

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/351

- Applicants** : Great Winfield Investment Limited and Envirocycle Tech Limited represented by Chuo Wang Development Consultant Limited
- Site** : Lots 1796, 1798, 1802, 1803, 1804, 1805 and 1806 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,104.7 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/9
- Zoning** : “Recreation” (“REC”)
- Application** : Temporary Private Vehicle Park and Open Storage (Dump Truck and Skip Truck) for a period of 3 years

1. The Proposal

- 1.1 The applicants seek planning permission to use the application site (the Site) for temporary private vehicle park and open storage (dump truck and skip truck) for a period of 3 years (**Plan A-1**). The Site falls within an area zoned “REC” and private vehicle park or open storage are neither Column 1 nor Column 2 uses in the “REC” zone. According to the covering Notes of the OZP, temporary use or development not exceeding a period of three years requires permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently partly hard-paved and partly covered with soil/gravel. Part of the Site is used for parking/open storage of dump trucks and skip trucks without valid planning permission (**Plans A-4a and A-4b**).
- 1.2 The Site is not involved in any previous planning application. It is accessible via a local track leading from Deep Bay Road (**Drawing A-2, Plans A-2 and A-3**). The Site comprises three portions and each portion has its individual ingress/egress point located at the southern boundary (**Drawing A-2 and Plan A-2**). 52 parking spaces (6m x 3m) for dump trucks and skip trucks will be provided. One-third of the parking spaces will be used for parking of dump trucks and skip trucks currently used by the applicants’ company while two-third of the parking spaces will be used for open

storage of new dump trucks and skip trucks. The operation hours are from 8:00 a.m. to 6:00 p.m. Mondays to Saturdays. There will be no operation on Sundays and public holidays. The proposed layout plan and vehicular access plan are at **Drawings A-1** and **A-2** respectively.

1.3 In support of the application, the applicants have submitted the following documents:

- (a) Application Form received on 28.10.2019 (Appendix I)
- (b) Further Information (FI) received on 2.1.2020 providing responses to comments of the Transport Department (TD) and the Geotechnical Engineering Office of the Civil Engineering and Development Department (GEO, CEDD) (*exempted from publication and recounting requirements*) (Appendix Ia)
- (c) FI received on 23.7.2020 providing responses to comments of GEO, CEDD and enclosing a Geotechnical Planning Review Report (*not exempted from publication and recounting requirements*) (Appendix Ib)
- (d) FI received on 3.9.2020 clarifying the site details and enclosing a revised location plan with vehicular access (*exempted from publication and recounting requirements*) (Appendix Ic)
- (e) FI received on 9.9.2020 clarifying the site operation hours (*exempted from publication and recounting requirements*) (Appendix Id)

1.4 On 13.12.2019, the Board agreed to defer a decision on the application for two months as requested by the applicant. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meetings scheduled for 21.2.2020 and 30.3.2020 have been rescheduled. On 26.5.2020, the Board agreed to further defer a decision on the application for two months as requested by the applicant. After the above deferments, the applicant submitted FI as stated in paragraph 1.3 above. The application is now scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicants

The justifications put forth by the applicants in support of the application are detailed at **Appendices I and Ic**. They are summarized as follows:

- (a) The development is for parking and storage of dump trucks and skip trucks only and there will be no cleansing or repairing or workshop activities at the Site. The applicants will take all precautionary measures to avoid any possible environmental impact to the area.
- (b) It is expected that only about 10 vehicles will enter/exit the Site during 8:00 a.m. to 9:00 a.m. and 5:00 p.m. to 6:00 p.m. each day from Mondays to Saturdays.
- (c) The Site is accessible via existing roads. Adequate space will be reserved for 4.5m-wide ingress/egress points, drainage and greening purposes.

- (d) There will be no tree cutting at the Site. Part of the Site was once a pond but it is now dried out.
- (e) The Site connects with Lau Fau Shan Roundabout via a local track leading from Deep Bay Road, which is about 700m long and in 3 minutes' travel. Given that there are 4 laybys en route and limited vehicular traffic will be generated from the proposed development, there will be minimal traffic impact to the area.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicants are the sole “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to any active planning enforcement action.

