

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

APPLICATION NO. A/YL-PS/603

- Applicant** : World Channel Development Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part) and 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories
- Site Area** : About 8,916.1 m² (including about 48 m² of Government Land (about 0.5%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
- Zoning** : “Recreation” (“REC”)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary open storage of construction materials at the application site (the Site) for a period of 3 years (**Plan A-1a**). The Site falls within an area zoned “Recreation” (“REC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently occupied for the applied use with valid planning permission under Application No. A/YL-PS/538.
- 1.2 The Site involves 13 previous applications (Applications No. A/DPA/YL-PS/3, 30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 346, 446 and 538) for open storage of new vehicles or construction materials (**Plan A-1b**). The last application (No. A/YL-PS/538) for the same use submitted by the same applicant was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 26.5.2017 for a period of 3 years from 4.6.2017 to

3.6.2020. All the time-limited approval conditions have been complied with.

- 1.3 The layout plan (**Drawing A-2**) and major development parameters of the previously approved application and the current application are the same as follows:

Major Development Parameters	Previously Approved Application No. A/YL-PS/538	Current Application No. A/YL-PS/603
Development/Use	Temporary Open Storage of Construction Materials for a Period of 3 Years	
Site Area	8,916.1 m ² (about) (including 48 m ² of Government Land)	
Height of Noise Barrier Wall	2m	
No. of Light Goods Vehicle Parking Spaces	2	
No. of Light Goods Vehicle Loading / Unloading Spaces	2	
Operation Hours	(a) 9:00 a.m to 6:00 p.m from Mondays to Saturdays (b) No operation on Sundays and Public Holidays	
Existing Barrier-free Footpath	2m wide, running across the Site in north-south direction	

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

- (a) Application form received on 9.4.2020 **(Appendix I)**
 (b) Supplementary Planning Statement **(Appendix Ia)**

- 1.5 The delivery route plan and proposed layout plan submitted by the applicant are at **Drawings A-1 to A-2**.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at supplementary planning statement at **Appendix Ia**. They can be summarised as follows:

- (a) The Site is subject to 12 previous planning approvals for similar or the same uses as the applied use.
- (b) The Site falls within the ‘Category 2 Areas’ of the Town Planning Board Guidelines for Applications for Open Storage and Port Back-up Uses (TPB PG-No. 13F). Based upon the previous planning approvals given for the

applied use and that all approval conditions as laid down in previous applications have been duly complied with, the current application is considered not contradictory to the TPB PG-No. 13F.

- (c) The application is in line with Town Planning Board Guideline No. 34C (TPB PG-No. 34C). There would be no change in the proposed development parameters and the nature/operation of the applied use.
- (d) There are no substantial changes in planning circumstances by allowing the current application and the applicant has demonstrated his full compliance of approval conditions of the last approved application.
- (e) No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature of the proposed use, number of trips involved and the existing drainage provision and landscape provision would be properly maintained at all time.
- (f) Temporary nature of the applied use would not jeopardize the long-term planning intention of the “REC” zone.

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

The applicant is one of the “current land owners” and 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 registered notice to the Ping Shan Rural Committee. For the GL portion, TPB PG-No. 31A is not applicable. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to any active enforcement action as it is covered by a valid planning permission (Application No. A/YL-PS/538) until 3.6.2020. The planning enforcement action will be taken upon the expiry of the current planning permission if no valid planning permission is granted.

5. Town Planning Board Guidelines

- 5.1 The 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. 13F) are relevant to the application. The Site falls within Category 2 areas under the revised Guidelines. Relevant extract of the Guidelines is at **Appendix II**.
- 5.2 The Town Planning Board Guidelines on 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 the application. The relevant assessment criteria are attached at **Appendix III**.

6. **Previous Applications**

- 6.1 The Site is involved in 13 previous applications for temporary open storage of new vehicles or construction materials uses from 1994 to 2017. Except one application No. A/DPA/YL-PS/3 was rejected by the Board on review on 13.5.1994, the other 12 applications (Applications No. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 346, 446 and 538) were approved by the Committee from 1994 to 2017. Details of these previous applications are shown in **Appendix IV** and their locations are shown on **Plan A-1b**.
- 6.2 Application No. A/DPA/YL-PS/3 covering a larger site for open storage of new vehicles was rejected by the Board on review on 13.5.1994 mainly on grounds of not in line with planning intention, not compatible with surrounding land uses, failure to adequately address the drainage, visual and noise impacts, incomplete information on the existing access road and failure to demonstrate that the number of vehicles received/dispatched in future would be maintained at the present level.
- 6.3 Application No. A/DPA/YL-PS/30 covering the same site as A/DPA/YL-PS/3 for temporary open storage of new vehicles was approved with conditions by the Committee on 21.10.1994 for a period of 3 years on the considerations that there was no immediate alternative site available for open storage of new vehicles, ameliorative measures would be carried out to minimise adverse environmental impacts and the temporary use would not jeopardise the long-term planning intention of the area.
- 6.4 Applications No. A/YL-PS/14, 40, 76, 106, 122, 167, 255 and 311 covering more or less the same site as A/DPA/YL-PS/30 for temporary open storage of new vehicles for a period of 12 months or 3 years had subsequently been approved with conditions by the Committee on the considerations that the approvals for similar or same uses were given and approval conditions of the previous applications were complied with, the temporary use would not frustrate permanent development of the application sites, the development would unlikely have significant adverse traffic and environmental impacts and relevant departments had no objection to the application. However, applications No. A/YL-PS/76 and 106 were revoked due to non-compliance with approval conditions requiring the implementation of drainage proposal and/or the night-time operation at the application sites.
- 6.5 The last three applications (No. A/YL-PS/346, 446 and 538) covering the same site as the current application by the same applicant for the same use for temporary open storage of construction materials for a period of 3 years were approved by the Committee on 3.6.2011, 23.5.2014 and 26.5.2017 respectively on similar considerations as mentioned in para. 6.4 above. All the

time-limited approval conditions had been complied with.

- 6.6 As compared with the last approved application (No. A/YL-PS/538), the current application is submitted by the same applicant for the same use on the same site with the same development parameters and layout. All the time-limit approval conditions have been complied with and the planning permission is valid until 3.6.2020.

7. Similar Applications

- 7.1 Within the same “REC” zone, there are eight similar applications (Applications No. A/YL-PS/352, 360, 398, 441, 457, 461, 545 and 548) for open storage of construction materials for a period of 3 years since 17.10.2008. Details of these applications are summarized at **Appendix V** and the locations of these application sites are shown on **Plan A-1a**.
- 7.2 Six similar applications (No. A/YL-PS/352, 360, 457, 461, 545 and 548) at two sites falling outside the Wetland Buffer Area (WBA) for temporary open storage of construction materials and machineries for a period of 3 years within the “REC” zone were approved by the Committee between 2011 and 2017 on the considerations that long-term planning intention of the “REC” zone would not be frustrated, the development was not incompatible with the surrounding uses, concerned departments had no adverse comment, approval conditions could be imposed to address departmental concern, approvals for similar uses were given and approval conditions of the previous applications were complied with.
- 7.3 Two similar applications (No. A/YL-PS/398 and 441) at a site falling within the WBA for temporary open storage of construction materials and machinery for a period of 3 years within the “REC” zone were rejected by the Committee on 23.11.2012 and 25.4.2014 respectively mainly on the grounds of not in line with planning intention, incompatible with surrounding rural environment, not complying with the then TPB PG-No.13E and failure to demonstrate no adverse traffic, landscape and drainage impacts on the surrounding areas.
- 7.4 For Members’ information, application No. A/YL-PS/602 for proposed temporary open storage of construction material (metal) for a period of 3 years within the subject “REC” zone on the OZP will also be considered at this meeting (**Plan A-1a**).

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

- 8.1 The Site is:
- (a) currently used as temporary open storage of construction materials with valid planning permission under Application No. A/YL-PS/538 ; and

- (b) accessible via a local track leading to Tin Wah Road (**Plan A-2**).

8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) to its immediate northwest are open storage yards for construction materials which are suspected unauthorized development (UD) while to its immediate northeast is an open storage yard for construction materials and construction equipment under approved application No. A/YL-PS/545;
- (b) to its east and southeast is some active farmland, shrubland and graves;
- (c) to its southwest about 50 metres are residential dwellings; and
- (d) to its west is an open storage yard for building materials and machinery under approved application No. A/YL-PS/548.

9. Planning Intention

The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises Government Land (GL) and 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) The GL in the Site (about 48m² subject to verification) is covered by a Short Term Tenancy (STT) No. 2856 for the purposes of temporary storage of construction materials.
- (c) Lot No. 206 within the Site is covered by a Short Term Waiver (STW) No. 4055 for the purposes of temporary storage of construction materials and construction equipment.

- (d) Should planning approval be given to the application, the STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate. Also, the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularize any irregularities on the 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. Application(s) of 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/are 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.

Traffic

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

- (a) The Site is connected to Tin Wah Road via a section of a local access which is not managed by Transport Department (TD). The applicant should clarify with LandsD regarding the land status of the local access road. Moreover, the management and maintenance responsibilities of the local access road should be clarified with relevant lands and maintenance authorities accordingly.
- (b) As there is no information about the vehicular access at the private lot(s) to the Site, he presumes that the applicant should arrange by himself if necessary, and should seek the relevant land owner(s) on the right of using the vehicular access.
- (c) The applicant should indicate the clear widths of the 2 vehicular accesses within the Site.
- (d) No vehicle is allowed to queue back to 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 access arrangement to the Site 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 footpaths/drains.

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

Environment

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

- (a) He has no adverse comment on the application.
- (b) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice (COP) on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
- (c) There is no substantiated complaint pertaining to the Site received in the past 3 years.

Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and to submit condition record of the existing drainage facilities to the satisfaction of his department.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire services installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.
- (c) The applicant is advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to

be installed should be clearly marked on the layout plans. The “Good Practice Guidelines for Open Storage Sites” issued by his department at **Appendix VI** should be adhered to.

- (d) Should the Board consider that the application is acceptable from planning point of view, he would suggest that the condition should be stipulated in the approval letter requiring the applicant to provide fire extinguisher(s) and to submit the valid fire certificate (FS 251) to the satisfaction of his department.
- (e) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Landscape

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

- (a) The Site falls within an area zoned “REC” on the approved Ping Shan OZP No. S/YL-PS/18. It is the subject of 12 previous approved applications and he had no objection to the last application no. A/YL-PS/538 for temporary open storage of construction materials from landscape planning perspective. The current application seeks renewal of planning permission for the same use for a period of 3 years.
- (b) According to the aerial photo of 2018 and the site photos taken on 6.5.2020, there is no significant change to the surrounding landscape setting since the application was last approved. The Site is formed and generally occupied by construction materials, containers, plants and machineries. 83 number of existing trees are observed along the periphery within the Site. Although 9 of them were found in poor condition, further material adverse impact due to the renewal of the applied use is not likely. As such, he has no objection to the application from the landscape point of view.
- (c) In view that there is existing buffer planting generally along the site boundary, it is considered that the approval condition to maintain all existing trees within the Site in good condition for the duration of the planning approval period is adequate should the application be approved by the Board.
- (d) Detailed departmental comments are at **Appendix VIII**.

Building Matters

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

He has no comment under the Buildings Ordinance on the application, noting that no building works is involved.

Water Supplies

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

- (a) She has no objection to the application.
- (b) Existing water mains will be affected as shown on **Plan A-2**. A waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (c) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on **Plan A-2**.
- (d) The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Others

10.1.10 Comments of the Chief Engineer/Housing Projects 2, , Civil Engineering and Development Department (CE/HP2, CEDD):

- (a) CEDD is currently conducting a consultancy study titled “Agreement No. CE 11/2018(CE) - Site Formation and Infrastructural Works for Proposed Public Housing Development near Tin Shui Wai – Feasibility Study” for the Government. The consultancy study commenced in August 2018 and is anticipated to be completed in 2020. The Site falls within the proposed housing development site under the study.
- (b) Since the proposed housing development is still at feasibility stage and it is noted that the application is for temporary use

for a period of 3 years, he has no comment on the application.

10.1.11 Comments of the Director of Housing (D of Housing):

- (a) The Site encroaches upon the proposed public housing development, which is currently under CEDD's on-going Engineering Feasibility Study.
- (b) Provided that the application will not have any adverse implication on CEDD's implementation programme on the site formation and infrastructure works to facilitate the public housing development, HD will have no objection to the application.

District Officer's Comments

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

His office has not received any comment from the locals on the application.

