

RNTPC Paper No. A/YL-NSW/265B
For Consideration by the Rural and
New Town Planning Committee
on 18.1.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/265

<u>Applicant</u>	: Buddhist Charity Education Fund Limited
<u>Site</u>	: Former Small Traders New Village Public School, Small Traders New Village, Nam Sang Wai, Yuen Long
<u>Site Area</u>	: 932.5 m ²
<u>Land Status</u>	: Government Land (GL)
<u>Plan</u>	: Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Proposed Temporary Place of Recreation, Sports or Culture (Chinese Culture) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the existing one-storey vacated school building (i.e. the former Small Traders New Village Public School which has been closed since 1.9.2006) at the application site (the Site) for proposed temporary place of recreation, sports or culture (Chinese culture). The Site falls within an area zoned “U” on the approved Nam Sang Wai OZP No. S/YL-NSW/8 (**Plan A-1**). According to the covering Notes of the OZP, any use or development in the “U” zone, except those specified as always permitted under the covering Notes, requires planning permission from the Town Planning Board (the Board).
- 1.2 The Site is subject of three previous applications (Nos. A/YL-NSW/58, 243 and 264) approved by the Rural and New Town Planning Committee (the Committee) on 30.4.1999, 18.9.2015 and 2.3.2018 respectively (**Plan A-1**). Application No. A/YL-NSW/243 submitted by the same applicant for civic centre use was approved by the Committee on 18.9.2015 with conditions for a period of 3 years. However, the permission was revoked on 18.12.2016 due to non-compliance with conditions on the submission and implementation of fire service installations (FSIs) proposal. The last application (No. A/YL-NSW/264) submitted by a different applicant for

proposed temporary social welfare facility (integrated community service centre) was approved with conditions by the Committee on 2.3.2018 for a period of 5 years.

- 1.3 The Site is accessible via a local track/ Siu Sheung Road off Castle Peak Road-Yuen Long section. The location and layout plans of the proposed development are at **Plan A-1 and Drawing A-1** respectively. As compared with the previous application (No. A/YL-NSW/243) submitted by the same applicant, the current application is for similar use (but with a focus on promoting Chinese culture and traditions) with same layout and the major development parameters are summarized in the table below:

Proposed Use	Proposed temporary place of recreation, sports and culture (Chinese culture)
Site Area	932.5m ²
Total Floor Area	580m ²
Uses	<ul style="list-style-type: none"> - 6 classrooms/meeting rooms - 1 headmaster room - 1 staff room - 1 multifunction room - 1 store room - 1 pump room - 1 electric meter room - 2 latrines - 1 indoor general activity space - 1 multifunction playground
Operation Hours	<ul style="list-style-type: none"> - 9:00am to 8:00pm on Mondays to Saturdays - Closed on Sundays and public holidays
Maximum Capacity	200 people
Parking Facilities	Nil

- 1.4 According to the applicant, the proposed Chinese cultural centre would hold activities on a small-group basis in a group size of around 10-20 persons. Since the target users of the proposed Chinese cultural centre would be the nearby residents living in close walking distances, it is assumed that only private cars/ a 24-seater mini bus would access to the Site and the trip generation and attraction due to the proposed centre would be not more than 8 vehicles per day. There is no provision of parking space within the Site. Nevertheless, cars, minibus and emergency vehicles could still reach the Site as the access road leading to the Site and the playground within the Site allow sufficient space for pick-ups/drop-offs and manoeuvrings. It is only on special event (e.g. meeting of villagers) which will be held only once a year that it would accommodate more people, with a maximum of 200 persons.
- 1.5 The application was received by the Board on 29.5.2018. On 20.7.2018 and 16.11.2018, the Committee decided to defer decisions on the application respectively

for two months as requested by the applicant pending further submission from the applicant to address departmental comments. On 18.9.2018 and 27.11.2018, the applicant submitted further information (FI) and the application is scheduled for consideration by the Committee at this meeting.

- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application form and supplementary documents received on 29.5.2018 **(Appendix I)**
 - (b) FI received on 9.7.2018 providing response to departmental comments and clarification on the estimated number of visitor and the mode of transportation **(Appendix Ia)**
 - (c) FI received on 18.9.2018 revising the proposed use from temporary place of recreation, sports or culture (civic centre) to temporary place of recreation, sports or culture (Chinese culture) **(Appendix Ib)**
 - (d) FI received on 4.10.2018 and 9.10.2018 providing response to departmental comments and clarification on the estimated number of visitor and the traffic arrangement **(Appendix Ic)**
 - (e) FI received on 7.11.2018 providing reasons for failing to comply with the approval conditions under the previous planning approval (No. A/YL-NSW/243) and response to comments of Transport Department (TD) **(Appendix Id)**
 - (f) FI received on 27.11.2018 providing response to comments of TD **(Appendix Ie)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices I, and Ia to Ie**. They can be summarized as follows:

- (a) The applicant is a charitable organisation and proposes to use the former Small Traders New Village Public School building. In support of the Government's policy on youth development, the applicant plans to promote Chinese culture and tradition by providing various learning courses/workshops/activities/heritage tours for the youths and public, enhancing their knowledge on Chinese culture and deepening their national sense of belonging. The applicant also proposed to establish a youth creative platform and voluntary teams, as well as to hold cultural and sports activities.
- (b) In view of the increasing population in Yuen Long District with the completion of the new housing estates, there is an increasing need for leisure and recreational venues in the area. Apart from youth development, the Site would also serve as a venue for leisure and recreational activities for Yuen Long local residents, including women and elderly.

- (c) The Site is located in the former Small Traders New Village Public School in which the locality is rich in traditional Chinese cultural resources. The proposal is supported by locals and villagers of Small Traders New Village. The locals would be benefitted if the application is approved, providing them with a place for leisure and recreation, as well as a place for gathering.
- (d) The activities provided in the proposed Chinese cultural centre would partly be subsidised by public fund and hence would involve only a reasonable fee.
- (e) The Site is well connected to the public transport systems, with WR Yuen Long Station, Light Rail stations, bus and minibus stations located in the vicinity. It is anticipated that majority of users would commute by public transport and on foot. The proposed Chinese cultural centre would not bring adverse traffic impact to the area. The Chairman of Buddhist Charity Education Fund Limited (the applicant of the current application) had been the headmistress of the former Small Traders New Village Public School for 20 years and she had never received any complaints on traffic matters.
- (f) Efforts were made to comply with the approval conditions of Application No. A/YL-NSW/243 relating to the submission and provision of FSIs proposal, and a set of approved FSIs plans of the then school site was submitted. Nevertheless, without a short term tenancy being granted by District Lands Officer, the applicant was not allowed to enter the Site for the necessary site inspection works for FSIs installation. As such, the applicant was unable to draw up plans for the installation works, thus failing to comply with the conditions.
- (g) The proposed development was supported by District Council members, Shap Pat Heung Rural Committee, and a local cooperative organization named 元朗小商新村改善生活有限責任合作社.

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

As the Site involves GL only, the “owner’s consent/ notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/ Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) is not applicable to the application.

4. Background

4.1 The Site falls within the “U” zone south of the Yuen Long Highway of 26.3 ha (**Plan A-1**) and has been zoned “U” on the first draft Nam Sang Wai OZP No. S/YL-NSW/1 since 3.6.1994. It was so designated as several major transport and drainage projects, including Yuen Long Highway, MTR West Rail (WR) and Yuen Long Bypass Floodway (YLBF), which were under planning at that time, would traverse the area. According to the Explanatory Statement of the Nam Sang Wai OZP, the “U” zone is

within a transitional location between the urban and rural areas. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardizing the long-term planning intention of the areas. Under the “U” zone, any private developments or redevelopments require planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, GIC facilities, open space are adequately provided. The proposed development should also take into account the WR and the YLBF.

- 4.2 Following the completion of the infrastructure projects of the Yuen Long Highway, WR and YLBF, and upon preliminary review, the subject “U” zone is considered to have potential for housing developments and other uses. According to the 2017 Policy Address, the subject “U” zone is one of the 26 potential sites for public housing development in the short to medium term. The detailed land use proposal and appropriate development parameters are subject to further review.
- 4.3 The Site is a vacant school premises. The long term use of the Site will be examined in the future land use review of the subject “U” zone.

5. Previous Applications

- 5.1 The Site is subject of three previously approved applications (No. A/YL-NSW/58, 243 and 264). Application No. A/YL-NSW/58 was submitted by the then Education Department for the redevelopment of the Small Traders New Village Public School at the Site to make way for the WR Project. The application was approved with conditions by the Committee on 30.4.1999 on consideration that the redevelopment was to re-provide a new village school as part of the Site was affected by the WR Project, there was no change of use involved in the proposed redevelopment, the nature and scale of the new school was compatible with the land uses of the surrounding area, and would not pose constraint to the future planning of the “U” zone. Relevant Government departments had no adverse comments on the application. The old school building was demolished and rebuilt by the then Kowloon Canton Railway Corporation in 2001.
- 5.2 Application No. A/YL-NSW/243 was submitted by the same applicant of the current application for proposed temporary place of recreation, sports or culture (civic centre) which was approved with conditions by the Committee on 18.9.2015 for a period of 3 years mainly on the considerations that the proposed use was compatible with the surrounding areas and could meet local demand, and no adverse impacts were expected. However, the application was revoked on 18.12.2016 due to non-compliance with approval conditions on the submission and implementation of FSIs proposal.
- 5.3 Application No. A/YL-NSW/264 for proposed temporary social welfare facility (integrated community service centre) was approved with conditions by the Committee on 2.3.2018 for a period of 5 years mainly on the consideration that the proposed use was compatible with the surrounding areas and could meet local demand,

and no adverse impacts were expected. As compared with this application, the current application is for a different use and submitted by a different applicant.

5.4 Details of these applications are summarized at **Appendix II**. Their locations are shown on **Plan A-1**.

6. Similar Application

There is no similar application within “U” zone on the Nam Sang Wai OZP.

7. The Site and its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) occupied by the former Small Traders New Village Public School which has been closed since 2006. The school building of one-storey is currently vacant; and
- (b) accessible via a local access road leading to Siu Sheung Road off Castle Peak Road-Yuen Long section (**Plan A-3**).

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate north is mainly vacant/unused land;
- (b) to the immediate west is the Small Traders New Village with 2-storey village type development;
- (c) to the immediate south is the WR Emergency Access Point and WR Viaduct. Further south is the Pok Oi Hospital; and
- (d) to the immediate east are areas occupied by domestic structures and unused land within the “U” zone.

8. Planning Intention

Under the “U” zone, any developments or redevelopments require planning permission from the Board so as to ensure the environment would not be adversely affected and that infrastructure, GIC facilities, open space are adequately provided. The proposed development should also take into account the WR and the YLBF. To realise a built-form which represents a transition from Yuen Long New Town to the rural area, the development intensity should take into account the urban type developments immediately to the west of the “U” zone and the rural characteristics of the area to its north. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intentions of the areas.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site falls within unleased/ unallocated GL. The site area and extent of the existing buildings/ structures on Site are subject to verification.
- (b) The Site is accessible through Siu Sheung Road via GL. His office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site partly falls within Shek Kong Airfield Height Restriction Area.
- (d) A STT application from Buddhist Charity Education Fund Ltd. (the applicant of the current application) was received in late 2015 for the purposes “Temporary Place of Recreation, Sports or Culture (Civic Centre)”. The applicant had obtained a planning permission under Application No. A/YL-NSW/243 on 18.9.2015. Thereafter, efforts have been made by DLO/YL in seeking respective policy support on the STT application from different concerned bureau/ departments, i.e. the Secretary of Home Affairs, the Recreation and Sport Branch of Home Affairs Bureau (HAB), Director of Home Affairs, DO(YL), the Secretary for Education and the Director of Social Welfare (DSW). However, no policy support was obtained for the STT application. It was then noted that the planning approval was revoked with effect from 18.12.2016 due to failure to comply with planning conditions.
- (e) In April 2018, the applicant changed the user of proposed STT from “Temporary Place of Recreation, Sports or Culture (Civic Centre)” to “闢設臨時長者活動及照顧場所”. DLO/YL, LandsD approached DSW for the policy support. However, no policy support was given by DSW. In August 2018, the applicant further changed the user of proposed STT to “Temporary Place of Recreation, Sports or Culture (Chinese Culture)”.
- (f) In light that no policy support could be obtained for the uses of proposed STT since 2015, DLO/YL, LandsD would not further process the STT application from Buddhist Charity Education Fund Ltd. even though the Board approves the subject planning application.

- (g) On 30.11.2018, the applicant was notified by DLO/YL, LandsD that the STT application would not be processed further.

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

- (a) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

- (b) He has no comment on the application from traffic engineering perspective subject to the following conditions:

No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

- (c) The applicant should also be advised to remove any structure in the playground should she find that such structure would obstruct the smooth manoeuvring of vehicles.

9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The proposed access arrangement of the Site from the unnamed Road should be commented by TD.

- (b) HyD does not and will not maintain any access connecting the Site and Siu Sheung Road. Relevant departments will provide their comments, if any.

- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

9.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

The Site falls within the protection boundary of the WR Line. As the operation of the existing railway system is not the jurisdiction of his office, he has no comments on the subject from railway development viewpoint. However, with reference to the procedures in PNAP ADM-2 and WBTC No. 19/2002, MTRCL should be consulted with respect to operation, maintenance, safety and future construction of the existing railway network.

Environment

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

The proposed use will be housed in the existing vacant Small Traders New Village Public School. Given the nature of the proposed use, he has no comment on the application.

Nature Conservation

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

The Site is a former public school and the development proposal does not involve any building/ site formation/ land filling and excavation works as well as felling of trees. In this regard, he has no comment on the application from nature conservation point of view.

Landscape

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

- (a) In view that the application is for the use of an existing school building, significant impact due to the application is not expected.
- (b) Given there are existing trees within the site, should the application be approved, approval condition on maintenance of existing trees and landscape planting should be included.

Fire Safety

9.1.8 Comments of the Director of Fire Services (D of FS):

He has no objection in principle to the application subject to fire services installations being provided to his satisfaction. Detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Drainage

9.1.9 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) On the basis of information provided, the proposed development would mainly involve usage inside the existing premises and the intended functions of the existing drainage facilities would not be affected.
- (c) Should the Board consider that the application is acceptable from the

planning point of view, the following approval conditions should be imposed requiring the applicant:

- (i) to maintain the existing drainage facilities; and
- (ii) to submit records of the existing drainage facilities on site to the satisfaction of Director of Drainage Services or of the Town Planning Board.

Buildings Matters

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

As the building is located on GL, he is not in the position to provide comment under the Buildings Ordinance.

Others

9.1.11 Comments of the Secretary of Home Affairs (SHA):

The proposed temporary place of recreation, sports or culture (Chinese Culture) use is not under the purview of his office.

9.1.12 Comments of the Secretary for Education (S for E):

The ex-Yuen Long Small Traders New Village Public School premises was considered not required by Education Bureau (EDB) for school or other educational uses and was already returned to the Central Clearing House. The premises is no longer under EDB's purview. In addition, the proposed use of Recreation, Sports or Culture (Chinese Culture) is not under the purview of his office.

9.1.13 Comments of the Director of Social Welfare (DSW):

According to the applicant's FI, the proposal is to provide activities with Chinese culture for the youth. The activities proposed are not welfare services in nature and not under DSW's purview. In this respect, he has no comment on the application.

9.1.14 Comments of the Director of Leisure and Cultural Services (DLCS):

It is noted from the application that the development would not involve felling of trees and/or cause damage to branches and roots of trees. However, the applicant is still reminded of the following:

- (a) From tree preservation point of view, every possible effort should be made to preserve existing trees within and adjacent to the Site and minimise the adverse impact to them during the works periods.
- (b) If trees are inevitably affected, Tree Preservation and Removal Proposal should be submitted for approval in accordance with Development Bureau Technical Circular (Works) No. 7/2015.

9.1.15 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) No Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (b) For any waste generated from the operation / activities, the applicant should arrange its disposal properly at her own expenses.
- (c) Proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

District Officer's Comments

9.1.16 Comments of the District Officer (Yuen Long) (DO(YL)):

Small Traders New Village is not an Indigenous or Existing Village in accordance with the Rural Representative Election Ordinance (Cap. 576) and there is no Village Representative of Small Traders New Village.

9.2 The following Government departments have no objection to or no comment on the application:

- (a) Commissioner of Police (C of P);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (e) Director of Electrical and Mechanical Services (DEMS).

10. Public Comments Received During Statutory Publication Period

On 5.6.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 26.6.2018, one public comment (**Appendix III**) from a Legislative Council (LegCo) member supporting the

application was received. The LegCo member supported the application on grounds that the Site could utilize the vacant school premises and benefit the elderly in Yuen Long District by providing a venue for leisure and recreational activities.

11. Planning Considerations and Assessments

- 11.1 The Site is currently occupied by the vacated school premises of the former Small Traders New Village Public School which has been closed since 1.9.2006. The applicant proposes to use the Site for proposed temporary place of recreation, sports or culture (Chinese culture) for a period of 3 years.
- 11.2 The Site falls within an area zoned “U” on the Nam Sang Wai OZP which was so designated as several major transport and drainage projects, including WR and YLBF, which were under planning at that time, would traverse the area. Any private developments or redevelopments require planning permission from the Board so as to ensure that the environment would not be adversely affected and the infrastructure, GIC facilities and open space are adequately provided. The subject “U” zone has been identified in the 2017 Policy Address with potential for housing development. The detailed land use proposal and appropriate development parameters for the “U” zone are subject to further study. As the long term use of the “U” zone is subject to further study, approval of the proposed temporary use for a period of 3 years would not jeopardise the long term land use planning for the area.
- 11.3 The Site is occupied by a vacant school with no designated use. Before confirmation of the long term use of the Site, it is considered appropriate to put the Site for beneficial temporary use. In this regard, according to the applicant, the proposed Chinese cultural centre would provide a number of activities for the youths to promote youth development and enhance their knowledge and understanding in Chinese culture and traditions, as well as to provide a place for gathering and a venue for leisure and recreational activities for Yuen Long local residents. The proposed use is considered compatible with the surrounding developments comprising village houses and hospital.
- 11.4 As the utilisation of the vacant school does not involve any building, site formation, land filling, excavation works nor felling of trees, it would unlikely cause adverse environmental impacts on the surrounding areas. Significant adverse drainage and traffic impacts on the surrounding area are not expected. Concerned government departments, including AFCD, EPD, DSD and TD have no adverse comment on the application. To address the technical requirements of CE/MN, DSD and D of FS, approval conditions are recommended in paragraph 12.2 below on the maintenance of drainage facilities and provision of the fire service installations respectively.
- 11.5 The Site is subject to 3 previous applications approved for school redevelopment, temporary place of recreation, sports or culture (civic centre) and temporary social welfare facility (integrated community service centre). Approval of the application is in line with the previous decisions of the Committee. The permission for application No. A/YL-NSW/243 submitted by the same applicant for similar use was revoked on

18.12.2016 due to non-compliance of approval conditions on submission and implementation of FSIs proposal. On this, the applicant explained that efforts were made to comply with the approved conditions, however as they were not allowed to enter the Site by DLO, they were unable to draw up plans for the necessary FSIs installation works. Should the application be approved, shorter compliance periods are recommended for close monitoring of the progress on compliance with the approval conditions. The applicant will also be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.

- 11.6 One public comment has been received from a LegCo member in support of the application on the grounds that the use would benefit the residents and elderly in Yuen Long District by providing a venue for leisure and recreational activities. The planning assessment above is of relevance.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11, and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 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 up to 18.1.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 8:00pm and 9:00am on Mondays to Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (e) the maintenance of drainage facilities on site in good condition at all times during the planning approval period;
- (f) the submission of records of the existing drainage facilities on site within 3 months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 18.4.2019;

- (g) the submission of fire service installations proposal within **3** months to the satisfaction of the Director of Fire Services or of the Town Planning Board by 18.4.2019;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within **6** months to the satisfaction of the Director of Fire Services or of the Town Planning Board by 18.7.2019;
- (i) if any of the above planning condition (a), (b), (c), (d) or (e) 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
- (j) if any of the above planning condition (f), (g) or (h) 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 attached at **Appendix IV**.

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

The proposed development is located within an area zoned "Undetermined" which is being comprehensively reviewed. It is consider premature to grant approval for piecemeal development within the zone, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

14. Attachments

Appendix I

Application form and supplementary documents received on 29.5.2018

Appendix Ia	FI dated 8.7.2018 from Applicant
Appendix Ib	FI dated 12.9.2018 from Applicant
Appendix Ic	FI dated 4.10.2018 from Applicant
Appendix Id	FI dated 6.11.2018 from Applicant
Appendix Ie	FI dated 27.11.2018 from Applicant
Appendix II	Previous applications covering the application site
Appendix III	Public comment received during public inspection period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Location Plan
Plan A-1	Location Plan with Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos