

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-PH/834

- Applicant** : Chief Force Limited
- Site** : Lots 1832 RP (Part), 1840 (Part), 1861 (Part), 1864 RP (Part), 1865 (Part), 1866 (Part), 1867 (Part) and 1868 (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories
- Site Area** : About 3,660 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Building Materials, Second-hand Vehicles and Automotive Parts with Ancillary Staff Canteen for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission to use the application site (the Site) for temporary open storage of building materials, second-hand vehicles and automotive parts with ancillary staff canteen for a period of 3 years (**Plan A-1a**). The Site falls within an area zoned “AGR” on the approved Pat Heung OZP No. S/YL-PH/11 and the applied use is neither a Column 1 nor Column 2 use in the “AGR” zone. According to the Notes of the OZP, temporary use not exceeding a period of 3 years notwithstanding that the use or development is not provided for in terms of the OZP, requires planning permission from the Town Planning Board (the Board). The Site is separated into northern and southern portions by a strip of Government land and is currently used for the applied use with valid planning permission.
- 1.2 The Site was involved in eight previous applications. The last application No. A/YL-PH/740 for the same applied use was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 12.5.2017. All the approval conditions have been complied with and the planning permission is valid until 12.5.2020.

- 1.3 According to the applicant, a single-storey (2.5m high) structure with a total floor area of 70m² is provided for ancillary staff canteen use. Neither parking spaces nor loading and unloading area is designated in the Site. No vehicles exceeding 5.5 tonnes will enter the Site and no workshop-related activities would be carried out at the Site. The operation hours are between 9:00a.m. to 6:00p.m. from Mondays to Saturdays. There is no operation on Sundays or public holidays. The Site is accessible via a local track branching off Kam Tin Road to its north. The layout plan with landscape, drainage, and fire service installations (FSIs) proposals and the vehicular access plan submitted by the applicant are in **Drawing A-1** and **A-2**.
- 1.4 When compared with the last approved application No. A/YL-PH/740, the current application submitted by the same applicant is that same in terms of applied use, site boundary and area, number of structure, floor area and layout.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application form with planning statement and plans (**Appendix I**) received on 12.3.2020
 - (b) Further Information (FI) dated 23.3.2020 providing (**Appendix Ia**) responses to departmental comments
(exempted from publication requirement)
 - (c) FI dated 14.4.2020 and 15.5.2020 providing responses to (**Appendix Ib**) departmental comments
(exempted from publication requirement)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the planning statement at **Appendix I**, and are briefly summarized as follows:

- (a) There is no change in the applied use between the current application and the last approved application No. A/YL-PH/740. Relevant government departments and nearby residents had no adverse comments or complaint on the previous application and all approval conditions for the last approved application had been complied with.
- (b) The temporary nature of the applied use will not affect the long-term planning intention of the “AGR” zone.
- (c) No adverse traffic impact is anticipated. The applicant will provide/maintain landscape, drainage and fire service installations facilities at the Site, and promises that he would comply with the relevant approval conditions upon approval of the application.

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

The applicant is not the 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 site notice and notifying the Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

- 4.1 Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No.13F) promulgated by the Board on 27.3.2020 are relevant to this application. The Site is within Category 2 areas under TPB PG-No.13F¹. The relevant extract of the Guidelines is attached at **Appendix II**.
- 4.2 Town Planning Board Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No.34C) are relevant to this application. The relevant assessment criteria are attached at **Appendix III**.

5. Background

The Site is currently not subject to any active planning enforcement case.

6. Previous Applications

- 6.1 The Site, in whole or in part, involves eight previous application for various temporary uses. Seven cases were approved and one was rejected. Details of the applications are summarised in **Appendix IV** while their locations are shown on **Plan A-1**.

