

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

**APPLICATION NO. A/HSK/40**

- Applicant** : Mr. MOK Wing-kin represented by Metro Planning & Development Company Limited
- Site:** : Lots 3150 RP (Part), 3151 RP (Part), 3152 RP (Part), 3162 RP, 3163 RP (Part), 3164 (Part), 3165, 3166, 3167 S.A (Part), 3168 (Part), 3169 (Part), 3177 (Part), 3178 (Part), 3179 (Part), 3180, 3181 S.A (Part), 3181 RP (Part), 3182, 3183 (Part), 3184 (Part), 3187 RP (Part) and 3188 RP in D.D.129 and Adjoining Government Land, Ha Tusen, Yuen Long
- Site Area** : 9,860 m<sup>2</sup> (about) (including about 229 m<sup>2</sup> of Government land (GL))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1
- Zoning** : "Government, Institution or Community" ("G/IC") (87%) and an area shown as "Road" (13%)
- Application** : Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary logistics centre and ancillary parking of vehicle for a period of 3 years (**Plan A-1a**). The Site straddles mainly over "G/IC" zone (87%) and an area shown as "Road" (13%) on the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones 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.
- 1.2 The Site is involved in 9 previous applications, including Application Nos. A/YL-HT/151, 291, 311, 431, 594 and 701 for temporary public/container vehicle park use and Application Nos. A/YL-HT/795, 866 and 1072 for temporary logistics centre and ancillary parking of vehicle uses. The last application No. A/YL-HT/1072 for the same applied use was approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) with conditions for a period of 3 years on 17.3.2017, and was subsequently revoked on 17.9.2017 due to non-compliance with approval

conditions. The Site is being used for the applied use without valid planning permission.

- 1.3 The Site is directly abutting and accessible from Ping Ha Road/Lau Fau Shan Road. As shown on the layout plan at **Drawing A-1**, the ingress/egress is located at the western boundary of the Site. There are 5 temporary structures with a total floor area of not exceeding 5,820m<sup>2</sup> including a 2-storey (not exceeding 8m high) site office with a floor area of not exceeding 240m<sup>2</sup>, a single-storey (not exceeding 3m high) meter room with a floor area of not exceeding 4m<sup>2</sup>, a single-storey (not exceeding 3m high) converted container with a floor area of not exceeding 40m<sup>2</sup> for site office use, a single-storey (not exceeding 5m high) F.S. water tank with a floor area of not exceeding 45m<sup>2</sup> and a single-storey (not exceeding 7.62m high) temporary warehouse structure with a floor area of not exceeding 5,491m<sup>2</sup>. 5 parking spaces for private cars, 5 parking spaces for medium/heavy goods vehicles and 6 parking spaces for container vehicles are provided. According to the applicant, the operation hour of the Site is 7:00 am to 11:00 pm from Mondays to Saturdays, and there will be no operation on Sundays and public holidays. No workshop activity will be carried out on-site. The proposed tree preservation and landscape proposal and as-built drainage plan are at **Drawings A-2** and **A-3** respectively.
- 1.4 Compared with the last approved application (No. A/YL-HT/1072), the current application is submitted by the same applicant for the same use with similar development parameters.
- 1.5 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

<b>Major Development Parameters</b>	<b>Last Approved Application (A/YL-HT/1072) (a)</b>	<b>Current Application (A/HSK/40) (b)</b>	<b>Difference (b) – (a)</b>
Site Area	about 9,860m <sup>2</sup>	about 9,860m <sup>2</sup>	No Change
Applied Use	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	No Change
No. of Structures	7	5	-2 (a guardroom and a toilet are removed)
Total Floor area	Not exceeding 5,780m <sup>2</sup>	Not exceeding 5,820m <sup>2</sup>	+40m <sup>2</sup>
No. of Parking Spaces	5 for Private Cars 6 for Container Vehicles 5 for Medium/Heavy Goods Vehicles	5 for Private Cars 6 for Container Vehicles 5 for Medium/Heavy Goods Vehicles	No Change

