

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

APPLICATION NO. A/YL-ST/581

<u>Applicant</u>	: Man & Son International Company Limited represented by Lanbase Surveyors Limited*
<u>Site</u>	: Lot 244 S.B RP (Part) in D.D. 99 and Adjoining Government Land (GL), San Tin, Yuen Long
<u>Site Area</u>	: About 1,416.08 m ² (including about 133.61 m ² of GL)
<u>Land Status</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>	: “Undetermined” (“U”)
<u>Application</u>	: Renewal of Planning Approval of Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of the planning permission under Application No. A/YL-ST/513 for a temporary public vehicle park (excluding container vehicle) for a period of 3 years on the application site (the Site) (**Plan A-1b**). The Site is currently used for the applied use with valid planning permission up to 23.1.2021.
- 1.2 The Site (in whole or in part) is the subject of 7 previously approved applications submitted by the current applicant (**Plan A-1b**). Planning permission for the temporary public vehicle park (excluding container vehicle) at the Site was first granted in 2009 and renewed in 2011, 2015 and 2017 (Applications No. A/YL-ST/352, 407, 456 and 513), and all approval conditions of these permissions have been complied with.
- 1.3 As shown on the layout plan at **Drawing A-1**, the Site is accessible from its northeast off Lok Ma Chau Road. The layout, number of structures, parking spaces and operation hours of the current application are the same as those of the last Application No. A/YL-ST/513. There are 2 single-storey structures

* The last Application No. A/YL-ST/513 was submitted in the name of Man’s Group International Organizations Limited. The applicant confirmed that it is the same applicant using a different company name for this renewal application (**Appendix Id**).

(with a height of 2.6m and total floor area of about 30m²) for site office and shroff use, with 15 car parking spaces (for private cars). The temporary public vehicle park will operate 24 hours daily from Monday to Sunday.

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

- (a) Application Form received on 25.11.2020 **(Appendix I)**
- (b) Planning Statement **(Appendix Ia)**
- (c) Further Information (FI) received on 12.1.2021 **(Appendix Ib)**
with as-built drainage plan and photographic records of drainage facilities #
- (d) FI received on 13.1.2021 with the latest certificate of fire service installation and equipment (FS 251) # **(Appendix Ic)**
- (e) FI received on 14.1.2021 confirming the applicant of the current applicant is the same applicant of the previous application # **(Appendix Id)**
- (f) FI received on 18.1.2021 clarifying details of the development # **(Appendix Ie)**

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, Ia, Ib and Ic**. They can be summarized as follows:

- (a) The Site was the subject of previously approved applications for temporary public vehicle park (including container vehicles) and storage use (No. A/YL-ST/180, 240 and 323) and for temporary public vehicle park (excluding container vehicles) (No. A/YL-ST/352, 407, 456 and 513). All conditions of the last approval (No. A/YL-ST/513) have been complied with. The parking facilities and site conditions remain unchanged. Without major change in planning circumstances, the renewal application should be allowed.
- (b) The subject “U” zone is reserved for the Spur Line and the proposed Northern Link (NOL) railway system. Approval of the application on temporary basis will not prejudice the long term planning of the area.
- (c) Since commencement of 24-hour boundary crossing of Lok Ma Chau-Huanggang Control Point in 2003, most of the sites near the Lok Ma Chau Control Point have been converted to public car parks. The Site could help cater for the increasing demand of public vehicle park. The locality around the Site has been generally occupied by public vehicle parks, open storages and port back-up uses. The applied use is compatible with the surrounding uses. Similar planning applications were approved in the “U” zone and the surrounding area.

- (d) The applied use will not cause additional traffic, drainage and environmental impacts to the surrounding areas.

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

The applicant is not the “current land owner” of the private lot within 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 by registered post. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “owner’s consent/notification” requirements 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 Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C)

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

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)

- 4.3 According to TPB PG-No. 13F, the Site falls within Category 1 areas. Favourable consideration will normally be given to applications for open storage and port back-up uses within these areas. While the applied use is not for open storage or port-back up uses, the Guidelines have made special reference to cross-boundary car parking facilities in San Tin area as follows:

taking into account the demand for cross-boundary car parking facilities, application for cross-boundary parking facilities at suitable sites in areas of close proximity to the border crossing points, such as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may be considered. Application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

5. Background

The Site is not subject to planning enforcement action.

6. Previous Application

- 6.1 The Site (in whole or in part) is involved in 8 previous temporary applications, of which 7 were approved by the Committee and one was rejected by the Board (**Plan A-1b**).
- 6.2 Application No. A/YL-ST/155 submitted by a different applicant for a temporary open storage of construction machinery and materials for a period of 3 years was rejected by the Committee on 22.12.2000 mainly for the reasons that there was insufficient information in the submission to demonstrate that the development would not have adverse drainage and landscape impacts on the surrounding areas.
- 6.3 Applications No. A/YL-ST/180 and 240 submitted by the current applicant for temporary container trailer/tractor park and open storage of construction materials were approved by the Committee on 21.12.2001 and 11.7.2003 respectively for a period of 3 years mainly on considerations that the development would not affect the Spur Line rail project and the technical

concerns could be addressed through approval conditions. However, the planning permission of Application No. A/YL-ST/180 was revoked on 21.12.2002 due to non-compliance with the approval conditions on implementation of landscaping proposals with tree preservation scheme and compensatory planting scheme, submission of drainage proposals and provision of fencing for the site.

- 6.4 Application No. A/YL-ST/323 submitted by the current applicant for temporary public vehicle park (including container vehicles) and open storage of construction materials was approved by the Committee on 17.11.2006 for a period of 3 years mainly on considerations that the development was in line with the then TPB-PG-No. 13D, and previous planning approvals for the same use on the site had been granted. However, the planning permission was revoked on 17.2.2009 due to non-compliance with the approval condition on provision of proper run-in/out.
- 6.5 Applications No. A/YL-ST/352, 407, 456 and 513 submitted by the current applicant for temporary vehicle park (excluding container vehicle) was approved by the Committee between 2009 and 2017 each for a period of 3 years mainly on considerations that the proposed development could satisfy the parking demand arising from the local villagers and cross-boundary travellers, the public car park was not incompatible with the surrounding land uses and the development was in line with TPB PG-No. 13E. All approval conditions in relation to these 4 applications including, amongst others, submission and implementation or maintenance of landscape plantings, drainage facilities, fencing, paving, fire services installation (for No. A/YL-ST/407, 456 and 513 only), run-in/out (for A/YL-ST/407 and 456 only), and layout plan of the vehicle park (for No. A/YL-ST/513 only), have been complied with. The planning permission under the last Application No. A/YL-ST/513 will lapse on 24.1.2021.
- 6.6 Details of these applications are summarized at **Appendix II**. Their locations are shown on **Plan A-1b**.

7. Similar Applications

- 7.1 Since the promulgation of TPB PG-13E in 2008, there are 24 applications for similar public vehicle park use (some with storage / open storage / workshop uses or cargo handling and freight forwarding facilities) within the same “U” zone. Amongst them, 23 applications were approved by the Committee mainly on considerations that the applied uses were not incompatible with the surrounding land uses; and the concerns of Government departments could be addressed by imposing approval conditions.
- 7.2 The remaining application (No. A/YL-ST/417) was rejected by the Board in 2013 for the reasons that the development was not in line with the planning intention of the “Green Belt” (“GB”) zone it encroached upon and TPB PG-No. 10 and TPB PG-No. 13E, there were adverse departmental comments and approval would set an undesirable precedent for other similar applications within the “GB” zone.

7.3 Details of these 24 similar applications are summarized at **Appendix III**. 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 at the northeast off Lok Ma Chau Road;
- (b) fenced off and currently used for public vehicle park (excluding container vehicles) with planning permission; and
- (c) located within the WBA of Deep Bay.

8.2 The surrounding areas have the following characteristics:

- (a) to the immediate north of the Site at the western side of Lok Ma Chau Road is a knoll zoned “GB”;
- (b) to its south and west are two approved temporary public vehicle parks (one with open storage use) and a large yard with temporary permission for public vehicle park for private cars, container vehicles and heavy goods vehicles (with ancillary facilities including vehicle repair area, site offices and canteen), storage of metal ware and construction materials and cargo handling and forwarding facilities; and
- (c) to the east across Lok Ma Chau Road are some plant nurseries, unused land and open storage yards.

