

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/254

- Applicant** : Ocean First Logistics Ltd. represented by Mr. Kwok Chi Man
- Site** : Lots 19, 42 (Part), 44 S.B (Part), 50 (Part), 51 (Part), 146 (Part), 147 (Part), 148 (Part), 167 (Part), 168 (Part), 169 (Part), 171 (Part), 172 (Part), 173 (Part), 174, 175 (Part), 176 (Part), 177, 178, 179, 180 S.A, 180 S.B, 181 (Part), 182, 183 (Part), 184 (Part), 257 (Part) and 258 (Part) in D.D. 125, Ha Tsuen, Yuen Long
- Site Area** : about 26,200m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Open Space” (“O”) (about 27.3%);
“Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” (“OU(PBU&SWU)”) (about 19.2%);
[Restricted to maximum PR of 7 and maximum BH of 110mPD]
“Other Specified Uses” annotated “Parking and Operational Facilities for Environmentally Friendly Transport Services” (“OU(POFEFTS)”) (about 12.3%); and
[Restricted to maximum plot ratio of 3 and maximum BH of 60mPD]
Area shown as ‘Road’ (about 41.2%)
- Application** : Proposed Temporary Logistics Centre, Warehouse and Anti-epidemic Equipment Production Workshop for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary logistics centre, warehouse and anti-epidemic equipment production workshop for a period of 3 years (**Plan A-1**). The Site straddles over the “O” (27.3%), “OU(PBU&SWU)” (19.2%) and “OU(POFEFTS)” (12.3%) zones and an area shown as ‘Road’ (41.1%) on the approved HSK&HT OZP. According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ use is always permitted in the “OU(PBU&SWU)” zone. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. In any area shown as ‘Road’ on the OZP, all uses or

developments require planning permission from the Board. The Site is currently used for temporary logistics centre and warehouse (part of the applied use) with valid planning permission under Application No. A/HSK/110 (**Plans A-4a to 4d**).

- 1.2 The Site is involved in 3 previous applications for temporary open storage and logistics centre use (**Plan A-1**). The last application No. A/HSK/110 for logistics centre and warehouse use was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 7.12.2018 for a period of 3 years until 7.12.2021. Several time-limited approval conditions including submission and/or implementation of landscape proposal and fire service installations (FSIs) proposal have yet to be complied with. The current application is submitted by the same applicant at the same site with the same total floor area and layout for similar logistics centre and warehouse use but with portion proposed for workshop use.
- 1.3 The Site is accessible from Ping Ha Road via a local track and the ingress/egress point is located at the eastern boundary of the Site (**Drawing A-1 and Plans A-2 to A-3**). As shown on the layout plan at **Drawing A-2**, a total of 5 temporary structures with a total floor area of 19,804 m² are proposed. They include two single-storey 10m high structures for warehouse and anti-epidemic equipment production workshop (floor area of 12,484m² and 6,733m² respectively), two 2-storey (6m high) structures (560 m²) for offices and a single-storey structure (3m high) for toilet use (27 m²) at the eastern and western parts of the Site. 54 loading/unloading spaces for container vehicles (12m x 5m) are proposed. According to the applicant, the operation hours are restricted to 8:00a.m. to 8:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays. The proposed landscape plan, drainage proposal and FSIs proposal are shown at **Drawings A-3 to A-5** respectively.
- 1.4 A comparison of the major development parameters of the current application and the last approved application is given in the following table:

Major Development Parameters	Last Approved Application (A/HSK/110) (a)	Current Application (A/HSK/254) (b)	Difference (b) - (a)
Applied Use	Temporary logistics centre and warehouse (3 years)	Temporary logistics centre, warehouse and anti-epidemic equipment production workshop (3 years)	Addition of workshop use
Site Area	26,200m ²		Same
No. of Structures	5		Same
Total Floor Area	19,804m ²		Same
Height of Structures	1 to 2 storeys (10m high)		Same
No. of Loading/Unloading Spaces	54 for container vehicles		Same
Operation Hours	7:00 a.m. to 11:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays		Same

- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 17.9.2020 **(Appendix I)**
 - (b) Supplementary Planning Statement **(Appendix Ia)**