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 6.12.2017 (Appendix I)
- (b) Supplementary planning statement with site layout plan, proposed tree preservation and landscape plan and as-built drainage plan (Appendix Ia)

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

The justifications put forth by the applicant in support of the application are detailed in the Supplementary Planning Statement at **Appendix Ia**. They can be summarized as follows:

- (a) The Site is subject to 9 previous planning approvals, and the last planning permission (No. A/YL-HT/1072) is for the same applied use.
- (b) The applicant had complied with all the planning conditions imposed to the previous application No. A/YL-HT/866. Although the planning conditions of the last application No. A/YL-HT/1072 were not complied with because the applicant was staying abroad, his sincerity for the earlier planning permissions should be regarded as a merit to consider the current application.
- (c) The applicant will maintain all the existing trees at the Site and replace any dead trees. He will also maintain the drainage facilities at the Site. All the above shows the sincerity of the applicant to comply with the requirements of the Board.
- (d) The Site is located in “Category 1 areas” and the application is in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E).
- (e) The proposed development would not jeopardize the long term planning intention of the area.
- (f) There is a shortage of land for logistics use in Ha Tsuen.
- (g) Container depots and similar logistics centre are found in close proximity to the Site which makes the proposed development compatible with the surrounding landscape.
- (h) Preliminary technical assessments have been provided to demonstrate that only insignificant impacts would be generated on the traffic, drainage, landscape and environmental aspects. The applicant has also recommended a number of environmental mitigation measures, such as restriction of operation hours outside sensitive hours to minimize potential environmental impact; no workshop activity will be held at the Site; and 2.5m high peripheral fencing will be erected for screening purpose.

**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. 31) by posting site notice and sending notice to the Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

**4. Background**

The Site is currently not a subject of any active planning enforcement case. Notwithstanding, as previous planning permission (No. A/YL-HT/1072) on the Site was revoked on 17.9.2017, investigation is underway to ascertain whether the current use of the Site constitutes an unauthorized development. If confirmed, the Planning Authority will instigate enforcement action under the Town Planning Ordinance.

**5. Town Planning Board Guidelines**

On 17.10.2008, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). The Site falls within Category 1 areas under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

**6. Previous Applications**

- 6.1 The Site is involved in 9 previous applications Nos. A/YL-HT/151, 291, 311, 431, 594, 701, 795, 866 and 1072. Application Nos. A/YL-HT/151, 291, 311, 431, 594, 701 for temporary public vehicle park use were approved by the Committee between 2000 and 2010. Application Nos. A/YL-HT/311, 701 and 1072 were subsequently revoked due to non-compliance with approval conditions.
- 6.2 Application Nos. A/YL-HT/795, 866 and 1072 for logistics centre and ancillary parking of vehicle were approved by the Committee for a period of 3 years each on 6.7.2012, 17.1.2014 and 17.3.2017 respectively. The applicant of the last approved planning application No. A/YL-HT/1072 was subsequently revoked on 17.9.2017 due to non-compliance with the time-limit approval conditions, including the provision of condition record of the drainage facilities, and the submissions and implementations of FSIs, run-in/out and tree preservation and landscape proposals. Details of these applications are summarized at **Appendix III** and their location is shown on **Plan A-1b**.
- 6.3 Compared with the last approved application (No. A/YL-HT/1072), the current application is submitted by the same applicant for the same use with largely the same development parameters.

## **7. Similar Applications**

There are 5 similar applications (Nos. A/YL-HT/808, 898, 958, 962 and 1043) involving temporary logistics centre use within the same “G/IC” zone on the OZP since the promulgation of the TPB PG-No. 13E on 17.10.2008. All of these applications were approved by the Committee. One of these applications (Nos. A/YL-HT/898) was subsequently revoked due to non-compliance with approval conditions. Details of these applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1a**.

