

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/993

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|---------------------------|--|
| <u>Applicant</u> | : Hang Sing Limited represented by Metro Planning and Development Company Limited |
| <u>Site</u> | : Lots 1652 (Part), 1653 RP (Part), 1663 (Part) and 1664 (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories |
| <u>Site Area</u> | : 2,170 m ² (about) |
| <u>Lease</u> | : Block Government Lease (demised for agricultural use) |
| <u>Plan</u> | : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12 |
| <u>Zoning</u> | : “Undetermined” (“U”) |
| <u>Application</u> | : Proposed Temporary Open Storage of Construction Materials and Vehicle Spare Parts 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 open storage of construction materials and vehicle spare parts for a period of 3 years (**Plan A-1a**). 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 vacant (**Plans A-2 and A-4**).
- 1.2 A small part of the Site along the northern fringe was involved in 5 previous applications (No. A/YL-TYST/146, 282, 416, 588 and 731) for various temporary open storage uses (**Plan A-1b**). The last application (No. A/YL-TYST/731) for temporary open storage of construction machinery and materials, scrap vehicles, vehicle parts, mobile toilets and recyclable materials (including metal, paper and plastic goods) with ancillary workshop was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 22.5.2015. All the approval conditions had been complied with and the permission had lapsed on 23.5.2018. Details of the previous applications are summarised at paragraph 6 and **Appendix III**. Compared with the last application, the current application is submitted by a different applicant for a similar open storage use with different site layout and development parameters on a much smaller site.

1.3 According to the applicant, the proposal is for open storage of construction materials (including marble, tiles and PVC pipes) and vehicle spare parts. No repairing, dismantling, spraying, cleaning, cutting, other workshop activities and handling/storage of used electrical appliances, computer/electronic parts, cathode-ray tubes and electronic waste will be carried out at the Site. The applicant also undertakes that all proposed trees/drainage facilities within the Site will be provided and maintained at his own expense. Furthermore, only light goods vehicles (LGV) not exceeding 5.5 tonnes will be allowed to enter the Site. Plans showing the vehicular access leading to the Site, site layout, landscape proposal and drainage proposal submitted by the applicant are at **Drawings A-1 to A-4** respectively.

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

| Major Development Parameters | Previous Approved Application No. A/YL-TYST/731 (a) | Current Application No. A/YL-TYST/993 (b) | Difference (b)-(a) |
|-------------------------------------|--|---|---|
| Applied Use | Temporary Open Storage of Construction Machinery and Materials, Scrap Vehicles, Vehicle Parts, Mobile Toilets and Recyclable Materials (including Metal, Paper and Plastic Goods) with Ancillary Workshop for a Period of 3 Years | Proposed Temporary Open Storage of Construction Materials and Vehicle Spare Parts for a Period of 3 Years | Change in Stored Items and Omission of Ancillary Workshop Use |
| Site Area | 16,992 m ² (about) | 2,170 m ² (about) | -14,822 m ² (-87.2%) |
| Total Floor Area (non-domestic) | 3,612.5 m ² (about) | --- | -3,612.5 m ² (-100%) |
| No. and Height of Structures | 31 <ul style="list-style-type: none"> • seventeen for storage with or without site office (3-6.5m, 1-2 storey(s)) • one for toilet (3m, 1 storey) • thirteen for site office (3-6.5m, 1-2 storey(s)) | --- | -31 (-100%) |
| Parking Space | --- | --- | --- |
| Loading/Unloading Space | --- | 1 (7m x 3.5m) (for LGV) | +1 (+100%) |
| Operation Hours | 7:00 a.m. to 7:00 p.m., with no operation on Sundays and Public Holidays | 9:00 a.m. to 7:00 p.m., with no operation on Sundays and Public Holidays | Shortened Operation Hours |

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

- (a) Application Form received on 9.10.2019 (Appendix I)
- (b) Supplementary Planning Statement (Appendix Ia)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are mainly detailed in Section 3 of the Supplementary Planning Statement at **Appendix Ia**. They can be summarised as follows:

