

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/875

<u>Applicant</u>	: Forest Development & Construction Company Limited represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 2720 RP (Part), 2722 RP (Part), 2723 (Part), 2724 (Part), 2725, 2726, 2727 (Part) and 2736 RP (Part) in D.D. 120, Yuen Long, New Territories
<u>Site Area</u>	: 3,550m ² (about) (including about 46m ² of Government land)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Proposed Temporary Warehouse for Storage of Construction Materials and Electrical Appliances for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for the proposed temporary warehouse for storage of construction materials and electrical appliances for a period of 3 years (**Plan A-1a**). There are currently works in progress on the Site (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is covered by 7 previous planning applications for open storage of building and recycling materials, construction machinery (and used electrical/electronic appliances) with/without ancillary packaging activities and parking of municipal vehicles covering a larger site (**Plan A-1b**). Details of these previous applications are at paragraph 5 below and **Appendix II**.
- 1.3 The Site is accessible via a local track leading from Kung Um Road to its southeast. According to the applicant, no repairing, dismantling, spraying or workshop activities will be carried out on the Site. Plans showing the vehicular access leading to the Site, the proposed site layout, the proposed landscape and tree preservation plan, and the proposed drainage plan submitted by the applicant are at **Drawings A-1 to A-4** respectively.

1.4 The major development parameters of the current application are as follows:

Site Area	About 3,550m ²
Total Floor Area (Non-domestic)	About 2,240m ²
No. of Structures	2 (for warehouse and site office and toilet uses)
Height of Structure	Not exceeding 9m (1 storey)
Loading/ Unloading Spaces	2 (for medium/heavy goods vehicle)
Operation Hours	7:00a.m. to 7:00p.m. with no operation on Sundays and Public Holidays

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

- (a) Application Form received on 29.12.2017 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 3 of the Supplementary Planning Statement (**Appendix Ia**). They can be summarized as follows:

- (a) The Site has been used subject to seven planning permissions for open storage uses since 2003. The applicant submits this fresh application for the Town Planning Board's (the Board) consideration due to the proposed change in use at the Site.
- (b) According to the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13E), the Site falls overwhelmingly within Category 1 area which is considered suitable for open storage and port backup uses. Preliminary technical assessments on traffic, environmental, visual and drainage aspects are provided in the submission to demonstrate the development would not generate adverse impacts on the surrounding areas. It is considered that the applicant should have fulfilled the guidelines and should be given favorable consideration by the Board.
- (c) The Site is zoned "U" on the OZP and the development is in line with the planning intention of the "U" zone, which is to cater for the continuing demand for open storage uses which cannot be accommodated in conventional godown premises. The proposed development fulfills the planning intention as the construction materials and electrical appliances are bulky and not easy to be accommodated in conventional godown.
- (d) The proposed development is compatible with the surrounding environment. The "U" zone where the Site falls within is mainly filled with warehouses and open storage yards.

- (e) There are a number of approved planning applications in close proximity to the Site and no significant change in planning circumstance. The proposed development has no significant differences from the approved applications nearby.
- (f) There is a shortage of land for open storage use in Tong Yan San Tsuen because the 4.75ha “Open Storage” zone is already fully occupied. The “U” zone where the Site falls within is considered generally satisfactory for open storage use by the study commissioned by the Government in 1994.
- (g) The proposed temporary warehouse for storage of construction materials will not cause adverse drainage and traffic impacts. The existing drainage facilities on the Site implemented under the previous planning approval (No. A/YL-TYST/757) will be maintained (**Drawing A-4**). The traffic generated from the Site is negligible.
- (h) The applicant has undertaken the environmental mitigation measures set out in the Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites. Environmental measures, including no open storage; no workshop uses and repairing, spraying, dismantling activities; and restriction on operation hours (from 7:00a.m. to 7:00p.m. except Sundays and public holidays), will be adopted in order to minimize environmental nuisances.

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 a notice of the application outside the Site and sending the notice to the Shap Pat Heung Rural Committee through registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is currently not subject to planning enforcement action.

5. **Previous Applications**

- 5.1 The site was involved in 7 previous applications (No. A/YL-TYST/200, 268, 374, 418, 547, 607 and 757) for similar temporary open storage uses with/without ancillary packaging activities and/or parking of municipal vehicles covering sites of different boundaries, which are all larger than that in the current application, and submitted by a different applicant. Details of the applications are summarized in **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.
- 5.2 Application No. A/YL-TYST/200 for temporary open storage of building/recycling materials and construction machinery for a period of 3 years was approved with conditions by the Board on review on 22.8.2003 for 1 year on sympathetic consideration in that the noise impact of the development could be mitigated by restricting operation hours.

