

RNTPC Paper No. A/YL-PH/831  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 26.5.2020

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

**APPLICATION NO. A/YL-PH/831**

- Applicant** : Chief Force Limited
- Site** : Lots 2887 (Part), 2888 (Part) and 2901 in D.D. 111, Wang Toi Shan, Pat Heung, Yuen Long
- Site Area** : About 5,060m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Residential (Group D)” (“R(D)”) (about 93%)  
[restricted to a maximum plot ratio of 0.2 and building height of 2 storeys (6m)]  
  
“Agriculture” (“AGR”) (about 7%)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning permission to use the application Site (the Site) for temporary open storage of construction materials, machinery (electricity generator), vehicle parts, temporary transit shipment particles and containers for storage of plastic barriers for a period of 3 years. The Site is zoned “R(D)” and “AGR” on the Pat Heung OZP, and the applied use is neither a Column 1 nor Column 2 use in these zones. According to the Notes of the OZP, temporary use or development not exceeding a period of three years, notwithstanding that the use or development is not provided for in terms of the OZP, requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use (with previous planning permission lapsed on 5.4.2020) (**Plans A-1b to A-4c**).

- 1.2 The Site was the subject of eight previous planning applications for various temporary open storage uses. The last application No. A/YL-PH/741 for the same applied use as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 3.3.2017 (for approval period from 5.4.2017 to 4.4.2020). All the approval conditions have been complied with.
- 1.3 According to the applicant, two structures with a building height of 2.5m (1 storey) and 4m (2 storeys) and a total floor area of about 152m<sup>2</sup> are provided for staff rest room, offices and toilet within the Site. The operation hours are between 9 a.m. to 6 p.m. from Mondays to Saturdays. There is no operation on Sundays and public holidays. No parking space or loading/unloading bay is provided within the Site, and operation of the Site does not involve vehicles over 5.5 tonnes. The Site is accessible by Kam Tin Road via a local track. The layout plan and landscape, drainage, fire service installations (FSIs) and vehicular access plans submitted by the applicant are in **Drawings A-1 to A-5**.
- 1.4 When compared with the last approved application (No. A/YL-PH/741), the current application submitted by the same applicant involves the same site area, boundary and layout, as well as floor area, number of structures and building height.
- 1.5 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with supplementary planning statement and plans received on 19.2.2020 **(Appendix I)**
  - (b) Further Information (FI) received on 16.3.2020 in response to departmental comments\* **(Appendix Ia)**
  - (c) FI received on 23.3.2020 in response to departmental comments\* **(Appendix Ib)**
  - (d) FI received on 26.3.2020 in response to departmental comments\* **(Appendix Ic)**

*\*(exempted from publication requirement)*
- 1.6 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 (the previous planning permission was valid up to 4.4.2020) for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

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

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement in **Appendix I**. They can be summarized as follows:

- (a) The current application is a renewal of the last approved Application No. A/YL-PH/741 without any change in the applied use and layout. The application is temporary in nature without any permanent structures and will not jeopardize the long-term planning intention. There will be no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities undertaken within the Site.
- (b) No adverse comments from Government departments and no complaint from the nearby residents were received in the last application. The applicant has also properly operated the development.
- (c) The applicant has complied with all the conditions of the previous planning permission. Landscaping, drainage and fire services installation facilities will be provided and maintained. No adverse traffic impact is anticipated. The applicant promises to comply with all approval conditions should the current application be approved.

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

The applicant is not a “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. 31A) by posting site notice and sending notice to the Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

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

- 4.1 The Town Planning Board Guidelines on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34C) are relevant to this application. The relevant assessment criteria are attached at **Appendix II**.
- 4.2 The Town Planning Board Guidelines on ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No.13F) promulgated by the Board on 27.3.2020 are relevant to this application. The Site mostly falls within Category 2 areas (i.e. the “R(D)” portion which accounts for about 93% of the Site) and minor portion falls within Category 3 areas (i.e. the “AGR” zone which accounts for

about 7% of the Site) under TPB PG-No. 13F<sup>1</sup>. The relevant extract of the Guidelines is attached at **Appendix III**.

## 5. **Background**

The Site is not subject to planning enforcement action.

## 6. **Previous Applications**

- 6.1 The Site is the subject of eight previous Applications (No. A/YL-PH/195, 296, 375, 392, 555, 627, 685 and 741) for various temporary open storage uses. Details of the applications are summarized in **Appendix IV** and their locations are shown on **Plan A-1b**.

### *One Rejected Application*

- 6.2 Application No. A/YL-PH/195 for temporary open storage of containers and workshop for converting containers for a period of 12 months was rejected by the Committee in 1998 mainly on the grounds that the development was not in line with the planning intention of the “R(D)” zone and “AGR” zone; the development did not comply with the then Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that it was incompatible with the nearby village houses; there was insufficient information to demonstrate that there were no suitable sites within areas zoned “Open Storage” in the Pat Heung area for the development; and the approval of the application would set an undesirable precedent.

### *Seven Approved Applications*

- 6.3 Application No. A/YL-PH/296 for temporary open storage of new private cars, vehicle parts and construction materials for a period of 3 years and Applications No. A/YL-PH/375 and 392 for temporary open storage of construction materials for a period of 3 years were approved with conditions by the Committee or the Board on review from 1999 to 2002 on similar considerations that the open storage uses were not incompatible with the open storage/workshop uses in the vicinity, which were either “existing uses” or tolerated with planning permissions; although there were a few scattered domestic structures in the vicinity of the access road, the concerns could be addressed by appropriate approval conditions; and the relevant Government departments had no adverse comments on the applications. Application No. A/YL-PH/296 was revoked in 2000 due to non-compliance with approval conditions on submission and implementation of landscaping proposals and provision of drainage facilities.

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<sup>1</sup> In the previous TPG PG-No. 13E which was in force when the last approved application was considered by the Committee, the “R(D)” portion of the Site was under Category 3 areas. There is no change to the category of the “AGR” portion of the Site.

- 6.4 Applications No. A/YL-PH/555, 627, 685 and 741 for the same/similar use as the current application for a period of 3 years were approved with conditions by the Committee from 2008 to 2017 on similar considerations that the developments were not incompatible with the surrounding land use; approval of the applications would not frustrate the long-term planning intentions of the “R(D)” and “AGR” zones; the developments complied with the then Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that there were previous approvals granted at the sites and approval conditions under the previous application were complied with; no adverse comment from the relevant department in general and the technical concerns could be addressed by appropriate approval conditions. Application No. A/YL-PH/627 was revoked in 2013 due to non-compliance with approval condition on provision of fire service installations. The planning permission of the last application (No. A/YL-PH/741) submitted by the current applicant was valid until 4.4.2020 and all approval conditions have been complied with.

## 7. Similar Applications

- 7.1 There are 20 similar applications for various temporary open storage uses within the same “R(D)” zone or straddling the same “R(D)” zone and the adjoining “AGR” zone since the promulgation of the then TPB PG-No. 13E on 17.10.2008. Details of these applications are summarized in **Appendix V** and their locations are shown on **Plan A-1a**.
- 7.2 The 20 similar applications involve 6 sites. Except Applications No. A/YL-PH/585 and 821, all of them (18 cases) were approved with conditions by the Committee between 2009 and 2019 mainly on the considerations that temporary developments would not frustrate the long-term planning intentions of the “R(D)” and/or “AGR” zones; they were not incompatible with the surrounding land uses and generally complied with TPB PG-No. 13E in that previous approval for open storage use was granted at the sites. Seven applications were revoked due to non-compliance with the approval conditions
- 7.3 Application No. A/YL-PH/585 for temporary open storage of tires was rejected by the Committee in 2009 mainly on the grounds that the development did not comply with TPB PG-No. 13E in that there were local objections and adverse departmental comments on environmental and agricultural aspects; adverse environmental impact and increased fire hazards to the surrounding area; and no technical assessment was submitted to address potential impacts. Subsequent applications for open storage of construction materials, machinery and vehicles were approved at the same site. Application No. A/YL-PH/821 was rejected by the Committee in 2019 mainly on the grounds that the application did not comply with TPB PG-No. 13E in that there was no previous approval for open storage granted at the site and there were adverse departmental comments.