Seven Approved Applications

- 6.2 Applications No. A/YL-PH/99, 255 and 330 overlapping with a minor north-eastern portion of the Site for temporary composting use were approved with conditions by the Committee between 1997 and 2000 mainly on the grounds that the organic fertilizer produced in the proposed development could serve the nearby cultivation; the composting use was not incompatible with the surrounding land uses; the proposed development would unlikely induce adverse environmental impact on the surrounding areas; relevant government departments had no objection to the proposed development; and/or previous approval had been granted.
- 6.3 Applications No. A/YL-PH/635, 667, 683 and 740 for temporary open storage of building materials, second-hand vehicles and automotive parts with ancillary staff

¹ In the previous TPB PG-No. 13E, which was in force when the last application was approved by the Committee, the Site was under Category 3 areas.

canteen for a period of 3 years were approved with conditions by the Committee between 2012 and 2017 mainly for the reasons that the development would not frustrate the long-term planning intention of the “AGR” zone; the development was not incompatible with the surrounding land uses, in particular that the sites were located next to the Shek Kong Stabling Sidings of the Guangzhou-Shenzhen-HongKong Express Rail Link (XRL), and landscape impact would not be significant; and/or complied with the TPB PG-No. 13E in that there were previous planning approvals and requirement of concerned departments could be addressed by approval conditions. However, the planning permissions for applications no. A/YL-PH/635 and 667 were revoked in 2013 due to non-compliance with approval conditions related to submission and/or implementation of drainage facilities. For the last approved application (No. A/YL-PH/740), all the approval conditions related to drainage, landscape and fire safety aspects had been complied with, and the planning permission is valid until 12.5.2020.

One Rejected Application

- 6.4 Application No. A/YL-PH/235 for temporary open storage of construction materials for 12 months covering a much larger site was rejected by the Committee on 30.10.1998 mainly on the grounds that the proposed development was not in line with the planning intention of the “AGR” and “Village Type Development” (“V”) zones; it did not comply with the then Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that it was incompatible with the village settlements of Leung Uk Tsuen and the nearby domestic structures; the frequent transportation of construction materials to and from the subject Site would generate adverse noise and traffic impacts on the nearby village settlement; there was insufficient information to demonstrate that the development would not have adverse drainage impact on the surrounding areas; and approval of application would set an undesirable precedent.

7. Similar Applications

- 7.1 There were a total of 22 similar applications for various temporary open storage uses within the same “AGR” zone on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. Sixteen cases were approved and six cases were rejected. Details of the applications are summarised in **Appendix V** and their locations are shown on **Plan A-1**.

Sixteen Approved Applications

- 7.2 Applications No. A/YL-PH/659, 719 and 782 to the immediate north of the Site for temporary open storage of construction materials were approved with conditions by the Committee between 2013 and 2018 for the reasons that the development would not frustrate the long-term planning intention of the “AGR” zone; the development was not incompatible with the surrounding land uses; and/or complied with the TPB PG-No. 13E in that there were previous planning approvals and requirement of concerned departments could be addressed by approval conditions. However, planning permission for Application No. A/YL-PH/659 was revoked in 2013 due to non-compliance with approval conditions.

- 7.3 Applications No. A/YL-PH/608, 616, 666, 686, 701, 733, 756, 803 and 805 on two sites located to the immediate west and further south of the Site for temporary open storage of backdrop screens, advertising aluminium frames, vehicles and/or construction materials for a period of 3 years were approved with conditions by the Committee between 2011 and 2019. Application No. A/YL-PH/608 and 616 were approved for the reasons that the original site of the applied use had been affected by the XRL project and the applicant had made effort but no other suitable site was identified; the nearby areas were zoned “Open Storage) (“OS”) and the relevant departments generally had no objection to the application or the concern could be addressed by approval condition. The subsequent applications at these two sites were approved for similar reasons and the applications generally complied with TPB PG-No. 13E in that previous approval was given. However, planning permissions for Applications No. A/YL-PH/686 and 756 were revoked in 2014 and 2019 due to non-compliance with approval conditions.
- 7.4 Applications No. A/YL-PH/603, 658, 680 and 724 on the same site located to the further northwest of the Site for temporary open storage of private cars and lorries for a period of 3 years were approved with conditions by the Committee between 2010 and 2016 mainly for the reasons that the use was not incompatible with the surrounding area; the applications were in line with the TPB PG-No. 13E in that previous approvals had been granted; there was no adverse departmental comment and the departmental concern could be addressed by appropriate approval conditions. However, planning permissions for Applications No. A/YL-PH/658, 680 and 724 were subsequently revoked due to non-compliance with approval conditions.

Six Rejected Applications

- 7.5 Applications No. A/YL-PH/645, 678 and 687 at about the same site located to further northwest, A/YL-PH/698 (partly on “Village Type Development” (“V”) zone) to the north of the Site and Application No. A/YL-PH/752 to the southeast of the Site for various temporary open storage uses were rejected by the Committee between 2012 and 2017 on similar grounds that the proposed developments were not in line with the planning intention of the “AGR” zone; the application did not comply with the TPB PG-No.13E in that the proposed development was not compatible with the surrounding land uses, there was no previous approval granted at the site, and there were adverse departmental comments on the application; the applicant failed to demonstrate that the proposed development would not generate adverse environmental/drainage impacts on the surrounding areas; and the approval of the application would set an undesirable precedent. Application No. A/YL-PH/770 to the further north of the Site for open storage uses was rejected by the Committee in 2018 mainly on the grounds of repeated non-compliance of approval conditions.

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

8.1 The Site is:

- (a) separated into northern and southern portions by a strip of Government land. It is hard paved and used for the applied use with valid planning

permission. A stream lies within the northern portion of the Site and the adjoining Government land; and

- (b) accessible via a local track leading to Kam Tin Road in the north.

8.2 The surrounding areas are predominantly rural in character with open storage yards, plant nursery, warehouses and vacant/unused land. Some of the open storage yards and warehouse are suspected unauthorized development subject to enforcement action by the Planning Authority:

- (a) to its north are open storage/storage yards (including one with planning approval). To its further northeast are parking of vehicles and residential structures/dwellings;
- (b) to its east across a site for plant nursery is an area zoned “OS” occupied by open storage yards, warehouse and a plant nursery;
- (c) to its south are open storage yards (one with planning permission), and residential structures/dwellings; and
- (d) to its west are warehouses and open storage yard (with planning permission). To its further west is the Shek Kong Stabling Sidings of the XRL.

9. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

10. Comments from Relevant Government Departments

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

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL of 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) Lot 1832 RP in D.D. 111 is covered by Short Term Waiver (STW) No. 4046 to permit structures for the purpose of (i) “Temporary Open Storage of Backdrop Screens, Advertising

Aluminum Frames and Construction Materials” and (ii) “Temporary Open Storage of Building Materials, Second-hand Vehicles and Automotive Parts with Ancillary Staff Canteen”.

- (c) It is noted that the existing structures within the Site are not tallied with the approved scheme of the previous planning approval. The applicant has to modify the subject proposal to cover the existing structures within the Site should he wish to keep them.
- (d) Should planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD 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 rent or fee, as may be imposed by the LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) 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 LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road.

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

Environment

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

- (a) The applicant shall be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP.
- (b) There is no environmental complaint at the Site received by DEP in the past three years.

Landscape

10.1.5 Comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L):

- (a) She has no objection to the application from landscape planning perspective.
- (b) The Site is subject to eight previous applications and she had no objection to the last application No. A/YL-PH/740 from the landscape planning perspective.
- (c) Based on the aerial photo taken in 2019, the Site is situated in an area of rural landscape character comprising scattered tree groups, open storage yard and temporary structures. Considering that planning applications of similar temporary open storage use were approved in the same “AGR” zone in proximity to the Site, the applied use is considered not entirely incompatible with the surrounding environment.
- (d) Compared with the aerial photos of 2017 and 2019, there is no significant change to the surrounding landscape setting since the application was last approved. Further significant adverse impact on landscape resources due to the proposed development is not anticipated.
- (e) The applicant is advised to properly maintain the existing plantings within the Site at all times during the planning approval period.

Agriculture and Nature Conservation

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

- (a) He has no strong view against the renewal application from agricultural point of view considering that the previous application for the same use as the current application was approved by the Committee.
- (b) There is an existing stream along the boundary of the Site. The applicant should be reminded to adopt good site practice and implement necessary measures to avoid polluting or disturbing the adjacent stream during operation.

Drainage

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

- (a) He has no objection in principle to the development.
- (b) Based on the applicant's submission, the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL-PH/740.
- (c) Should the application be approved, approval conditions requiring the maintenance of the existing drainage facilities implemented under Application No. A/YL-PH/740 and the submission of records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board should be included.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site and BD is not in a position to offer comment on their suitability for the use related to the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be

taken by the BD to effect their removal in accordance with prevailing 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.

- (d) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are UBW. The development intensity of the separated sites shall be considered separately. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (e) The two sites shall be considered as two separate sites and provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (f) The two sites do not abut on a specified street or not less than 4.5m wide, and its permitted development intensity of each individual site shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Fire Safety

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

He has no objection in principle to the renewal application subject to the existing FSIs implemented on the Site being maintained in efficient working order at all times.

Food and Environmental Hygiene

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

- (a) Proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.
- (b) If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

District Officer's Comments

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

He has not received any comments from the locals upon close of consultation and has no particular comments on the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Project Manager/West, Civil Engineering and Development Department;
- (c) Director of Electrical and Mechanical Services; and
- (d) Commissioner of Police.

11. Public Comment Received During the Statutory Publication Period

On 20.3.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one public comment from a Yuen Long District Council member (**Appendix VI**) was received, raising objection to the application mainly on the grounds that the applied use will generate adverse traffic and environmental impacts to the surrounding areas; "AGR" zone is intended for agricultural use and polluted farmland will be difficult to reinstate; the cumulative impact of approving such applications would result in hoarding of brownfields, piecemeal land use pattern, pollution and adverse impacts on the nearby residents.

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of planning permission for temporary open storage of building materials, second-hand vehicles and automotive parts with ancillary staff canteen at the Site zoned "AGR". The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applied use is not in line with the planning intention of the "AGR" zone. Nevertheless, DAFC has no strong view on the application. It is considered that temporary approval of the application would not jeopardise the long-term planning intention of the "AGR" zone.
- 12.2 The development is considered not incompatible with the surrounding land uses which are predominantly rural in character with open storage yards, plant nursery, warehouses and vacant/unused land (**Plan A-2**).
- 12.3 The Site falls within Category 2 areas under the TPB PG No.13F. The following considerations in the guidelines are relevant.

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departmental and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

- 12.4 The application is in line with the TPB PG-No.13F and TPB PG-No. 34C in that previous approval for the same applied use was granted at the Site since 2012 and all approval conditions of the last approved application (No. A/YL-PH/740) have been complied with. The current application submitted by the same applicant is the same as the last application in terms of applied use, site boundary and area, number of structure, floor area and layout. As there is no major change in planning circumstances since the last approval, sympathetic consideration could be given to the current application.
- 12.5 Relevant departments consulted have no adverse comment on the application. To minimize the possible environmental nuisance, approval conditions restricting the operation hours, types of vehicles and workshop –related activities are recommended in paragraph 13.2 (a) to (d) below. The applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraphs 13.2 (e) to (h).
- 12.6 One public comment was received during the statutory publication period objecting to the application as stated in paragraph 11 above. In this regard, relevant government departments’ comments and planning considerations and assessments set out in paragraphs 12.1 to 12.5 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment as stated in paragraph 11, the Planning Department considers that the temporary open storage of building materials, second-hand vehicles and automotive parts with ancillary staff canteen 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, and be renewed from 13.5.2020 to 12.5.2023. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 6:00p.m. and 9:00a.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 at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site 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 drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of the record of the existing drainage facilities on the Site within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Board by 13.8.2020;
- (h) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) 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;
- (j) if the above planning condition (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

[The above planning conditions are largely the same as those under planning permission of previous Application No. A/YL-PH/740, except change/deletion of those on landscape and FSIs based on the comments of CTP/UD&L of PlanD and D of FS respectively].

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

the development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish

ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix VII**.

14. Decision Sought

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

Appendix I	Application form with attachments received on 9.3.2020
Appendix Ia	FI dated 23.3.2020
Appendix Ib	FI dated 14.4.2020 and 15.5.2020
Appendix II	Relevant Extracts of TPB PG-No.13F on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’
Appendix III	Relevant Extracts of TPG PG-No.34C on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’
Appendix IV	Previous Applications covering the Site
Appendix V	Similar Applications within the same “V” zone on the Pat Heung OZP
Appendix VI	Public Comment
Appendix VII	Advisory Clauses
Drawing A-1	Layout Plan with landscape, drainage and FSIs proposals

Drawing A-2	Vehicular Access Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a to 4c	Site Photos

**PLANNING DEPARTMENT
APRIL 2020**