- 5.3 Application No. A/YL-TYST/268 for temporary open storage of building/recycling materials and construction machinery was approved with conditions by the Committee on 14.1.2005 for a period of 3 years mainly on the consideration that the development was considered not incompatible with the surrounding land uses; and departmental/local concerns could be addressed by way of approval conditions.
- 5.4 The subsequent 5 fresh/renewal applications (No. A/YL-TYST/374, 418, 547, 607 and 757) for various temporary open storage use with/without ancillary packaging activities and/or parking of municipal vehicles were approved with conditions each for a period of 1 to 3 years on 18.1.2008, 27.3.2009, 23.9.2011, 21.9.2012 and 23.10.2015. However, the planning approval under Application No. A/YL-TYST/418 was revoked on 8.7.2011 due to non-compliance with the approval condition prohibiting workshop activities on site. All the approval conditions under the last application (No. A/YL-TYST/757) had been complied with and the permission is valid up to 23.10.2018.
- 5.5 Compared with the last application, the current application is submitted by a different applicant for a different use (viz. open storage versus warehouse) on a smaller site with different development parameters and site layout.

6. Similar Applications

- 6.1 A total of 34 similar applications for various types of warehouse with/without ancillary site office uses in this part of the “U” zone had been considered by the Committee or the Board on review since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarized in **Appendix III** and the locations of the sites are shown on **Plan A-1a**.
- 6.2 All 34 applications of these similar applications were approved mainly on similar considerations that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant Government departments could be addressed by imposing approval conditions. However, among these approved applications, 7 were revoked due to non-compliance with approval conditions.

7. The Site and Its Surrounding Areas (Plans A-1a and A-2 to A-4b)

- 7.1 The Site is:
 - (a) located at the fringe of the “U” zone;
 - (b) accessible via a local track leading from Kung Um Road to its southeast (**Plan A-3**);
 - (c) currently with a metal frame under construction (**Plans A-2, A-4a and A-4b**).
- 7.2 The surrounding areas have the following characteristics:

- (a) mixed with open storage/storage yards, vehicle repair workshops, a vehicle park, scattered residential structures, unused land and cultivated agricultural land;
- (b) the nearest residential structure is located about 20m to the north of the Site (**Plan A-2**);
- (c) the “Village Type Development” (“V”) zone covering Tin Liu Tsuen is located to its east;
- (d) to its immediate south is the open storage of recycling materials covered by valid planning permission under Application No. A/YL-TYST/757;
- (e) Lam Tai East Road, Lam Tai West Road, and a nullah are located to the west of the Site; and
- (f) except for the 7 open storage yards which are operated with valid planning permissions under Applications No. A/YL-TYST/717, 731, 757, 768, 775, 840 and 848, the other open storage/storage yards, vehicle repair workshop, and vehicle park are suspected unauthorized developments subject to enforcement action taken by the Planning Authority.

8. Planning Intention

The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic from the proposed development. The area is therefore zoned “U” pending further detailed studies on the infrastructural impacts and the preparation of detailed layout plan.

9. Comments from Relevant Government Departments

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

Land Administration

9.1.1 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) Lot No. 2722 RP, 2724 and 2736 RP in D.D.120 are covered by Short Term Waivers (STWs) No. 3802, 3803 and 3805 respectively to permit structures erected thereon for the purpose of “ancillary use to open storage of building and recycling materials, construction machinery, used electrical/electronic appliances, cargo compartments with ancillary packaging activities and parking of municipal vehicles”.

- (c) The Site is accessible to Kung Um Road via Government land (GL) and private land. Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way to the Site.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the subject planning application, the STW holder(s) will need to apply to her office for modification of the STW conditions if there is any irregularities on site and the lot owner(s) of the lot(s) without STW will need to apply to her office for permit the structures to be erected or regularize any irregularities on site. Such application(s) 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 premium or fee, as may be imposed by LandsD.

Traffic

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

- (a) The land status of the access road/path/track leading to the Site at Kung Um Road shall be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track shall be clarified with the relevant management and maintenance authorities accordingly.
- (c) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, vehicle queuing and reverse movement of vehicles on public road are allowed.

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

- (a) The access arrangement should be commented by the Transport Department (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 Kung Um Road.

Environment

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

- (a) He does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one located about 20m to the north of the Site) (**Plan A-2**), and environmental nuisance is expected.
- (b) There was no environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant should also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.

Landscape

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

- (a) The Site is involving warehouse for storages within an area zone “U” on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11. The Site was the subject of 7 previous applications (No. A/YL-TYST/200, 268, 418, 547, 607 and 757) for the open storage use. The current application is for planning permission for a different use in a smaller site for a period of 3 year.
- (b) With reference to the information submitted, there are some existing trees along the north, east, and west boundaries and will be preserved on site that significant landscape impact arising from the proposed use on the area is not anticipated. Therefore, he has no objection to the application from the landscape planning perspective.
- (c) Should the Board approve this application, in view of the above, he would recommend the standard approval condition for maintenance of all existing trees and plantings within the Site at all times be applied in the permission.
- (d) The applicant is reminded to conduct routine vegetation maintenance works, such as irrigating the trees and removing weeds regularly throughout the period. Fence and/or kerb or bollard should be constructed with a minimum distance of 1m around the planting areas to guard against damage to the trees and shrubs. The applicant should make reference to “Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance”.
- (e) The applicant shall take reference to the following information/guideline published by the Greening, Landscape and Tree Management Section, Development Bureau for tree maintenance: 私人物業樹木護理資料 Information About Tree

Maintenance for Private Properties (https://www.greening.gov.hk/tc/tree-care/Handbook_on_Tree_Management.html),
護養樹木的簡易圖解 Pictorial Guide for Tree Maintenance (https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf).