- (c) Supplementary Information (SI) received on 22.9.2020 providing operation details of the anti-epidemic equipment production workshop (Appendix Ib)
- (d) SI received on 23.9.2020 providing FSIs proposal (Appendix Ic)
- (e) Further Information (FI) received on 27.10.2020 providing clarification on the operation of the anti-epidemic equipment production workshop (Appendix Id)
[exempted from publication and recounting requirements]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I, Ib and Id**. They can be summarized as follows:

- (a) The Site is subject to a previous planning permission No. A/HSK/110 for the similar applied use with additional anti-epidemic equipment production workshop at the same site. The current application has the same layout and development parameters.
- (b) The anti-epidemic equipment production workshop will help to address the need for equipment to deal with the new corona virus disease. The face mask production line will be enclosed inside structure 2 with air-conditioning system. The workshop will only use ready-to-use materials e.g. fabric, strings, metal wire, etc., and no manufacturing of such or other raw materials on-site will be conducted. It does not involve cutting, disassembly, cleaning, repairing, melting and compression processes and no gaseous emission will be generated.
- (c) The applicant has complied with most of the approval conditions of the last permission. The applicant will employ experienced contractor to implement the FSIs proposal.
- (d) The proposed development conforms with the Town Planning Board Guidelines TPB PG-No. 13F since it is subject to previous planning permission.
- (e) The proposed development is temporary in nature and would not jeopardize the long-term planning intention of the area.
- (f) The proposed development is compatible with the surrounding environment including open storage use and port back-up activities. The planning circumstance pertaining to the Site is similar to those nearby approved open storage and port back-up uses. Similar preferential treatment should be granted to the current application.
- (g) There is shortage of land for port back-up purpose in Ha Tsuen.
- (h) There are insignificant environmental, noise and drainage impacts since the applied use is housed within an enclosed structure and surface drainage channel is provided. With good management for transportation of goods, the traffic impact is minimal.

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 publishing in local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. Background

The application is not subject to planning enforcement action.

6. Previous Applications

- 6.1 The Site is related to three previous applications (No. A/YL-HT/623 and A/HSK/75 and 110) for temporary open storage of containers/construction materials, warehouse and/or logistics centre uses. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 The earlier previous application No. A/YL-HT/623 for temporary open storage of containers for a period of one year was rejected by the Committee on 23.10.2009 mainly because it was not in line with the planning intention of the then “Green Belt” zone at that time. The latter two applications were approved with conditions by the Committee in 2018 on the considerations that the applied uses were not incompatible with the surrounding areas, generally in line with the then Town Planning Board Guidelines TPB PG-No. 13 and no major adverse comments from concerned Government departments. However, the planning permission of application No. A/HSK/75 was subsequently revoked due to non-compliance with time-limited approval conditions.
- 6.3 The last application No. A/HSK/110 for temporary logistics centre and warehouse at the same site was approved with conditions by the Committee on 7.12.2018 for a period of 3 years. Time-limited approval conditions including submission and/or implementation of landscape proposal and fire service installations (FSIs) proposal have yet to be complied with. Compared with the last application, the current application is submitted by the same applicant with the same layout and development parameters but with the addition of workshop use.

7. Similar Application

There is no similar application within the same “O”, “OU(PBU&SWU)” and “OU(POFEFTS)” zones on the OZP.

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

8.1 The Site is:

- (a) currently used for temporary logistics centre and warehouse use with valid planning permission; and
- (b) accessible from Ping Ha Road via local track (**Plan A-2**).

8.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is a piece of unused land while to its further north is the “Village Type Development” (“V”) zone for Fung Kong Tsuen with a residential area (the nearest residential structure being 29m away); to its northeast is a vehicle and tractors park;
- (b) to its east are two logistics centre while to its southeast is an open storage of containers with ancillary logistics uses and workshop with valid planning permission;
- (c) to its immediate south is an open storage of recycling materials with valid planning permission while to its southwest are two open storage of recycling materials, an open storage of construction materials and a warehouse with valid planning permission; and
- (d) to its west is an open storage of recycling materials, some unused land and storage area.

9. Planning Intentions

- 9.1 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.2 The planning intention of the “OU(PBU&SWU)” zone is primarily to cater for the port back-up facilities and container related uses. Port back-up related development such as container freight station, logistics centre, container vehicle park and container storage, repair yard and rural industry workshop are permitted within this zone.
- 9.3 The planning intention of the “OU(POFEFTS)” zone is primarily for the provision of parking and operational facilities (including ancillary office) for Environmentally Friendly Transport Services serving the area.

