

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/880

<u>Applicant</u>	: Mr. FONG Man Lee represented by Goldrich Planners & Surveyors Ltd.
<u>Site</u>	: Lot 2817 RP (Part) in D.D. 120, Kung Um Road, Yuen Long, New Territories
<u>Site Area</u>	: 1,373.2m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary container tractor/trailer park and open storage of construction machinery with ancillary office for a period of 3 years at the application site (the Site). The Site is currently occupied for the applied use without valid planning permission.
- 1.2 The Site was involved in 5 previous applications (No. A/YL-TYST/107, 222, 334, 481 and 695) for temporary container tractor/trailer park with/without open storage of construction machinery and ancillary/or ancillary office for a period of 3 years which were all approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 14.7.2000, 7.11.2003, 3.11.2006, 16.7.2010 and 26.9.2014 respectively. The approval conditions of the last application (No. A/YL-TYST/695) have been complied with and the permission lapsed on 27.9.2017. Compared with the last application (No. A/YL-TYST/695), the current application is submitted by the same applicant for the same use with different development parameters.
- 1.3 The Site is accessible via a local track leading from Kung Um Road to its east with an ingress/egress provided at the northwestern boundary. According to the applicant, no vehicle dismantling, repairing or other workshop activities will be carried out on the Site. Plans showing vehicular access leading to the Site, site

layout, tree preservation proposal, and drainage proposal submitted by the applicant are at **Drawings A-1 to A-4** respectively.

1.4 A comparison of the major development parameters of the current application and the last approved application is as follows:

Major Development Parameters	Previously Approved Application No. A/YL-TYST/695 (a)	Current Application No. A/YL-TYST/880 (b)	Difference (b)-(a)
Applied Use	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office		---
Site Area	1,373.2m ²		---
Total Floor Area (Non-domestic)	About 246.4m ²	About 328.2m ²	+81.8m ²
No. of Structures	7 (for storage, office, toilet and open shed)	8 (for storage, office, toilet and open shed)	+1
Height of Structure	4m to 6m (1 to 2 storeys)	2.5m to 6m (1 to 2 storeys)	---
Parking Spaces for Container Tractor/Trailer	4	3	-1
Operation Hours	9:00 a.m. to 6:00 p.m. Mondays to Saturdays 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 appendix and plans received on **(Appendix I)** 16.1.2018

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Appendix I attached to the application form (**Appendix I**). They can be summarized as follows:

- (a) The Site falls within the “U” zone on the OZP, as well as Category 1 areas under the Town Planning Board Guidelines for “application for Open Storage and Port Back-up Uses” (TPB-PG No. 13E), which is considered suitable for open storage and port back-up uses. Whilst the Site falls within the study area of “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation”, there is no known development programme for the development. Hence, approval of the application on a temporary basis will not frustrate the long-term planning intention of the zoning proposed in the Study.
- (b) The Site is subject to five previously approved applications for temporary container tractor/trailer park (and open storage of construction machinery with

ancillary office) uses. The Committee has also approved a number of similar open storage uses in the same “U” zone along Kung Um Road.

- (c) The Site is zoned “U” on the OZP and the development is in line with the planning intention of the “U” zone, which is to cater for the continuing demand for open storage uses which cannot be accommodated in conventional godown premises.
- (d) The applied development is visually compatible with the surrounding environment. The existing trees and drainage facilities on Site will be properly maintained. Given the small scale of the container tractor/trailer park and the open storage, significant adverse impact to the local road network is not anticipated.

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 a notice of the application outside the Site and sending the notice to the Shap Pat Heung Rural Committee through registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13E) are relevant to the application. The Site falls within Category 1 areas under TPB PG-No.13E promulgated by the Board on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The use in the Site is subject to investigation. Should a material change of use be identified and confirmed in this Site, which constitutes an unauthorised development under the Town Planning Ordinance, enforcement action would be instigated.

6. Previous Applications

- 6.1 The site was involved in 5 previous applications (No. A/YL-TYST/107, 222, 334, 481 and 695) for temporary container tractor and trailer park with/without open storage of construction machinery and ancillary office uses. Details of the applications are summarized in **Appendix III** and the locations of the sites are shown on **Plan A-1b**.
- 6.2 Applications No. A/YL-TYST/107, 222, 334 and 481 for temporary container tractor and trailer park were approved with conditions each for a period of 3 years by the Committee on 14.7.2000, 7.11.2003, 3.11.2006 and 16.7.2010 respectively. The last application (No. A/YL-TYST/695) for the same use as the current application was approved by the Committee on 26.9.2014. The planning approval of Application No. A.YL-TYST/107 was revoked on 14.10.2001 due to non-compliance with the approval condition on the provision of vehicular access

to the Site. All the approval conditions of other 4 applications were complied with by the applicant.

