

RNTPC Paper No. A/YL-MP/319  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 24.12.2021

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-MP/319**

<b><u>Applicant</u></b>	: Mr. FUNG Hok Lan represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	: Lot 2874 and 2876 (Part) in D.D. 104, Mai Po, Yuen Long
<b><u>Site Area</u></b>	: About 791 m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
<b><u>Zoning</u></b>	: “Open Space” (“O”)
<b><u>Application</u></b>	: Temporary Shop and Services with Ancillary Office for a Period of 5 Years

**1. The Proposal**

- 1.1 The applicant seeks planning approval for temporary shop and services with ancillary offices for a period of 5 years at the application site (the Site) which is zoned “O” on the approved Mai Po and Fairview Park OZP No. S/YL-MP/6 (**Plan A-1**). According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use.
- 1.2 The Site (in whole or in part) is the subject of three previously approved applications (No. A/YL-MP/239, 246 and 275) (**Plan A-1**) for temporary shop and services use between 2015 and 2018. The first application was submitted by another applicant for a temporary florist and gardening shop. The last two applications were submitted by the current applicant for a temporary metal hardware and household items retail store/shop. The application No. A/YL-MP/275 was approved by the Rural and New Town Planning Committee (the Committee) on 2.11.2018 for a period of 3 years until 2.11.2021 and the approval conditions have been all complied with.

- 1.3 As shown in the site layout plan at **Drawing A-1** and **Plan A-2**, the Site is accessible from its east via a local track leading to Castle Peak Road – Mai Po. The proposal includes four single-storey structures (about 2.8m to 4m high) and a wooden platform with a total gross floor area (GFA) of about 158.5m<sup>2</sup> for shop and services use (i.e. a design services company and ancillary office) at the Site. Besides, 4 parking spaces for private cars and 1 loading/unloading space for light goods vehicles (LGV) are provided. The operation hours of the Site are 9:00 a.m. to 7:00 p.m. daily, including public holiday.
- 1.4 As compared to the previous approved application No. A/YL-MP/275 which was for a temporary shop and services use (a metal hardware and household items retail shop), the site area has been increased from about 742.7m<sup>2</sup> to about 791 m<sup>2</sup> in the current application owing to the adjustment in site boundary.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 25.10.2021 **(Appendix I)**
  - (b) Further Information (FI) received on 15.12.2021 **(Appendix Ia)** providing response to departmental and public comments with clarification of the applied use and its operation on the Site  
*# exempted from publication requirement*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I** and FI at **Appendix Ia**. They can be summarised as follows:

- (a) The temporary application will not frustrate the long term planning intention of the Site. The applicant would like to operate a design services company providing interior design services with display of architectural, interior design, lighting, landscape design work at the Site serving the nearby locals including but not limited to the residents of Royal Palms, Palms Spring, Maple Garden, etc. Approval of the current application will not set an undesirable precedent for similar use within the same “O” zone.
- (b) The estimated maximum number of visitors to the Site per day are 10 and the maximum number of staff members working at the Site is 5. Visitors are required to make appointment to access the Site and to use the parking spaces. The retail shop and the design services company will generate about 40 trips per day (on average 5 trips per hour). Sufficient manoeuvring space is provided within the Site to ensure no vehicle queuing and turning back outside the Site and onto public road. Light goods vehicle not exceeding 5.5 tonnes is deployed for transportation of goods. No medium and heavy goods vehicle exceeding 5.5 tonnes including container tractor/trailer is allowed to enter/exit the Site. The applicant will continue to liaise with respective departments and land owners for

the right of way to the Site. Adverse traffic impact on the surrounding road network is not expected.

- (c) No workshop activities and no storage of paints and dangerous goods will be carried out at the Site. The applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area.
- (d) The open storage of construction material/vehicles and the real estate agency to the east are not related to the applicant. The development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas.

### **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not a "current land owner" of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notice to the San Tin Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

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

*Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)*

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

### **5. Background**

5.1 The Site (in whole or in part) was subject to 4 previous enforcement cases, i.e.

E/YL-MP/167, E/YL-MP/190, E/YL-MP/198 and E/YL-MP/223 (**Plan A-2**), between 2009 and 2018 by the Planning Authority. The first two cases were related to unauthorised filling of pond whereas the last two cases were related to unauthorised storage use. Upon issuance of Enforcement Notices for the respective enforcement cases, the land owner had discontinued the various unauthorised uses with Compliance Notices issued by the Planning Authority.