9. Planning Intention

The area zoned “U” is for planning and development of the Sheung Shui to Lok Ma Chau Spur Line and the proposed NOL railway system. Under the “U” zone, any developments or redevelopments, except those permitted under the covering Notes of the OZP, require planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, government, institution or community facilities and open space would be adequately provided. The proposed development should also take into account the railway alignments. To realize a built-form which is compatible with the surroundings, the development intensity should take into account the rural characteristics of the surrounding areas.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises GL and an Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
- (b) The GL portion of the Site is covered by a Short Term Tenancy (STT) No. 3242 for the purpose of “Temporary Public Vehicle Park (Excluding Container Vehicle)”.
- (c) The private land of Lot No. 244 S.B. RP in D.D. 99 is covered by Short Term Waiver (STW) No. 3781 to permit structures for the purpose of “Ancillary Office to Public Vehicle Park (Excluding Container Vehicle)”.
- (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. Besides, given the applied use is temporary in nature, only application for regularization 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 applications are 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):

Should the application be approved, the following conditions should be incorporated:

- (a) only private car and light goods vehicle are allowed to access the Site; and
- (b) 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 application site from Lok Ma Chau Road should be approved by Transport Department (TD).

- (b) Adequate drainage measure 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, (CE/RD2-2), RDO, HyD:

Part of the Site falls within the Area of Influence (AOI) of the proposed NOL. Although the programme and the alignment of the NOL are still under review, those areas within the AOI may be required to be vacated at the time for the construction of the NOL and subject to nuisance, such as noise and vibration, of the NOL. He has no objection in principle to the application from railway development viewpoint provided that the applicant is satisfied with the surrounding condition of nuisance taking into account the future construction, operation and maintenance of the NOL.

Environment

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

- (a) No environmental related complaint related to the Site was recorded in the past 3 years.
- (b) The applicant is advised to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize potential environmental impacts on the surrounding areas.

Nature Conservation

10.1.6 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

As the application is a renewal application of a previously approved use, he has no comment on the application from nature conservation point of view.

Landscape

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

- (a) She has no objection to the application from the landscape planning point of view.
- (b) With reference to the planning statement (**Appendix Ia**), it is observed that the layout of the applied use in the current application is the same as the previous approved application (No. A/YL-ST/513) and therefore impact on the existing vegetation within the Site is not anticipated.

- (c) Given no adverse landscape impact arising from the continuous use within the Site is anticipated, it is considered not necessary to impose a landscape condition in the planning permission should the Board approve the application.

Drainage

10.1.8 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 drainage operation and maintenance point of view.
- (b) He notes that the applicant implemented the drainage facilities on the Site under the previous Application No. A/YL-ST/513. The relevant drainage proposal and implementation works were considered satisfactory at that time. The current application is for the same use with the same site boundary as the previous application. The applicant is required to provide a set of 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. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.
- (c) His detailed comments are at **Appendix V**.

Fire Safety

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

- (a) He has no objection in-principle to the application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times by the applicant.
- (b) 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.
- (c) His detailed comments are at **Appendix V**.

Building Matters

10.1.10 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 and BD is not in a position to offer comments on their suitability for the use related to the Site.
- (b) If the existing structures are erected on leased land without approval of BD (not being New Territories Exempted Houses), they are unauthorized under BO and should not be designated for any approved use under the application.
- (c) Before any new building works (including site office and shroff as temporary buildings) are to be carried out on the Site, prior approval and consent of BA 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 BO.
- (d) 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.
- (e) His detailed comments are at **Appendix V**.

Engineering and Development Project

10.1.11 Comments of the Project Manager (West), Civil Engineering and Development Office (PM(W), CEDD):

He has no objection to the application. It is noted that the proposed access point from the Site to Lok Ma Chau Road will fall within the works limit of the project "Development of Lok Ma Chau Loop: Main Works Package 1" which is tentatively scheduled for implementation of works in 2021 for completion beyond the end period of the application. The applicant is required to make necessary arrangement to avoid affecting the construction works of the above project.

District Officer's Comments

10.1.12 Comments of the District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD):

He has no comment on the application and the local comments should be submitted to the Board direct, if any.

10.2 The following government departments have no comment or no adverse comment on the application:

- (a) Commissioner of Police;
- (b) Head of the Geotechnical Engineering Office, CEDD; and
- (c) Chief Engineer/Construction, Water Supplies Department.

11. Public Comment Received During Statutory Publication Period

On 8.12.2020, the application was published for public comments. During the first 3 weeks of the statutory publication period, 2 public comments (**Appendix IV**) were received objecting to the application on the grounds that the applied use would increase traffic flow and affect road safety and living quality of the local residents, there should be a plan to restore the ecology and function of the WBA, various operations in the area should be amalgamated into one mega venture, and the option of multi-storey parking facilities should be taken forward by the Government.

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of the planning approval for the temporary public vehicle park (excluding container vehicle) at the Site for a period of 3 years. All conditions of the last approval (Application No. A/YL-ST/513) have been complied with and the planning permission will lapse on 24.1.2021.
- 12.2 The “U” zoning for the Site is for planning and development of the Sheung Shui to Lok Ma Chau Spur Line and the proposed NOL railway system. The programme and alignment of NOL are still under review. CE/RD 2-2 of HyD has no objection to the application from railway development viewpoint. Renewing the planning permission for a period of 3 years would not frustrate the long term planning intention of the “U” zone. Moreover, the applied use is considered not incompatible with the temporary public vehicle parks, open storage use and cargo handling / forwarding facilities approved in its vicinity (**Plans A-1a and A-2**).
- 12.3 The Site falls within the WBA. According to TPB PG-No.12C, planning applications for temporary uses are exempted from the requirement of EcoIA. DAFC has no comment on the application which involves continuation of the applied use previously approved at the Site.
- 12.4 According to TPB PG-No.13F, suitable sites in San Tin area may be considered for cross-boundary parking facilities based on individual merits. The Site is located in the vicinity of the cross-boundary bus terminus in San Tin and the Lok Ma Chau Control Point. Apart from meeting some parking demand of local villagers/residents, the applied use could satisfy some of the parking demand for cross-boundary travellers.
- 12.5 Relevant departments, including C for T, DEP, CE/MN of DSD, D of FS and CTP/UD&L of PlanD, have no objection to or no adverse comment on the application. Adverse traffic, environmental, drainage, fire safety and landscape impacts on the surrounding areas are not anticipated. No

environmental complaint related to the Site was recorded in the past 3 years. To mitigate potential environmental impacts on the surrounding area, approval conditions restricting the types of vehicles and activities on the Site, requiring maintenance of the paving, boundary fencing and existing trees and landscape plantings are recommended in paragraph 13.2 (a) to (f) 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 minimize the possible environmental impacts if the application is approved.

- 12.6 The application is in line with TPB PG-No. 34C in that all approval conditions of the last permission have been fulfilled; there has been no major change in planning circumstances since the last approval; relevant Government departments have no adverse comment on the application and adverse impacts arising from renewal of the planning permission are not expected; and the renewal period for 3 years would not jeopardize the planning intention of the area.
- 12.7 The Site (in part or whole) is the subject of 7 previously approved applications as detailed in paragraphs 6.3 to 6.5, including 4 applications approved since 2009 for the same use as the current application. The Committee has also approved 23 applications for similar uses within the same “U” zone as detailed in paragraph 7.1 above. Approval of the current application is in line with the previous decisions of the Committee.
- 12.8 There are 2 opposing public comments as stated in paragraph 11. The planning assessment and 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 mentioned in paragraph 11 above, the Planning Department considers that the temporary public vehicle park (excluding container vehicle) could be tolerated for a further period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years and be renewed from 24.1.2021 to 23.1.2024. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period;
- (b) no vehicle other than private car and light goods vehicle is allowed to access the Site;

- (c) a notice should be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors as defined in the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period;
- (d) no car washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the Site at any time during the planning approval period;
- (e) the paving and boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (f) the trees and landscape plantings on the Site shall be maintained at any times during the planning approval period to the satisfaction of Director of Planning;
- (g) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) the submission of a record of the existing drainage facilities on the Site within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.7.2021;
- (i) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (j) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (k) if any of the above planning conditions (a), (b), (c), d), (e), (f), (g), (i) or (j) 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 the above planning condition (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

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 continued occupation of the Site for the applied use is not in line with the planning intention of the “U” zone which is for the planning and development of the Sheung Shui to Lok Ma Chau Spur Line and the proposed Northern Link railway system.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form received on 25.11.2020
Appendix Ia	Planning Statement
Appendix Ib	FI received on 12.1.2021
Appendix Ic	FI received on 13.1.2021
Appendix Id	FI received on 14.1.2021
Appendix Ie	FI received on 18.1.2021
Appendix II	Previous s.16 applications at the Site
Appendix III	Similar s.16 applications within the same “U” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8
Appendix IV	Public comments received during the publication period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos