

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/53

<u>Applicant</u>	The Motor Transport Company of Guangdong and Hong Kong Limited represented by Top Bright Consultants Limited
<u>Site</u>	Lots 106 (Part), 108 (Part), 109 (Part), 110 (Part), 112 (Part), 113, 114, 115 (Part), 116 (Part), 117 (Part), 118 (Part), 119 (Part), 120 (Part), 122 (Part), 123 (Part), 165 S.A (Part) in D.D. 95 and Adjoining Government Land, Ho Sheung Heung, Kwu Tung North, Sheung Shui, New Territories
<u>Site Area</u>	10,573 m ² (including about 416 m ² of Government land)
<u>Lease</u>	Old Schedule lot held under the Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
<u>Zoning</u>	Area shown as ‘Road’ (about 91.7%) “Residential (Group B)” (“R(B)”) (about 5.1%) “Government, Institution or Community” (“G/IC”) (about 2.5%) “Green Belt” (“GB”) (about 0.7%)
<u>Application</u>	Renewal of Planning Approval for Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission for temporary medium goods vehicle and container tractor/trailer park at the application site (the Site) for a period of 3 years. The Site falls mainly within an area shown as ‘Road’ with minor portions in areas zoned “R(B)”, “G/IC” and “GB” on the approved Kwu Tung North OZP No. S/KTN/2 (**Plan A-1**). According to the Notes of the OZP, the proposed temporary use for a period of three years requires permission of the Town Planning Board (the Board). The Site is currently used for the applied use with planning permission granted under Application No. A/KTN/16 valid until 6.11.2018.
- 1.2 The Site (in whole or in part) is the subject of 8 previous applications for mainly container trailer/tractor/medium goods vehicle park and/or open storage uses. The last Application No. A/KTN/16 submitted by the same applicant for the same temporary medium goods vehicle and container tractor/trailer park use was approved

by the Rural and New Town Planning Committee (the Committee) of the Board on 6.11.2015. The planning permission is valid until 6.11.2018 and all approval conditions have been complied with.

- 1.3 According to the applicant, the Site is accessible via Ho Sheung Heung Road (**Drawing A-1**). The Site and the existing vehicular ingress/egress is hard-paved. Adequate spaces are provided inside the Site for manoeuvring of vehicles. The Site is fenced off by corrugated metal sheets of approximately 3 m high. The layout and major development parameters as well as parking spaces under the current application are the same as the current planning permission (application No. A/KTN/16). There are some converted containers structure on the Site used for site office, staff rest area, storage, car parks, washrooms, guard house and meter room with the total floor area of about 1,131 m² and maximum building height of 5m, same as the previous approved scheme. The Sites provides total 49 parking spaces comprising 15 for container vehicle, 14 for container trailer, 10 for medium goods vehicle, 5 for container tractors and 5 for private cars for staff/visitors.
- 1.4 According to the applicant, the operating hours is the same as the last approved application from 8:00 a.m. to 7:00 p.m. from Mondays to Saturdays, and no operation on Sundays and public holidays. The landscape and tree preservation proposal is at **Drawing A-2**.
- 1.5 In support of the application, the applicant has submitted the following documents:
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|-----|---|----------------------|
| (a) | Application form received on 10.9.2018 | (Appendix I) |
| (b) | Supplementary planning statement received on 10.9.2018 | (Appendix Ia) |
| (c) | Supplementary information received on 10.9.2018 | (Appendix Ib) |
| (d) | Supplementary information received on 19.9.2018 | (Appendix Ic) |
| (e) | Further information dated 19.10.2018
<i>(accepted and exempted from publication and
recounting requirements)</i> | (Appendix Id) |
| (f) | Further information dated 23.10.2018
<i>(accepted and exempted from publication and
recounting requirements)</i> | (Appendix Ie) |

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Part 8 of the Application Form at **Appendix Ia**, and supplementary information at **Appendices Ib** and **Id**. They are summarized as follows:

- (a) The Site is located in close proximity to the Man Kam To and Lok Ma Chau Boundary Crossings. The applied use provides parking spaces for medium goods vehicle and container vehicles to meet the genuine parking demand.
- (b) In view of the temporary nature of the applied use, it would not jeopardize the long term use of the Site and the development of Kwu Tung North New Development Area (KTN NDA).

