

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

**APPLICATION NO. A/NE-TKL/585**

- Applicant** : Joyceway Industrial Limited represented by R&U Planning and Development Consultants Ltd.
- Site** : Lots 1507 S.B RP (Part), 2022 S.B RP (Part), 2036 (Part), 2037, 2038, 2039, 2040 (Part), 2041 (Part) and 2042 (Part) in D.D. 76 and Adjoining Government Land, Leng Tsai, Sha Tau Kok Road, Fanling, New Territories
- Site Area** : 10,331 m<sup>2</sup> (about) (including about 1,119 m<sup>2</sup> of Government land)
- Land Status**: (a) Block Government Lease (demised for agricultural use)  
(b) Government Land
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zonings** : “Agriculture” (“AGR”) (about 9,680 m<sup>2</sup> or 93.7% of the Site) and  
“Village Type Development” (“V”) (about 651 m<sup>2</sup> or 6.3% of the Site)
- Application** : Temporary Open Storage of 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 temporary open storage of construction materials for a period of 3 years (**Plan A-1**). The Site falls within an area mostly zoned “AGR” (about 93.7%) with minor portion zoned “V” (about 6.3%) on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years within “AGR” and “V” zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use is not provided for under the Notes of the OZP. The Site is currently used for the applied use without valid planning permission.
- 1.2 According to the applicant (**Appendices I and Ia**), the development under application comprises three temporary structures with a total floor area of about 440 m<sup>2</sup> for an office, a staff resting area and a storage respectively (**Drawing A-1**). Two private car parking spaces and three parking and loading/unloading spaces for heavy goods vehicle are provided at the Site. The uncovered area will be used for open storage of construction materials and circulation space for vehicles. The ingress/egress is located at the eastern part of the Site abutting Sha Tau Kok Road. The proposed operation hours are

from 8:30 a.m. to 6:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. The site layout plan submitted by the applicant is at **Drawing A-1**.

- 1.3 The Site is the subject of nine previous applications (**Plan A-1**). Except application No. A/IDPA/NE-TKL/6 for workshop/godown for assembling steel structures which was rejected in 1991, the other eight applications/renewal of planning approvals for warehouse development for storage/temporary open storage of construction materials were approved by the Rural and New Town Planning Committee (the Committee) or the Board on review between 1992 and 2014. The last approved application (No. A/NE-TKL/490), which has a similar layout with smaller total floor area as compared with the current application, lapsed on 10.12.2017. Details of all previous applications are summarised in paragraph 6 below.
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with Attachments received on 6.2.2018 (**Appendix I**)
  - (b) Planning Statement (**Appendix Ia**)
  - (c) Further Information received on 16.3.2018 (**Appendix Ib**)
  - (d) Letter dated 23.3.2018 requesting for deferment of consideration of the application (**Appendix Ic**)
  - (e) Further Information received on 4.6.2018 (**Appendix Id**)
- 1.5 At the request of the applicant (**Appendix Ic**), the Rural and New Town Planning Committee (the Committee) of the Board agreed on 6.4.2018 to defer making a decision on the application for two months pending the preparation of further information to address the departmental comments. The applicant submitted the further information (**Appendix Id**) on 4.6.2018 and the application is re-scheduled for consideration by the Committee on 3.8.2018.

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

The justifications put forth by the applicant in support of the application are detailed in part 5 of the planning statement at **Appendix Ia**. They can be summarised as follows:

- (a) the open storage use under application has been in operation since the gazettal of relevant Interim Development Permission Plan in 1990 and hence is an existing use. Nevertheless, the applicant applies for planning permission for the in-situ improvement in the Site;
- (b) the approval of the application will not frustrate long term planning intention. There are no changes in planning circumstances after the approval of the previous applications;
- (c) the applicant has complied with all the approval conditions under the previous approved applications;
- (d) the temporary development is compatible with surrounding land use;
- (e) the temporary development would not generate adverse drainage, landscape, fire safety,

traffic, environmental and visual impacts on surrounding area. In contrast, the local environment has been improved due to provision of landscape planting, drainage facilities and green boundary fence in the Site;

- (f) the temporary development complied with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13E) in that there is no adverse departmental comments; there are previous planning approvals and the approval conditions had been complied with; and
- (g) the approval of this application will not result in undesirable precedent effects.

### **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is one of the "current land owners" and 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 obtaining consents from the other two "current land owners". For the Government land within the Site, the TPB PG-No. 31A is not applicable to the application. Detailed information would be deposited at the meeting for Members' inspection.

### **4. Background**

The Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD) states that the Site is not subject to any active enforcement action.