5. Town Planning Board Guidelines

On 27.3.2020, the Board promulgated the revised 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. 13F). The Site falls within Category 3 areas under the TPB PG-No. 13F. Relevant extracts of the Guidelines are at **Appendix II**.

6. Previous Application

The Site does not involve any previous planning application.

7. Similar Applications

- 7.1 Within the same “REC” zone, there are 18 similar applications (No. A/YL-LFS/186, 187, 211, 218, 225, 229, 230, 232, 236, 250, 255, 260, 272, 283, 293, 326, 329 and 336) for temporary open storage or parking of vehicle uses since 17.10.2008, 11 of which were approved with conditions or partially approved while the other 7 applications were rejected by the Committee/Board. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.

Approved Applications

- 7.2 Applications No. A/YL-LFS/186, 211, 232, 250, 255, 272 and 283 (covering more or less the same site) falling within the same “REC” zone and its adjoining “Residential (Group E)” (“R(E)”) zone for temporary open storage of marbles, construction materials, aluminum cans and cylinders/frames, small-scale machinery, or parking of cars, lorries and motorcycles, mini-elevating platforms, were approved with conditions for a period of 12 months or 3 years by the Committee between 2008 and 2016 on the considerations that the approval of the application on a temporary

basis would not jeopardize the long-term development of the concerned site, the applied use was not incompatible with the surrounding uses, the proposed temporary open storage use was in line with the then TPB PG-No. 13E in that the concerned site was involved in previous planning approvals and there was no adverse departmental comment. Amongst these approved applications, 2 of which (Applications No. A/YL-LFS/186 and 211) were subsequently revoked due to non-compliance with the approval conditions on the provision of fencing and not allowing heavy goods vehicles to be stored/parked at or enter/exit the concerned site respectively.

- 7.3 Applications No. A/YL-LFS/225, 260, 293 and 336 (covering the same site) for temporary open storage of marble or construction materials, aluminum cans/pipes/frames, elevating platforms and small-scale machinery with/without ancillary workshop were approved with conditions by the Committee for a period of 3 years between 2011 and 2019. They were approved on the considerations that there was no immediate development proposal for the “REC” zone, approval of the application on temporary basis would not frustrate the long-term planning intention of the “REC” zone, the applied use was not incompatible with the surrounding uses, the development was in line with the then TPB PG-No. 13E in that there were previous planning approvals, there was no adverse departmental comment or departmental concern could be addressed by the imposition of approval conditions, and approval of the applications were in line with the Committee’s previous decisions.

Rejected Applications

- 7.4 Applications No. 187, 230 and 236 for temporary open storage of marble with ancillary workshop; scrap metal, scrap plastic and used motorcycles; and second-hand motorcycle respectively were rejected by the Committee between 2009 and 2012 mainly on grounds that the developments were not in line with the planning intention of the “REC” zone and the then TPB PG-No.13E in that no previous approval had been granted for the sites, there were adverse departmental comments from the environmental/landscape/traffic aspects, and the proposed development would have adverse environmental/landscape/traffic impacts on the surrounding areas and/or the proposed development was incompatible with the residential dwellings in the vicinity.
- 7.5 Application No. A/YL-LFS/218 for public vehicle park (excluding container vehicle) was rejected by the Board upon review on 30.9.2011 mainly on grounds that the applicant failed to demonstrate that the adverse traffic, environmental, landscape and drainage impacts could be adequately addressed and approval of the application would set an undesirable precedent.
- 7.6 Application No. A/YL-LFS/229 for temporary open storage of marble and construction materials with ancillary minor workshop for a period of 3 years were rejected by the Committee on 2.12.2011 mainly on grounds that the applicant failed to demonstrate that the development would not generate environmental nuisance on the residential dwellings in the vicinity and along the access road and that the approval conditions imposed by the Board could be complied with.