- 5.2 At present, the Site is not subject to any active planning enforcement action. However, should there be sufficient evidence to form an opinion of unauthorised development under the Town Planning Ordinance at the Site, enforcement action would be instigated as appropriate.

## **6. Previous Applications**

- 6.1 The Site in whole or in part is the subject of three previous applications (No. A/YL-MP/239, 246 and 275) for similar shop and services use, which were all approved by the Committee (**Plan A-1**).
- 6.2 Application No. A/YL-MP/239 was submitted by another applicant for a temporary florist and gardening shop which was approved on 13.3.2015 for 3 years mainly on the considerations that the development was not incompatible with the surrounding land uses and concerned government departments had no objection to or no adverse comment on the application.
- 6.3 Applications No. A/YL-MP/246 and 275 were submitted by the current applicant for a temporary metal hardware shop and household items retail store. They were approved by the Committee on 8.1.2016 and 2.11.2018 respectively mainly on considerations that the developments were not incompatible with the surrounding land uses and concerned government departments had no objection to or no adverse comment on the application. The planning permission for Application No. A/YL-MP/246 was revoked on 8.6.2018 due to non-compliance with the approval conditions on implementation of FSIs proposal. For A/YL-MP/275, all the time-limited approval conditions have been complied with, and the permission lapsed on 3.11.2021.
- 6.4 Details of these 3 applications are summarised at **Appendix II**.

## **7. Similar Applications**

- 7.1 During the past 10 years since 2011, there are 19 applications for similar shop and services uses within the same “O” zone on the OZP. All the applications were approved by the Committee mainly on considerations that the developments were not incompatible with the surrounding land uses and the concerns of Government departments could be addressed by imposing approval conditions. Details of these 19 similar applications are summarised at **Appendix III**.

- 7.2 A similar application No. A/YL-MP/321 (**Plan A-1**) for temporary shop and services with ancillary office is considered by the Committee at the same meeting.

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

### **8.1 The Site is:**

- (a) currently fenced off, occupied with a single canopy structure for an existing metal hardware and household items retail shop with a wooden platform; and
- (b) accessible from the east via a local track leading to Castle Peak Road – Mai Po.

### **8.2 The surrounding areas are a mix of residential dwellings, restaurant, real estate agencies and storage/open storage yards:**

- (a) to its immediate north is Palm Springs Boulevard. To further north are some temporary uses with planning approvals, including a restaurant (Application No. A/YL-MP/299), a real estate agency and furniture showroom (Application No. A/YL-MP/278), and an open storage of construction materials;
- (b) to its immediate east are a real estate agency with temporary approval (Application No. A/YL-MP/298) and open storage yards of construction materials and vehicles. Further east are a local track and Castle Peak Road – Mai Po;
- (c) to the immediate south is a pond. Further south is a plant nursey and further southeast are some residential dwellings, a storage yard and vacant land; and
- (d) to its west is the residential development of Royal Palms within “Residential (Group C)” zone.

## **9. Planning Intention**

The planning intention of the “O” zone is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

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

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

### **Land Administration**

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

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The private land of Lot No. 2874 in D.D. 104 is covered by a Short Term Waiver (STW) No. 5034 to permit structures for the purpose of “Temporary Shop and Services (Metal Hardware and Household Items Retail Shop)”.
- (c) Should planning approval be given to the application, the STW holder will need to immediately apply to his office for modification of the STW conditions where appropriate. **The owner(s) of the lot without STW will need to immediately apply to this office for permitting the structures to be erected or to regularize any irregularities on site, if any.** Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fees, as may be imposed by LandsD.

### **Open Space Provision**

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

- (a) The Site is not on the priority list for development agreed by the Yuen Long District Council. There is no plan to develop the Site into public open space at present.
- (b) No in-principle objection to the application since the Site involves private lots only.

### **Traffic**

#### 10.1.3 Comments of the Commissioner for Transport (C for T):

- (a) The Site is connected to Castle Peak Road – Mai Po via a section of a local access and Palm Springs Boulevard which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access

should be clarified with the relevant lands and maintenance authorities accordingly.

- (b) Should the application be approved, a condition should be incorporated that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (c) Concerning the traffic concern raised in the public comments, C for T advises that the applicant should seek the relevant authority and land owner(s) on the right of using the local access and to ensure that no vehicle is allowed to queue back to or reverse onto/from public road to ensure traffic safety in the area.

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

- (a) The access arrangement of the Site from Castle Peak Road – Mai Po should be approved by TD.
- (b) HyD shall not be responsible for the maintenance for any access connecting the Site and Castle Peak Road – Mai Po.
- (c) Adequate drainage measures should be provided at the Site to prevent surface water running from the Site to nearby public roads and drains.

**Environment**

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

- (a) He has no adverse comment on the application provided that it is used as the applied use for a temporary shop and services as a design services company and that no heavy vehicles as well as no workshop activities and no storage of paints and dangerous goods, as proposed by the applicant, will be involved.
- (b) The applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (the COP) to minimise potential environmental impacts on the surrounding areas.
- (c) Regarding the public comments on the environmental concerns about odour of paint thinner and noise nuisance arising from the temporary use being applied for, DEP advises that, no environmental complaint relating to the Site was recorded in the past 3 years. The potential concerns over the odour of paint thinner and noise nuisance would also be subject to the control of the Air Pollution Control Ordinance

and Noise Control Ordinance, respectively if the application is approved by the Board.

### **Landscape**

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

- (a) With reference to the aerial photo of 2021, there is no significant change in the landscape character for adjacent area since the last approved application (No. A/YL-MP/275). The applied use is not incompatible with the landscape character of the surrounding environment.
- (b) With reference to the site photos in November 2021, planting of trees and shrubs of common species in fair conditions are observed at the periphery of the Site. According to the site layout plan (**Drawing A-1**), significant adverse landscape impact within the Site arising from the development is not anticipated. As such, she has no objection to the application from the landscape planning perspective.
- (c) In view that there are existing trees along the site boundary as buffer planting and the Site is not abutting any major public frontage, it is considered not necessary to impose a landscape condition should the application be approved by the Board. Her advisory comments to the applicant are at **Appendix V**.

### **Fire Safety**

#### 10.1.7 Comments of the Director of Fire Services (D of FS):

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

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

- (a) No record of approval granting by the Building Authority (BA) for the existing structures at the Site.
- (b) Before any new building works (including containers and open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with BO.
- (c) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO.
- (d) His detailed comments are at **Appendix V**.

### **Drainage**

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

- (a) He has no objection in principle to the application from drainage operation and maintenance point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, the following conditions should be stipulated in the approval letter requiring the applicant (i) to submit a drainage proposal; and (ii) to implement the drainage proposal and maintain the drainage facilities for the development to the satisfaction of the Director of Drainage Services or of the Board.
- (c) His detailed comments are at **Appendix V**.

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

- (a) Commissioner of Police;
- (b) Director of Agricultural, Fisheries and Conservation;
- (c) Chief Engineer/Construction, Water Supplies Department;

- (d) Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- (e) Project Manager (West), Civil Engineering and Development Department; and
- (f) District Officer (Yuen Long), Home Affairs Department.

#### **11. Public Comments Received During Statutory Publication Period**

On 2.11.2021, the application was published for public comments. During the first 3 weeks of the statutory publication period which ended on 23.11.2021, a total of 137 public comments were received from The Estate Owners' Committee (OC) of Royal Palms of Phase A and The Estate OC of Royal Palms of Phase B, the OC of Palm Springs Paloma, the OC of Palm Springs Monterey, the management services limited of Palm Springs, residents/owners of Palm Springs and Royal Palms and individuals raising objection to/concerns about the application (**Appendix IV**). The grounds of objection/concerns are summarised as follows:

- (a) the Site is planned as open space and the area in Mai Po is for nature conservation with cycle track facility for family leisure, the development is incompatible with the surrounding environment;
- (b) there are retail stores and shops in the neighbourhood and vacant retail units within Palm Springs Mall, the proposed shop and services is not necessary. There is concern that the Site is used for other purposes such as BBQ site or vehicle park;
- (c) the Site has never offered any goods and retail services as mentioned in the applicant's submission, but has been used as decoration and refurbishment company, furniture workshop and storage of paints with display of advertising boards taking up public space;
- (d) there are large trucks/heavy vehicles running between the Site and Castle Peak Road via Palm Springs Boulevard which is the only access to Palm Springs/Royal Palm and significantly affecting the livelihood of the local residents;
- (e) the development affects the nice environment and tranquility of Royal Palms and creates adverse traffic impact, road safety, environmental pollution, drainage hazard, hygienic and security problems. There is no assessment to demonstrate the technical and environmental acceptance of the development;
- (f) the Site was previously pond area being filled but government had not taken adequate actions against the unauthorised use at the Site; and
- (g) there are concerns about granting repeated renewal and extension of time for compliance with conditions for previous application at the Site, the consultation procedure is inadequate; and the duration of temporary use in the current application is extended from 3 years as in the previous application to 5 years which is unacceptable.

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

- 12.1 The application is for temporary shop and services use for a retail shop and providing design services for a period of 5 years at the Site which falls within an “O” zone intended for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public. According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Board. Although the applied use is not entirely in line with the planning intention of the “O” zone, DLCS has no objection to the application as there is no implementation programme for the planned open space at present. Approval of the application on a temporary basis would not frustrate the long term planning intention of the “O” zone.
- 12.2 According to the applicant, the proposed use under application is to serve nearby locals including the residents of Royal Palm, Palm Springs and Maple Gardens. It is considered not incompatible with the surrounding land uses which comprise residential developments, temporary restaurant and real estate agencies.
- 12.3 Although the Site falls within WBA of TPB PG-No. 12C, the guidelines also specify that planning applications for temporary uses are exempted from the requirement of EcoIA. In this regard, DAFC has no comment on the application from nature conservation perspective.
- 12.4 Relevant government departments including C for T, DEP, D of FS, CE/MN of DSD and CTP/UD&L of PlanD have no objection to or no adverse comment on the application. Adverse impacts on traffic, environment, fire safety, drainage and landscape aspects are not envisaged. Should the application be approved, technical requirements of C for T, D of FS and CE/MN of DSD are suggested as approval conditions in paragraph 13.2 below. Concerning the traffic concern raised in the public comments, C for T advises that the applicant should seek the relevant authority and land owner(s) in using the local access and to ensure that no vehicle is allowed to queue back to or reverse onto/from public road to ensure traffic safety in the area. Regarding the concerns on the potential environmental nuisance generating from the temporary use being applied for, DEP advises that no environmental complaint relating to the Site was recorded in the past 3 years. DEP has no adverse comment on the application as long as it is used as the applied use for a temporary shop and services as a design services company and no heavy vehicles, no workshop activities and no storage of paints and dangerous goods. Non-compliance with any of the approval conditions would result in revocation of the planning permission and unauthorized development on-site would be subject to enforcement action by the Planning Authority. Besides, the applicant will be advised to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to mitigate any potential environmental impacts on the surrounding areas.
- 12.5 There has been three previously approved application for temporary shop and services use at the Site as detailed in paragraph 6 above. During the past 10 years, the Committee approved a total of 19 applications for similar shop and services uses within the “O” zones on the OZP as detailed in paragraph 7 above. These

previous and similar applications were mainly approved on the grounds that the developments were not incompatible with the surrounding land uses and the concerns of Government departments could be addressed. Approval of the current application is therefore in line with the previous decisions of the Committee.

- 12.6 There were 137 public comments raising objection/concerns on the application as detailed in paragraph 11. The planning considerations and departmental comments above are relevant. As for the concerns in particular on the consultation procedure and repeated planning approvals granted at the Site, it should be noted that the application has been processed in accordance with the provisions of the Town Planning Ordinance (the Ordinance) and the relevant TPB Guidelines. In considering the planning applications, among other things, comments/advice from relevant Government departments and the public comments received during the first 3 weeks of the statutory publication period will be submitted to the Board for consideration.

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

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 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 5 years 24.12.2026. 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 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no workshop activities and no storage of paints and dangerous goods, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) only private car and light goods vehicle not exceeding 5.5 tones as defined in the Road Traffic Ordinance are allowed to access the Site at all time during the planning approval period as proposed by the applicant;
- (d) no trucks or heavy vehicles, as proposed by the applicant, shall access/parked at the Site at all time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of a drainage proposal within 6 months from the date of

planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.6.2022**;

- (g) in relation to (f) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.9.2022**;
- (h) in relation to (g) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (i) the submission of 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 **24.6.2022**;
- (j) in relation to (i) above, the implementation of fire service installations 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 **24.9.2022**;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e) or (h) 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;
- (l) if any of the above planning conditions (f), (g), (i) or (j) 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
- (m) upon the expiry of the planning permission, the reinstatement of the application 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 attached 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 "Open Space" zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public. No strong planning justification has been given in the submission for a departure 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 renewal of the planning 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 25.10.2021
<b>Appendix Ia</b>	FI received on 15.12.2021
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Similar Applications
<b>Appendix IV</b>	Public Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Floor Layout Plan
<b>Drawing A-3</b>	Swept Path Analysis
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
DECEMBER 2021**