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

Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13E) are relevant to the application. Majority of the Site (93.7%) falls within Category 2 area with a minor portion (6.3%) within Category 4 area under the TPB PG-No. 13E promulgated on 17.10.2008. Relevant extract of the Guidelines is at **Appendix II**.

### **6. Previous Applications**

- 6.1 The Site is involved in nine previous applications (**Plan A-1**). Majority of the Site is the subject of five previous applications (No. A/IDPA/NE-TKL/6, A/DPA/NE-TKL/4 and A/NE-TKL/81, 130 and 226) while the whole Site is the subject of four previous applications (No. A/NE-TKL/277, 311, 377 and 490). Except application No. A/IDPA/NE-TKL/6 for workshop/godown for assembling steel structures which was rejected in 1991, the other eight applications/renewal of planning approvals for warehouse development for storage/temporary open storage of construction materials were approved by the Committee or the Board on review between 1992 and 2014 mainly on the considerations that the applications generally complied with the TPB PG-No. 13E in that there was no major impact or adverse departmental comments; there were previous planning approvals and the approval conditions had been complied with.

For the three applications for renewal of planning approval (No. A/NE-TKL/311, 377 and 490), all the approval conditions had been complied with.

- 6.2 Compared with the last approved application (No. A/NE-TKL/490) which was approved in November 2014, the current application is submitted by the same applicant for the same use at the same site with the same major development parameters, except the increase in the total floor area at the three structures from about 275 m<sup>2</sup> to 440 m<sup>2</sup> (i.e. 165 m<sup>2</sup>). The planning permission of application No. A/NE-TKL/490 lapsed on 10.12.2017.
- 6.3 Details of these previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

## **7. Similar Applications**

- 7.1 There are three similar applications for open storage of construction materials falling within/partly within “AGR” zone in the vicinity of the Site on the Ping Che and Ta Kwu Ling area (**Plan A-1**). Applications No. A/NE-TKL/328 and 418 were rejected by the Committee or the Board on review in March 2010 and May 2013 respectively mainly on the grounds that the application was not in line with the planning intention of “AGR” zone; the proposed development would generate adverse environmental, landscape and traffic impacts on the surrounding areas; the proposed development did not comply with the TPB PG-No. 13E in that no previous planning approval had been granted to the application site; there were adverse departmental comments and local objections against the application; the applicant had failed to demonstrate that the developments would not generate adverse landscape, drainage and environmental impacts on the surrounding areas; and/or the application would set an undesirable precedent for other similar applications.
- 7.2 Application No. A/NE-TKL/539 to the immediate south of the Site was approved with conditions by the Committee on a temporary basis of three years in October 2016 on the grounds that the proposed development generally complied with the TPB PG-No. 13E in that there is no major adverse departmental comments and the technical concerns and local objections on environmental and traffic aspects could be addressed through implementation of approval conditions.
- 7.3 Details of these applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

## **8. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo on Plan A-3 and site photos on Plans A-4a and A-4b)**

- 8.1 The Site is:
  - (a) formed, fenced and used for open storage of construction materials (mainly steel);
  - (b) currently used for the applied use without a valid permission; and

- (c) abutting Sha Tau Kok Road.

8.2 The surrounding areas have the following characteristics:

- (a) to the west, north and northwest are vacant land intermixed with active / fallow agricultural land with some domestic structures and parking of vehicles;
- (b) the village proper of Leng Tsai Village is located across an existing drainage channel to the northeast of the Site; and
- (c) some similar open storage / warehouse uses, including a logistics centre, a warehouse, and two open storage of construction materials, and parking of vehicles are found in close proximity of the Site to the southwest, south and northeast.

## **9. Planning Intentions**

9.1 The planning intention of the “AGR” zone in Ping Che and Ta Kwu Ling area is to primarily 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 The planning intention of the “V” zone in Ping Che and Ta Kwu Ling area is primarily to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

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

10.1 The following Government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

10.1.1 Comment of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises private lots and adjoining Government land. The lots are Old Schedule lot held under the Block Government lease (demised for agricultural use) without any guarantee of right of access;
- (b) portion of the Government land within the Site is being illegally occupied. Unauthorised structures were erected on Lots 1507 S.B RP, 2022 S.B RP and 2037 in D.D. 76 and adjoining Government land without prior approval from his office. The total build-over area and the number of structures erected on the Site are larger than the proposal under the application. The aforesaid structures are not acceptable under the Lease.