- 6.3 Compared with the last application, the current application is submitted by the same applicant for the same use with different development parameters.

7. Similar Applications

7.1 A total of 122 similar applications for various types of temporary open storage uses with or without warehouse and/or ancillary workshop uses in this part of the “U” zone had been considered by the Committee or the Board on review since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarized in **Appendix IV** and the locations of the sites are shown on **Plan A-1a**.

7.2 There are 120 applications for temporary open storage uses with or without warehouse and/or ancillary workshop uses approved mainly on similar considerations that they were generally in line with TPB PG-No. 13E in that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant Government departments could be addressed by imposing approval conditions. However, amongst these approved applications, 25 were revoked due to non-compliance with approval conditions.

7.3 The other 2 applications were rejected mainly on the grounds, amongst other, that approval of the application with repeated non-compliances would set an undesirable precedent.

7.4 For Members’ information, Application No. A/YL-TYST/882 for temporary open storage of construction machinery and material for a period of 3 years within the same part of the “U” zone on the OZP will also be considered at this meeting (**Plan A-1a**).

8. The Site and Its Surrounding Areas (Plans A-1a, A-2 to A-4b)

8.1 The Site is:

- (a) accessible via a local track leading from Kung Um Road to its east;
- (b) paved and fenced off;
- (c) currently used for the applied use without valid planning permission.

8.2 The surrounding areas have the following characteristics:

- (a) mixed with open storage/storage yards, warehouses, vehicle repair workshop, vehicle parks, car service, real estate agency, scattered residential structures, vacant structures and land, cultivated and fallow agricultural land, and unused land;

- (b) to its immediate north is the Drainage Services Department's Lung Tin Sewage Pumping Station, and about 50m to its north is the elevated Yuen Long Highway;
- (c) to its immediate east is a real estate agency covered by valid planning permission under Application No. A/YL-TYST/872;
- (d) there are residential structures located to its southeast, south and southwest with the nearest one located about 50m to its southeast (**Plan A-2**);
- (e) there are a number of warehouses and open storage yards to its southwest and west operating with valid planning permissions under Applications No. A/YL-TYST/791, 807, 841 and 877;
- (f) the other open storage/storage yards, warehouses, vehicle repair workshop, vehicle parks and car service are suspected unauthorized developments subject to enforcement action taken by the Planning Authority.

9. Planning Intention

The planning intention of the "U" zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic from the proposed development. The area is therefore zoned "U" pending further detailed studies on the infrastructural impacts and the preparation of detailed layout plan.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises an Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Lot No. 2817 RP (Portion) in D.D.120 is covered by Short Term Waiver (STW) No. 2429 to permit structures erected thereon for the purpose of "Container Tractor and Trailer Park".
- (c) The Site is accessible to Kung Um Road via Government land (GL) and private land. Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way to the Site.

- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) 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 if there is any irregularities on site. Such application(s) will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD.
- (f) The programme of land resumption would follow the project office's programme notwithstanding the validity period of the planning permission to be granted.

Traffic

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

- (a) The land status of the access road/path/track leading to the Site at 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 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, vehicle 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) The access arrangement should be commented by the Transport Department.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) 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) He does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one located about 50m to its southeast) (**Plan A-2**), and environmental nuisance is expected.

- (b) There was no environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant should also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.

Landscape

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

- (a) The Site is involving container tractor/trailer park and open storage of construction machinery with ancillary office within an area zoned “U” on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11. The Site was the subject of 5 previous applications (No. A/YL-TYST/107, 222, 334, 481 and 695) for similar uses. The current application is for planning permission for the applied use in the same site for a period of 3 years.
- (b) With reference to the information submitted, there are some existing trees along the boundary and will be preserved on site that significant landscape impact arising from the proposed use on the area is not anticipated. Therefore, she has no objection to the application from the landscape planning perspective.
- (c) Should the Board approve this application, in view of the above, she would recommend the standard approval condition for maintenance of all existing trees and landscape plantings within the Site at all times be applied in the permission.
- (d) Other detailed comments are at **Appendix V**.

Drainage

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

- (a) Based on the drainage proposal/planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under previous planning applications.
- (b) In view of the above, he has no objection in principle to the proposed development. Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the existing drainage facilities 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

10.1.7 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. The applicant should be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
 - (iii) the good practice guidelines for open storage (**Appendix VI**) should be adhered to.
- (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 to his satisfaction should be added. To address this approval condition, the applicant should be advised to submit a valid fire certificate (FS 251) to his department for approval.
- (d) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant's attention is drawn to the following points:
 - (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application.

