

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

APPLICATION NO. A/FLN/25

- Applicant** : Mr. Liu Chun-On represented by Lanbase Surveyors Limited
- Site** : Lots 164 (Part) , 167 RP, 167 S.B and 176 RP (Part) in D.D.52, Sheung Shui Wa Shan, Fu Tei Au, Sheung Shui, N.T.
- Site Area** : 6,181m² (about)
- Lease** : Old Schedule Agricultural Lots held under the Block Government Lease
- Plan** : Approved Fanling North Outline Zoning Plan (FLN OZP) No. S/FLN/2

Approved Fu Tei Au and Sha Ling Outline Zoning Plan (FTA OZP) No. S/NE-FTA/16
- Zoning** : “Government / Institution or Community” (“G/IC”) (about 3,639 m², or 59% of the site)

“Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) (about 1,840 m², or 30% of the site)

Area shown as ‘Road’ (about 702 m², or 11% of the site)
- Application** : Renewal of Planning Approval for Temporary Public Vehicle Park (PVP) (Including Container Vehicle), Goods Distribution and Storage Uses for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission for temporary PVP (including container vehicle), goods distribution and storage uses for a period of 3 years at the application site (the Site). The Site falls within an area partly zoned “G/IC” and partly shown as ‘Road’ on the approved FLN OZP No. S/FLN/2 while the remaining portion is zoned “Other Specified Use” annotated “Port Back-up Uses” (“OU(PBU)”) on the approved FTA OZP No. S/NE-FTA/16 (**Plan A-1**).

According to the Notes of the OZPs, temporary use or development of any land or buildings not exceeding a period of three years within “G/IC” and “OU(PBU)” zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for in terms of the OZPs. In any area shown as ‘Road’ on the approved FLN OZP No. S/FLN/2, all uses or developments require planning permission from the Board. The Site is currently used for the applied uses with a valid planning permission.

- 1.2 The Site is subject of 8 previous applications for similar uses. The latest application (No. A/FLN/16) for the same use was submitted by the same applicant and approved with conditions for three years by the Rural and New Town Planning Committee (the Committee) on 17.8.2018. All approval conditions have been complied with and the planning permission is valid until 17.8.2021.
- 1.3 According to the information submitted by the applicant, the Site is accessible via a local track branching off from Man Kam To Road. The applied uses involve nineteen 1-2 storey(s) structures, six container vehicle parking spaces and a loading/unloading area. The operation hours of the Site are between 7:00a.m. and 11:00p.m. from Mondays to Saturdays and no operation on Sundays, public holidays and at night-time. A plan showing the site layout is at **Drawing A-1**.
- 1.4 Besides, the applicant stated that proper maintenance on the drainage facilities, landscape and tree plantings, access road, loading/unloading, parking facilities and fire precaution measures as approved in the previous applications (No. A/FLN/3 and 16) will continue to be provided.
- 1.5 Compared with the last approved application submitted by the same applicant, there are no change in the development proposal in terms of the site layout, number of parking spaces and operational details.
- 1.6 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with Attachments received on **(Appendix I)** 20.5.2021
 - (b) Further information (FI) received on 15.6.2021 **(Appendix Ia)** (exempted from publication)
 - (c) FI received on 30.6.2021 (exempted from publication) **(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendix I**, and are briefly summarised as follows:

- (a) Previous planning permissions for the same use
The Site has granted planning permission for the same use as the applied uses under planning application No. A/FLN/16 and no major change was involved in the application. All the approval conditions imposed on the previous planning application No. A/FLN/16 have been satisfactorily complied with. The applicant had provided genuine efforts to comply with the approval conditions in the

previous planning application, favourable consideration should be given to the application.