- (a) 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 areas and is considered suitable for open storage and port back-up uses. The proposed development would not generate queuing of traffic outside the Site.
- (b) The proposed development is in line with the planning intention of the “U” zone. A number of open storage yards and warehouses have been approved by the Board in the vicinity of the Site. Therefore, the development is compatible with the surrounding environment. Besides, there is a shortage of land for open storage purpose in Tong Yan San Tsuen.
- (c) There will be minimal traffic, environmental, visual and drainage impacts arising from the proposal. Adequate space for manoeuvring of vehicles will be provided. The Site will also be paved and fenced-off to reduce environmental and visual impacts. The applicant undertakes to follow the environmental mitigation measures in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” (Code of Practice), where applicable.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting a notice of the application outside the Site and sending the notice to the Ping Shan 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 A small part of the Site along the northern fringe was involved in 5 previous applications (No. A/YL-TYST/146, 282, 416, 588 and 731) for various temporary open storage use. 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/146 for temporary storage of building materials for a period of 3 years was rejected by the Committee on 7.9.2001 mainly on the considerations that there was insufficient information to demonstrate that the development would not generate adverse environmental and drainage impacts; and the vehicular access arrangement was not clearly indicated.
- 6.3 Application No. A/YL-TYST/282 for temporary open storage of construction materials and recycled materials including metal, paper and plastic goods, application No. A/YL-TYST/416 for temporary open storage of construction materials, mobile toilets and recycled materials including metal, paper and plastic goods and application No. A/YL-TYST/588 for temporary open storage of construction materials, scrap vehicles, vehicle parts, mobile toilets and recyclable materials (including metal, paper and plastic goods) with ancillary workshop were all approved with conditions each for a period of 3 years by the Committee on 13.1.2006, 27.2.2009 and 18.5.2012 respectively, mainly on the considerations that the application was generally in line with the then/prevaling TPB PG-No. 13; approval of the application on a temporary basis would not frustrate the long-term development of the area (except for application No. A/YL-TYST/282); the development was not incompatible with the surrounding uses in the subject “U” zone (except for application No. A/YL-TYST/282); and the concerns of relevant government departments/locals could be addressed by imposing approval conditions.
- 6.4 The last application (No. A/YL-TYST/731) for open storage of construction machinery and materials, scrap vehicles, vehicle parts, mobile toilets and recyclable materials (including metal, paper and plastic goods) with ancillary workshop was approved with conditions for a period of 3 years by the Committee on 22.5.2015 mainly on similar considerations as those stated in paragraph 6.3 above. All the time-limited approval conditions under the last application had been complied with and the permission lapsed on 23.5.2018.
- 6.5 Compared with the last application, the current application is submitted by a different applicant for a similar open storage use with different site layout and development parameters on a much smaller site.

7. Similar Applications

- 7.1 There are 141 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 considered by the Committee or the Board on review since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarised in **Appendix IV** and the locations of the sites are shown on **Plan A-1a**.
- 7.2 Out of the 141 similar applications, 139 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 departments could be

addressed by imposing approval conditions. However, amongst these approved applications, 30 were subsequently revoked due to non-compliance with approval conditions.

- 7.3 The remaining two applications (No. A/YL-TYST/542 and 564) were rejected by the Committee and the Board on review respectively mainly on the reasons, amongst others, that approval of the application with repeated non-compliances with approval conditions 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-4)

8.1 The Site is:

- (a) accessible via a local track leading from Shan Ha Road to its west (**Drawing A-1, Plans A-2 and A-3**); and
- (b) currently unpaved, largely fenced-off and vacant.

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

- (a) predominantly open storage/storage yards intermixed with scattered residential structures and shrubland;
- (b) there are residential structures in the vicinity with the nearest one located about 15m to its west in an area zoned “Village Type Development” (“V”) on the OZP;
- (c) there are four open storage yards located to the immediate north, further north, southeast and further south of the Site which are operating with valid planning permissions under applications No. A/YL-TYST/897, 895, 817 and 937 respectively; and
- (d) except for the aforementioned operations operating with valid planning permissions, the other open storage/storage yards in the vicinity 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 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) Within the Site, Lot 1664 in D.D. 121 is covered by Short Term Waiver (STW) No. 4554 to permit structures erected thereon for the purpose of “Temporary Open Storage of Construction Machinery and Materials, Scrap Vehicles, Vehicle Parts, Mobile Toilets and Recyclable Materials (including Metal, Paper and Plastic Goods)” with Ancillary Workshop.
- (c) The Site is accessible from Shan Ha Road via government land (GL) and private land. Her office does not provide maintenance works for 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 planning application, the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. 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 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 her department.
- (f) The programme of land resumption would follow the project office’s programme notwithstanding the validity of the planning permission to be granted.

Traffic

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

- (a) The land status of the access road/path/track leading to the Site from Shan Ha Road shall be checked with the lands authority.

- (b) The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (c) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, 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) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (b) His department shall not be responsible for the maintenance of any access connecting the Site and Shan Ha Road.

Environment

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

- (a) There was 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 relevant mitigation measures and requirements in the latest Code of Practice to minimise any potential environmental nuisances.

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 the public drainage point of view and no adverse comment on the submitted drainage proposal (**Drawing A-4**). Nevertheless, the applicant should be reminded to note the following:
 - (a) The applicant should implement the drainage facilities on the Site in accordance with the agreed drainage proposal.
 - (b) The applicant is required to rectify the drainage system if they are found inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
 - (c) The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.

- (d) The applicant should consult DLO/YL, LandsD and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- (b) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the agreed drainage proposal for the development 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:
 - (a) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (b) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
 - (c) The good practice guidelines for open storage attached in **Appendix V** should be adhered to.
- (c) Moreover, having considered the nature of the open storage, an approval condition requiring the provision of fire extinguisher(s) within 6 weeks from the date of planning approval should be incorporated if the application is approved. To address this approval condition, the applicant is required to submit a valid fire certificate (FS 251) to his department for approval.
- (d) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

He has no comment under the BO noting that there is no proposed building works on the Site.

