

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

APPLICATION NO. A/YL-ST/590

<u>Applicant</u>	: Fenman Development Limited represented by Lanbase Surveyors Limited
<u>Site</u>	: Lots 158, 162 RP (Part) and 198 S.B in D.D. 105 and Adjoining Government Land (GL), San Tin, Yuen Long
<u>Site Area</u>	: 2,223m ² (about) (including about 868m ² (about 39%) of GL)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<u>Zoning</u>	: “Residential (Group D)” (“R(D)”)
<u>Application</u>	: Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicles and Heavy Goods Vehicles) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of the planning approval for temporary public vehicle park (including container vehicles and heavy goods vehicles) for a period of 3 years at the application site (the Site) which is zoned “R(D)” on the approved San Tin OZP No. S/YL-ST/8 (**Plan A-1a**). The Site is currently used for the applied use with planning permission under Application No. A/YL-ST/526.
- 1.2 The Site (in whole or in part) is the subject of 10 previously approved applications for container trailer/tractor park or public vehicle park for container vehicles and heavy goods vehicles between 1993 and 2018. Permissions have been granted for the current applicant for temporary public vehicle park (including container vehicles and heavy goods vehicles) since 2002. The last application (No. A/YL-ST/526) was approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 20.7.2018 for a period of 3 years until 20.7.2021 (**Plan A-1b**) and the

approval conditions have all been complied with.

1.3 As shown on the layout plan at **Drawing A-1** and **Plan A-2**, the Site is accessible from the north off Castle Peak Road – San Tin. The layout and operation hours of the current application are the same as those of the last Application No. A/YL-ST/526. Within the Site, there are 3 structures including a container site office (2 storeys/5.2m high) and 2 container storages (1 storey/2.6m high; one of them is under a 6m high open shed) with a total floor area of 234.76m² (office of 117.12m² and storage/shed of 126.64m²), and 6 parking spaces for container vehicles and heavy goods vehicles. The Site operates from 7:00 am to 11:00 pm from Monday to Saturday (with no night-time operation between 11:00 pm and 7:00am) and there is no operation on Sunday and public holiday.

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

- (a) Application Form received on 31.3.2021 (Appendix I)
- (b) Planning Statement (Appendix Ia)
- (c) Replacement page of Application Form received on 12.4.2021 (Appendix Ib)
- (d) Further Information (FI) received on 21.5.2021 (Appendix Ic)
providing responses to departmental comments [#]

[#] *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, Planning Statement and FI at **Appendices I to Ic** and can be summarised as follows:

- (a) The Site has been used for similar temporary public vehicle park (including container vehicles and heavy goods vehicles) uses under previous applications for many years and the site conditions remain unchanged. The last Application No. A/YL-ST/526 was approved for same use for which all approval conditions have been complied with. There have been recent approvals for similar uses near the Site in the “R(D)” zone.
- (b) According to TPB PG-No. 13F, the Site falls within Category 2 areas where planning permission could be granted on a temporary basis up to a maximum period of 3 years. The Site is with previous approvals and not subject to high flooding risk and thus is suitable for the applied use. The Site is located in close proximity to the border area and strategic road networks, and has been an area well established for port back-up and open storage activities since the late 1980s. There is demand for container vehicle parks in Lok Ma Chau.

- (c) The applied use is compatible with the surrounding area which is characterised by open storage and car park uses. Also, no interface problems with villagers are anticipated given that the closest villages are located far away. The applied use has been operated at the Site for more than 10 years. The traffic condition will remain unchanged without generating additional traffic. No additional traffic, drainage and environmental impacts are anticipated.

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

The applicant is not a “current land owner” of the private land at 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 San Tin Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the “Owner’s Consent/Notification” Requirements as set out in TPB PG-No. 31A are not applicable.

4. Town Planning Board Guidelines

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)

- 4.1 According to TPB PG-No. 34C, the main criteria for assessing applications for renewal of planning approval 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.

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)

- 4.2 According to TPB PG-No. 13F, the Site falls within Category 2 areas which are areas mostly without clear planning intention or fixed development programme;

areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals. In addition, the areas should not be subject to high flooding risk.

- 4.3 For Category 2 areas, technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

5. Background

The Site is not subject to any active enforcement action.

6. Previous Applications

- 6.1 The Site (in whole or in part) is the subject of 12 previous applications (No. A/DPA/YL-ST/15, A/YL-ST/21, 71, 96, 165, 198, 230, 311, 371, 416, 468 and 526). Except for Applications No. A/YL-ST/21 and 165, the other 10 applications were approved by the Committee (**Plan A-1b**).
- 6.2 Application No. A/DPA/YL-ST/15 for open container vehicle parking submitted by a different applicant was approved under the “Unspecified Use” zoning of the draft San Tin Development Permission Area Plan No. DPA/YL-ST/1 on 3.9.1993 for 3 years.
- 6.3 Application No. A/YL-ST/21 submitted by a different applicant for temporary container vehicle park was rejected on 20.12.1996 mainly on the grounds of insufficient information to demonstrate that the development would not cause interface problem with the residential settlements nearby; and approval would set an undesirable precedent for similar applications.
- 6.4 Applications No. A/YL-ST/71, 96 and 165 were submitted by another applicant. Application No. A/YL-ST/71 for temporary public car park was approved on 11.12.1998 mainly on the consideration that the proposed development was not incompatible with the planning intention and significant adverse impacts were not expected. Application No. A/YL-ST/96 for temporary container tractor/trailer park with ancillary repair area was approved on 10.9.1999 mainly on considerations that the development was not incompatible with the adjacent open storage uses and container trailer parks, and as an interim arrangement to alleviate the acute shortage of port back-up land in the area. Application No. A/YL-ST/165 for the same use on the same site as A/YL-ST/96 was rejected on 30.3.2001 on the grounds of insufficient information to demonstrate the development would not

have adverse environmental, drainage and sewage impacts on the surrounding areas including the nearby residential use and Deep Bay; and approval would set an undesirable precedent for similar applications within the “R(D)” zone.

- 6.5 The remaining 7 applications were submitted by the same applicant of the current application. Application No. A/YL-ST/198 for temporary container trailer/tractor park was approved on 10.5.2002 mainly on considerations that previous planning approvals for similar use on the site had been given and departmental concerns could be addressed through approval conditions, but the approval was revoked on 10.5.2003 due to non-compliance with the approval conditions relating to provision of drainage facilities and fencing for the site. Applications No. A/YL-ST/230 for temporary container trailer/tractor park and No. A/YL-ST/311, 371, 416, 468 and 526 for temporary public vehicle park (including container vehicles and heavy goods vehicles) were approved on 21.3.2003, 2.6.2006, 7.8.2009, 20.7.2012, 17.7.2015 and 20.7.2018 respectively mainly on considerations that the developments were not incompatible with the surrounding open storage yards, vehicle (including container vehicle) parks, vehicle workshops and warehouse uses; previous planning approvals for similar uses on the site had been given, and departmental concerns could be addressed through approval conditions. For the last application (No. A/YL-ST/526, all approval conditions including those in relation to the submission and implementation of fire services installations (FSIs) and submission of photographic records of the existing drainage facilities have been complied with.
- 6.6 Details of these applications are summarised at **Appendix II**. Their locations are shown on **Plan A-1b**.

7. Similar Applications

- 7.1 Since 2008, there are 16 applications (No. A/YL-ST/360, 361, 373, 374, 375, 404, 414, 418, 420, 455, 465, 475, 478, 512, 527 and 535) for similar container vehicle / lorry crane / heavy goods vehicle parking, or port back-up uses with or without workshop or tyre repair uses within the same “R(D)” 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.
- 7.2 Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

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

- 8.1 The Site is:
- (a) accessible from the north off Castle Peak Road – San Tin; and
 - (b) currently used for the applied use (with planning permission under

A/YL-ST/526).

8.2 The surrounding areas have the following characteristics:

- (a) to the north is Castle Peak Road – San Tin. To the further north, northeast and northwest across Castle Peak Road – San Tin are a logistics centre with ancillary container vehicle park, vehicle repair workshop and car beauty service, cargo handling and forwarding facilities and open storage of containers with vehicle repair workshop, open storage of construction machinery / construction materials, parking of vehicles, vehicle repair workshops and a few residential dwellings (the closest residential dwelling is located at about 26m away from the northern boundary of the Site);
- (b) to the east are two sites with temporary approvals for temporary parking of lorry cranes for sale with ancillary maintenance workshop (A/YL-ST/535) and open storage of recyclable metal with ancillary office (No. A/YL-ST/546);
- (c) to the south is a warehouse and parking of container vehicles and goods vehicles; and
- (d) to the west are open storages of construction materials and vehicles. Further west across Shek Wu Wai Road is an approved open storage of second hand motor vehicles (including medium goods vehicles and containers tractors) for sale and a covered works area (A/YL-ST/528).

9. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

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 GL and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

- (b) The GL of the Site is covered by a Short Term Tenancy (STT) No. 2882 for the purpose of “Temporary Public Vehicle Park” (including Container Vehicles and Heavy Goods Vehicles).
- (c) The private land with the Site (i.e. Lots No. 158 and 162 RP in D.D. 105) are covered by Short Term Waivers (STW) No. 3563 and 3564 respectively to permit structures for the purpose of “Temporary Public Vehicle Park (including Container Vehicles and Heavy Goods Vehicles)”.
- (d) Should planning approval be given to the application, the STT/STW holders will need to apply to his office for modification of the STT/STW conditions where appropriate. The lot owner(s) of the lot without STW will need to apply to his office for permitting the structures to be erected or regularise any irregularities on-site. Given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications 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 applications 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 fee, as may be imposed by LandsD.

Traffic

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

- (a) Having considered the applicant’s submission and clarification on the trip generation and car parking provision within the Site (**Appendix Ic**), he has no adverse comment on the renewal application from the traffic engineering perspective.
- (b) Should the application be approved, the applicant should maintain the buffer area fronting Castle Peak Road – San Tin such that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

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

- (a) The proposed access arrangement of the Site from Castle Peak Road – San Tin should be approved by the Transport Department (TD);
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin; and

- (c) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

10.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD):

He has no comment on the application from railway development viewpoint as the Site falls outside any administrative route protection boundary, gazette railway scheme boundary or existing railway protection boundary of any railway systems.

Environment

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

- (a) The application indicates that 6 parking spaces for heaving goods vehicles are provided within the Site which are considered as ‘heavy vehicle’ under the context of the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP). He does not support the renewal application as the applied use will generate traffic of heavy vehicles and the Site is within 100m from the nearest sensitive use (i.e. residential dwellings at about 26m north of the Site) and environmental nuisance is expected (**Plan A-2**).
- (b) No environmental complaint related to the Site was received in the past 3 years. Should the application be approved, the applicant is advised to follow the COP to minimise the potential environmental impacts on the surrounding areas.

Landscape

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

- (a) The Site involves 12 previous applications for container vehicle/public car park. The last two Applications No. A/YL-ST/468 and A/YL-ST/526 submitted for the same use were approved on 17.7.2015 and 20.7.2018 respectively.
- (b) Compared with the aerial photos taken in 2018 and 2020, there is no significant change to the surrounding landscape setting since approval of the last application. In view of the fact that the Site is not located in landscape sensitive zoning and there is no substantial change in the layout of the development, further significant impact on the existing landscape resources within the Site arising from the continuous use is not anticipated.
- (c) In view that there are existing trees along the site boundary and significant adverse landscape impact due to the proposed

development is not anticipated, landscape condition is not recommended should the application be approved. His advisory comments to the applicant are at **Appendix V**.

Fire Safety

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

He has no objection in principle to the application subject to the existing FSIs implemented on the Site being maintained in efficient working order at all times by the applicant.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the structures existing at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (b) For UBW erected on leased land, enforcement action may be taken by BA 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 Site under BO.
- (c) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with 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) The applicant implemented the drainage facilities on the Site under the previous Application No. A/YL-ST/526. The current application is for the same use and site boundary as the previous

application. The applicant should provide a set of the latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan for DSD's reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.

- (c) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
- (d) The applicant is reminded that the proposed drainage proposal / works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.
- (e) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
- (f) The applicant should consult DLO/YL, LandsD regarding all drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future.
- (g) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on the Site under proper maintenance at all times.

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

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Commissioner of Police;
- (c) Project Manager (West), Civil Engineering and Development Department;
- (d) Chief Engineer/Construction, Water Supplies Department; and
- (e) District Officer (Yuen Long), Home Affairs Department.

11. Public Comments Received During Statutory Publication Period

On 13.4.2021, the application was published for public inspection. During the first 3 weeks of the statutory publication period, 2 public comments (**Appendix IV**) were received from 2 individuals raising objection to the application on the grounds that more vehicles have been parked on the Site than that under application; the development will increase the traffic volume and induce traffic congestion, environmental pollution, fire risk, road safety problem, and affect the living environment of the villagers.

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of the planning permission which will expire on 20.7.2021 for the temporary public vehicle park (including container vehicles and heavy goods vehicles) for a period of 3 years at the Site within “R(D)” zone. The planning intention of the “R(D)” zone is for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Although the applied use is not in line with the planning intention of the “R(D)” zone, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “R(D)” zone as there is no immediate development proposal for the Site.
- 12.2 The applied use is not incompatible with the surrounding land uses, comprising mainly vehicle parks, open storage yards and port back-up facilities amidst residential dwellings (**Plan A-2**). As detailed in paragraph 7, approvals have been granted for similar container vehicle parking / heavy goods vehicle parking or port-back up uses within the same “R(D)” zone.
- 12.3 Under TPB PG-No. 13E, the Site falls within Category 2 areas. The Site is amidst a cluster of open storage and port back-up uses with previous planning approvals. The current application is in line with TPB PG-No. 13F in that planning approval for similar use at the Site was first granted back in 1993. Permissions have been given to the current applicant for temporary container vehicle/heavy goods vehicle park use since 2002. For the last approved application (No. A/YL-ST/526), all the approval conditions have been complied with. Concerned Government departments, including CE/MN of DSD, C for T, D of FS, and CTP/UD&L of PlanD, have no objection to or no adverse comment on the renewal application from drainage, traffic, fire safety and landscape perspectives. Although DEP does not support the application in view of environmental nuisances as the development involves heavy vehicles and there are sensitive use in the vicinity (i.e. the closest residential dwelling is located at about 26m to the north of the Site), no environmental complaint related to the Site was received by DEP in the past 3 years. Should the application be approved, the previous approval conditions restricting the operation hours, types of vehicles and activities, and requiring maintenance of the existing paving, boundary fencing and drainage facilities are recommended to be retained; and the traffic and FSI requirements are updated according to the latest departmental advice as paragraphs 13.2 (a) to (k) below. Besides, the applicant should be advised to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise the possible environmental impacts.
- 12.4 The current proposal is same as the last application (No. A/YL-ST/526) in terms of the applied use, site layout and operation hours. The renewal application is in line with TPB PG-No. 34C as there has been no major change in planning circumstances since the last approval, approval conditions under the previous application have been complied with, and adverse planning implications arising

from the renewal of the planning approval are not expected. Approval of the current application is in line with the previous decisions of the Committee.

- 12.5 There were 2 public comments objecting to the application as detailed in paragraph 11. The planning considerations and the departmental comments 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 comments in paragraph 11 above, the Planning Department considered the applied temporary public vehicle park (including container vehicles and heavy goods vehicles) could be tolerated for 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 21.7.2021 to 20.7.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 11:00p.m. and 7:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no cutting, dismantling, repairing and workshop activity, including container repairing and vehicle repairing, is allowed on the Site at any time during the planning approval period;
- (d) the paving and boundary fencing on the Site shall be maintained at all times during the planning approval period
- (e) the buffer area fronting Castle Peak Road – San Tin shall be maintained such that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of photographic records 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 21.10.2021;
- (h) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;

- (i) if any of the above planning conditions (a), (b), (c), (d), (e), (f) 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;
- (j) 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; and
- (k) 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.

[The approval conditions are same as those imposed under the last Application No. A/YL-ST/526, except conditions (e) and (h) which are updated and the previous condition on maintenance of existing landscape is deleted as per the latest departmental advice.]

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 planning intention of the "R(D)" zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. The occupation of the Site for the temporary public vehicle park (including container vehicles and heavy goods vehicles) is not in line with the planning intention of the "R(D)" zone. No strong planning justification has been given in the submission to justify 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 permission for 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

Appendix I	Application Form received on 31.3.2021
Appendix Ia	Planning Statement
Appendix Ib	Replacement page of Application Form received on 12.4.2021
Appendix Ic	FI received on 21.5.2021
Appendix II	Previous s.16 applications at the Application Site
Appendix III	Similar s.16 applications within the same “R(D)” zone on the San Tin Outline Zoning Plan No. S/YL-ST/8
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2021**