on 29.11.2021 (Appendix Id)  
*[(d) and (e) 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 Supplementary Planning Statement (Appendix Ia). They can be summarised as follows:

- (a) The temporary use would not jeopardise the long-term planning intention. A number of open storage yards and workshops 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.
- (b) The proposal will fully comply with the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice) and various mitigation measures are proposed to minimise the environmental impact to the surrounding area. Dense peripheral planting along the site boundary is also provided to minimise possible visual impact and would enhance the amenity of the area.
- (c) The Site has been the subject of previous planning permissions for open storage use since 2003. All the approval conditions of the previous application had been complied with. 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).
- (d) There will be minimal traffic, environmental, visual 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 publishing notices in local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

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

On 27.3.2020, the Board promulgated the revised 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 ten approved previous applications and two rejected previous applications for various temporary uses covering different extents of the Site<sup>1</sup>. Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A-1b**.

##### ***Rejected Applications (2 Cases)***

- 6.2 Applications No. A/YL-TYST/231 and 239 for temporary open storage of building/ recycling materials and construction machinery each for a period of 3 years were rejected by the Board on review and by the Committee respectively in 2004 mainly on the considerations that there were potential adverse environmental impacts on the surrounding area, among others.

##### ***Approved Applications (10 Cases)***

- 6.3 Applications No. A/YL-TYST/200, 268, 374, 418, 547, 607, 757, 875 and 1032 for various temporary open storage with or without other uses were approved with conditions by the Board on review or by the Committee between 2003 and 2020 each for a period 1 or 3 years, mainly on the considerations that the proposals were generally not incompatible with the surrounding areas; approval of the application 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 under application No. A/YL-TYST/418 and 875 were revoked in 2011 and 2020 respectively due to non-compliance with time-limited approval conditions.
- 6.4 The relevant previous application (A/YL-TYST/925) for the same use as the current application was approved with conditions for a period of 3 years by the Committee on 16.11.2018 mainly on similar considerations as those specified in paragraph 6.3 above. All the approval conditions had been complied with and the planning permission lapsed on 17.11.2021.

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<sup>1</sup> Expect for application No. A/YL-TYST/1032, all the remaining application sites were zoned “Undetermined” on previous versions of the OZPs at the time of consideration by the Board/the Committee.

- 6.5 Compared with the last application (No. A/YL-TYST/925), the current application is submitted by the same applicant for the same use at a smaller site with slightly different site layout and development parameters.

## **7. Similar Applications**

- 7.1 There are 20 similar applications for various temporary open storage with/without other uses within/straddling the subject “R(A)3” and “O” zones considered by the Committee since 2017. Details of the applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1a**.
- 7.2 All 20 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. However, the planning permissions for 2 of them were subsequently revoked due to non-compliance with approval conditions.

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

- 8.1 The Site is:
- (a) accessible from Kung Um Road to its east via a local track (**Plan A-3**);
  - (b) paved and fenced off; and
  - (c) occupied by the applied use without valid planning permission (**Plans A-4a and A-4b**).
- 8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):
- (a) comprise predominately open storage/storage yards and warehouses with scattered residential structures, logistics centre, canteen, parking of vehicles, vehicle repair workshops, car servicing, shrubland and vacant land/structures;
  - (b) there are residential structures in the vicinity of the Site with the nearest residences located to its immediate north and east while the nearest residential cluster of Tin Liu Tsuen is located about 75m to the east of the Site in an area zoned “Village Type Development” on the OZP. To the immediate east and further west are areas zoned “Residential (Group D)”, “R(A)3” and “O” respectively on the OZP; and
  - (c) except for eight open storage/storage yards and/or warehouse operating with valid planning permissions (No. A/YL-TYST/935, 994, 1008, 1023, 1037, 1016, 1067, and 1093), the other open storage/storage yards, logistics centre, canteen, parking of vehicles, vehicle repair workshops and car servicing in the vicinity are suspected unauthorised developments (UDs) subject to enforcement action taken by the Planning Authority.

## **9. Planning Intentions**

- 9.1 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.
- 9.2 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

## **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 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) The Site is covered by 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 holder(s) will need to apply to her 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 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 Kung Um 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. An application to relevant government departments should be made to form new run-in/out, if any.