## **8. The Site and Its Surrounding Areas (Plans A-2 to A-4c)**

8.1 The Site is:

- (a) paved and fenced and currently used for the applied use (pervious planning permission under Application No. A/YL-PH/741 valid until 4.4.2020); and
- (b) accessible via a local track branching off from Kam Tin Road to the south.

8.2 The surrounding areas are rural in character intermixed with open storage/storage yards, warehouses, vehicle repair workshop and vacant /unused land with scattered residential structures/dwellings. Some of the open storage yards, warehouses and workshop are suspected unauthorized development subject to enforcement action by the Planning Authority:

- (a) to its east and west are open storage / storage yards (including those with valid planning permissions under Applications No. A/YL-PH/765, 776 and 810), warehouse and vehicle repair workshops;
- (b) residential dwellings / structures are located to the further northwest and west (the nearest being about 30m to the northwest); and
- (c) to its north and south are open storage / storage yards and vacant / unused land.

## **9. Planning Intentions**

9.1 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.

9.2 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

## **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 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) Lot 2888 and 2901 both in D.D. 111 within the Site are covered by Short Term Waiver (STW) No. 3930 and STW No. 3931 respectively to permit structures erected thereon for the purpose of 'Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers'.
- (c) Should planning approval be given to the subject planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot without STW will need to apply to his office to permit structures to be erected or regularize any irregularities on-site, if any. Besides, given the proposed 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 as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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) He has no comment on the application from the traffic engineering point of view.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be

checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) He has no comment on the renewal application from highways maintenance point of view.
- (b) HyD is not / shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road.

**Environment**

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

There was no environmental complaint concerning the Site received in the past three years. The applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by DEP.

**Landscape**

10.1.5 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 landscape planning perspective.
- (b) Based on the aerial photo taken on 12.9.2019, the Site is situated in an area of rural landscape character comprising of scattered tree groups, open storage yards and village houses. The development is considered not incompatible with the surrounding environment.
- (c) Referring to the site visit dated 11.3.2020, the Site is hard paved and in operation as an open storage yard. 29 nos. of existing Ficus Microcarpa (細葉榕) and one Ficus variegata (青果榕) in poor to good condition are recorded within the Site. Comparing the aerial photos in 2017 and 2019, there is no significant change to the surrounding landscape setting since the last application. With reference to the planning statement, the applicant would carry out appropriate tree preservation and protection for the existing trees



within the Site. Further significant adverse impact on landscape resources due to the development is not anticipated.

- (d) In view that the Site is not abutting prominent public frontage and significant adverse landscape and visual impact due to the development is not anticipated, landscape condition is not recommended should the application be approved.

### **Nature Conservation and Agriculture**

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

Considering that the previous application for the same use was approved by the Board, he has no strong view on the current renewal application of planning approval.

### **Drainage**

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

- (a) He has no in-principle objection to the development.
- (b) It is noted that the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL-PH/741.
- (c) Should the application be approved, approval conditions on the maintenance of the drainage facilities implemented under application No. A/YL-PH/741 and submission of record of the existing drainage facilities on-site should be included in the planning permission.

### **Fire Safety**

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

He has no in-principle objection to the renewal application subject to the existing Fire Service Installations (FSIs) implemented on site being maintained in efficient working order at all times.

**Building Matters**

10.1.9 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 the BD (not being New Territories Exempted Houses), they are unauthorized under the BO and should not be designated for any use under the application.
- (b) Before any new building works (including office and rest room as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained. Otherwise, they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (c) For UBW erected on leased land, enforcement action may be taken by the 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 the BO.
- (d) 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 B(P)R at the building plan submission stage.

**District Officer's Comments**

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

He has not received any comment from the locals upon close of consultation and he has no particular comment on the application.

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

- (a) Chief Engineer / Construction, Water Supplies Department;
- (b) Project Manager (West), Civil Engineering and Development Department;

- (c) Director of Electrical and Mechanical Services; and
- (d) Commissioner of Police.