- (b) Planning permissions for similar use near the Site
There are several planning applications for similar uses, i.e. temporary vehicle parks and other port back-up uses approved in recent years within “OU(PBU)” zones and surrounding area in recent years. The applied temporary uses should not be unsuitable on the Site.
- (c) In line with the Town Planning Board Guidelines TPB PG-No. 13F
According to 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), the Site is designated as “Category 1” area, which usually cover uses similar to the applied uses. Favourable consideration would normally be given to the Site.
- (d) Compatible with surrounding land uses
The locality of the Site has been generally occupied by similar uses (i.e. public vehicle parks, open storages and other port back-up uses). The applied uses are therefore commensurate with the general demand for providing parking facilities for port back-up uses in the area. It is considered compatible with the land uses of the surrounding area.
- (e) No additional drainage and environmental impacts
The Site has been used by the applied development for many years. The Site condition remains unchanged from previous application No. A/FLN/16. Additional drainage and environmental impacts area are not anticipated.
- (f) No adverse traffic impact
It is estimated that only around 3 vehicular trips to/from the Site daily. The Site is accessible via a rural access road of not less than 4.5m wide and no adverse traffic impact is anticipated. In addition, in order to demonstrate that there is sufficient internal circulation area for vehicles to manoeuvre without tailing back on the local track, vehicle circulation routes/swept paths have been shown on the proposed layout plan (**Drawing A-1**).
- (g) With regard to Lands Department’s (LandsD’s) comments (paragraph 10.1.1(c)), the applicant commits to rectify the site boundary and layout for any discrepancy to tally with the layout and details under the current planning application (**Appendix Ib**).

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

The applicant is not the “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. 31) by posting application notice at the Site and giving notification to the Sheung Shui District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

- 4.1 On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). Under the revised Guidelines, the northern part of the Site on FTA OZP falls within Category 1 areas while the southern part of the Site on FLN OZP does not fall within an area of any Categories, but falls within the area to be assessed under separate planning criteria with respect to New Development Areas (NDAs) since southern part of the Site forms part of Kwu Tung North/Fanling North (KTN/FLN) NDA. Relevant extracts of the Guidelines are attached at **Appendix II**.
- 4.2 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 also relevant to the application. The major assessment criteria are as follows:
- (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.

5. Background

The Site is not subject to any active enforcement case.

6. Previous Applications

- 6.1 The Site, in whole or in part, is the subject of 8 previous planning applications (No. A/NE-FTA/20, 28, 67, 69, 87, 104, A/FLN/3 and 16) for similar uses. Applications No. A/NE-FTA/20, 28, 67 and 69 were applied for temporary open storage / container tractors / trailers parks and goods distribution and storage uses which were approved by the Committee with conditions between 1998 and 2004 on the considerations that the developments were considered generally in line with the planning intention; the applied uses were generally compatible with the surrounding land uses and were in line with the then TPB PG-No. 13D. Application No. A/NE-FTA/87 applied for the same uses as the current application for a period of 3 years was approved by the Committee with conditions

on 18.7.2008 on similar considerations as above. Application No. A/NE-FTA/104 was applied for the renewal of the previous planning approval (Application No. A/NE-FTA/87) and the application was approved by the Committee with conditions on 17.6.2011.

- 6.2 Applications No. A/FLN/3 and A/FLN/16 submitted by the same applicant for the same applied uses as the current application was approved by the Committee on 26.9.2014 and 17.8.2018 respectively on a temporary basis for a period of 3 years, mainly on the considerations that the applied uses were not incompatible with the surrounding land uses; the applications were generally in line with the then TPB PG-No. 13E and the technical concerns on environment and fire safety could be addressed by appropriate approval conditions. The applicant had complied with all the approval conditions. The planning approval under application No. A/FLN/16 is valid until 17.8.2021.
- 6.3 Details of the previous applications are at **Appendix III** and their locations are shown on **Plans A-1** and **A-2b**.

7. Similar Applications

- 7.1 There are 12 similar applications considered by the Committee after the promulgation of the TPB PG-No.13E in October 2008 in the vicinity of the Site within the same “OU(PBU)” zone on FTA OZP, and the same ‘Road’ area and “G/IC” zone on FLN OZP (**Plan A-1**).
- 7.2 There are 9 similar applications on FTA OZP, 7 of which for open storage and/or warehouse uses (Applications No. A/NE-FTA/96, 124, 143, 155, 158, 166 and 202) were approved on a temporary basis for three years between 2010 and 2021 on the considerations that the uses were in line with the planning intention; they were compatible with the surrounding land uses; and were in line with the then TPB PG-No. 13E (and TPB PG-No. 13F for Application No. A/NE-FTA/202). The remaining 2 similar applications (No. A/NE-FTA/146 and 180) for temporary open storage and warehouse uses were rejected by the Committee mainly on the grounds that the applicant failed to demonstrate the proposed developments would not jeopardise the provision of electricity supply and had no adverse environmental and/or traffic impacts on the surrounding areas.
- 7.3 There are 3 similar applications on FLN OZP (Applications No. A/FLN/4, 9 and 10). Applications No. A/FLN/4 and 10 were applied for temporary goods distribution and storage uses with ancillary parking of vehicles, which were approved by the Committee with conditions on a temporary basis for a period of 2 years on 3.7.2015 and 24.6.2016 respectively. Application No. A/FLN/9 was applied for temporary private car park (private car, light goods vehicles and medium goods vehicles) and storage of clothes and computers accessories, which was approved by the Committee with conditions on a temporary basis for a period of 3 years on 9.12.2016. These 3 applications were approved mainly on the similar considerations as stated in paragraph 7.2 above.
- 7.4 Details of the similar applications are at **Appendix IV**.

8. The Site and Its Surrounding Areas (Plans A-1, A-2a and A-2b, aerial photo on Plan A-3, and site photos on Plans A-4a and A-4b)

8.1 The Site is:

- (a) paved, fenced off and currently used for the applied uses; and
- (b) accessible from a sub-standard local track branching off from Man Kam To Road.

8.2 The surrounding have the following characteristics:

- (a) to the south of the Site are some car parks, vehicle repair workshops and vacant land intermixed with some temporary domestic structures. Further south is the Ng Tung River;
- (b) to the east and west of the Site are occupied by warehouse and some open storage yards; and
- (c) to the north and northwest of the Site are some temporary domestic structures and storage yards.

9. Planning Intentions

9.1 The planning intention of the “G/IC” zone on FLN OZP is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs and other institutional establishments. Besides, the Site falls within an area shown as ‘Road’ on FLN OZP, which is intended to reflect the planned Fanling Bypass Western Section (**Plan A-1**) to serve the KTN/FLN NDA development.

9.2 The planning intention of the “OU(PBU)” zone on FTA OZP is primarily for accommodating the anticipated increasing cross-boundary freight traffic, especially the parking of container vehicle, including container trailers and tractors and other port back-up uses.

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/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises lots Nos. 146, 164, 167 RP, 167 S.B and 176 RP. The lots are Old Schedule lot held under the Block

Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access, and there is no guarantee that any adjoining Government land (GL) will be allowed for the vehicular access to the application site for the proposed use;

- (b) there are unauthorised structures erected on the application lots and portion of adjoining GL is occupied without approval from his office. His office reserves the right to take necessary lease enforcement actions against the structures on private lots and land control action against the irregularities on GL as appropriate;
- (c) the actual occupation area does not tally with the Site. The existing total built-over area is larger than it mentioned in the planning parameters of the application. The existing number of structures are not tally with those mentioned in the planning parameters;
- (d) should the planning application be approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) covering all actual occupation area. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW and STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office; and
- (e) his detailed comments are at **Appendix VI**.

Future Development

10.1.2 Comments of the Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD):

he has no comment on the application from KTN/FLN NDA project interface point of view. However, the land of the Site within the boundary of the FLN OZP would be required for delivery of the construction works under FLN NDA project around September 2024.

Environment

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

- (a) he does not support the application since the applied use is expected to generate traffic of heavy vehicles and there are domestic uses within 100m of the site boundary (the nearest domestic structures are to the immediate east of the Site). Environmental nuisance to nearby residents is anticipated;

- (b) there is no environmental complaint case related to the Site in the last 3 years; and
- (c) should the application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites'.

