

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

APPLICATION NO. A/YL-PS/612

- Applicant** : Real River Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 206(Part), 207(Part), 214(Part), 217(Part), 218(Part), 219, 220(Part), 221(Part), 224(Part), 226(Part), 227(Part), 228, 229, 230, 231(Part), 236(Part), 237(Part), 238(Part), 239(Part) and 240(Part) in D.D 126 and adjoining Government land, Ping Shan, Yuen Long, New Territories
- Site Area** : About 17,994.8 m² (including about 218.9 m² of Government Land (about 1.2%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
- Zoning** : “Recreation” (“REC”)
- Application** : Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary open storage of construction materials and construction equipment at the application site (the Site) for a period of 3 years (**Plan A-1a**). The Site falls within an area zoned “Recreation” (“REC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently occupied for the applied use with valid planning permission under Application No. A/YL-PS/545.
- 1.2 The Site involves 13 previous applications (Applications No. A/DPA/YL-PS/3, 30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 352, 457 and 545) for open storage of new vehicles or construction materials (**Plan A-1b**). The last application (No. A/YL-PS/545) for the same use submitted by the same applicant was approved by the Rural and New Town Planning Committee (the

Committee) of the Board on 13.10.2017 for a period of 3 years from 18.10.2017 to 17.10.2020. All the time-limited approval conditions have been complied with.

- 1.3 The layout plan (**Drawing A-2**) and major development parameters of the previously approved application and the current application are almost the same as follows:

Major Development Parameters	Previously Approved Application No. A/YL-PS/545 (a)	Current Application No. A/YL-PS/612 (b)	Difference (b) – (a)
Development/Use	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years		No change
Site Area	17,994.8 m ² (about) (including 218.9 m ² of Government Land)		No change
Total Floor Area	118 m ²	121 m ²	+3m ²
No. of Structures	7 (including 5 converted containers) (for guard room, shelter as general storage and general storage of small construction tools)	9 (including 6 converted containers) (for guard room, shelter as general storage and general storage of small construction tools)	+2
No. of Medium Goods Vehicle Parking Spaces	2		No change
No. of Medium Goods Vehicle Loading / Unloading Spaces	2		No change
Operation Hours	(a) 9:30 a.m to 6:30 p.m from Mondays to Saturdays (b) No operation on Sundays and Public Holidays		No change

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

- (a) Application form received on 11.8.2020 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**

- 1.5 The delivery route plan and proposed layout plan submitted by the applicant are at **Drawings A-1 and A-2**.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed

at supplementary planning statement at **Appendix Ia**. They can be summarised as follows:

- (a) The Site is subject to 12 previous planning approvals for similar or the same uses as the applied use.
- (b) The Site falls within the ‘Category 2 Areas’ of the Town Planning Board Guidelines for Applications for Open Storage and Port Back-up Uses (TPB PG-No. 13F). Based upon the previous planning approvals given for the applied use and that all approval conditions as laid down in previous applications have been duly complied with, the current application is considered not contradictory to the TPB PG-No. 13F.
- (c) The application is in line with Town Planning Board Guideline No. 34C (TPB PG-No. 34C). There would be no change in the proposed development parameters and the nature/operation of the applied use.
- (d) There are no substantial changes in planning circumstances by allowing the current application and the applicant has demonstrated his full compliance of approval conditions of the last approved application.
- (e) No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature of the proposed use and the number of trips involved and the existing drainage provision and landscape provision would be properly maintained at all times.
- (f) Temporary nature of the applied use would not jeopardize the long-term planning intention of the “REC” zone.

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 notice on newspaper and sending registered notice to the Ping Shan Rural Committee. For the GL portion, TPB PG-No. 31A is not applicable. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to any planning enforcement action.

5. Town Planning Board Guidelines

- 5.1 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) are relevant to the application. The Site falls within Category 2 areas under the revised Guidelines. Relevant extract of the Guidelines is at **Appendix II**.

- 5.2 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 the application. The relevant assessment criteria are attached at **Appendix III**.