- (ii) For UBW erected on leased land, enforcement action may be taken by the BD 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 application site under the BO.
- (iii) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on application site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (iv) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively.
- (v) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.

Long-term Development

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

- (a) CEDD and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) - Investigation" (the Study). According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site falls within areas zoned as "Other Specified Uses" ("OU") annotated "Refuse Collection Point and Sewage Pumping Station" and "District Open Space" ("DO") as well as 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. As regard the implementation programme of YLS, he would leave it for CEDD to advise.

10.1.10 Comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

The Site partly falls within area designated for proposed new road on the RODP of YLS Development which was promulgated on 8.8.2017. The proposed new road is required to support the public housing sites under YLS Development – Stage 1 and the current target is to have the first population intake by 2027/28. While he has no objection to the temporary uses at the Site, he does not support the approval for 3 years. Nevertheless, he does not envisage adverse impacts to the YLS Development project if the application is approved for temporary period of 30 months. Hence, he does not have objection to an approval for 30 months up to September 2020.

Others

10.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The parties concerned should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

District Officer’s Comments

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

The local consultation has been completed and his office has not received any comments, from the village representatives in the vicinity regarding the application.

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 Comment Received During the Statutory Publication Period

On 23.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 13.2.2018, no public comment was received.

12. Planning Considerations and Assessments

12.1 According to TPB PG-No. 13E, the Site falls within Category 1 areas. The following guidelines are relevant:

Category 1 areas are considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns.

12.2 The application is for temporary container tractor/trailer park and open storage of construction machinery with ancillary office at the Site zoned “U” on the OZP. The applied use is not in conflict with the planning intention of the “U” zone on the OZP which is generally intended for open storage use but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls within an area zoned as “OU” annotated “Refuse Collection Point and Sewage Pumping Station” and “DO” as well as an area shown as “Road” on the RODP of YLS, CE/CID, PlanD and PM(W), CEDD does not raise objection to the application. However, PM(W), CEDD considers a shorter approval period of 30 months, instead of 3 years sought, should be granted if the application was approved in view of the programme of the YLS Development. However, DLO/YL advises that 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 would not jeopardize the long-term development of the area. Should the application be approved, the applicant should be advised that the Site may be subject to land resumption for the implementation of YLS which may take place at any time before the expiry of the temporary planning permission.

12.3 The subject “U” zone is mainly occupied by open storage/storage yards, warehouses, workshops, and similar uses are found in the vicinity of the Site. As such, the development is not incompatible with the surrounding uses in the subject “U” zone comprising similar open storage uses.

12.4 The application is also generally in line with TPB PG-No. 13E in that the Site falls within Category 1 areas which are considered suitable for open storage and port back-up use; relevant proposals have been submitted to demonstrate that the proposed use would not generate adverse impacts; and the technical concerns of relevant Government departments could be addressed through the implementation 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 50m to its southeast (**Plan A-2**), and environmental nuisance is expected. However, there has been no environmental complaint concerning the Site received in the past 3 years. To address the concerns on the possible environmental nuisances generated by the temporary use or to address the technical requirements of other concerned Government departments, relevant 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 planning application be approved, the applicant will also be advised to follow the relevant mitigation measures and requirements set out in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact, and to keep the Site clean and tidy at all times.
- 12.6 As the Committee has approved 5 similar uses covering the Site and 120 similar applications for open storage uses in the vicinity of the Site, approval of the subject application is considered in line with the Committee’s previous decisions.
- 12.7 There is no public comment received on the application during the statutory publication period.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12, the Planning Department considers that the temporary container tractor/trailer park and open storage of construction machinery with ancillary office 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 further period of 3 years from 16.3.2018 to 16.3.2021. 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 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no vehicle dismantling, vehicle repairing or other workshop activities, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (e) all existing trees and landscape plantings within the Site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 16.6.2018;
- (h) the provision of fire extinguisher(s) with valid fire certificate (FS 251) within **6 weeks** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.4.2018;
- (i) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 16.9.2018;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 16.12.2018;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning conditions (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

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

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applicant fails to demonstrate that the proposed development would not generate adverse environmental impact on the surrounding areas.

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

Appendix I	Application Form with appendix and plans received on 16.1.2018
Appendix II	Relevant extract of the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E)
Appendix III	Previous Applications covering the Site
Appendix IV	Similar applications in this part of the “U” zone on the OZP since the promulgation of TPB PG-NO. 13E
Appendix V	Detailed Departmental Comments
Appendix VI	The Good Practice Guidelines for Open Storage Sites
Appendix VII	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Tree Preservation Plan
Drawing A-4	Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
MARCH 2018**