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

On 3.3.2020, the application was published for public inspection. During the three-week statutory public inspection period, two public comments were received from individuals objecting to the application mainly on the grounds that the existing local access between Kam Tin Road and the Site is already congested; the development would induce adverse traffic and environmental impacts; and consideration should be given for housing development within the Site (**Appendices VI-1 and VI-2**).

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

12.1 The application is for renewal of planning approval for temporary open storage of construction materials, machinery (electricity generator), vehicle parts, temporary transit shipment particles and containers for storage of plastic barriers at the Site which is mostly zoned “R(D)” (93%) with a minor portion zoned “AGR” (7%). 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, and for low-rise, low-density residential developments subject to planning permission from the Board. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applied use is not in line with the planning intentions of the “R(D)” and “AGR” zones. Nevertheless, there is no known permanent development at this part of the “R(D)” zone. DAFC also has no strong view on the application. It is considered that approval of the application on a temporary basis would not frustrate the long-term planning intentions of the “R(D)” and “AGR” zones.

12.2 The development is considered not incompatible with the surrounding land uses, which are rural in character intermixed with open storage/storage yards, vacant /unused land and scattered residential structures/dwellings.

12.3 According to TPB PG-No. 13F, the Site mostly falls within Category 2 areas with minor portion in Category 3 areas. The following guidelines are relevant:

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, 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. 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.

Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals, if required, to demonstrate that the proposed uses would not generate 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 a temporary basis up to a maximum period of 3 years.

- 12.4 The application is generally in line with the TPB PG-No. 13F and TPB PG-No. 34C in that previous approvals for open storage use at the Site was granted since 1999 and all the approval conditions in the last approved application (No. A/YL-PH/741) have been complied with. There is also no adverse comment from the relevant departments. Compared with the last approved application, the current application submitted by the same applicant is the same in terms of use, site area, boundary, total floor area, number of structures, building height and site layout. The applicant has also submitted landscape, drainage and FSIs proposals in the current application. As there is no major change in planning circumstances since the last approval, sympathetic consideration could be given to the current application.
- 12.5 Concerned departments have no objection to the application. To minimize the possible environmental nuisance, approval conditions restricting the operation hours, vehicle type and workshop-related activity are recommended in paragraph 13.2(a) to (d). The applicant will also be advised to adopt the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 13.2(e) to (h) below.
- 12.6 Two public comments were received during the statutory inspection period, objecting to the application as stated in paragraph 11 above. In this regard, relevant Government departments’ comments as well as planning assessments and considerations as stated above are relevant.

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

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments in paragraph 11, the Planning Department considers that the applied use could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years, and be

renewed from 26.5.2020 to 26.5.2023. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (h) the submission of a record of existing drainage facilities on the Site within **3** 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 26.8.2020;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) 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 (h) 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 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.

*[The above planning conditions are largely the same as those under the planning permission of previous Application No. A/YL-PH/741, except deletion/change of those on landscape and fire safety aspects based on the comments of CTP/UD&L of PlanD and D of FS]*

#### Advisory Clauses

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

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

the proposed development is not in line with the planning intention of the "R(D)" zone, which 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. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

#### **14. Decision Sought**

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

#### **15. Attachments**

<b>Appendix I</b>	Application form with supplementary planning statement and plans received on 19.2.2020
<b>Appendix Ia</b>	FI received on 16.3.2020
<b>Appendix Ib</b>	FI received on 23.3.2020
<b>Appendix Ic</b>	FI received on 26.3.2020
<b>Appendix II</b>	Extract of TPB PG-No. 34C

<b>Appendix III</b>	Extract of TPB PG-No. 13F
<b>Appendix IV</b>	Previous s.16 applications covering the Site
<b>Appendix V</b>	Similar applications within the same “R(D)” zone or straddling the same “R(D)” and “AGR” zones on the approved Pat Heung OZP
<b>Appendices VI-1 and VI-2</b>	Public comments received during the statutory publication period
<b>Appendix VII</b>	Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Landscape Plan
<b>Drawing A-3</b>	Drainage Plan
<b>Drawing A-4</b>	Fire Service Installations Plan
<b>Drawing A-5</b>	Vehicular Access Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Application Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4a to 4c</b>	Site Photos

**PLANNING DEPARTMENT  
MAY 2020**