6. Previous Applications

- 6.1 The Site is involved in 13 previous applications for temporary open storage of new vehicles or construction materials uses from 1994 to 2017. Except one application No. A/DPA/YL-PS/3 was rejected by the Board on review on 13.5.1994, the other 12 applications (Applications No. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 352, 457 and 545) were approved by the Committee from 1994 to 2017. Details of these previous applications are in **Appendix IV** and their locations are shown on **Plan A-1b**.
- 6.2 Application No. A/DPA/YL-PS/3 covering a larger site for open storage of new vehicles was rejected by the Board on review on 13.5.1994 mainly on grounds of not in line with planning intention, not compatible with surrounding land uses, failure to adequately address the drainage, visual and noise impacts, incomplete information on the existing access road and failure to demonstrate that the number of vehicles received/dispatched in future would be maintained at the present level.
- 6.3 Application No. A/DPA/YL-PS/30 covering the same site as A/DPA/YL-PS/3 for temporary open storage of new vehicles was approved with conditions by the Committee on 21.10.1994 for a period of 3 years on the considerations that there was no immediate alternative site available for open storage of new vehicles, ameliorative measures would be carried out to minimise adverse environmental impacts and the temporary use would not jeopardise the long-term planning intention of the area.
- 6.4 Applications No. A/YL-PS/14, 40, 76, 106, 122, 167, 255 and 311 covering more or less the same site as A/DPA/YL-PS/30 for temporary open storage of new vehicles for a period of 12 months or 3 years had subsequently been approved with conditions by the Committee on the considerations that the approvals for similar or same uses were given and approval conditions of the previous applications were complied with, the temporary use would not frustrate permanent development of the application sites, the development would unlikely have significant adverse traffic and environmental impacts and relevant departments had no objection to the application. However, applications No. A/YL-PS/76 and 106 were revoked due to non-compliance with approval conditions requiring the implementation of drainage proposal and/or the night-time operation at the application sites.

- 6.5 The last three applications (No. A/YL-PS/352, 457 and 545) covering the same site as the current application by the same applicant for the same use for temporary open storage of construction materials and construction equipment for a period of 3 years were approved by the Committee on 2.9.2011, 17.10.2014 and 13.10.2017 respectively on the grounds that temporary use would not frustrate the long term planning intention of the “REC” zone; the applied use was generally in line with the then TPB PG-No. 13E, the applied use was not incompatible with the adjoining use, and technical concerns could be addressed by implementation of approval conditions. All the approval conditions were complied with.
- 6.6 As compared with the last approved application (No. A/YL-PS/545), the current application was submitted by the same applicant for the same use on the same site with a slight increase in floor area and number of temporary structures. All the time-limited approval conditions have been complied with and the planning permission is valid until 17.10.2020.

7. Similar Applications

- 7.1 Within the same “REC” zone, there are 10 similar applications (Applications No. A/YL-PS/346, 360, 398, 441, 446, 461, 538, 548, 602 and 603) for open storage of construction materials for a period of 3 years since 17.10.2008. Details of these applications are summarized at **Appendix V** and the locations of these application sites are shown on **Plan A-1a**.
- 7.2 Eight similar applications (No. A/YL-PS/346, 360, 446, 461, 538, 548, 602 and 603) at three sites falling outside the Wetland Buffer Area (WBA) for temporary open storage of construction materials and machineries for a period of 3 years within the “REC” zone were approved by the Committee between 2011 and 2020 on the considerations that long-term planning intention of the “REC” zone would not be frustrated, the development was not incompatible with the surrounding uses, concerned departments had no adverse comment, approval conditions could be imposed to address departmental concern, approvals for similar uses were given and approval conditions of the previous applications were complied with.
- 7.3 Two similar applications (No. A/YL-PS/398 and 441) at a site falling within the WBA for temporary open storage of construction materials and machinery for a period of 3 years within the “REC” zone were rejected by the Committee on 23.11.2012 and 25.4.2014 respectively mainly on the grounds of not in line with planning intention, incompatible with surrounding rural environment, not complying with the then TPB PG-No.13E and failure to demonstrate no adverse traffic, landscape and drainage impacts on the surrounding areas.

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

- 8.1 The Site is:

- (a) currently used as temporary open storage of construction materials with valid planning permission under Application No. A/YL-PS/545 ; and
- (b) accessible via a local track leading to Tin Wah Road (**Plan A-2**).

8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) to its east and south are unused land;
- (b) to its southwest is an open storage yard of construction material with valid planning permission;
- (c) to its immediate west are open storage yards for construction materials and storage which are suspected unauthorized development (UD) while to its northwest is an open storage yard for new vehicles (private cars, taxis, light goods vehicles and light buses only) with valid planning permission; and
- (d) to its north is the residential dwellings of Fung Ka Wai. To its northeast are open yards for storage of vehicles which are suspected UD.

9. Planning Intention

The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The GL in the Site is covered by a Short Term Tenancy (STT) No. 2834 for the purposes of temporary storage of construction materials and construction equipment.

