

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

**APPLICATION NO. A/YL-TYST/876**

<b><u>Applicant</u></b>	: Mr. HSU Wei Chian represented by Metro Planning and Development Company Limited
<b><u>Site</u></b>	: Lots 774 (Part), 784 S.A, S.B & S.C (Part) and 785 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories
<b><u>Site Area</u></b>	: 1,120m <sup>2</sup> (about) (including about 335m <sup>2</sup> of Government land)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
<b><u>Zoning</u></b>	: “Undetermined” (“U”)
<b><u>Application</u></b>	: Renewal of Planning Approval for Temporary "Warehouse for Storage of Construction Material and Used Electrical Appliance" for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval for temporary warehouse for storage of construction material and used electrical appliance for a period of 3 years at the application site (the Site) for a further period of 3 years (**Plan A-1**). The Site is currently occupied for the applied use with valid planning permission under Application No. A/YL-TYST/718 (**Plans A-2 and A-4**).
- 1.2 The Site was the subject of one previous application (No. A/YL-TYST/718), which was approved with conditions by the Rural and New Town Planning Committee (the Committee) for a period of 3 years on 27.3.2015. All the time-limited approval conditions under the last application has been complied with and the permission is valid up to 27.3.2018. Details of the previous application are at paragraph 6 below and **Appendix III**. Compared with the last application, the current application is submitted by the same applicant for the same use on the same site, and the development parameters and site layout remain unchanged.

1.3 The Site is accessible via a local track leading from Kung Um Road to its east with two ingress/egress provided at the southeastern and southern peripheries of the Site (**Plan A-2** and **Drawing A-1**). According to the applicant, the Site would be solely used for the storage of construction material and used electrical appliance. No medium and heavy goods vehicles exceeding 5.5 tonnes, including medium and heavy goods vehicle, would access to the Site and no repairing, dismantling, cleaning or workshop activities would be carried out on the Site. No electronic waste would be stored at the Site and all the used electrical appliances would be stored inside the covered area. Plans showing the vehicular access leading to the Site, the proposed site layout, the proposed tree preservation plan, and the as-built 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 1,120m <sup>2</sup> (including Government land of about 335 m <sup>2</sup> )
Total Floor Area (Non-domestic)	About 1,009m <sup>2</sup>
No. of Structures	2 (for storage and toilet uses)
Height of Structure	3m to 6.5m (1 storey)
Loading/ Unloading Spaces	Nil (loading/unloading to be carried out within the warehouse)
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 10.1.2018 **(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 the Supplementary Planning Statement (**Appendix Ia**). They can be summarized as follows:

- (a) The Site is subject to a previous planning permission (No. A/YL-TYST/718) for the same use as the current application. All the approval conditions of the said permission have been complied with.
- (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 within Category 1 area which is considered suitable for open storage and port backup uses. Preliminary technical assessments on traffic, environmental 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.
- (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 except that it is relatively small in scale.
- (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/718) will be maintained (**Drawing A-4**). The traffic generated from the Site is extremely insignificant.
- (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 medium and heavy goods vehicle; no workshop uses and repairing, cleaning, dismantling activities; and restriction on operation hours 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 Ping Shan Rural Committee through registered post. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34B) are relevant to the application. The relevant assessment criteria are attached at **Appendix II**.

## 5. **Background**

The Site is currently not subject to planning enforcement action.

## 6. **Previous Application**

- 6.1 The Site was involved in one previous application (No. A/YL-TYST/718) for the same use as the current application on a temporary basis for a period of 3 years. Details of the application are summarized in **Appendix III** and the boundary of the site is shown on **Plan A-1**.
- 6.2 The last application was approved by the Committee on 27.3.2015 on considerations of not in conflict with the planning intention of the “U” zone; not incompatible with the surrounding land uses; and departmental concerns could be addressed by way of approval conditions.
- 6.3 Compared with the last application, the current application is submitted by the same applicant for the same use on the same site, and the development parameters and site layout remain unchanged.

## 7. **Similar Applications**

- 7.1 A total of 86 similar applications for various types of warehouse/storage 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-1**.
- 7.2 There are 85 applications 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, amongst these approved applications, 28 were revoked due to non-compliance with approval conditions.
- 7.3 There is 1 application rejected mainly on the grounds, amongst others, that approval of application with repeated non-compliances would set an undesirable precedent.

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

- 8.1 The Site is:
  - (a) accessible via a local track leading from Kung Um Road; and
  - (b) paved and currently occupied by the applied use with valid planning permission under Application No. A/YL-TYST/718.
- 8.2 The surrounding areas have the following characteristics:

- (a) mixed with open storage/storage yards, a vehicle repair workshop, a vehicle park, scattered residential structures, vacant structures, graves and unused land;
- (b) there are a number of residential structures in its vicinity with the nearest one located to its immediate north (**Plan A-2**); and
- (c) except for the warehouse sites located to the northeast and southeast of the Site which are operated with planning permission under Application Nos. A/YL-TYST/843 and 765 respectively, 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.