Drainage

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

- (a) Based on the drainage proposal/planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-TYST/757.
- (b) In view of the above, he has no objection in principle to the proposed development. Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the existing drainage facilities and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

Building Matters

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the application site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant's attention is drawn to the following points:
 - (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application.
 - (ii) For UBW erected on leased land, enforcement action may be taken by the 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 application site under the BO.
 - (iii) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on application site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
 - (iv) 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.
 - (v) 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 Building (Planning) Regulation at the building plan submission stage.

Others

9.1.9 Comments of the Director of Electrical and Mechanical Services (DEMS):

In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings,

where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

9.1.10 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) CEDD and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) - Investigation" (the Study). According to the Recommended Outline Development Plan of YLS promulgated on 8.8.2017, the subject site falls within an area zoned as “Special Residential-Public Rental Housing (with Commercial)” (“RSc”) and an area shown as “Road”.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS. As regard the implementation programme of YLS, he would leave it for CEDD to advise.

9.1.11 Comments of Project Manager (New Territories West), Civil Engineering and Development Department (PM(NTW), CEDD):

- (a) We have no objection to the captioned temporary use for 3 years, which should be considered in accordance with the provisions of the current Outline Zoning Plan and existing infrastructure capacities.
- (b) However, the captioned site falls within the boundary of YLS Development. According to the Study, to ensure timely and orderly implementation, the development of YLS and relevant site formation and infrastructure works would be implemented in four stages. The lot(s) concerned falls within a site under Stage 1 Works. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the site in question will not be arranged before 2022.

District Officer’s Comments

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

The local consultation has been completed and his office has not received any comments, from the village representatives in the vicinity, regarding the application.

9.2 The following government department has no comment to the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (c) Commissioner of Police (C of P).

10. Public Comment Received During the Statutory Publication Period

On 5.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 26.1.2018, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The subject application is for proposed temporary warehouse for storage of construction materials and electrical appliances at a Site zoned “U” on the OZP. The applied use is not in conflict with the planning intention of the “U” zone on the OZP which is generally intended to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls within an area zoned as “RSc” and an area shown as “Road” on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(NTW) of CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the area.
- 11.2 The subject “U” zone is mainly occupied by open storage uses (**Plan A-2**). As such, the proposed development is not incompatible with the surrounding uses in the subject “U” zone.
- 11.3 There is no adverse comment on the application from concerned government departments, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site, with the nearest one located 20m to the north of the Site (**Plan A-2**), and environmental nuisance is expected. However, there has been no environmental complaint concerning the Site received in the past 3 years. To address the concerns on the possible environmental nuisances generated by the temporary use and the technical concerns of other concerned government departments, relevant approval conditions are recommended in paragraph 12.2 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 also be advised to follow the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact and to keep the Site clean and tidy at all times.

- 11.4 As the Committee has approved 7 open storage uses covering the Site and 34 similar applications for warehouse uses in the vicinity of the Site, approval of the subject application is considered in line with the Committee's previous decisions.
- 11.5 It is noted that there is a metal frame on the Site under construction and BD indicated that 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 BD should be obtained, otherwise they are UBW under BO. Should the application be approved, the applicant should be reminded that the planning permission granted is only to the use under application and should not be construed as an acceptance or condonation of any UBWs. Any UBW on the Site may be subject to enforcement action by the Building Authority.
- 11.6 There is no public comment received on the application during the statutory publication period.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, the Planning Department considers that the proposed temporary warehouse for storage of construction materials and electrical appliances could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 9.2.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 7:00p.m. and 7:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no repairing, dismantling, spraying, cleansing or workshop activities, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) all existing trees and plantings within the Site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 9.5.2018;

- (h) 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 9.8.2018;
- (i) 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 9.11.2018;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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;
- (k) if any of the above planning conditions (g), (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; and
- (l) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

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

the applicant fails to demonstrate that the proposed development would not generate adverse environmental impact on the surrounding areas.

13. Decision Sought

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

14. Attachments

Appendix I	Application Form received on 2.11.2017
Appendix Ia	Supplementary Planning Statement
Appendix II	Previous Applications Covering the Application Site

Appendix III	Similar Applications in this Part of the “U” Zone on the Tong Yan San Tsuen OZP since the Promulgation of TPB PG-No. 13E
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape & Tree Preservation Plan
Drawing A-4	Proposed Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A4-b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2018**