- (c) The private land of Lot No. 206 and 231 in D.D.126 are covered by Short Term Waiver (STW) No. 4055 to permit structures for the purpose of temporary open storage of construction materials and construction equipment.
- (d) Should planning approval be given to the application, the STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate. Also, the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularize any irregularities on the 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. Application(s) of 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 application(s) will be approved. If such application(s) is/are approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD.

Traffic

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

- (a) The Site is connected to Tin Wah Road via a section of a local access which is not managed by Transport Department (TD). The applicant should clarify with LandsD regarding the land status of the local access road. Moreover, the management and maintenance responsibilities of the local access road should be clarified with relevant lands and maintenance authorities accordingly.
- (b) As there is no information about the vehicular access at the private lot(s) to the Site, he presumes that the applicant should arrange by himself if necessary, and should seek the relevant land owner(s) on the right of using the vehicular access.
- (c) The applicant should indicate the ingress and egress point with clear width on the site plan drawings for the Site.
- (d) No vehicle is allowed to queue back to or reverse onto/from the 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 access arrangement to the Site should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public footpaths/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Wah Road.

Environment

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

- (a) DEP does not support the application as the application involves the use of medium goods vehicle and there are sensitive receivers of residential use in the vicinity (with the nearest one situated about 53 m to its north) (**Plan A-2**), thus environmental nuisance is expected.
- (b) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice (COP) on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”.
- (c) There is no substantiated complaint pertaining to the Site received in the past 3 years.

Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and to submit condition record of the existing drainage facilities to the satisfaction of his department.

Conservation

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

As the Site has been paved and occupied for similar uses which

were approved previously, he has no strong view on the application from nature conservation point of view. Nevertheless, should the application be approved, the applicant is advised to properly maintain the periphery fencing along the site boundary to ensure that the proposed development would not encroach on the nearby “Conservation Area” zone and affect the stream courses and vegetated areas in the vicinity of the Site.

Fire Safety

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

- (a) He has no in-principle objection to the proposal subject to fire services installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.
- (c) The applicant is advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The “Good Practice Guidelines for Open Storage Sites” issued by his department at **Appendix VI** should be adhered to.
- (d) Should the Board consider that the application is acceptable from planning point of view, he would suggest that the condition should be stipulated in the approval letter requiring the applicant to provide fire extinguisher(s) and to submit the valid fire certificate (FS 251) to his satisfaction.
- (e) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Landscape

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

- (a) The Site is located at the southern portion of Fung Ka Wai, falls within an area zoned “REC” on the approved Ping Shan OZP No. S/YL-PS/18. It is the subject of 12 previous approved applications and he had no objection to the last application no. A/YL-PS/545 from landscape planning

perspective. The current application seeks renewal of planning permission for temporary open storage of construction materials and construction equipment for a period of 3 years.

- (b) According to the aerial photo of 2019, the Site is hard paved with trees generally along the site boundary. It is situated in an area of miscellaneous rural fringe landscape character predominated by village houses, warehouses, open storage yards and woodlands. Significant change to the landscape character and the landscape resources arising from the continued use of the application is not anticipated. As such, he has no objection to the application from the landscape perspective.

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 unauthorised under the Buildings Ordinance (BO) and should not be designated for any approval use under the application.
- (b) Before any new building works (including containers and open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (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) 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.
- (e) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Others

10.1.10 Comments of the Chief Engineer/Housing Projects 2, Civil Engineering and Development Department (CE/HP2, CEDD):

- (a) CEDD is currently conducting a consultancy study titled “Agreement No. CE 11/2018(CE) - Site Formation and Infrastructural Works for Proposed Public Housing Development near Tin Shui Wai – Feasibility Study”. The consultancy study commenced in August 2018 and is anticipated to be completed in 2020. The Site falls within the proposed housing development site under the study.
- (b) Since the proposed housing development is still at feasibility stage and it is noted that the application is for temporary use for a period of 3 years, he has no comment on the application.

10.1.11 Comments of the Director of Housing (D of Housing):

- (a) The Site encroaches upon the proposed public housing development at Tin Tsz Road, Yuen Long which is currently under CEDD's ongoing Engineering Feasibility Study.
- (b) Provided that the application will not have any adverse implication on CEDD's implementation programme on the site formation and infrastructure works to facilitate the public housing development, HD will have no objection to the application.

District Officer's Comments

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

His office has not received any comment from the locals on the application.

10.2 The following departments have no comment on the application:

- (a) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (b) Project Manager(West), CEDD (PM/W, CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Director of Leisure and Cultural Services (DLCS);
- (f) Antiquities and Monuments Office, Development Bureau (AMO, DevB); and
- (g) Commissioner of Police (C of P).

11. Public Comments Received During the Statutory Publication Period

On 18.8.2020, the application was published for public inspection. During the statutory public inspection period, two public comment objecting to the application were received (**Appendices VII-1 and VII-2**). The objecting reasons include the applied use has adverse traffic impact on the surrounding areas and there is a lack of recreational developments for the use of general public.

12. Planning Considerations and Assessments

12.1 The application is for renewal of the planning permission under Application No. A/YL-PS/545 for temporary open storage of construction materials and construction equipment for a period of 3 years at the Site zoned “REC” on the OZP. The “REC” zone is intended primarily for recreational developments for the use of the general public. Although the applied use is not in line with the planning intention of the “REC” zone, there is no known development program for the Site and approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intention of the “REC” zone.

12.2 The applied use is considered not incompatible with the surrounding land uses which mainly comprise open storage yards, unused land and rural residential dwellings (**Plan A-2**).

12.3 The Site falls within Category 2 areas under the TPB PG-No. 13F. The following considerations in the 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.

12.4 The application is considered in line with the TPB PG-No. 13F. The Site is the subject of a previous approved planning application No. A/YL-PS/545 and all the approval conditions have been complied with. The applied use would not generate adverse impacts and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.

12.5 The application is generally in line with TPB PG-No. 34C in that there is no material change in planning circumstances since the previous temporary approval was granted; adverse planning implications arising from the renewal of the planning approval are not envisaged; all conditions under the previous approval (Application No. A/YL-PS/545) have been complied with; and the approval period sought is the same as that of the previous approval.

12.6 The applied use would not cause significant adverse traffic, drainage and

landscape impacts on the surrounding areas. Relevant Government departments including C for T, CE/MN, DSD and CTP/UD&L, PlanD have no adverse comment on/objection to the application. DEP does not support the application as there are sensitive receivers in the vicinity of the Site, with the nearest one located 53m to the north of the Site (**Plan A-2**), and environmental nuisance is expected. To address the concerns on the possible environmental nuisances generated by the temporary use and the technical concerns of other concerned government departments, relevant approval conditions have been recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and unauthorized development on-site would be subject to enforcement action by the Planning Authority. Besides, the applicant will also be advised to follow the 'Code of Practice on Handling Environment Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental impacts on the adjacent areas.

- 12.7 The Committee has previously approved 12 applications (Applications No. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 352, 457 and 545) for similar or same use (i.e. temporary open storage of new vehicles or construction materials) covering the Site and eight similar applications have also been approved in the same "REC" zone since 2008. Approval of the renewal application is in line with the previous decisions of the Committee.
- 12.8 There are two public comments received on the application (**Appendices VII-1 and VII-2**) objecting to the application on the grounds as summarized in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.7 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 comment in paragraph 11 above, the Planning Department considers that the temporary open storage of construction materials 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 18.10.2020 to 17.10.2023. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 6:30 p.m. and 9:30 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 cutting, dismantling or other workshop activity is allowed on the Site

at all times during the planning approval period;

- (d) only medium goods vehicles not exceeding 24 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the Site, as proposed by the applicant, at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at all times during the planning approval period;
- (f) all existing trees within the Site shall be maintained in good condition at all times during the planning approval period;
- (g) the existing boundary fencing on Site shall be maintained at all times during the planning approval period;
- (h) the maintenance of existing drainage facilities on the Site at all times during the planning approval period;
- (i) the submission of record of the 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 **18.1.2021**;
- (j) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within **6 weeks** from the date of commencement of the renewed planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **29.11.2020**;
- (k) the submission of fire service installations proposal within **6 months** from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.4.2021**;
- (l) in relation to (k) above, the implementation of fire service installations proposal within **9 months** from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.7.2021**;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (n) if any of the above planning conditions (i), (j), (k) or (l) 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.

[Approval conditions are the same as those under the permission for Application No. A/YL-PS/545 except condition (f) is updated to accord with the department's latest requirement.]

Advisory clauses

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

13.3 There is no strong reason to recommend rejection of the application.

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 11.8.2020
Appendix Ia	Supplementary Planning Statement
Appendix II	Extract of 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)
Appendix III	Extract of 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)
Appendix IV	Previous s.16 Applications covering the Site
Appendix V	Similar s.16 Applications within the same “REC” zone
Appendix VI	Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department
Appendices VII-1 and VII-2	Public Comments
Appendix VIII	Advisory Clauses
Drawing A-1	Delivery Route Plan
Drawing A-2	Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2020**