10.2 The following departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (c) Project Manager(West), CEDD (PM/W, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Director of Leisure and Cultural Services (DLCS);
- (g) Antiquities and Monuments Office, Development Bureau (AMO, DevB); and
- (h) Commissioner of Police (C of P).

11. Public Comment Received During the Statutory Publication Period

On 17.4.2020, the application was published for public inspection. During the first 3 weeks of the statutory public inspection period, one public comment objecting to the application was received (**Appendix VII**). The objecting reasons include the applied use is not in line with planning intention of "REC"; the temporary use has lasted for more than 20 years, it would create inefficient use of land resources; there is a lack of recreational developments for the use of general public.

12. Planning Considerations and Assessments

12.1 The application is for renewal of the planning permission under Application No. A/YL-PS/538 for temporary open storage of construction materials for a

period of 3 years at the Site zoned “REC” on the OZP. The “REC” zone is intended primarily for recreational developments for the use of the general public. Although the applied use is not in line with the planning intention of the “REC” zone, there is no known development program for the Site and approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intention of the “REC” zone.

12.2 The applied use is considered not incompatible with the surrounding land uses which mainly comprise open storage yards, public vehicle park, agricultural land and rural residential dwellings (**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 departments 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 considered in line with the TPB PG-No. 13F. The Site is the subject of a previous approved planning application No. A/YL-PS/538 and all the approval conditions have been complied with. The applied use would not generate adverse impacts and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.

12.5 The application is generally in line with TPB PG-No. 34C in that there is no material change in planning circumstances since the previous temporary approval was granted; adverse planning implications arising from the renewal of the planning approval are not envisaged; all conditions under the approval of the previous Application No. A/YL-PS/538 have been complied with; and the approval period sought is the same as that of the previous approval.

12.6 There is no adverse comment on the application from relevant government departments. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize the possible environmental impacts on the nearby sensitive receivers.

12.7 The Committee has previously approved 12 applications (Applications No. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 346, 446 and 538) for similar or same use (i.e. temporary open storage of new vehicles or

construction materials) covering the Site and six similar applications have also been approved in the same “REC” zone since 2008. Approval of the renewal application is in line with the previous decisions of the Committee.

- 12.8 There is one public comment received on the application (**Appendix VII**) objecting to the application on the grounds as summarized in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.7 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 in paragraph 11 above, the Planning Department considers that the temporary open storage of construction materials could be tolerated for a further 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 from 4.6.2020 to 3.6.2023. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no vehicle washing, vehicle repairing, dismantling and workshop activity is allowed on the Site at any time during the planning approval period;
- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on Site at any time during the planning approval period;
- (e) only light goods vehicles as defined in the Road Traffic Ordinance and its subsidiary regulations are allowed to be parked on/entered into the Site at all times during the planning approval period;
- (f) the delivery route to and from the Site via Tin Wah Road, as proposed by the applicant, shall be adhered to at all times during the planning approval period;
- (g) no vehicle queuing back to public road or vehicle reversing onto/from public road is allowed at any time during the planning approval period;
- (h) the provision of a waterworks reserve within 1.5m from the centreline of the affected water mains within the Site at all times during the planning approval period;

approval period;

- (i) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (j) the submission of 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 Town Planning Board by **4.9.2020**;
- (k) the provision of fire extinguisher(s) within **6 weeks** from the date of commencement of the renewed planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **16.7.2020**;
- (l) the submission of fire service installations proposal within **6 months** from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **4.12.2020**;
- (m) in relation to (l) above, the implementation of fire service installations proposal within **9 months** from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **4.3.2021**;
- (n) all existing trees on the Site shall be maintained at all times during the planning approval period;
- (o) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (p) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (n) or (o) 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
- (q) if any of the above planning conditions (j), (k), (l) or (m) 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.

[Approval conditions are the same as those under the permission for Application No. A/YL-PS/538, except condition (n) is updated/added to accord with applicant's proposal and the departments' latest requirements.]

Advisory clauses

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

13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form received on 9.4.2020
Appendix Ia	Supplementary Planning Statement
Appendix II	Extract of 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.13F)
Appendix III	Extract of Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34C)
Appendix IV	Previous s.16 Applications covering the Site
Appendix V	Similar s.16 Applications within the same “REC” zone
Appendix VI	Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department
Appendix VII	Public Comment
Appendix VIII	Advisory Clauses
Drawing A-1	Delivery Route Plan
Drawing A-2	Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2020**