7.7 Applications No. A/YL-LFS/326 and 329 for temporary open storage of construction machinery or materials (involving the use of heavy vehicles) for a period of 3 years were rejected by the Committee on 21.9.2018 and 2.11.2018 respectively mainly on grounds that the developments were not in line with the planning intention of the “REC” zone and the then TPB PG-No.13E in that the applicants failed to demonstrate that the developments would not generate adverse environmental, landscape and traffic impacts and there was no exceptional circumstance to justify the development in the Category 3 areas, and setting an undesirable precedent.

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

8.1 The Site is:

- (a) composed of three portions, i.e. the western portion, middle portion and eastern portion;
- (b) currently partly hard-paved and partly covered with soil/gravel. Part of the Site is used for parking/open storage of dump trucks and skip trucks without valid planning permission; and
- (c) accessible via a local track leading from Deep Bay Road (**Drawing A-2 and Plans A-2 and A-3**).

8.2 The surrounding areas have the following characteristics:

- (a) to the immediate south of the western portion of the Site are residential dwellings (the nearest residential dwelling is being about 20m away). To the immediate south of the middle and eastern portions of the Site is the “Green Belt” (“GB”) zone and vacant land (**Plan A-2**). To the further south of the Site is the “REC” zone, parking of vehicles, open storage and vacant land;
- (b) to its east is the “GB” zone, vacant land and graves;
- (c) to its north is fallow agricultural land and a pigsty which is an existing use; and
- (d) to its west are a pet hotel and a workshop which are suspected unauthorized developments.

9. Planning Intention

The planning intention of the “REC” zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

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 Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible from Deep Bay Road through private lots and Government land (GL). He provides no maintenance works for the GL involved and does not guarantee any right-of-way to the Site.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) Should planning approval be given to the planning application, the lot owners will need to apply to his office to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above 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 will be approved. If such application 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.

Traffic

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

- (a) The applied use at the Site involves access of heavy goods vehicles.
- (b) On the basis of the submitted documents, the applicants failed to demonstrate that the nearby public road network has adequate capacity to accommodate the traffic induced by the applied use at the Site. In particular, the traffic impact on the local road should be well assessed as a result of the applied use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available. In the light of the above, he does not support the application.

- (c) The local track leading to the Site is not under Transport Department (TD)'s purview.

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 Deep Bay Road.

Environment

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

- (a) He does not support the application given the applied use involves heavy goods vehicles and there are sensitive receivers in the vicinity of the Site (the closest one being about 20m away to its south-west) and environmental nuisance is expected.
- (b) Should the application be approved, the applicants are advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" ("COP").

Drainage

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

The Site partly falls within a pond and a watercourse appears to route through the Site. The applicants are required to show how this drainage path would not be affected by the development. Since the submission did not include a drainage proposal, he has reservation on the application from drainage point of view.

Building Matters

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

Noting that there are no proposed building works on the Site, he has no comment under the Buildings Ordinance (BO).

Geotechnical

10.1.7 Comments of the Head of the GEO, CEDD (H(GEO), CEDD):

- (a) It is noted that in the Geotechnical Planning Review Report, the applicants are committed to undertake a natural terrain hazard study (NTHS) and further study man-made feature Nos. 2SW-C/F14 and 2SW-C/C84, and to implement suitable mitigation measures and slope upgrading works, if found necessary, as part of the proposed development. Therefore, he has no objection to the application. Should the application be approved by the Board, it is advised to include an approval condition requiring a NTHS and study of man-made slopes, and implementation of suitable mitigation measures and slope upgrading works, if found necessary, as part of the development.
- (b) The applicant should be reminded that all building/site formation works must be submitted to BD for approval as required under the provisions of the BO.

Landscape

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

- (a) With reference to the site photos of November 2019 and aerial photo of 2018, the Site consists of three portions. All three portions have been blanket cleared and without any significant vegetation. Some existing trees and residential blocks are located to the south of the northwestern portion of the Site. Open storage yards and temporary structures are found to the further east and south of the Site. The Site is situated in an area of rural landscape character predominated by vegetated areas, open storage yards and temporary structures. The applied use is incompatible with the surrounding environment.
- (b) Approval of the application would set an undesirable precedent to encourage similar applications to the area. The cumulative impact of which would result in general degradation of the rural landscape character. Hence, she has reservation on the application from landscape planning perspective.
- (c) Should the application be approved by the Board, it is recommended to impose approval conditions on submission and implementation of a landscape proposal to the satisfaction of the Director of Planning.
- (d) The applicants are advised that approval of the application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicants are reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.

