

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

**APPLICATION NO. A/YL-TYST/947**

<b><u>Applicant</u></b>	: Mr. FONG Man Lee represented by Metro Planning and Development Company Ltd.
<b><u>Site</u></b>	: Lot 1876 RP (Part) in D.D. 117 and Adjoining Government Land (GL), Kung Um Road, Yuen Long, New Territories
<b><u>Site Area</u></b>	: 739m <sup>2</sup> (about) (including GL of about 164m <sup>2</sup> )
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<b><u>Zoning</u></b>	: “Undetermined” (“U”)
<b><u>Application</u></b>	: Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary warehouse and open storage of exhibition materials and construction materials with ancillary office for a period of 3 years (**Plan A-1**). According to the Notes of the OZP for the “U” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board (the Board). The Site is currently occupied for the applied use without a valid planning permission (**Plans A-2 and A-4a to A-4e**).
- 1.2 The Site was involved in 7 previous applications (No. A/YL-TYST/130, 384, 408, 515, 630, 663 and 779) for various temporary storage, open storage/warehouse or vehicle repair/maintenance workshop uses with or without ancillary office/storeroom. The last application (No. A/YL-TYST/779) for the same temporary warehouse and open storage uses was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 19.2.2016 for a period of 3 years. All the time-specific approval conditions have been complied with and the planning permission has lapsed on 20.2.2019. Details of the previous applications are at paragraph 6 and **Appendix III**. Compared with the last application, the current application is submitted by the same applicant for the same

use on the same site, but with a slightly different site layout and parameters, *inter alia*, a decrease in total floor area.

1.3 The Site has direct access from Kung Um Road to its east through an 8m-wide ingress/egress located at the southern boundary of the Site (**Plan A-2 and Drawing A-1**). According to the applicant, the exhibition and construction materials stored on-site include panels, booths, lightings and sound system, posters, banners, brochures, leaflets, tiles, materials for interior decoration (including wallpaper) and other materials relating to exhibition event. No repairing, dismantling, cleansing, paint-spraying or other workshop activities will be carried out at the Site. No light, medium or heavy goods vehicles (except light vans not exceeding 3.5 tonnes), including container tractor/trailer, are allowed to enter/be parked at the Site. Plans showing the site layout, landscape and tree preservation proposal and as-built drainage facilities submitted by the applicant are at **Drawings A-1 to A-3**.

1.4 The major development parameters of the previously approved application and the current application are summarised as follows:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/YL-TYST/779 (a)</b>	<b>Current Application No. A/YL-TYST/947 (b)</b>	<b>Difference (b)-(a)</b>
Applied Use	Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years		---
Site Area	739m <sup>2</sup> (about) (including GL of about 164m <sup>2</sup> )		---
Total Floor Area (Non-domestic)	569m <sup>2</sup> (about)	456m <sup>2</sup> (about)	-113m <sup>2</sup> (about) (-19.9% (about))
No. and Height of Structures	5 <ul style="list-style-type: none"> <li>• One for site office (6.5m, 2 storeys)</li> <li>• One for rain shelter (3m, 1 storey)</li> <li>• One for warehouse and toilet (6.5m (warehouse) and 3m (toilet), 1 storey)</li> <li>• One for guard room (3m, 1 storey)</li> <li>• One for toilet and meter room (3.5m, 1 storey)</li> </ul>		---
Loading/Unloading Bay	1 (7m x 3m) (for private car/light goods vehicles)	1 (5m x 2.5m) (for light van)	Smaller loading and unloading bay for different type of vehicle
Operation Hours	8:00 a.m. to 7:00 p.m. 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 an annex and plans received on 22.1.2019 (**Appendix I**)
- (b) Further Information received on 13.3.2019 clarifying the weight of light van (**Appendix Ia**)

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

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the Application Form at **Appendix I**. They can be summarised as follows:

- (a) The Site is the subject of three previous approvals for storage use. The previous application (No. A/YL-TYST/779) is for the same applied use as the current application. The planning circumstances remain unchanged since the approval of the last planning permission in 2016.
- (b) The development is compatible with the surrounding areas and in line with the planning intention of the “U” zone. According to the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13E), the Site falls within Category 1 area which is considered suitable for open storage and port back-up uses.
- (c) A number of open storage yards have been approved by the Board in the vicinity of the Site. Similar treatment should be given to the current application. Besides, there is a shortage of land for open storage purpose in Tong Yan San Tsuen.
- (d) The development will not cause adverse drainage, landscape or traffic impacts. There will be minimal traffic impact due to the limited scale and the static nature of the development. The existing 14 trees along the periphery of the Site, which were for the compliance of the previous application (No. A/YL-TYST/779), will be preserved. Drainage facilities have been provided at the Site.
- (e) Only light vans not exceeding 3.5 tonnes will be allowed to enter the Site. Also, the Site is intended for storage of construction and exhibition materials only, no repairing, dismantling, cleansing, paint-spraying or other workshop activities will be carried out at the Site.

## **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 near the site entrance and sending the notice to the Shap Pat Heung Rural Committee by 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 Site is currently not subject to planning enforcement action.

## 6. Previous Applications

- 6.1 The Site was involved in 7 previous applications (No. A/YL-TYST/130, 384, 408 515, 630, 663 and 779) for various temporary storage, open storage/warehouse or vehicle repair/maintenance workshop uses covering largely the same site. Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A-1b**.
- 6.2 Application No. A/YL-TYST/130 for temporary storage of building materials and applications No. A/YL-TYST/384 and 515 for temporary vehicle repair/maintenance workshop with or without ancillary office and store rooms were rejected by the Board on review or by the Committee on 24.8.2001, 28.3.2008 and 28.1.2011 respectively, mainly for reasons that the developments were not compatible with the surrounding rural land uses; the Director of Environmental Protection (DEP) did not support the applications; and there was insufficient information to demonstrate no adverse drainage/landscape impacts.
- 6.3 Applications No. A/YL-TYST/408 and 630 for proposed temporary storage of construction materials and temporary warehouse and open storage of exhibition materials and construction materials with ancillary office were approved with conditions by the Committee for a period of 3 and 1 years on 7.11.2008 and 1.3.2013 respectively. A shorter approval period of 1 year with shorter compliance periods was granted for the latter application so as to monitor the site situation. The planning permission under application No. A/YL-TYST/408 was subsequently revoked on 28.12.2010 due to non-compliance with approval condition prohibiting the carrying out of repairing and workshop activities on the Site.
- 6.4 Application No. A/YL-TYST/663 for temporary warehouse and open storage of exhibition materials and vehicle spare parts with ancillary site office was approved with conditions by the Committee for a period of 3 years on 7.2.2014.
- 6.5 The last application (No. A/YL-TYST/779) for the same temporary warehouse and open storage of exhibition materials and construction materials with ancillary office was approved with conditions by the Committee on 19.2.2016 for a period of 3 years. All the time-specific approval conditions have been complied with and the planning permission has lapsed on 20.2.2019.
- 6.6 Compared with the last application, the current application is submitted by the same applicant for the same use on the same site with slightly different site layout and development parameters, *inter alia*, a decrease in total floor area.

## 7. Similar Applications

- 7.1 A total of 136 similar applications for various types of temporary open storage uses with or without warehouse and/or ancillary workshop/site office uses in this part of the "U" zone had been considered by the Committee since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarised in **Appendix IV** and the locations of the sites are shown on **Plan A-1a**.
- 7.2 Out of the 136 similar applications, 131 of which were approved mainly on similar considerations 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, 49 were subsequently revoked due to non-compliance with approval conditions.

- 7.3 The remaining five similar applications (No. A/YL-TYST/472, 478, 922, 926 and 943) were either rejected by the Committee or the Board on review on 7.5.2010, 22.10.2010, 2.11.2018, 7.12.2018 and 1.2.2019 respectively, mainly on the grounds that, amongst others, that approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system.

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

8.1 The Site is:

- (a) located to the west of Kung Um Road and is accessible from the road through an ingress/egress located at its southern boundary (**Plan A-2**);
- (b) paved and fenced off; and
- (c) occupied for the applied use without a valid planning permission.

8.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) comprise mainly warehouses intermixed with some open storage yards, a vehicle repair workshop, scattered residential structures, a plant nursery, a piece of fallow agricultural land and some vacant/unused land;
- (b) there are existing residential structures in the vicinity of the Site with the nearest one located about 10m to the west;
- (c) there is a warehouse located to the north of the Site which is operated with valid planning permission under application No. A/YL-TYST/822; and
- (d) except for the aforementioned operation operating under valid permission, the other open storage yards, warehouses and a vehicle repair workshop in the vicinity of the Site are suspected unauthorised developments (UD) 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 generated 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 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 GL and an Old Schedule Agricultural Lot 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) Within the Site, Lot No. 1876 RP in D.D. 117 is covered by a Short Term Waiver (STW) No. 4083 whereas the GL therein is covered by a Short Term Tenancy (STT) No. 2843 respectively to permit structures erected thereon for the purpose of “Temporary Warehouse and Open Storage of Exhibition Materials and Vehicle Spare Parts with Ancillary Office”.
- (c) The Site is accessible from Kung Um Road via GL. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL 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 application, the STW and STT holder(s) will need to apply to her office for modification of the STW and STT conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation 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 her department acting in the capacity as 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 her department.