Water Supply

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

he has no objection to the application. His detailed comments are at **Appendix VI**.

Fire Safety

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

he has no objection in-principle to the proposal subject to the existing fire service installations (FSIs) implemented on the Site being maintained in efficient working order at all times.

Drainage

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

- (a) should the application be approved, the applicant is advised to submit a condition record of the existing drainage facilities on site as previously implemented on the same site in the planning application No. A/FLN/16 to the satisfaction of this Division within three months of the TPB's letter of approval; and
- (b) maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate / ineffective during operation.

District Officer's Comments

10.1.7 Comments of the District Officer/North, Home Affairs Department (DO/N, HAD):

- (a) he has consulted the locals from 7.6.2021 to 21.6.2021;
- (b) one out of three Indigenous Inhabitant Representatives (IIR) of Sheung Shui Heung objected to the proposal mainly on the grounds that the application did not obtain the approval from the lot owners;

- (c) the Resident Representative (RR) of Wa Shan Tsuen supported the proposal; and
- (d) the Chairman of Sheung Shui District Rural Committee, the North District Council (NDC) members of N15 Constituency, the other two IIRs of Sheung Shui Heung, the RR of Sheung Shui Heung, the IIR of Wa Shan Tsuen and the Chairman of Fung Shui Area Committee had no comment.

10.2 The following Government departments have no objection to/adverse comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Estate Surveyor/New Development Area, LandsD (CES/NDA, LandsD);
- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD);
- (e) Commissioner of Police (C of P);
- (f) Commissioner for Transport (C for T);
- (g) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (h) Director of Electrical and Mechanical Services (DEMS).

11. Public Comment Received During Statutory Publication Period

On 28.5.2021, the application was published for public inspection. During the three-week statutory publication period, three comments from individuals (**Appendix V**) were received. One indicates no comment while the other two object to the application mainly on the grounds that the development would lead to traffic congestion, environmental pollution, fire safety hazard, adversely affect the safety and quality of living of the villagers, and reduce the reserved lands for providing recreational and GIC facilities.

12. Planning Considerations and Assessment

12.1 The application is for renewal of a planning approval for temporary public vehicle park (including container vehicle), goods distribution and storage uses for a period of 3 years. The Site falls within an area partly zoned “G/IC” and partly shown as ‘Road’ on FLN OZP, while the remaining portion is zoned “OU(PBU)” on FTA OZP. The planning intentions of the “G/IC” zone and the ‘Road’ area on FLN OZP are primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory and to reflect the planned Fanling Bypass Western Section respectively, while the planning intention of the “OU(PBU)” zone on FTA OZP is primarily for accommodating the anticipated increasing cross-boundary freight traffic, especially the parking of container vehicle, including container trailers and tractors and other port back-up uses. The applied uses are generally in line with the planning intention of the “OU(PBU)” zone on FTA OZP. The Site falls within the boundary of FLN OZP where would

be required for delivery of the construction works under FLN NDA project around September 2024. PM/N of CEDD and CES/NDA of LandsD have no adverse comment on the application from NDA implementation perspective. In this regard, although the applied uses are not entirely in line with the planning intentions of the “G/IC” zone and ‘Road’ area on FLN OZP, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site.