Nature Conservation

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

The northwest part of the Site (Lots 1803, 1804, 1805 and 1806 in D.D. 129) is land-filled, while the other part is shrubland scattered with common fruit trees. Noting that the Site falls within “REC” zone, he has no adverse comment on the application. Nevertheless, should the application be approved, the applicants are advised to adopt appropriate measures to avoid causing disturbance or pollution to the adjacent “GB” zone.

Cultural Heritage

10.1.10 Comments of the Antiquities and Monuments Office (AMO):

In view of the current condition of the Site and the location and scope of the temporary vehicle park and open storage (dump truck and skip truck), AMO has no objection to the application from cultural heritage viewpoint. Nevertheless, the applicant is required to inform AMO immediately if antiquities or supposed antiquities are discovered within the Site for the applied use.

Fire Safety

10.1.11 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 applicants are 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 applicants are reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

District Officer's Comments

10.1.12 Comments of the 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) Project Manager (West), CEDD (PM(W), CEDD);
- (b) Principal Project Coordinator/Special Duty, DSD (PPC/SD, DSD);
- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Director of Food and Environmental Hygiene (DFEH);
- (e) Director of Leisure and Cultural Services (DLCS);
- (f) Commissioner of Police (C of P); and
- (g) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

11. Public Comments Received During Statutory Publication Period

11.1 On 5.11.2019 and 7.8.2020, the application and FI were published for public inspection. During the statutory public inspection periods, 64 public comments were received from the Hong Kong Bird Watching Society (**Appendices IV-1 and IV-2**), the World Wide Fund for Nature Hong Kong (**Appendix IV-3**), village representative and villagers from Sha Kong Wai (**Appendices IV-4 and IV-5**) and individuals (50 in standard letter in **Appendix IV-6** and others in **Appendices IV-7 to IV-15**). All the public comments received are deposited at the meeting for Members' inspection.

11.2 All the public comments are objecting to the application and their reasons are summarized below:

- (a) the development is not in line with the planning intention of the "REC" zone;
- (b) there is a lack of various impact assessments;
- (c) the applied use will generate adverse traffic, environmental, "feng shui" and safety impacts, and lead to degradation of the surrounding environment;
- (d) the Board should not encourage "destroy first, build later" attitude;
- (e) the proposed vehicular access to the Site goes through private lot; and
- (f) approval of the application would set an undesirable precedent for similar applications within the same "REC" zone.

12. Planning Considerations and Assessments

12.1 The application is for temporary private vehicle park and open storage (dump truck and skip truck) for a period of 3 years in the "REC" zone. The planning intention of the "REC" zone is primarily for recreational developments for the use of the general public and encourages the development of active and/or passive recreation and tourism/eco-tourism. The applied use for private vehicle park and open storage is not in line with the planning intention of the "REC" zone and there is no strong planning justification given in the submission for a departure of such planning intention, even on a temporary basis.

12.2 The Site is situated in an area of rural landscape character predominated by residential dwellings, fallow agricultural land and suspected unauthorized developments of open storage yards and parking of vehicles. The applied use is incompatible with the surrounding environment.

12.3 The Site falls within Category 3 areas under the TPB PG-No. 13F. The following considerations in the Guidelines are relevant:

Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. 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 fresh 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. 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.

12.4 The development is not in line with the TPB PG-No. 13F in that there is no previous planning approval at the Site and there are adverse comments from concerned Government departments including DEP, C for T, CE/MN, DSD and CTP/UD&L, PlanD. DEP does not support the application as the proposed use involves heavy goods vehicles and there are sensitive receivers in the vicinity of the Site (the closest one being about 20m away to its south-west) and environmental nuisance is expected. C for T does not support the application on the grounds that the applied use involves access of heavy goods vehicles and the applicants failed to demonstrate that the nearby public road network has adequate capacity to accommodate the traffic induced by the applied use. CE/MN of DSD has reservation on the application from drainage point of view as the applied use may affect the pond and watercourse and no drainage proposal was submitted. CTP/UD&L, PlanD also has reservation on the application from landscape point of view as the applied use is incompatible with the surrounding environment and would result in general degradation of the rural landscape character. As such, the applicants fail to demonstrate that the applied use would not have adverse environmental, traffic, drainage and landscape impacts.

12.5 The Site is not subject to any previous approval. The Committee has rejected 7 similar applications within the same "REC" zone on the grounds of not in line with the planning intention of the "REC" zone and the then TPB PG-No.13E in that no previous approval had been granted for the sites, there were adverse departmental comments on traffic, environmental and/or landscape aspects and/or approval of the applications would set undesirable precedent. Although the Committee/Board has approved 11 similar applications for open storage or parking of vehicles use, sympathetic considerations were given in view of their previous approval history and no adverse departmental comments. For the current application, as no previous approval has been granted for the Site, there are adverse departmental comments and adverse impacts on the surrounding areas are anticipated. Therefore, rejecting the current application is in line with the Committee's previous decisions.

12.6 A total of 64 public comments objecting the application were received mainly on the grounds as summarized in paragraph 11 above. The planning considerations and assessments in the paragraphs 12.1 to 12.5 are relevant.

13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department does not support the application for temporary private vehicle park and open storage (dump truck and skip truck) for the following reasons:

- (a) the development is not in line with the planning intention of the "REC" zone which is intended primarily for recreational developments for the use of the general public and encourages the development of active and/or passive recreation and tourism/eco-tourism. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the development is not in line with the Town Planning Board Guidelines No. 13F for Application for Open Storage and Port Back-up Uses in that no previous approval had been granted for the Site and there are adverse departmental comments and local objections to the application.

13.2 Alternatively, 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 18.9.2023. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation from 6:00 p.m. to 8:00 a.m., as proposed by the applicants, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicants, is allowed on the Site during the planning approval period;
- (c) no cleansing, repairing or other workshop activities, as proposed by the applicants, are allowed on the Site at any time during the planning approval period;
- (d) no vehicle queuing back to or reverse onto/from the public road is allowed at any time during the planning approval period;
- (e) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 18.3.2021;
- (f) in relation to (e) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director

of Drainage Services or of the Town Planning Board by **18.6.2021**;

- (g) the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.3.2021**;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.6.2021**;
- (j) the submission of a 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 **18.3.2021**;
- (k) in relation to (j) above, the implementation of the landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **18.6.2021**;
- (l) the submission of a natural terrain hazard study and study of man-made slopes within **6** months from the date of planning approval to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board by **18.3.2021**;
- (m) in relation to (l) above, the implementation of suitable mitigation measures and slope upgrading works identified in the natural terrain hazard study and study of man-made slopes within **9** months from the date of planning approval to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board by **18.6.2021**;
- (n) if any of the above planning conditions (a), (b), (c), (d) 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
- (o) if any of the above planning conditions (e), (f), (h), (i), (j), (k), (l) or (m) is not complied with by the above 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 attached at **Appendix V**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse the planning permission.

14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.

14.3 Alternatively, 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.

15. Attachments

Appendix I	Application Form received on 28.10.2019 with development proposal and plans
Appendix Ia	FI received on 2.1.2020 providing responses to comment of TD and GEO, CEDD
Appendix Ib	FI received on 23.7.2020 providing responses to comments of GEO, CEDD and enclosing a GPRR
Appendix Ic	FI received on 3.9.2020 clarifying the site details and enclosing a revised location plan with vehicular access
Appendix Id	FI received on 9.9.2020 clarifying the site operation hours
Appendix II	Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Similar Applications within the same “REC” Zone
Appendices IV-1 to IV-15	Public Comments
Appendix V	Advisory Clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	Proposed Vehicular Access Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2020**