## **Traffic**

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

- (a) No medium or heavy goods vehicle, including container tractor/trailer, should be allowed to park or enter/exit the Site.
- (b) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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

### **Drainage**

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

- (a) He has no objection in principle to the proposed development.
- (b) Based on the drainage proposal enclosed in the application (**Drawing A-3**), the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/779.
- (c) 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 implemented under application No. A/YL-TYST/779 and the submission of a condition record of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

### **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) 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. In addition, the applicant should also 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 FSI to be installed should be clearly marked on the layout plans; and
  - (iii) The good practice guidelines for open storage attached in **Appendix V** should be adhered to.
- (c) Moreover, having considered the nature of 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 stipulated. To address this approval condition, the applicant is required to submit a valid fire certificate (FS 251) to his department for approval.
- (d) 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**

#### 10.1.7 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 unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the 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 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 Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person 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) Regulation (B(P)R) 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 B(P)R at the building plan submission stage.

### **Others**

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

- (a) Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site mainly falls within an area shown as ‘Road’.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

#### 10.1.9 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the application.
- (b) However, the Site falls within the project boundary of the proposed YLS Development – Stage 2. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong. The applicant shall be reminded that extension of the planning permission may not be supported in future when the detailed implementation programme of works in the Site under YLS Development – Stage 2 is formulated.

### **District Officer’s Comments**

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

The local consultation was 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 to the application:

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

## **11. Public Comment Received During the Statutory Publication Period**

On 1.2.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 22.2.2019, no public comment was received.

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

12.1 The subject application is for temporary warehouse and open storage of exhibition materials and construction materials with ancillary office at a site zoned “U” on the OZP. The applied use is not in conflict with the planning intention of the “U” zone 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. While the Site falls within an area shown ‘Road’ on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(W) of CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis would not jeopardise the long-term development of the area.

12.2 The surrounding areas comprise mainly warehouses intermixed with some open storage yards, a vehicle repair workshop, scattered residential structures, a plant nursery, a piece of fallow agricultural land and some vacant/unused land (**Plan A-2**). The development is not considered incompatible with the surrounding uses.

12.3 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.

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 use; and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.

12.4 There is no adverse comment on the application from concerned government departments and there has been no environmental complaint concerning the Site received in the past three years. Furthermore, relevant approval conditions are recommended in paragraph 13.2 to minimise any potential environmental nuisances or to address the technical requirements of other concerned government

departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the Code of Practice in order to minimise any potential environmental impact, and to keep the Site clean and tidy at all times.

- 12.5 Given that 4 previous applications for various temporary storage, open storage and warehouse uses have been granted to the Site and 131 similar applications have been approved in this part of the “U” zone, approval of the current application is in line with the Committee’s previous decisions. There were 3 previous applications and 5 similar applications in this part of the “U” zone rejected on the grounds that, amongst others, insufficient information to demonstrate no adverse drainage/landscape impacts or approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system. However, such considerations are not applicable to the current application.
- 12.6 There is no public comment received on the application during 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 warehouse and open storage of exhibition materials and construction materials 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 period of 3 years until 22.3.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval conditions

- (a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no repairing, dismantling, cleansing, paint-spraying or any other workshop activities, as proposed by the applicant, shall be carried out on the Site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (f) the existing boundary fence on the Site shall be maintained at all times during the planning approval period;
- (g) all existing trees within the Site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.6.2019;
- (j) the provision of fire extinguisher(s) with a 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 3.5.2019;
- (k) 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 22.9.2019;
- (l) in relation to (k) 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 22.12.2019;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) 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
- (n) if any of the above planning conditions (i), (j), (k) or (l) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

13.3 There is no strong reason to recommend rejection of the application.

**14. Decision Sought**

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

14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**15. Attachments**

<b>Appendix I</b>	Application Form with an annex and plans received on 22.1.2019
<b>Appendix Ia</b>	Further Information received on 13.3.2019 clarifying the weight of light van
<b>Appendix II</b>	Relevant extract of the 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 in this part of the “U” zone on the OZP since the promulgation of TPB PG-No. 13E
<b>Appendix V</b>	The Good Practice Guidelines for Open Storage Sites
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Landscape and Tree Preservation Proposal
<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 Applications Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4e</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2019**