His office reserves the rights to take necessary land control and lease enforcement actions against the irregularities;

- (c) application for Short Term Waiver and a Short Term Tenancy have been received and are being processed by his office. The applications will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the applications are approved, their commencement date will be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office; and
- (d) he has no comment on the application from Small House Policy point of view. No Small House application relating to the Site has been received by his Office.

### **Traffic**

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

- (a) based on the information submitted by the applicant (**Appendix Id**), the applicant has agreed to:
  - (i) employ traffic warden for management of the vehicle maneuvering within the Site and entering/exiting the Site;
  - (ii) provide an separate gate for pedestrian; and
  - (iii) provide bollard to separate pedestrians from the vehicular traffic within the Site; and
- (b) in view of the provision of these measures, she has no further comment from traffic engineering point of view.

### **Environment**

#### 10.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) given it is confirmed by the applicant that the construction materials stored are steel beams which are not dusty in nature (**Appendix Ib**) and there was no record of environmental complaint related to the Site in past three years, he has no objection to the application; and
- (b) nevertheless, in order to minimise any possible environmental nuisance to be caused by the operation of the Site; the applicant is advised to implement relevant mitigation measures as stipulated in Environmental Protection Department's "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses".

## **Landscape**

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

- (a) she has no objection to the application from the landscape planning perspective;
- (b) according to the latest aerial photo of 2017, the Site is situated in an area of rural landscape character with mixed uses, predominantly consists of big village clusters, farmlands (both active and fallow), scattered tree groups and open storages. It is mostly the same as compared with aerial photo of 2014 (under the last approved application No. A/NE-TKL/490). The proposed use is not incompatible with the surrounding environment;
- (c) according to her site record in February 2018, the applicant has complied with the landscape conditions under previous permissions and the existing trees are kept in reasonable condition. As there is no change to the layout, adverse impact on existing landscape resource arising from the continuous use is not anticipated;
- (d) should the application be approved by the Board, an approval condition on the maintaining all existing trees in good condition throughout the approval period is recommended; and
- (e) the applicant is advised to make reference to “Handbook on Tree Management” published by DEVB for on-going tree maintenance and detailed information can be obtained at [https://www.greening.gov.hk/en/tree\\_care?Handbook\\_on\\_Tree\\_Management.html](https://www.greening.gov.hk/en/tree_care?Handbook_on_Tree_Management.html).

## **Drainage**

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

- (a) he has no objection to the application from the public drainage point of view;
- (b) should the application be approved, a condition should be included to request the applicant to submit drainage condition record for the Site to ensure that it will not cause adverse impact to the adjacent area. If the existing drainage system is found to be inadequate or ineffective during operation, the applicant is required to rectify the system to the satisfaction of the relevant Government departments and also at his own cost; and
- (c) there is public sewerage near the Site.

### **Building Matters**

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

- (a) he has no objection to the application;
- (b) there is no record of approval by the Building Authority (BA) for the buildings/structures existing at the Site and Buildings Department is not in a position to offer comments on their suitability for the use related to the application;
- (c) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
- (d) before any new building works are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are Unauthorized Buildings Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (e) for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (f) the temporary converted containers for site office / storage are considered as temporary buildings and are subject to control under the Building (Planning) Regulations Pt. VII;
- (g) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulations 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;
- (h) if the Site does not abut a specified street having a width not less than 4.5m wide, the development intensity shall be determined under the Building (Planning) Regulations 19(3) at the building plan submission stage; and
- (i) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at building plan submission stage.

### **Fire Safety**

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

- (a) he has no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the



satisfaction of his department;

- (b) having considered the nature of the open storage use at the Site, approval condition on provision of fire extinguisher(s) within 6 weeks from the date of planning approval is recommended for inclusion in the planning permission. To address this condition, the applicant should submit certificate(s) under Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations (Chapter 95B) to his department for compliance of condition;
- (c) if covered structures (e.g. container-converted office, temporary warehouse and temporary shed used as workshop) are erected within the Site, FSIs will need to be installed;
- (d) in such circumstance, except where building plan will be circulated to his department via the Centralised Processing System of BD, the applicant is required to send the relevant layout plans to his department incorporated with the proposed FSIs for approval. In preparing the submission, the applicant is advised on the following points:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - (ii) the locations of the proposed FSIs to be installed and the access for emergency vehicles should be clearly indicated on the layout plans;
- (e) detailed fire safety requirements will be formulated upon receipt of formal submission of the aforesaid plans. The applicant will need to subsequently provide such FSIs according to the approved proposal; and
- (f) emergency vehicular access arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD.

### **Agriculture**

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

she has no objection to the application from agriculture point of view as the potential for agricultural rehabilitation of the Site is low.