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) The access road connecting the Site with Kung Um Road is not and will not be maintained by his department. His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um 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 ones located to its immediate north and east) (**Plan A-2**) and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected.
- (b) There are no substantiated environmental complaints concerning the Site received in the past three years.
- (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 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 proposed development.
- (b) Based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/925.
- (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/925 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) 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 partly zoned “Special Residential – Zone 1 – Public Rental Housing (with Commercial)”, partly within an area zoned “Local Open Space” and partly within an area shown as ‘Road’.
- (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 for temporary use for 15 months.
- (b) The Site falls within the boundary of YLS Development – Stage 1 (the project). To meet the target first population intake under the project by Q4 of 2028, land clearance is planned to commence in Q3 2022 subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval of the project by Q1 2022 and Q2 2022 respectively. The programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted.
- (c) Should the application be approved by the Board, an advisory clause should be stipulated to remind the applicant that the Site might be subject to land resumption for the implementation of the YLS Development – Stage 1 which might take place at any time before the expiry of the temporary planning permission and thus the applicant shall be advised not to carry out any substantial works in view of the planned YLS Development – Stage 1. His department will give sufficient notice to relevant department(s) for early resumption of the Site if his department’s works commence early.

**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 29.10.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received from individuals. One individual objects to the application on the grounds that the applied use will generate adverse traffic, environmental and fire safety impacts on the surrounding area (**Appendix VI-1**). Another individual raises concerns that the applied use would hinder the long-term development plans of the area (**Appendix VI-2**).

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

12.1 The application is for temporary open storage of building and recycling materials, construction machinery and used electrical/electronic appliances with ancillary packaging activities for a period of 3 years at a Site mainly zoned “R(A)3”, partly zoned “O” and partly within an area shown as ‘Road’ on the OZP. The planning intention of the “R(A)” zone is for high-density residential developments, while the “O” zone is primarily for the provision of outdoor open-air public space. Although the applied use is not in line with the aforesaid planning intentions, DLCS has no in-principle objection to the application and PM(W), CEDD has no objection to the application for temporary use for 15 months. Nevertheless, the programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted. As such, approval of the application on a temporary basis of three years would not jeopardise the long-term development of the area. Should the application be approved, it is suggested to include an advisory clause to remind the applicant that the Site may be resumed by the Government at any time during the planning approval period for the implementation of YLS Development – Stage 1 and no substantial works should be carried out at the Site in view of the project.

12.2 The surrounding area comprises predominantly open storage/storage yards and warehouses (**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 ten previous planning approvals for similar storage use have been granted to the Site; relevant proposals have been submitted to demonstrate that the applied 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 ones located to its immediate north and east) (**Plan A-2**), and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected. However, there has been no substantiated environmental complaint concerning the Site received in the past 3 years. 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 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 ten previous approvals for various storage uses have been granted to the Site and 20 similar applications within/straddling the subject “R(A)3” and “O” zones have been approved since 2017, approval of the current application is generally in line with the Committee’s previous decisions.
- 12.7 There are two public comments objecting to/ raising concerns on the application as summarised in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.6 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 temporary open storage of building and recycling materials, construction machinery and used electrical/electronic appliances with ancillary packaging activities 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

10.12.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 5:00 p.m. and 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) the existing trees and landscape planting on the site shall be maintained at all times during the planning approval period;
- (d) the provision of boundary fence on the site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 10.6.2022;
- (e) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) 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 10.3.2022;
- (g) 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 21.1.2022;
- (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 10.6.2022;
- (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 10.9.2022;
- (j) if any of the above planning condition (a), (b), (c) or (e) 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
- (k) if any of the above planning condition (d), (f), (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.

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 applied use is not in line with the planning intentions of the "R(A)" and "O" zones which are primarily for high-density residential developments and provision of outdoor open-air public space respectively. No strong planning justification has been given in the submission to justify a departure from the planning intentions, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied 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**

<b>Appendix I</b>	Application Form received on 21.10.2021
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	Supplementary Information dated 27.10.2021
<b>Appendix Ic</b>	FI received on 24.11.2021
<b>Appendix Id</b>	FI received on 29.11.2021
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 13F
<b>Appendix III</b>	Previous Applications covering the Site
<b>Appendix IV</b>	Similar Applications within/straddling the Subject "R(A)3" and "O" Zones on the OZP Since 2017
<b>Appendix V</b>	The Good Practice Guidelines for Open Storage Sites
<b>Appendices VI-1 to VI-2</b>	Public Comments received during the Statutory Publication Period
<b>Appendix VII</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Site Layout Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Applications Plan

<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
DECEMBER 2021**