## **8. The Site and Its Surrounding Areas (Plan A-1 to Plan A-4c)**

8.1 The Site is:

- (a) currently being use for the applied use without a valid planning permission; and
- (b) directly abutting and accessible from Ping Ha Road/ Lau Fau Shan Road.

8.2 The surrounding areas have the following characteristics:

- (a) to its west are a vehicle repair workshop, a yard for open storage of recycling materials, car service centre, and a tyre repair workshop which are suspected unauthorized developments (UDs);
- (b) to its north across Tin Wah Road are a cluster of residential dwellings and unused land;
- (c) to its immediate east are vacant land/temporary structures and unused land; and
- (d) to its south are a residential dwelling (about 32m), a warehouse under the planning permission of Application No. A/YL-HT/957 and a logistics centre under the planning permission of Application No. A/YL-HT/1043.

## **9. Planning Intention**

The Site straddles over “G/IC” zone on the Draft Hung Shui Kiu and Ha Tsuen OZP. The planning intention of the “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

## 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 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) A portion of the Government Land (GL) with an area of about 216m<sup>2</sup> of the Site is covered by a Short Term Tenancy (STT) No. 2829 for the purpose of “Temporary Logistics Centre and Ancillary Parking of Vehicles”.
- (c) No permission has been given for occupation of the remaining GL with an area of about 13m<sup>2</sup> (subject to verification) included in the Site. Attention is drawn to the fact that the act of occupation of the remaining GL without Government’s prior approval is not allowed.
- (d) The private land of the following lots are covered by Short Term Waviers (STWs) as below table:

Lot No. (in D.D. 129)	STW No.	Purpose
3150 RP	4060	Temporary Logistic Centre and Ancillary Parking of Vehicles
3162 RP	4061	
3163 RP	4062	
3164	4063	
3165	4064	
3166	4065	
3167 S.A	4066	
3168	4067	
3177	4068	
3179 & 3183	4069	
3180	4070	
3181 S.A	4071	
3181 RP	4072	
3188 RP	4073	
3169	3054	Ancillary Use to Storage
3184	4378	Temporary Shop for Construction Machinery Parts with Warehouse and Workshop, Logistics Warehouse and Logistics Vehicle back-up Centre, and Ancillary Site Office, Guard Room,
3178 & 3187 RP	4379	

		and Staff Canteen
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- (e) The Site is accessible to Lau Fau Shan Road through GL only. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
- (f) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (g) Should the application be approved, the lot owners will need to apply to her office to permit the structures to be erected or regularize any irregularity on Site. Besides, the applicant has to either exclude the remaining GL from the Site or apply for a formal approval prior to the actual occupation of the remaining GL. Furthermore, the STW/STT holders will need to apply to her office for modification of the STW/STT conditions if there is any irregularity on the Site. Such applications would be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the Lands Department.

### **Traffic**

#### 10.1.2 Comments of the Assistant Commissioner for Transport/ New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comment to the application from traffic engineering point of view.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to public road or reverse onto/from the public road.

#### 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 TD.
- (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) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha 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 about 32m to its south) (**Plan A-2**), and environmental nuisance is expected.
- (b) There was no substantiated environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant will be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.

## **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 from a drainage point of view.
- (b) The drainage proposal was generally identical to the one submitted under the previous application No. A/YL-HT/866. Should the application be approved, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

## **Building Matters**

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

- (a) Before any new building works (including site formation, containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) 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 Site under the BO.



- (c) 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 (B(P)R) respectively.
- (d) 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 B(P)R at the building plan submission stage.

### **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 the satisfaction of D of FS.
- (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.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (d) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

### **Long Term Development**

#### 10.1.8 Comments of Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) However, the Site falls within the boundary of the Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The lot(s) concerned falls within a site under Stage 3 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is

envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

- (c) Furthermore, a site immediately to the east of the Site has been included for forthcoming investigation on the implementation of site formation works under Agreement No. CE 66/2017 (CE). It is noted from the application that no additional drains are proposed, with the existing drainage discharge to the east of the Site maintained. Should there be any new drainage works or other works proposed at the eastern boundary or to the east of the Site, the applicant should seek comment from his office.