## 9. **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.

## 10. **Comments from Relevant Government Departments**

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

### **Land Administration**

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

- (a) The Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Lot No. 774 in D.D.119 is covered by Short Term Waiver (STW) No. 4507 to permit structures erected thereon for the purpose of “Temporary Warehouse (excluding dangerous goods godown)”.
- (c) The Government land (GL) within the Site is covered by the Short Term Tenancy (STT) No. 2974 for the purpose of “Temporary Warehouse for Storage of Construction Material and Used Electrical Appliance”.
- (d) The Site is accessible to Kung Um Road via 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.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.

- (f) Should planning approval be given to the subject planning application, the STW/STT holder(s) will need to apply to her office for modification of the STW/STT 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**

#### 10.1.2 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.

#### 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 the Transport Department.
- (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**

#### 10.1.4 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 to the immediate 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**

#### 10.1.5 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 zoned “U” on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11. The Site was the subject of a previous application (A/YL-TYST/718) and the current application is for planning permission for the similar use in the same site for a period of 3 years.
- (b) With reference to the information submitted, there are some existing trees along the north boundary 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](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](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)).

### **Drainage**

#### 10.1.6 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/718.
- (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**

#### 10.1.7 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.

### **Water Supply**

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

- (a) He has no objection to the application subject to the following comments.
- (b) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable Government water mains for connection. The applicant shall



resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to his department's standards.

- (c) The water mains in the vicinity of the Site cannot provide the standard pedestal hydrant.

### **Building Matters**

#### 10.1.9 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 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**

#### 10.1.10 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 Site falls within an area partly zoned as "Residential – Zone 2 (Subsidised Sale Flats with Commercial)" ("R2(SSF)c") and partly "Amenity" ("A").
- (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.

#### 10.1.11 Comments of Project Manager (West), Civil Engineering and Development Department (PM(W), 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 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 2027.

### **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 locals on the application.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);

- (b) Director of Electrical and Mechanical Services (DEMS); and
- (c) Commissioner of Police (C of P).

## **11. Public Comment Received During the Statutory Publication Period**

On 19.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 9.2.2018, no public comment was received.

## **12. Planning Considerations and Assessments**

- 12.1 The subject application is for renewal of the planning permission under previous Application No. A/YL-TYST/718 for temporary warehouse for storage of construction material and used electrical appliance for a period of 3 years 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 partly zoned as “R2(SSF)c” and partly “A” on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(W) 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.
- 12.2 The applied development is not incompatible with the surrounding land uses which are mainly mixed with open storage/storage yards, vehicle repair workshop, vehicle park and scattered residential structures.
- 12.3 The application is generally in line with TPB PG-No. 34B in that there has been no material change in planning circumstances since the granting of the previous approval under Application No. A/YL-TYST/718; the approval conditions have been complied with; and the 3-year approval period sought is of the same timeframe as the previous approval.
- 12.4 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 to the immediate 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 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 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.

- 12.5 Given that the Committee has approved one application (No. A/YL-TYST/718) for the same use covering the same site and 85 other similar applications in the same part of the “U” zone, approval of the renewal application is also in line with the Committee’s previous decisions.
- 12.6 There is no public comment received on the application during the statutory publication period.

### **13. Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 11, the Planning Department considers that the temporary warehouse for storage of construction material and used electrical appliance 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 further period of 3 years from 28.3.2018 to 27.3.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval conditions

- (a) no operation between 7:00 p.m. and 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 repairing, dismantling, cleaning or other workshop activities, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (e) no storage of used electrical appliances, as proposed by the applicant, is allowed outside the concrete-paved covered structure on the Site at any time during the planning approval period;
- (f) no storage of electronic and computer parts (including cathode-ray tubes) or any other types of electronic waste, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (g) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) all existing trees and landscape plantings within the Site shall be maintained at all times during the planning 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 a condition 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 28.6.2018;
- (k) the submission of a 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 28.9.2018;
- (l) in relation to (k) above, the implementation of the 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 28.12.2018;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or (i) 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;
- (n) if any of the above planning conditions (j), (k) or (l) 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
- (o) 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.

[Approval conditions (a) to (g) and (k) to (l) are the same as those under the permission for Application No. A/YL-TYST/718, while conditions (h) to (j) are updated to accord with the departments' latest requirements.]

#### Advisory clauses

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

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

the applicant fails to demonstrate that the proposed development would not generate 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**

<b>Appendix I</b>	Application Form received on 10.1.2018
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix II</b>	Relevant extract of the Town Planning Board Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B)
<b>Appendix III</b>	Previous Application Covering the Application Site
<b>Appendix IV</b>	Similar Applications in this Part of the “U” Zone on the Tong Yan San Tsuen OZP since the Promulgation of TPB PG-No. 13E
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Proposed Tree Preservation Plan
<b>Drawing A-4</b>	As-built Drainage Plan
<b>Plan A-1</b>	Location Plan with Previous and Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2018**