- 12.2 The Site partly falls within the KTN/FLN NDA and partly falls within Category 1 areas on FTA OZP according to the TPB PG-No. 13F. The following considerations in the Guidelines are relevant:
- (a) for applications in NDAs: for existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs; and
 - (b) for Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major 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 should be submitted if the proposed uses may cause significant environmental and traffic concerns.
- 12.3 The applied uses are generally in line with the TPB PG-No. 13F in that the Site is the subject of a previous planning approval (application No. A/FLN/16) for the same applied use for 3 years approved with conditions by the Committee on 17.8.2018, all approval conditions of the last application were complied with and no major adverse departmental comments have been received on the application. Besides, the applicant has also submitted FSIs plan and related certificate to support this renewal application (**Appendix Ia**). On the basis of the above, sympathetic consideration may be given to the application.
- 12.4 The applied uses are not incompatible with the existing land uses in the surrounding areas which comprise mainly car parks, vehicle repair workshops, open storage yards and warehouse uses (**Plan A-2a**). Concerned Government departments including C for T, CE/MN of DSD, CTP/UD&L of PlanD and D of FS have no objection or no adverse comment on the application from traffic, drainage, landscape and fire safety perspectives. It is anticipated that the development will not cause significant adverse traffic, drainage and landscape impacts on the surrounding areas. Although DEP does not support the application

as the applied use is expected to generate environmental nuisance to residents in the vicinity of the Site, no environment complaint has been received in the last 3 years. To address concern of DEP on possible environmental nuisance to surrounding areas, it is recommended to impose relevant approval conditions requiring the maintenance of the peripheral fencing and restricting the operation hours of the proposed development in paragraph 13.2 (a) to (c) below. Moreover, the technical requirements of CTP/UD&L of PlanD, D of FS and CE/MN of DSD could be addressed by appropriate approval conditions in paragraph 13.2 (d) to (g) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on-site will be subject to enforcement action by the Planning Authority. The applicant will also be advised to undertake environmental mitigation measures as set out in the revised 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites'.

- 12.5 The application generally complies with the TPG PG-No. 34C in that there are no adverse planning implications arising from the renewal of the planning approval as the temporary planning approval would not pre-empt the long-term development of the area. The last planning approval (Application No. A/FLN/16) for the same applied uses was granted in 2018 and all approval conditions have been complied with. The current application is the same as the previous application (No. A/FLN/16) in terms of the site layout, number of parking spaces and operational details. As there is no change in planning circumstances since the last approval and the applicant has complied with all approval conditions under the last approval, sympathetic consideration could be given for the current renewal application.
- 12.6 The Site is the subject of 8 previously approved applications for similar uses (**Plans A-1 and A-2b**). The latest two applications (No. A/FLN/3 and 16) submitted by the same applicant for the same applied uses were approved on the considerations as stated in paragraph 6.2. There were 10 similar applications approved by the Committee on the considerations as stated in paragraphs 7.2 and 7.3 respectively. The considerations of approving these previous and similar applications are applicable to the current application, and approval of the current application is in line with the Committee's previous decisions.
- 12.7 Regarding the local views conveyed by DO/N of HAD in paragraph 10.1.7 and public comments in paragraph 11, the departmental comments and planning considerations and assessments as stated above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comment in paragraph 11, the Planning Department considers that the temporary office with ancillary storage area and car parking could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years and be renewed from 18.8.2021 until 17.8.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) the peripheral fencing of the Site should be maintained at all times during the planning approval period;
- (d) the existing trees on the Site should be maintained at all times during planning approval period;
- (e) the existing fire service installations implemented on the Site should be maintained in efficient working order at all times during planning approval period;
- (f) the existing drainage facilities on-site should 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 18.11.2021;
- (h) if any of the above planning conditions (a), (b), (c), (d), (e), or (f) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (g) 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.

*[The above approval conditions are same as those under the last approved application No. A/FLN/16, except conditions (e), (f) and (g) which are updated to reflect the latest departmental requirements. The previous conditions on the submission and implementation of FSIs are replaced by condition (e), as the FSIs and fire certificates have been accepted by D of FS (**Appendix Ia**)]*

Advisory clauses

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

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

the applied uses are not in line with the planning intention of the "G/IC" zone, which is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. There is no strong

planning justification to deviate from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission for the renewal application.
- 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 with Attachments received on 20.5.2021
Appendix Ia	FI received on 15.6.2021
Appendix Ib	FI received on 30.6.2021
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Previous Applications
Appendix IV	Similar Applications
Appendix V	Public Comment
Appendix VI	Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plans A-2a and A-2b	Site Plans
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos