

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/641

<u>Applicants</u>	Mr. CHU Kin Foon and Ms. YEUNG Yuk Chun represented by Tang K. F. Associates Limited
<u>Site</u>	Lots 50 and 51 in D.D. 77, Ta Kwu Ling, New Territories
<u>Site Area</u>	About 1,721 m ²
<u>Lease</u>	(a) Block Government Lease (demised for agricultural use) (b) <u>Lot 50 in D.D.77</u> Modification of Tenancy (MOT) No. 35743 Letter of Approval (LoA) No. 3053
<u>Plan</u>	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
<u>Zoning</u>	“Agriculture” (“AGR”)
<u>Application</u>	Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years

1. The Proposal

- 1.1 The applicants seek planning permission to use the application site (the Site) for temporary open storage of construction materials and machinery for a period of three years (**Plan A-1**). The Site falls within an area zoned “AGR” on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. According to the Covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years within the zone requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP.
- 1.2 The Site is accessible from Ping Yuen Road via a local track (**Plan A-2**). According to the applicants, the temporary development comprises three 1 - 2 storey temporary structures with a total floor area of about 337 m² for storage of tools and office uses (**Drawing A-1**). The remaining uncovered area of the Site is mainly used for open storage of construction materials and machinery and circulation space for vehicles. One loading / unloading space for medium goods vehicle (measuring 3.5m x 11m) will be provided within the Site. The operation hours of the Site are between 9:00a.m. and 6:00p.m. Mondays to Saturdays and no operation on Sundays and public holidays. The site layout plan, vehicular access plan, landscape plan and

drainage plan submitted by the applicants are at **Drawings A-1 and A-4** respectively. The Site is partly vacant and partly occupied by temporary structures for storage use without a valid planning permission.

- 1.3 The Site forms part of the subject of a previously rejected application No. A/NE-TKL/302 for proposed temporary open storage of building materials and equipment with ancillary office submitted by the same applicants (**Plan A-1**). The application was rejected by the Rural and New Town Planning Committee (the Committee) on 18.1.2008.
- 1.4 In support of the application, the applicants have submitted the following documents:
 - (a) Application form received by the Board on 29.5.2020 (**Appendix I**)
 - (b) Supplementary Information received on 1.6.2020 (**Appendix Ia**)
 - (c) Further Information received on 3.7.2020 (**Appendix Ib**)
- 1.5 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicants

The justifications put forth by the applicants in support of the application are detailed in the attachments at **Appendices I to Ib**. They can be summarised as follows:

- (a) the Site has been used as the back office of an engineering company for storage of construction materials and machinery since 2001;
- (b) the temporary development would not involve any car repairing workshops, storage of containers and containers vehicles in order to minimise the environmental nuisance;
- (c) the temporary development would only generate 3 medium goods vehicles trips daily and would not cause adverse traffic impact to the surroundings;
- (d) the Site was not subject to any environmental complaints and enforcement actions in the past 3 years;
- (e) the temporary development mainly involves storage of tools like angle bar and iron pipes and machinery like pallet truck;
- (f) comments from concerned government departments or public could be addressed by relevant approval conditions;
- (g) should the application be rejected, it would severely affect the business of the applicants; and
- (h) the development would not create significant adverse environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures would be provided including the drainage, landscape and environmental mitigation measures to address any adverse impact from the development.

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

The applicants are the sole “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

According to the Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD), the Site was the subject of two previous enforcement cases against storage uses in 2007 and 2014. These unauthorized developments were then discontinued and Compliance Notices were issued in 2010 and 2015 respectively. Recently, the Site is subject to an active enforcement case No. E/NE-TKL/431 (**Plan A-2**) against storage use. Enforcement Notice was issued on 8.7.2020 requiring the notice recipient to discontinue the unauthorised development by 8.10.2020. His office will closely monitor the Site according to the established procedures.

5. **Town Planning Board Guidelines**

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) promulgated on 27.3.2020 is relevant to the application. The Site falls within Category 3 area under the Guidelines, relevant extract of which is at **Appendix II**.

6. **Previous Application**

6.1 The Site forms part of the subject of a previously rejected application No. A/NE-TKL/302 for proposed temporary open storage of building materials and equipment with ancillary office submitted by the same applicants (**Plan A-1**). The application was rejected by the Committee on 18.1.2008 mainly on the consideration that the application did not comply with the then TPB PG No. 13D in that no previous planning approval had been granted for the application site and there were adverse departmental comments and local objections to the application; and there were insufficient information submitted by the applicants to demonstrate that the proposed use would not generate adverse environmental and landscape impacts on the surrounding areas.

6.2 Details of the previous application are summarized at **Appendix III** and its location is shown on **Plan A-1**.

7. **Similar Applications**

7.1 There are two similar applications for temporary open storage which fall within “AGR” zones in the vicinity of the Site in the Ping Che and Ta Kwu Ling area (**Plan A-1**).

7.2 Application No. A/NE-TKL/560 for proposed temporary open storage of construction materials, and metal machineries and materials, and ancillary office for 3 years was rejected by the Committee in May 2017 mainly on considerations that the proposed developments were not in line with the planning intention of “AGR”

zone; the developments did not comply with the then TPB PG No. 13E in that there was no previous approval of open storage use granted for the Site and no exceptional circumstances to justify sympathetic consideration of the application; there were adverse departmental comments on the applications; and the applicants failed to demonstrate that the proposed development would not cause adverse traffic, environmental and landscape impacts on the surrounding areas; and approval of the application would set an undesirable precedent for similar applications within the same “AGR” zone.

- 7.3 Application No. A/NE-TKL/615 for proposed temporary open storage of building materials for 3 years was rejected by the Committee in June 2019 mainly on considerations that the proposed developments were not in line with the planning intention of “AGR” zone; the developments did not comply with the then TPB PG No. 13E in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant government departments and local objections against the application; and the applicants had failed to demonstrate that the development would have no adverse traffic impact on the surrounding areas.
- 7.4 Details of these similar applications are at **Appendix IV** and their locations are shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-2, aerial photo on Plan A-3b and site photos on Plans A-4a and A-4b)

8.1 The Site is:

- (a) flat, formed, partly fenced off;
- (b) partly vacant and partly occupied by open storage of construction machineries and temporary structures for storage use without a valid planning permission; and
- (c) accessible from Ping Yuen Road via a local track.

8.2 The surrounding areas have the following characteristics:

- (a) to the north are some temporary domestic structures and to the further north across Ping Yuen Road are a mix of vacant land, active and fallow agricultural land and open storage use;
- (b) to the east are a mix of temporary structures for warehouse, domestic uses, and vacant land;
- (c) to the south and southwest is ex-Ping Yuen Public School in “Government, Institution or Community” (“G/IC”) zone.

9. Planning Intention

The planning intention of the “AGR” zone is intended 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 and/or the public comment received are summarised as follows:

Land Administration

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

- (a) the Site comprises private lots and they are Old Schedule lot held under the Block Government lease (demised for agricultural use) without any guarantee of right of access. The applicants should make his own arrangement for acquiring access, and there is no guarantee that any adjoining Government land will be allowed for the vehicle access of the use;
- (b) the existing structures on Lot 51 were erected without approval from her office. The aforesaid structures are not acceptable under the Leases concerned. Her office reserves the right to take enforcement actions against the aforesaid structures;
- (c) some of the existing structures on Lot 50 are covered by Modification of Tenancy (MOT) No. 35743 involving four structures for the purposes of domestic use, shade, kitchen and latrine or Letter of Approval (LoA) No. 3053 involving two structures for the purposes of storage and pigesty. However, their dimensions and users are not acceptable under the Conditions of the respective MOT and LoA. Further, some of the existing structures on the Lot which are neither covered by the MOT nor the LoA were erected without approval from her office. These structures are not acceptable under the Leases concerned. Her office reserves the right to take enforcement actions against them;
- (d) the Government land (GL) adjacent to the Site is occupied without approval from her office. The applicants are required to cease the illegal occupation of GL (**Plan A-2**); and
- (e) should the application be approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) and Short Term Tenancy (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 and 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 her office.

Traffic

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

- (a) unless the applicants could satisfactorily address her following comments, she cannot render support to the application from the traffic engineering perspective:
 - (i) the applicants shall advise the estimated amount of materials/goods to be stored in the subject site;
 - (ii) the applicants should advise the traffic generation and attraction from and to the site and the anticipated traffic impact to the nearby road links and junctions;
 - (iii) the applicants shall advise the width of the vehicular ingress and egress;
 - (iv) the applicants shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;
 - (v) the applicants shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;
 - (vi) the applicants shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;
 - (vii) the applicants shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
 - (viii) the vehicular access between the site and Ping Yuen Road is not managed by her office. The applicants should seek comment from the responsible party.

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

- (a) he has no comment on the application from highways viewpoint; and
- (b) Ping Yuen Road and the access road leading to the subject lots are not maintained by his office (**Plan A-2**). It is prudent to check with the maintenance party concerned to ascertain whether these roads can sustain the heavy traffic load from the operation of the proposed open storage.

Environment

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

- (a) he does not support the application as there are some domestic structures in the vicinity of the Site (about 5m to the north and northeast) (**Plan A-2**); and
- (b) should the application be approved, the applicants are advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses”.

Landscape

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

- (a) she has some reservation on the application from the landscape planning point of view;
- (b) the Site is located in an area with landscape character of rural fringe, comprising of abandoned agricultural land, clusters of tree group, G/IC facilities, and structures for industrial use within “Industrial (Group D)” zone to the south of the Site. According to her record, it is noted that vegetation clearance and erection of structure have been taken place since 2018 prior to planning approval in the southern portion of the Site. According to the information provided in the application, no new structures but an internal vehicular road are proposed. The impact of the proposed road to existing trees could not be ascertained due to insufficient information provided;
- (c) the development is not entirely compatible with the surrounding landscape character within “AGR” zone. The development, if approved, would set an undesirable precedent of landscape character alteration prior to planning approval, and would encourage more similar developments within the area. The cumulative impact of such approval would further degrade the landscape quality of the surrounding environment; and
- (d) since there is no major public frontage along the site boundary, it is considered not necessary to impose a landscape condition as its effect on enhancing the quality of public realm is not apparent.

Agriculture

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

- (a) he does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation; and
- (b) agricultural activities are active in the vicinity (**Plan A-2**), and agricultural infrastructures such as road access are also available. The Site can be used for agricultural activities such as greenhouses, plant nurseries, etc.

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 application from the public drainage viewpoint;
- (b) should the application be approved, a condition should be included to request the applicants to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse impact to the adjacent area. In their submission, the applicants require assessing and identifying the project's potential drainage impacts and demonstrate in their submission with the implementation of necessary mitigation measures, the project will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development; and
- (c) there is public sewerage near the Site.

Fire Services

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 (FSIs) and water supplies for fire-fighting being provided to his satisfaction;
- (b) in consideration of the design/ nature of the proposed use, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;
- (c) the applicants should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
- (d) having considered the nature of the open storage, the approval condition on the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS should be added. To address this additional approval condition, the applicants should submit a valid fire certificate (FS 251) for his approval; and
- (e) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

Water Supplies

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

- (a) he has no objection to the application;

- (b) existing water mains are inside the subject lots and will be affected. The applicants are required to either divert or protect the water mains found on Site (**Plan A-2**); and
- (c) his advisory comments to the application are at **Appendix V**.

Building Matters

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

- (a) he has no objection in-principle under the Buildings Ordinance (BO) to the use on the application site;
- (b) there is no record of approval by the Building Authority (BA) for the existing buildings / structures at the Site. There is also no record of submission of the proposed building/ structure to the BA for approval; and
- (c) his advisory comments to the application are at **Appendix VI**.

District Officer's Comments

10.1.10 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals regarding the application. The 1st Vice-chairman of Ta Kwu Ling District Rural Committee, the four Indigenous Inhabitant Representatives (IIRs) of Ping Yeung and the Resident Representatives (RRs) of Ping Yeung object the proposal on the grounds that the development would cause traffic impact to the surrounding area. The incumbent North District Council member of the subject constituency, the IIR and RR of Ping Che have no comment on the application.

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

- (a) Project Manager (North), North Development Office, Civil Engineering and Development Department.

11. Public Comments Received During Statutory Publication Period (Appendix V)

On 5.6.2020, the application was published for public inspection. During the statutory public inspection period, four public comments were received. The Chairman of Sheung Shui District Rural Committee indicates no comment on the application. Kadoorie Farm and Botanic Garden Corporation, World Wide Fund for Nature Hong Kong, and an individual object to the application on the grounds that the development is not in line with the planning intention of the "AGR" zone; 'development first, application later' should not be tolerated as it would further legitimize the current misuse of the "AGR" zone; the development is not compatible with the surrounding land use; and the development would set an undesirable precedent for similar uses in the surrounding.

12. Planning Considerations and Assessments

- 12.1 The application is for a temporary open storage of construction materials and machinery for a period of three years at the Site zoned “AGR” on the OZP. The applied use is not in line with the planning intention of the “AGR” zone which 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. DAFC does not support the application from agricultural development point of view as there are active agricultural activities in the vicinity, agricultural infrastructure such as road access is available, and the Site possesses potential for agricultural rehabilitation. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.
- 12.2 The Site falls within Category 3 area under the TPB PG-No. 13F promulgated by the Board on 27.3.2020. The following considerations in the Guidelines are relevant:
- Category 3 area: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and 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 on a temporary basis up to a maximum period of 3 years.
- 12.3 The Site is partly vacant and partly occupied by temporary structures for storage use. The surrounding areas are predominantly rural in character intermixing with active/fallow agricultural land, vacant land and temporary structures for domestic use, warehouse with clusters of tree groups (**Plans A-2 and A-3a**). CTP/UD&L, PlanD has some reservations on the application as it is noted that vegetation clearance and erection of structure have been taken place prior to planning approval in the southern portion of the Site. The development is not entirely compatible with the surrounding landscape character within “AGR” zone. The temporary development if approved, would set an undesirable precedent of landscape character alteration prior to planning approval, and would encourage more similar developments within the area. The cumulative impact of such approval would further degrade the landscape quality of the surrounding environment.
- 12.4 From traffic engineering viewpoint, C for T does not support the application as there is insufficient information to demonstrate that the temporary development would not induce significant traffic impact to the surrounding. DEP does not support the application as there are some temporary domestic structures in the vicinity of the Site (about 5m to the north and northeast) (**Plan A-2a**). Other relevant Government departments consulted, including CE/MN of DSD, CBS/NTW of BD, D of FS and CE/C of WSD, have no adverse comment on / no objection to

the application.

- 12.5 According to TPB PG-No. 13F, the Site falls within Category 3 area where applications would normally not be favourably considered unless they are on sites with previous planning approvals and subject to no adverse departmental comments and local objections. The application does not comply with the TPB PG-No.13F in that the Site is not a subject of previous planning approval of open storage use; there are adverse departmental comments and local objections received in relation to the application; and the applicants fails to demonstrate that the applied use would have no adverse traffic and environmental impacts on the surrounding areas.
- 12.6 The Site forms part of the subject of a previously rejected application No. A/NE-TKL/302 for proposed temporary open storage of building materials and equipment with ancillary office submitted by the same applicants (**Plan A-1**). That application was rejected by the Committee on 18.1.2008 mainly on the consideration that the application did not comply with the TPB PG No. 13D in that no previous planning approval had been granted for the application site and there are adverse departmental comments and local objections to the application; and there were insufficient information submitted by the applicants to demonstrate that the proposed use would not generate adverse environmental and landscape impacts on the surrounding areas. These considerations are generally applicable to the current application.
- 12.7 There are two similar applications (No. A/NE-TKL/560 and 615) for temporary open storage which fall within “AGR” zones in the vicinity of the Site (**Plan A-1**). These applications were rejected by the Committee in 2017 and 2019 respectively mainly on considerations as set out in paragraphs 7.2 and 7.3. The circumstances of the current application are similar to those two rejected applications.
- 12.8 Regarding the adverse public comments as detailed in paragraph 11 and the local objections conveyed by DO(N) in paragraph 10.1.11 above, the Government department’s comments and the planning assessment above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and taking into account the local objections conveyed by DO(N), HAD and public comments in paragraphs 10.1.10 and 11 above respectively, the Planning Department does not support the application for the following reasons:
- (a) the development is not in line with the planning intention of the “AGR” zone, which is intended 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. There is no strong justification in the submission for a departure from such planning intention, even on a temporary basis;
 - (b) the application does not comply with the 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) in that there is no previous

planning approval for open storage use granted at the site; there are adverse comments from the relevant government departments and local objections against the application; and

- (c) the applicants fail to demonstrate that the development would have no adverse traffic impact on the surrounding areas.

13.2 Alternatively, 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 until 1.9.2023. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m. on Mondays to Saturdays, as proposed by the applicants, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicants, is allowed on the Site during the planning approval period;
- (c) the provision of peripheral fencing on the Site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 1.3.2021;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.3.2021;
- (e) in relation to (d) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.6.2021;
- (f) the submission of traffic impact assessment within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 1.3.2021;
- (g) in relation to (f) above, the implementation of traffic management proposals identified therein within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 1.6.2021;
- (h) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 13.10.2020;
- (i) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.3.2021;
- (j) in relation to (i) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date

of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.6.2021;

- (k) if any of the above planning conditions (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning conditions (c), (d), (e), (f), (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix VI**.

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 reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.
- 14.3 Alternatively, 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.

15. Attachments

Appendix I	Application Form with Attachments received on 29.5.2020
Appendix Ia	Supplementary information received on 1.6.2020
Appendix Ib	Further Information received on 3.7.2020
Appendix II	Relevant Extract of TPB Guidelines No. TPB PG-No. 13F for Application for Open Storage and Port Back-up Uses
Appendix III	Previous application
Appendix IV	Similar s.16 Applications within/partly within “AGR” Zone in the vicinity of the Application Site on the Ping Che & Ta Kwu Ling Outline Zoning Plan
Appendix V	Public Comments
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Landscape Plan
Drawing A-4	Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

Plan A-3 Aerial Photo
Plan A-4a and 4b Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2020**