- (c) As the Board has previously approved 7 applications for similar uses at the Site, the applied use at the Site should be acceptable. All approval conditions of the last application, including submission and provision of fire service installations (FSI) and submission of condition record of existing drainage facilities, amongst others, have been complied with.
- (d) The applied use is compatible with the surrounding land uses which are mainly open storage and port back-up uses.
- (e) The Site has been hard-paved and fenced to minimize the environmental nuisance to the surrounding areas. As the village settlement of Ho Sheung Heung and Kwu Tung Tsuen are located 400m to the east and 800m to the southwest of the Site, no adverse environmental is anticipated.
- (f) The estimated vehicular trip per day for the Site is about 20 trips. No traffic complaints were received in the last 6 years. Potential traffic impact on Ho Sheung Heung Road and Castle Peak Road-Kwu Tung would be minimal. The Site provides sufficient space for manoeuvring of vehicle to avoid queuing and reverse movement of vehicle onto the local road.

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 site notice and publishing newspaper notices. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to planning enforcement action.

5. Town Planning Board Guidelines

Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Uses or Development (TPG PG-No.34B)

- 5.1 According to the Town Planning Board Guidelines TPB PG-No. 34B, the relevant assessment criteria for assessing applications for renewal of planning approval are summarized below:
 - (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 many 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 No. 13E for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13E)

5.2 The Site falls within Category 1 areas under the Town Planning Board Guidelines TPB PG-No.13E promulgated by the Board on 17.10.2008. The following criteria are relevant:

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, such as container trailer/ tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns.

6. Previous Applications

- 6.1 The Site is involved in 8 previous applications (No. A/DPA/NE-KTN/24, A/NE-KTN/64, /92, /98, /118, /136 and/157, and A/KTN/16). Details of the previous applications are summarized at **Appendix II** and their locations are shown on **Plans A-1**.
- 6.2 Except Application No. A/NE-KTN/92 for temporary lorry and container trailer/tractor park, which was rejected by the Committee on 13.9.2002 mainly on the grounds that there was no information in the submission to demonstrate that the proposed development would not generate adverse environmental and traffic impacts to the surroundings, the remaining 7 previous applications were approved by the Committee/the Board from 1994 to 2015. Except for the last application, the sites of all the 6 previous approved application were in “Open Storage” (“OS”) zone when they were approved. For the last application, the site fell within the same zoning of the current application.
- 6.3 4 applications (No. A/DPA/NE-KTN/24, /64, /98 and /118) for mainly temporary container trailer/tractor park/ open storage were approved with conditions by the Board/the Committee in 1994, 1999, 2003 and 2006 respectively mainly on considerations that the applied uses were in line with the planning intention of the “OS” zone, the uses were not incompatible with the surrounding area, and there was

acute demand for parking of container trailer/tractors in the North District.

- 6.4 Application Nos. A/NE-KTN/136 and A/NE-KTN/157 for the same temporary medium goods vehicle and container tractor/trailer park were approved with conditions by the Committee in 2009 and 2012 on considerations that the applied uses were not incompatible with the surrounding area, they were in line with TPB PG-No. 13E, in that the sites fell within Category 1 areas and there were no adverse departmental comments/ environmental complaints, all the approval conditions had been complied with; and temporary nature would not frustrate the long-term planning intention.
- 6.5 The last Application No. A/KTN/16 submitted by the same applicant for the same temporary medium goods vehicle and container tractor/trailer park use was approved by the Committee on 6.11.2015 on similar considerations and that the approval would not affect the NDA development. The planning permission is valid until 6.11.2018 and all approval conditions have been complied with.

7. Similar Application

There is no similar application within/partly within the area shown as 'Road' or the same "R(B)", "G/IC" and "GB" zones.

8. The Site and Its Surrounding Areas (Plans A-1, A-2 , A-3, A-4a and A-4b)

8.1 The Site is:

- (a) fenced off and currently used as medium goods vehicle and container trailer/tractor park with site office and staff rest room with valid planning permission; and
- (b) accessible from Ho Sheung Heung Road.

8.2 The surrounding areas have the following characteristics:

- (a) to the east of the Site are an open storage yard for recycling of metals, vacant and unused land; further east across Ho Sheung Heung Road are a mix of open storage yards, car park, warehouses, workshops, garden and domestic structures;
- (b) to its north are some domestic structures, car park, and vacant/unused land;
- (c) to its south are a mix of open storage yards, warehouses, domestic structures, and vacant/unused land;
- (d) to its west is mainly domestic structures; and
- (e) to its north-west is an area for burial urns.

9. Planning Intentions

- 9.1 Area shown as ‘Road’ is intended for road development.
- 9.2 The “R(B)” zone is primarily intended for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.3 The “G/IC” zone is primarily intended for the provision of Government, institution or community 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.
- 9.4 The “GB” zone is primarily intended for defining the limits of development areas, to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone.

10. Comments from Relevant Government Departments

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

Land Administration

- 10.1.1 Comments of the District Lands Officer/ North, Lands Department (DLO/N, LandsD):

- (a) the Sites comprises private lots, namely lots 106 (part), 108 (part), 109 (part), 110 (part), 112 (part), 113, 114, 115 (part), 116 (part), 117 (part), 118 (part), 119 (part), 120 (part), 122 (part), 123 (part), 165 S.A (part) in D.D. 95, and the adjoining Government land. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of vehicular access;
- (b) The applicant should make his/her own arrangement for acquiring access. The Government shall accept no responsibility in such arrangement.
- (c) It is noted that unauthorized structures were erected within the Site. Some Government land within and adjoining the Site is being illegally occupied, and total built-over area and the heights of the aforesaid structures on site do not tally with the one mentioned in the planning application. The unauthorized structures are not acceptable under the Lease concerned and his office reserves the right to take necessary lease enforcement and land control actions against the unauthorized structures.

- (d) If the planning application is approved, the owner of the concerned lots shall apply to his office for STW and STT covering all the actual occupation area. The application 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/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.

Traffic

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

- (a) Based on the swept path and daily trip rates submitted by the applicant who also confirms that no vehicles will be reversing on public road, he considers that the renewal application can be tolerated from traffic engineering viewpoint.
- (b) The Site connects Ho Sheung Heung Road via a village track which is not managed by Transport Department (TD). The applicant should check the land status of the access leading to the Site with the lands authority, and clarify the management and maintenance responsibilities of the access with relevant lands and maintenance authorities accordingly.

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

The section of Ho Sheung Heung Road adjacent to the Site is under HyD's maintenance purview. However, part of the existing vehicular access between Ho Sheung Heung Road and the Site falls on unallocated Government land (UGL) which is outside HyD's maintenance purview. The applicant is required to sort out the maintenance responsibility of the affected UGL with DLO/N.

10.1.4 Comments of the Commissioner of Police (C of P):

He has no comment in principle subject to there being no activities in any form, whatsoever associated with Parallel Trading/General Merchandise Operations activities or illicit refuelling activities.

Future Development

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

He has no comment on the application from the project interface point of view as the Site falls within the Remaining Package of the KTN NDA development.

Environmental

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

- (a) he does not support the application as there are sensitive uses in the vicinity of the Site (the nearest domestic structures are in the south-east and west of the Site). Environmental nuisance to nearby residents is anticipated;
- (b) there is no environmental complaint case related to the Site since 2015 to August 2018; and
- (c) the applicant is advised to follow the environmental mitigation measures as recommended in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimize the potential environmental impacts on the adjacent area.

Landscape Aspect

10.1.7 Comments of the Chief Town Planner/Urban Design & Landscape, PlanD (CTP/UD&L, PlanD):

- (a) He has no objection to the application. Compared the aerial photo of 2015 to the latest photo of 2018, there is no significant change in the rural landscape character where the Site is located. The surrounding area comprises of temporary structures, open storage, car parks and some clustered tree groups. The proposed use is considered not incompatible with the landscape setting in proximity.
- (b) According to site visit conducted on 28.9.2018, the Site was fenced off and hard paved. Trees planted surrounding the site boundary were generally in fair condition, but with some trees were seriously leaning (about 45 degree from the vertical) and 3 trees were found withered. Based on the landscape plan submitted by the applicant, these existing trees along the site boundary will not be in conflict with the proposed development. As significant landscape impact due to the proposed development is not anticipated.
- (c) The applicant is required to step up tree maintenance under the current planning permission to remove these dead trees/ seriously leaning trees and provide replacement tree planting to restore the landscape quality. Should the Board approve the application, the following condition is recommended.

Submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Board.

Fire Safety

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

- (a) he has no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of Fire Services Department; and
- (b) Emergency Vehicular Access (EVA) arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD.

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 the public drainage point of view;
- (b) the Site is in an area where no public sewer connection is available;
- (c) should the application be approved, the following conditions should be included to request the applicant to:
 - (i) submit a condition record of the existing drainage facilities implemented on the same site in the last planning application No. A/KTN/16 to the satisfaction of DSD or of the Board. The condition record shall include clear photos showing the current conditions of the existing drainage facilities; and
 - (ii) maintain these existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective to the satisfaction of the DSD or of the Board.

Water Supply

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

He has no objection to the application. It is noted that a small section of 50 GI water mains in the southeast corner of the Site is affected. The cost of any necessary diversion of the water main shall be borne by the applicant.

Building Matters

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

- (a) if the existing structures are erected on leased land without approval

of Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application;

- (b) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (c) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (d) in connection with (b) above, the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building(Planning) Regulations respectively; and
- (e) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.

District Officer's Comments

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

he consulted the locals from 28.9.2018 to 12.10.2018. The Resident Representative (RR) of Kwu Tung (North) objected to the proposal on grounds of adverse traffic impact on the nearby residential area. The Chairman of Sheung Shui District Rural Committee and the North District Council (NDC) member of subject Constituency had no comments on the proposal.

10.2 The following Government departments have no comment on/no objection to the application and their advisory comments, if any, are in **Appendix IV**:

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (c) Director of Agriculture, Fisheries and Conservation (DAFC).

11. Public Comments Received During Statutory Publication Period

On 21.9.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 12.10.2018, 3 public

comments from a NDC member and two general public were received (**Appendix IIIa to IIIc**). One DC member objects the application on grounds that the applied use is too close to the existing residential dwellings that the residents suffer from adverse traffic impacts caused by the applied development. The remaining 2 commenters have no comment on the application.

12. Planning Considerations and Assessments

12.1 The application is for renewal of planning permission for temporary medium goods vehicle and container tractor/trailer park for a period of 3 years. The Site falls within Category 1 areas¹ under the TPB PG-No. 13E promulgated by the Board on 17.10.2008. The following consideration in the Guidelines are relevant:

application falling within Category 1 areas would normally be favourably considered, 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.

12.2 Notwithstanding the Site is within Category 1, it was rezoned from “OS” to the current zonings on 20.12.2013 for KTN NDA development. The application should be considered taking into account the current zonings and the implementation of the KTN NDA.

12.3 The Site falls within mainly an area shown as ‘Road’ with minor portion in “G/IC”, “R(B)” and “GB” zones on the approved Kwu Tung North OZP No. S/KTN/2 (**Plan A-1**). The applied use is not in line with the planning intention of the zonings above. PM/N, CEDD has no comment on the application from the project interface of view as the Site falls within the Remaining Packages of Kwu Tung North NDA development. In view of the above, approval of the application on a temporary basis would not jeopardize the long-term planning intention of the concerned zonings on the OZP.

12.4 The applied use is considered not incompatible with the surrounding land uses which comprise mainly open storage yards, workshops, warehouses and container vehicle parks and some domestic structures (**Plan A-2**).

12.5 The application generally complies with the TPB Guidelines No. 13E in that there is no major adverse departmental comments on the application and the concern from DEP could be addressed through the implementation of approval conditions. Although DEP does not support the application as there are residential dwellings in the vicinity of the Site (**Plan A-2**), DEP has not received any complaints about the Site in the past 3 years. To address DEP’s concern and mitigate any potential environmental impacts, approval conditions on restriction on operation hours and maintenance of boundary fencing are recommended in paragraph 13.2 (a), (b) and (c) below. The applicant is also advised to follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimize environmental impacts on the adjacent areas. Any non-compliance with these

¹ The Site was classified as Category 1 area as it was within “Open Storage”.

approval conditions would result in revocation of the planning permission.

- 12.6 There is no changing circumstance to the Site and its surrounding area since approval of the last application. The renewal of planning permission will unlikely has significant adverse drainage and landscape impact on the surrounding areas. As adequate space is provided within the Site for manoeuvring and parking of vehicle, C for T has no objection to the renewal application. Other concerned departments including CE/MN, DSD, D of FS and CTP/UD&L, PlanD have no adverse comment on the application and their technical concerns could be addressed by imposing the approval conditions recommended in paragraphs 13.2 (d) to (i) below.
- 12.7 The Committee has approved 7 previous applications for similar uses at the Site. The last Application No. A/KTN/16 submitted by the same applicant for the same temporary medium goods vehicle and container tractor/trailer park use was approved by the Committee on considerations that the temporary use would not affect the NDA development, was not incompatible with the surrounding area, being in line with TPB PG-No. 13E. The applicant has complied with all approval conditions of last planning permission. Approval of the current application is in line with the previous decision of the Committee.
- 12.8 A total of 3 public comments are received. 1 comment objects the application on grounds of adverse traffic impacts. The assessment in paragraph 12.6 above is 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 paragraphs 11, the Planning Department considers that the development under application 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 from 7.11.2018 until **6.11.2021**. The following conditions of approval and advisory clauses are also suggested for Member's reference

Approval conditions

- (a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the application site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the application site during the planning approval period;
- (c) the existing peripheral fencing on the application site should be maintained at all times during the planning approval period;
- (d) the existing drainage facilities on the application site should be properly maintained and rectified if they are found inadequate/ineffective at all times during the planning approval period;

- (e) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.2.2019;
- (f) the submission of landscape proposal within 6 months from the date of commencement of renewed planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 6.5.2019;
- (g) in relation to (f) above, the implementation of landscape proposal within 9 months from the date of commencement of renewed planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 6.8.2019;
- (h) the submission of proposals for fire service installations and water supplies for fire fighting within 6 months from the date of commencement of renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.5.2019;
- (i) in relation to (h) above, the provision of fire service installations and water supplies for fire fighting within 9 months from the date of commencement of renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.8.2019;
- (j) if any of the above planning conditions (a), (b), (c) or (d) 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
- (k) if any of the above planning conditions (e), (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

[[Except for conditions (f) and (g) which are added as recommended by CTP/UD&L, PlanD, all the other conditions are similar to those under the previous permission No. A/KTN/16]

Advisory clauses

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

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

the applicant fails to demonstrate that the applied development would not cause adverse environmental impact on its surrounding areas.

14. Decision Sought

14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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 10.9.2018
Appendix Ia	Supplementary Planning Statement received on 10.9.2018
Appendix Ib	Supplementary information dated 10.9.2018
Appendix Ic	Supplementary information dated 19.9.2018
Appendix Id	FI received on 19.10.2018
Appendix Ie	FI received on 23.10.2018
Appendix II	Previous Applications
Appendices IIIa to IIIc	Public Comments
Appendix IV	Advisory Clauses
Drawing A-1	Site Plan
Drawing A-2	Landscape and Tree Preservation Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2018**