

RNTPC Paper No. A/YL-ST/536
For Consideration by
the Rural and New Town
Planning Committee
on 1.2.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/536

- Applicant** : Smart Union Motors (Asia) Company Limited represented by Top Bright Consultants Ltd.
- Site** : Lots 733 S.D ss.1(Part) and 733 S.D ss.2(Part) in D.D. 99, San Tin, Yuen Long
- Site Area** : 3,101 m²
- Lease** : Block Government Lease (demised for agricultural use) (no structures are allowed to be erected without the prior approval of the Government)
- Plan** : Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
- Zoning** : “Village Type Development” (“V”)
- Application** : Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary public vehicle park (private cars only) for a period of 3 years (**Plan A-1**). According to the Notes of the OZP, ‘Public Vehicle Park (excluding container vehicle)’ use is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently partly used for the applied use without valid planning permission.
- 1.2 The Site is subject of 2 previously approved applications (Nos. A/YL-ST/268 and 345) for similar public car park use. The last Application No. A/YL-ST/345 for temporary public vehicle park (excluding container vehicle) use submitted by a different applicant was approved by the Rural and New Town Planning Committee (the Committee) of the the Board on 14.12.2007 for a period of 3 years (**Plan A-1b**). All approval conditions had been complied with. The planning permission lapsed on 15.12.2010.
- 1.3 As shown on the layout plan at **Drawing A-1** and **Plan A-1b**, the Site is accessible at the east via a local access connecting to Tung Wing On Road. The major development parameters are summarized as follows:

Site Area	3,101 m ²
Total Floor Area	30 m ²
Building Height	2.5 m / 1 storey
No. of Parking Spaces	70 private car parking spaces 2 parking spaces for staff/visitors
Operation Hours	All hours

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

- (a) Application Form received on 13.12.2018 **(Appendix I)**
- (b) Planning Statement **(Appendix Ia)**

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Chapter 6 of Planning Statement at **Appendix Ia**. They can be summarized as follows:

- (a) The proposed use is in line with the planning intention of the “V” zone. With a number of ongoing and completed small house developments in Wing Ping Tsuen, the car parking facility that is open to the public could help meet the need of local villagers as well as support local economy. The applicant commits that once Small House applications were approved within the Site, the applicant would vacate the Site to make way for Small House developments. Therefore, the applied use would not jeopardize the planning intention of “V” zone.
- (b) The Site is bounded by similar uses that are compatible in land use terms, including other public car parks, village type houses as well as the temporary cross boundary shopping centre.
- (c) The Site is considered suitable for a public car parking facility to serve local villagers and cross-boundary passengers in view of its proximity to villages, boundary control points and San Tin Interchange. There is genuine demand for parking facility in this area and it is expected to increase significantly in the coming few years.
- (d) The development can provide remedial measures for shortage of parking supply in rural areas and would contribute to achieving Government’s policy of increasing parking spaces by private initiatives. It would also make better use of valuable land resource and bring about social benefits without increasing public expenditure.
- (e) The Board’s decision of approving a number of similar applications within the same “V” zone for a period up to 3 years indicates that public vehicle parks are acceptable.
- (f) No adverse traffic, environmental or visual, and drainage impact are anticipated.

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 site notice and sending notice to the San Tin Rural Committee through registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Town Planning Board Guidelines**

Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C)

4.1 TPB PG-No. 12C is relevant to the application. According to the TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarized as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13E)

4.2 TPB PG-No. 13E provides guidelines for open storage and port back-up uses. The Site falls within Category 4 areas under the guidelines. While the applied use is not for open storage and port back-up uses, the Guidelines has made special reference to cross-boundary car parking facilities in the San Tin Area. The following criteria are relevant:

Taking into account the increasing demand for cross-boundary car parking facilities, applications for cross-boundary parking facilities at suitable sites in San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau may also be considered. Applications for such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

5. **Background**

The Site is involved in a suspected use for place for parking of vehicles under investigation. The use would be subject to planning enforcement action if sufficient evidences are collected.

6. **Previous Applications**

6.1 The Site is the subject of 3 previous applications (Nos. A/YL-ST/139, 268 and 345) (**Plan A-1b**). Application No. A/YL-ST/139 for temporary container tractor/trailer park for a period of 3 years was rejected on 25.8.2000 by the Committee mainly on the consideration that there is no strong justification in the submission for a departure from the planning intention, even on a temporary basis; the development is not compatible with the nearby village settlements; and the approval of the application would set an undesirable precedent for other similar applications within the "V" zones.

6.2 Applications Nos. A/YL-ST/268 and 345 for similar public car park use submitted by different applicants were approved on 17.7.2004 and 14.12.2007 by the Committee respectively for a period of 3 years mainly on the consideration that the proposed use could supplement the parking provision in the nearby villages and satisfy the local demand for parking spaces; and the applied use is not incompatible with the surrounding uses and would not frustrate the long-term planning intention of the "V" zone.

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

7. **Similar Applications**

7.1 Since 2009, there are 18 applications for similar temporary parking uses within the same "V" zone on the OZP. All the applications were approved by the Committee mainly on the consideration that the developments was considered not incompatible with the surrounding land uses and would not frustrate the long-term planning intention of the "V" zone.

7.2 Details of these 18 similar applications are summarized at **Appendix III**. Their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) abutting a local access connecting to Tung Wing On Road and Castle Peak Road – San Tin;

- (b) located within the WBA of Deep Bay; and
- (c) paved and currently partly used for the applied use without valid planning permission.

8.2 The surrounding areas mainly comprise of residential dwellings, vacant land, parking of vehicles and a temporary cross-boundary shopping centre:

- (a) to the immediate north is a temporary cross-boundary shopping centre (i.e. The Boxes) approved under Application No. A/YL-ST/529;
- (b) to the east and south across a local access are vacant land and small houses under construction. To the further east is a temporary public vehicle park for private cars only approved under Application No. A/YL-ST/491.
- (c) to the southwest are refuse collection point, toilet and residential dwellings of Wing Ping Tsuen; and
- (d) to the west and northwest are vacant land. To the further west is for a temporary parking of private vehicles approved under Application No. A/YL-ST/531.

9. Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village developments are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

- (b) The Site is accessible from Tung Wing On Road through Government land (GL). His office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) Should planning approval be given to the application, the lot owners will need to apply to his office to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD.
- (e) According to his record, there is no Small House application received/being processed within the Site.

Traffic

10.1.2 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 which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (b) His office received several enquiries on the need of motorcycle parking at San Tin area. The applicant is invited to consider providing motorcycle parking spaces within the Site. On the concerns on traffic congestion issues raised in the public comments, he has no comments.
- (c) Should the application be approved, the following conditions should be incorporated:
 - (i) only private car is allowed to access the Site; and
 - (ii) no vehicle is allowed to queue back to public road or reverse onto/from the Site at any time during the planning approval period.

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

- (a) The proposed access arrangement of the Site from Tung Wing On Road should be commented by TD.
- (b) Highways Department does not and will not maintain any access connecting the Site and Tung Wing On Road. The applicant should be responsible for his own access arrangement. The relevant departments will provide their comments.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

10.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2,RDO, HyD):

The Site neither falls within any administrative route protection boundary, gazetted railway schemes boundary, nor railway protection boundary of heavy rail systems. As such, he has no comment on the subject from railway development viewpoint.

Environment

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

In accordance with the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”, he has no objection to the application.

Nature Conservation

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

As the Site is paved and disturbed, he has no comment on the application from nature conservation point of view.

Landscaping

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

- (a) The Site, located to east of Tung Chan Wai and north of Wing Ping Tsuen, falls within an area zoned “V” on the OZP. The Site is subject of 3 previous applications (Nos. A/YL-ST/139, 268 and 345). The last planning application No. A/YL-ST/345 for the temporary public vehicle park (excluding container vehicle), to which he has no objection from landscape planning perspective, was approved

with conditions by the Committee on 14.12.2007.

- (b) According to the aerial photo of 2018, the surrounding area comprises of vehicle parks, temporary structures, houses and scattered tree groups. The applied use is considered not incompatible with the existing landscape setting in proximity.
- (c) According to the site visit conducted on 4.1.2019, the Site was fenced off and hard paved. Existing trees along southern boundary within the Site were in fair to good condition and provided effective landscape screening. As further adverse landscape impact arising from the proposed use is not anticipated, he has no objection to the application from landscape planning perspective.
- (d) Should the Board approve the application, he would suggest including the following condition in planning approval:

Existing trees within the Site shall be maintained in healthy condition at all time during the approval period.

Drainage

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

- (a) He has no in-principle objection to the application from drainage operation and maintenance point of view.
- (b) He notes that the applicant implemented the drainage facilities on site under previous planning application No. A/YL-ST/345. However, the site coverage of the previous application differs from the present application. In addition, his office has checked that the drainage information mentioned in the Planning Statement are considered insufficient. In this respect, the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains & the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations & charts should be included. (Guideline on preparation of the drainage proposal is available in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference). Should additional drainage works be required, the applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site.
- (c) After completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed

drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.

- (d) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
- (e) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
- (f) The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.
- (g) The applicant should consult DLO/YL, LandsD regarding all the drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future.
- (h) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance during occupancy of the Site.

Buildings Matters

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

- (a) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Buildings Department (BD) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for any building works in accordance with the Buildings Ordinance (BO).
- (b) For UBW erected on leased land, enforcement action may be taken by the Building Authority to effect their removal in accordance with Buildings Department's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building work or UBW on the Site under the BO.
- (c) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively.

- (d) If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

Fire Safety

10.1.10 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 the satisfaction of the D of FS.
- (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. The applicant should also be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (a) The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Others

10.1.11 Comments of the Commissioner of Police (C of P):

There is no comment in principle subject to no activities in any form, whatsoever associated with Parallel Trading/ General Merchandize Operations (GMO) activities or illicit refueling activities or other illegal activities.

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

- (a) If any Food and Environmental Hygiene Department (FEHD)'s facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD.

- (b) Proper licence and/or permit issued by FEHD 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 its subsidiary legislation and the operation of any business should not cause any obstruction.
- (c) If the proposal involves any commercial/trading activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

District Officer's Comments

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

He has no comment on the application and the local comments shall be submitted to the Board direct, if any.

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

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

11. Public Comments Received During Statutory Publication Period

On 21.12.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 11.1.2019, two objecting public comments were received from the Village Representative of Yan Sau Wai and a member of the public (**Appendix IV**) raising concerns that the proposed development located at the entrance of Tung Chan Wai and Yan Sau Wai would cause conflict between pedestrians and vehicles, road safety issues, and inefficient use of land.

12. Planning Considerations and Assessments

12.1 The application is for temporary public vehicle park (private cars only) for a period of 3 years. The Site falls within the "V" zone which is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for

development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. DLO/YL, LandsD advises that there is no Small House application received/being processing within the Site. According to the applicant, the development is to serve local villagers and cross-boundary passengers. Approval of the application on a temporary basis for a period of 3 years would not frustrate the long term planning intention of the “V” zone. The proposed use is not incompatible with the rural character of the surrounding area which comprises mainly residential dwellings, vehicle parks and a temporary cross-boundary shopping centre.

- 12.2 The Site falls within the WBA of the TPB PG-No. 12C, which is intended to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. The guidelines specify that planning applications for temporary uses are exempted from the requirement of EcoIA. Noting the Site is paved and disturbed, DAFC has no comment on the application from nature conservation point of view.
- 12.3 According to TPB PG No. 13E, suitable sites in San Tin area may be considered for cross-boundary parking facilities based on individual merits. The application is considered generally in line with the Guideline. It is located in the vicinity of the cross-boundary bus terminus in San Tin and the Lok Ma Chau Control Point. Apart from meeting some parking demand of local villagers/residents, the applied use could satisfy some of the parking demand for cross-boundary travellers. Government departments including C for T, DEP, D of FS, CE/MN of DSD and CTP/UD&L of PlanD have no objection to or adverse comment on traffic, environment, fire safety, drainage and landscape aspects respectively. Adverse traffic, environmental, fire safety, drainage and landscape impacts are not envisaged. To mitigate potential environmental impacts on the surrounding area and to address concerned departments’ comments, approval conditions restricting the types of vehicles and activities on-site, requiring maintenance of paving and existing trees, provision of boundary fencing and submission and implementation of drainage and FSIs proposals are recommended in paragraphs 13.2 (a) to (i) below. Non-compliance with any of the approval conditions would result in revocation of the planning permission and UDs on site would be subject to enforcement action by the Planning Authority. Besides, the applicant will be advised to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize the possible environmental impacts.
- 12.4 The Site is the subject of 2 previous applications approved by the Committee for similar temporary public car park use. Since 2009, the Committee has approved a total of 18 applications for similar temporary parking use within the same “V” zone. Approval of the current application is in line with the previous decisions of the Committee.
- 12.5 Two objecting public comments were received during the statutory publication period raising concerns on traffic congestion issue. The above planning

assessments are of relevance.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 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 1.2.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no vehicle other than private car is allowed to access the Site at all times during the planning approval period;
- (b) no vehicle is allowed to queue back to public road or reverse onto/from the Site at any time during the planning approval period;
- (c) the existing trees within the Site shall be maintained in healthy condition at all times during the approval period;
- (d) the provision of boundary fencing within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 1.8.2019;
- (e) the submission of 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 1.8.2019;
- (f) in relation to (e) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.11.2019;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) 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 1.8.2019;
- (i) in relation to (h) above, the implementation of fire service installations 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 1.11.2019;
- (j) if any of the above planning conditions (a), (b), (c) or (g) or 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

- (k) if any of the above planning conditions (d), (e), (f), (h) or (i) 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 V**.

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

the occupation of the Site for parking of private vehicles is not in line with the planning intention of the "V" zone, which seeks to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within "V" zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention even on a temporary basis.

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

Appendix I	Application Form received on 13.12.2018
Appendix Ia	Planning Statement
Appendix II	Previous s.16 applications covering the application site
Appendix III	Similar applications within "V" zone on the approved San Tin OZP No. S/YL-ST/8
Appendix IV	Public comments received during the statutory publication period
Appendix V	Recommended Advisory Clauses

Drawing A-1	Layout Plan
Drawing A-2	Landscape Proposal
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plans A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a & 4b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2019**