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

10.1.9 Comment of District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any comment from the locals on the application.

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

- (a) Commissioner of Police (C of P);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD); and
- (e) Director of Agriculture, Fisheries and Conservation (DAFC).

## **11. Public Comment**

On 15.12.2017, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 5.1.2018, no public comment was received.

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

12.1 The Site falls within Category 1 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 1 areas: 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 planning intention of the "G/IC" zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. Whilst the development is

not in line with the planning intention of the “G/IC” zone, the implementation programme for this part of NDA is still being formulated, and PM/NTW of CEDD has no objection to the applied use for 3 years on the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for implementation of government projects.

- 12.3 The Site is located in an area which is predominantly occupied by open storage yards, logistics centre and vehicle repair workshop. The applied use is not incompatible with the surrounding land uses (**Plan A-2**).
- 12.4 The application is 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 uses; 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 (with the nearest one about 32m to the south of the Site (**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 environmental aspect and 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 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 The Committee has approved 9 previous applications for various temporary public vehicle park and logistics centre uses at the Site and 5 similar applications in the same “G/IC” zone.
- 12.7 However, the last application No. A/YL-HT/1072 for the same applied use, submitted by the same applicant, was revoked due to non-compliance with the time-limit approval conditions on the provision of condition record of the drainage facilities, and the submissions and implementations of FSIs, run-in/out and tree preservation and landscape proposals. For the current application, the applicant has submitted the as-built drainage plan and tree preservation and landscape proposal. Concerned government departments, including CHE/NTW of HyD, CE/MN of DSD and D of FS have no objection to the application. As such, sympathetic consideration may be given to current application. Nevertheless, shorter compliance periods are recommended in order to closely monitor the progress of compliance with approval conditions. Should the application be

approved, the applicant should be advised that should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration would not be given to any further application.

12.8 There is no public comment received on the application during the statutory publication period.

### 13. Planning Department's Views

13.1 Based on the assessment made in paragraph 12, the Planning Department considers that the temporary logistics centre and ancillary parking of vehicle 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 26.1.2021. The following conditions of approval with shorter compliance periods and advisory clauses are suggested for Members' reference:

#### Approval Conditions

- (a) no operation between 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the Site during the 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 activity, 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 the public road at any time during the planning approval period;
- (e) the existing boundary fencing on Site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of existing drainage facilities within **3** months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 26.4.2018;
- (g) the existing drainage facilities on Site shall be maintained at all times during the planning approval period;
- (h) the submission of a tree preservation and landscape proposal within **3** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 26.4.2018;
- (i) in relation to (h) above the implementation of the tree preservation and landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 26.7.2018;

- (j) the submission of a FSIs proposal within **3** months from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **26.4.2018**;
- (k) in relation to (j) above, the implementation of the FSIs proposal within **6** months from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **26.7.2018**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e) or (g) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (f), (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; and
- (n) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory Clauses

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

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

The applied use is not in line with the planning intention of the "G/IC" zone, which is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

#### **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 reasons for rejection should be given to the applicant.

**15. Attachments**

<b>Appendix I</b>	Application Form received on 6.12.2017
<b>Appendix Ia</b>	Supplementary planning statement with site layout plan, proposed tree preservation and landscape plan and as-built drainage plan
<b>Appendix II</b>	Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
<b>Appendix III</b>	Previous applications covering the Site
<b>Appendix IV</b>	Similar applications within the subject "G/IC" zone
<b>Appendix V</b>	Advisory Clauses
<b>Drawing A-1</b>	Proposed Layout Plan
<b>Drawing A-2</b>	Proposed Landscape and Tree Preservation Plan
<b>Drawing A-3</b>	As-built Drainage Plan
<b>Plan A-1a</b>	Location Plan With Similar Applications
<b>Plan A-1b</b>	Previous Application Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4a-4c</b>	Site Photos

**PLANNING DEPARTMENT  
January 2018**