10. Comments from Relevant Government Departments

- 10.1. The following Government departments have been consulted and their views on the application received 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 Scheduled 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) The private lots covered by Short Term Waivers (STWs) are listed below:

Lots Nos. (in D.D. 125)	STW No.	Purposes
168	4087	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors
169	4089	
172	4108	Temporary Open Storage of Construction Materials, Container with Container Vehicle Park, Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop)
148 and 171	4116	
147	4117	
173	4118	
175	4122	
19	5035	Temporary Logistics Centre and Warehouse
42, 44 S.B, 51, 182, 183, 184 and 258	5036	
50 and 167	5037	
174	5038	
177 and 179	5039	
180 S.A	5040	
180 S.B	5041	
181	5042	
257	5043	
176 and 178	5117	

- (c) Should the application be approved, the lot owner(s) of the lot(s) will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. The STW holders will need to apply to his office for modification of the STW conditions where appropriate. Application(s) 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(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 LandsD.

Traffic

10.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comments on the application from traffic engineering view point.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

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

- (a) The access arrangement should be commented by TD.

- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

Environment

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

- (a) He does not support the application because there are sensitive uses in the vicinity of the Site (the nearest residential dwelling being about 29m away) (**Plan A-2**) and the development involves the use of container vehicles. Environmental nuisance is expected.
- (b) FI submitted by the applicant indicates that the manufacturing process of the workshop will only use ready-to-use materials, i.e. no manufacturing of such or other raw materials on-site will be conducted. The face mask production line will be enclosed inside the structure 2 with own air conditioning system. Also, only electrical equipment will be used for the manufacturing of face mask such that no gaseous emission will be generated. As such, he does not anticipate significant concern on noise or air quality impacts due to the manufacturing processes in the enclosed building.
- (c) There was no environmental complaint pertaining to the Site received in the past 3 years.
- (d) Should the application be approved, the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP').

Drainage

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/HSK/110 will be maintained for the subject development. He has no objection in principle to the application from a drainage point of view.
- (b) Should the application be approved, a condition should be stipulated in the approval requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.
- (c) The applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal.

Landscaping

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

- (a) He has no objection to the application from landscape perspective.
- (b) The Site is subject to previous application No. A/HSK/110 for temporary logistics centre and warehouse use. The current application seeks planning permission for the similar use for a period of 3 years by the same applicant.
- (c) With reference to the aerial photo of 2019, the Site is hard paved and mainly occupied by two large temporary structures. Existing trees are observed along the northern and southern boundaries within the Site. The Site is situated in an area of rural landscape character predominated by open storage yards and temporary structures. Significant change to the landscape character arising from the continued use of the Site is not envisaged.
- (d) In view of the above, should the application be approved, it is recommended to stipulate an approval condition to implement the approved landscape proposal to the satisfaction of the Director of Planning or of the Board.
- (e) Approval of the planning application does not imply approval of tree works such as pruning, transplanting or felling under the lease. The applicant should approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate. If replacement for existing tree is required, the applicant may wish to consider other tree species with small mature size in lieu of *Ficus microcarpa* which has the characteristics of vigorous root system and large tree canopy in mature size.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site.
- (b) If the existing structures (not being a New Territories Exempted Houses) 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 BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.

- (d) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (e) 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 (B(P)R) respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Fire Safety

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

- (a) He has no objection in principle to the application subject to FSIs being provided to his satisfaction.
- (b) For the submitted FSIs, hose reel system shall be provided at the two site offices.

Long-Term Development

10.1.9 Comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD):

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) The Site falls within the boundary of HSK/HT NDA. To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lot(s) concerned falls within the sites under Second Phase and Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works will commence in 2024.

Others

10.1.10 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) The applicant should take note of any interfacing issue with the proposed fresh and flushing water mains designed and implemented under the HSK/HT NDA project that will intersect the Site (**Plan A-2**).

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

- (a) The Site falls mainly within “O”, “OU(PBSWU)” and “OU(POFEFTS)” zones and an area shown as ‘Road’ on the approved HSK & HT OZP No. S/HSK/2. The portion zoned “O” is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.
- (b) He notes that the application involves private lot only and has no in-principle objection to the application.