Others

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

- (a) The 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 areas zoned as “Residential - Zone 6” (“R6”) and “Local Open Space” (“LO”) as well as an area shown as ‘Road’.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

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

- (a) The Site falls within the project boundary of the proposed YLS Development - Stage 1 (the project). To meet the target first population intake under the project by Q3 of 2028, land clearance is planned to commence in Q1 of 2022 subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval of the project by mid-2021 and Q4 2021 respectively.
- (b) He has no objection to the application for temporary use for three years on the understanding that the programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted and an advisory clause that ‘the Site might be subject to land resumption for the implementation of the YLS Development which might take place at any time before the expiry of the temporary planning permission and no substantial work shall be carried out in view of the project’ is incorporated to remind the applicant that the land might be resumed at any time during the planning approval period. He will give sufficient notice to relevant department(s) for early termination of the Site if his works commence early.

District Officer’s Comments

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

His office has not received any feedback from the locals.

10.2 The following government departments have no comment to the application:

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

11. Public Comment Received During the Statutory Publication Period

On 18.10.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 8.11.2019, no public comment was received.

12. Planning Considerations and Assessments

12.1 The subject application is for proposed temporary open storage of construction materials and vehicle spare parts for a period of 3 years at a site zoned “U” on the OZP. The proposed 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 mainly falls within areas zoned as “R6” and “LO” as well as an area shown as ‘Road’ on the RODP of YLS promulgated on 8.8.2017, CE/CID, PlanD does not raise objection to the application and PM(W), CEDD has no objection to the proposed temporary use for 3 years. As such, approval of the application on a temporary basis of 3 years would not jeopardise the long-term development of the area.

12.2 The surrounding areas comprise predominantly open storage/storage yards (**Plan A-2**). Although there are residential structures nearby, with the nearest one situated about 15m to its west within the adjacent “V” zone, the proposal is generally not incompatible with the surrounding uses in the subject “U” zone.

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; there are no local objections and no adverse departmental comments; 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, including C for T, CE/MN, DSD and DEP. Besides, there has been no environmental complaint concerning the Site received in the past 3 years. To address the technical requirements of other concerned government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the

planning permission and 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 latest 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 four previous approvals for similar open storage uses have been granted to the Site and 139 similar applications for open storage use 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 was one previous application (No. A/YL-TYST/146) for temporary storage of building materials for a period of 3 years rejected by the Committee in 2001 mainly on the considerations that there was insufficient information to demonstrate that the development would not generate adverse environmental and drainage impacts; and the vehicular access arrangement was not clearly indicated. However, the current application indicates that the Site will be accessed from Shan Ha Road via a local track (**Drawing A-1**); the submitted drainage proposal (**Drawing A-4**) has been agreed by CE/MN, DSD; and there was no adverse comment from C for T, DEP and CE/MN, DSD on the application as mentioned in paragraph 12.4 above. There were also two similar applications for open storage uses in this part of the “U” zone rejected mainly on the grounds, 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. However, such considerations are not applicable to the current application as all the approval conditions of the last application had been complied with.

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

13. Planning Department’s Views

13.1 Based on the assessments made in paragraph 12, the Planning Department considers that the proposed temporary open storage of construction materials and vehicle spare parts 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 29.11.2022. 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 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no 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;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) no repairing, dismantling, spraying, cleaning, cutting, other workshop activities and handling/storage of used electrical appliances, computer/electronic parts, cathode-ray tubes and electronic waste, as proposed by the applicant, are allowed on the Site at any time during the planning approval period;
- (f) the provision of boundary fencing on the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 29.5.2020;
- (g) the implementation of the accepted 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 29.5.2020;
- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the provision of fire extinguisher(s) with valid fire certificate (FS 251) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 10.1.2020;
- (j) the submission of 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 29.5.2020;
- (k) in relation to (j) 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 29.8.2020;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e) 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
- (m) if any of the above planning conditions (f), (g), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

13.3 There 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

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| Appendix I | Application Form received on 9.10.2019 |
| Appendix Ia | Supplementary Planning Statement |
| Appendix II | Relevant extract of the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) |
| Appendix III | Previous Applications covering the Site |
| Appendix IV | Similar applications in this part of the “U” zone on the OZP since the promulgation of TPB PG-No. 13E |
| Appendix V | The Good Practice Guidelines for Open Storage Sites |
| Appendix VI | Recommended Advisory Clauses |
| Drawing A-1 | Vehicular Access Plan |
| Drawing A-2 | Proposed Layout Plan |
| Drawing A-3 | Landscape Proposal |
| Drawing A-4 | Drainage Proposal |
| Plan A-1a | Location Plan with Similar Applications |
| Plan A-1b | Previous Applications Plan |
| Plan A-2 | Site Plan |
| Plan A-3 | Aerial Photo |
| Plan A-4 | Site Photos |

**PLANNING DEPARTMENT
NOVEMBER 2019**