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

10.1.9 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals regarding the application. The Chairman of the Fanling District Rural Committee has no comment on the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (c) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

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

On 13.2.2018, the application was published for public inspection. During the statutory public inspection period, two public comments were received (**Appendix V**). A NDC member and the Chairman of Sheung Shui District Rural Committee indicate no comment on the application.

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

12.1 Majority of the Site (93.7%) falls within Category 2 area with a minor portion (6.3%) within Category 4 area under the TPB PG-No. 13E promulgated by the Board on 17.10.2008. The following considerations in the Guidelines are relevant:

12.1.1 Category 2 areas: Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years; and

12.1.2 Category 4 areas: Applications for open storage and port back-up uses would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the applications relevant technical assessments/proposals, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merits.

12.2 Majority of the Site falls within “AGR” zone with a minor portion within “V” zone (**Plan A-1**). The temporary open storage use is not in line with the planning intention of the “AGR” zone which is to primarily retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes as well as to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Nevertheless, DAFC has no objection to the application from the agriculture point of view as the potential for agricultural rehabilitation of the Site is low. The temporary use under application is also not in line with the planning intention of the “V” zone which is to designate both existing recognized villages and areas of land considered suitable for village expansion. However, DLO/N of LandsD has no comment on the application from Small House Policy point of view and advises that no Small House application relating to the Site has been received. In this regard, approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “AGR” and “V” zones.

- 12.3 The temporary open storage use is considered not incompatible with the surrounding land uses which are mainly open storages/warehouses, active and fallow agricultural land and village houses. Government departments consulted, including C for T, DEP, CE/MN, DSD, D of FS, CTP/UD&L of PlanD, have no objection or adverse comment on the application. Significant adverse traffic, environmental, drainage and landscape impacts on the surrounding areas are not envisaged. There has been no environmental complaint case concerning the Site received in the past 3 years. To minimise any potential environmental nuisances and to address the technical requirements of concerned Government departments, appropriate approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise any potential environmental impacts.
- 12.4 The application generally complies with the TPB PG-No. 13E in that majority of the Site falls within Category 2 area where planning permission could be granted in view of no adverse departmental comments and local objections. For the minor portion of the Site within Category 4 area, there are previous planning approvals and approval conditions have been complied with.
- 12.5 The Committee has approved eight previous applications for warehouse development for storage/temporary open storage of construction materials similar/same as the applied use under the current application at the Site and another similar application to its immediate south (**Plan A-1**). Compared with the last approved application (No. A/NE-TKL/490), the current application is submitted by the same applicant for the same use at the same site with the same major development parameters, except the increase in the total floor area. All approval conditions under the previous applications have been complied with.
- 12.6 There is no local objection / adverse public comment received during the statutory publication period.

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

- 13.1 Based on the assessments made in paragraph 12 and public comments in paragraph 11 above, the Planning Department considers the temporary open storage of construction material under the application could be tolerated for a period of 3 years.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 3.8.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 8:30 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 workshop activities shall be carried out on the Site at any time during the planning approval period;
- (d) the stacking height of the materials stored within five metres from the periphery of the Site shall not exceed the height of the boundary fence during the planning approval period;
- (e) the peripheral fencing and paving of the Site shall be maintained at all times during the planning approval period;
- (f) all existing trees on Site shall be properly maintained at all times during the planning approval period;
- (g) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities on 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 3.11.2018;
- (i) 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 14.9.2018;
- (j) the submission of proposals for fire service installations and water supplies for firefighting 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 3.2.2019;
- (k) in relation to (j) above, the implementation of proposals for fire service installations and water supplies for firefighting 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 3.5.2019;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) 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

- (m) if any of the above planning conditions (h), (i), (j) or (k) 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 VI**.

13.3 There are no strong reasons to recommend rejection of the application.

#### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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 with Attachments received on 6.2.2018
<b>Appendix Ia</b>	Planning Statement
<b>Appendix Ib</b>	Further Information received on 16.3.2018
<b>Appendix Ic</b>	Letter dated 23.3.2018 requesting for deferment of consideration of the application
<b>Appendix Id</b>	Further Information received on 4.6.2018
<b>Appendix II</b>	Relevant Extract of TPB Guidelines No. TPB PG-No. 13E for Application for Open Storage and Port Back-up Uses
<b>Appendix III</b>	Previous s.16 Applications
<b>Appendix IV</b>	Similar s.16 Applications for Temporary Open Storage in the vicinity of the application site within/partly within the "Agriculture" zone in the Ping Che and Ta Kwu Ling Area
<b>Appendix V</b>	Public Comments
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a &amp; A-4b</b>	Site Photos