District Officer’s Comments

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

- (a) He has no comment on the application from departmental point of view.
- (b) His office has not received any comment from the locals on the application.

10.2. The following Government department has no comment on the application:

Director of Agriculture, Fisheries and Conservation (DAFC)

11. Public Comments Received During Statutory Publication Period

On 16.10.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessment

12.1 The application is for proposed temporary logistics centre, warehouse and anti-epidemic equipment production workshop for a period of 3 years at a site which straddles over the “O” (27.3%), “OU(PBU&SWU)” (19.2%) and “OU(POFEFTS)” (12.3%) zones and an area shown as ‘Road’ (41.1%) on the OZP. The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public whereas the “OU(POFEFTS)” and “OU(PBU&SWU)” zones are intended primarily for the provision of parking and operational facilities (including ancillary office) for Environmentally Friendly Transport Services serving the area and to cater for the port back-up facilities and container related uses respectively. Whilst the development is not in line with the planning intentions of the “O” and “OU(POFEFTS)” zones, PM/W of CEDD and DLCS have no objection to the temporary use for a period of 3 years at the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.

12.2 The Site is located in an area predominantly occupied by open storage yards, logistics centres and warehouses. The applied use is not incompatible with the surrounding land uses.

- 12.3 The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F are relevant:

For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses.

- 12.4 The applied use is generally in line with the TPB PG-No. 13F in that the Site falls within HSK/HT NDA and two previous planning approvals (applications No. A/HSK/75 and 110) for open storage and port back-up uses have been given. The planning permission under the last application is still valid with time-limited approval conditions including submission and/or implementation of landscape proposal and FSIs proposal yet to be complied with. The applicant has submitted relevant FSIs proposal in the current application (**Drawing A-5**) and D of FS has no in-principle objection to the application. As such, sympathetic consideration may be given to the application.
- 12.5 Compared with the last planning permission under Application No. A/HSK/110, the development parameters including total floor area and number of structures are all the same, with one original structure for the proposed workshop use. Concerned government departments have no adverse comment on the proposed development, except DEP. DEP does not support the application because there are sensitive uses in the vicinity (the nearest residential dwelling being about 29m away), and environmental nuisance is expected (**Plan A-2**). However, there are no environmental complaints pertaining to the Site in the past three years. To address the concerns on the possible environmental nuisances or the technical requirements of the concerned Government departments, relevant approval conditions have been recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on the Site would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental impacts on the surrounding areas.
- 12.6 There are two previous planning approvals at the Site with one logistic centre and warehouse use at the Site (**Plan A-1**). Approval of the subject application is in line with the Committee's previous decisions.
- 12.7 No public comment was received during statutory publication period.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department considers that the proposed temporary logistics centre, warehouse and anti-epidemic equipment production workshop could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **6.11.2023**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation from 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no manufacturing of raw materials and no cutting, disassembly, cleaning, repairing, melting or compression activity, as proposed by the applicant, are allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the existing fencing within the Site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on Site within **3** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **6.2.2021**;
- (h) the implementation of the approved landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **6.8.2021**;
- (i) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **6.5.2021**;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **6.8.2021**;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (l) if any of the above planning conditions (g), (h), (i) or (j) is not complied with by the above 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**.

13.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:

- (a) the proposed development is not in line with the planning intentions of the "O" and "OU(POFEFTS)" zones, which are intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public, and the provision of parking and operational facilities for Environmentally Friendly Transport Services respectively. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied development would not have adverse environmental impact on the surrounding areas.

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 17.9.2020
Appendix Ia	Supplementary Planning Statement
Appendix Ib	SI received on 22.9.2020 providing operation details of the anti-epidemic equipment production workshop
Appendix Ic	SI received on 23.9.2020 providing FSIs proposal
Appendix Id	FI received on 27.10.2020 providing clarification on the operation of the anti-epidemic equipment production workshop
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Previous Applications Covering the Site
Appendix IV	Advisory Clauses

Drawing A-1	Proposed Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape Plan
Drawing A-4	As-built Drainage Plan
Drawing A-5	Proposed Fire Service Installations Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4d	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2020**