

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/HSK/154

- Applicant** : Mr. Wong Tak Hong represented by Metro Planning and Development Company Limited
- Site** : Lots 826 S.A(Part), 828, 839(Part) and 840(Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : About 5,190 m² (including Government lands of about 1,080 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK & HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Residential (Group A) 3” (“R(A)3”) (76.99%)
[restricted to a maximum plot ratio of 5.5, maximum building height of 140mPD];
and “Open Space” (“O”) (23.01%)
- Application** : Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Trailers for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary public vehicle park for private cars, light goods vehicles (LGVs), heavy goods vehicles (HGVs) and container trailers for a period of 3 years (**Plan A-1a**). The Site straddles over “R(A)3” (76.99%) and “O” (23.01%) zones on the approved HSK & HT OZP. According to the Notes for “R(A)3” and “O” zones of the OZP, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires permission from the Town Planning Board (the Board). However, the parking of container trailers is neither a Column 1 nor Column 2 use in both zones. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years 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. The applicant currently seeks temporary permission for a period of 3 years.
- 1.2 The site is involved in 8 previous applications No. A/YL-HT/168, 220, 247, 333, 476, 661, 847 and 1024 for the similar public vehicle park use. The last application No. A/YL-HT/1024 for the same use for a period of 3 years was approved with

conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 27.5.2016. All the approval conditions had been complied with. However, the permission lapsed on 27.5.2019.

- 1.3 The Site is accessible from Ping Ha Road via Yu Yip New Road and a local track (**Plans A-2 and 3, and Drawing A-1**). The ingress/egress point is located at the north east corner of the Site (**Drawing A-2**). Four structures with a total floor area of about 134m² including a 2-storey converted container not exceeding 5.5m high (90m²) for site office and guardroom use, two single-storey converted containers not exceeding 3m high (20m² each) for storage uses and a single-storey guardroom not exceeding 3m high (4m²) are proposed at the northern part of the site. The remaining area is for parking of 68 private cars, 6 LGVs (7m x 3.5m), 35 HGVs (11m x 3.5m) and 6 container trailers (16m x 3.5m). According to the applicant, the operation hours of the site are from 7:00 am to 11:00 pm daily.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 7.5.2019 **(Appendix I)**
 - (b) Supplementary planning statement with site plan, proposed vehicular access plan, proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan received on 7.5.2019 **(Appendix Ia)**
 - (c) Further information (FI) received on 21.6.2019 in response to departmental comments [*accepted and exempted from publication and recounting requirements*] **(Appendix Ib)**
- 1.5 A comparison of the major development parameters of the current application and the last approved application is given in the following table:

	Last Approved Application (A/YL-HT/1024) (a)	Current Application (A/HSK/154) (b)	Difference (b) - (a)
Site Area	about 5,190 m ² (including Government lands of about 1,080 m ²)		No change
Applied Use	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Heavy Goods Vehicles and Container Trailers) for a Period of 3 Years		No change
No. of Structures	4		No change
Total Floor Area	134 m ²		No change
No. of Parking Spaces			
Private Cars	66	68	+8
LGVs		6	
HGVs	14	35	+21
Container trailers	6	6	No change

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices Ia and Ib**. They can be summarised as follows:

- (a) the planning intention of the “R(A)3” zone where the Site falls within would not be realised within the coming three years, as the land resumption for HSK NDA has not yet commenced and fragmented ownership are under different Tso Tongs. The proposed temporary use would not jeopardise the long term planning intention of the zone;
- (b) ‘Public Vehicle Park (excluding container vehicles)’ is a Column 2 use under “R(A)3” and “O” zones on the OZP implying that the applied use does not deviate from the planning intention of the zones. Most of the land along Yu Yip New Road was converted for vehicle park purpose due to the presence of a pedestrian subway at the eastern end of the road linking to Tin Shui Estate and nearby high-density housing developments. Most of these vehicle parks are either ‘existing use’ or granted with temporary planning permission by the Board. Most of the vehicle parks approved by the Board along Yu Yip New Road include parking of heavy goods vehicles and container vehicles demonstrating that the parking of heavy goods vehicles and container trailers would not affect the residents in Tin Shui Wai and the villagers to the west of Ping Ha Road. The applied use is therefore compatible with existing and future land uses within the zone, and should therefore receive favourable consideration by the Board;
- (c) the Site is not close to any residential dwelling but is easily reached and close to a pedestrian subway connecting to Tin Shui Estate located about 150m away. The Site also receives no complaint demonstrating that the development generates limited impact to its surrounding. Similar uses can be found to the west and north of the Site, most of which were approved by the Committee on temporary basis. The development is therefore compatible with its surrounding environment and should receive sympathetic consideration from the Board;
- (d) the site is subject to 6 previous approved applications for the same use. All the approval conditions under the last planning permission (No. A/YL-HT/1024) were complied with. The current application is intended to extend the last planning permission (which has expired on 27.5.2019) for the same use. The planning circumstances pertaining to the site and its surroundings remains unchanged since the last planning permission;
- (e) traffic generation from the goods vehicle is minimal and would not have impact on the traffic and environment of the surrounding areas;
- (f) insignificant environmental and drainage impact is anticipated. Drainage facilities, peripheral fencing and landscape planting have been provided under the previous planning approvals. The applicant will maintain the drainage facilities and trees on-site at his own expense; and
- (g) Should this planning application be approved and a Short Term Tenancy (STT) be approved and offered by LandsD, the applicant promises to rent the Government Land portion of the Site (**Plan A-2**) for the operation of the proposed temporary public vehicle park.

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. 31) by posting site notice and sending notice to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The site is currently not a subject of any active planning enforcement action. Notwithstanding, as the last planning permission (No. A/YL-HT/1024) has expired on 27.5.2019, parking of vehicles on the Site would be subject to planning enforcement action.

5. Previous Applications

5.1 The site is related to 8 previous applications (Nos. A/YL-HT/168, 220, 247, 333, 476, 661, 847 and 1024) for similar public vehicle park use submitted by different applicants.

5.2 Application Nos. A/YL-HT/168 and 220 for temporary public vehicle parks for private cars, light goods vehicles and heavy goods vehicles were rejected by the Committee on 10.11.2000 and 2.11.2001 respectively mainly on the grounds of insufficient information to demonstrate that the development would not cause noise nuisance to the residents in the high-rise buildings in Tin Shui Wai and adverse environmental and drainage impacts on the surrounding areas; and a proper vehicular access had not been provided.

5.3 Application No. A/YL-HT/247 for temporary public vehicle park for private cars and light goods vehicles was approved with conditions by the Committee on 10.5.2002 mainly on the grounds of the applicant had submitted technical assessment on the drainage and environmental aspects, the applied use was in line of the planning intention of the “CDA” zone of the then approved Ha Tsuen OZP at the time of application, and no adverse traffic and environmental impacts were envisaged. Applications No. A/YL-HT/333, 476, 661 and 847 for the similar use (parking of HGVs/container trailers included) for a period of 3 years each were approved with conditions by the Committee on 27.2.2004, 2.2.2007, 23.4.2010 and 24.5.2013 respectively mainly on the grounds similar to the those of the application No. A/YL-HT/247.

5.4 The last Application No. A/YL-HT/1024 for temporary public vehicle park for private cars, light goods vehicles, heavy goods vehicles and container trailers was approved with conditions by the Committee on 27.5.2016. All the approval conditions have been complied with. The permission has lapsed on 27.5.2019. Details of these applications are summarised at **Appendix II** and their locations are shown on **Plan A-1b**.

- 5.5 Compared with the last Application No. A/YL-HT/1024, the current application is submitted by the same applicant for the same use on the same site. The number of parking spaces for private cars and LGVs has increased from 66 to 74 (+8) and the number of parking spaces for HGVs has increased from 14 to 35 (+21) (see Para. 1.5 above).

6. Similar Applications

There are 9 similar applications (Nos. A/YL-HT/172, 260, 309, 382, 535, 581, 630, 696, and 867) for proposed temporary public vehicle park within the same “R(A)3” & “O” zones on the approved HSK & HT OZP No. S/HSK/2. All of them were approved with conditions by the Committee between 2000 and 2013 mainly on the grounds of the applied uses are not incompatible with most of the surrounding uses, no significant environmental nuisance is expected, and concerned Government departments have no adverse comment. However, five of these applications (Nos. A/YL-HT/260, 535, 581, 630, and 867) were subsequently revoked due to non-compliance with approval conditions. Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

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

7.1 The Site is:

- (a) currently being used for the applied use (planning permission expired on 27.5.2019); and
- (b) accessible from Ping Ha Road via Yu Yip New Road and a local track.

7.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) to its immediate north and northwest are a vehicle service centre under a valid planning permission (Application No. A/HSK/42), a yard for parking of vehicles and trucks, and a vehicle service workshop;
- (b) to its east is Tin Ying Road, and to the further east is a Tin Shui Wai channel /nullah;
- (c) to its south and southeast are woodland, a logistics centre (planning application No. A/YL-HT/1007 revoked on 4.8.2018) and a residential dwelling (about 36m away) (**Plan A-2**); and
- (d) to its immediate west is a vehicle service centre (planning application No. A/YL-HT/1046 revoked on 28.2.2019) (**Plan A-2**), and to its further west is Ping Ha Road.

8. Planning Intention

The planning intention of the “R(A)3” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. The planning intention of the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site is situated on Old Schedule Agricultural Lots held under the Block Government Lease upon which no structure is allowed to be erected without prior approval from his office.
- (b) No permission is given for occupation of Government Land (GL) (about 1,080m² subject to verification) included in the Site. Subsequent to the previous planning Application No. A/YL-HT/1024 approved by the Committee on 27.5.2016, a STT was approved and offered to the applicant (same as the current applicant) in 2017. However, the applicant refused to take up the STT offer. The applicant informed that he would not occupy the concerned GL. Hence, DLO/YL does not support the proposed use for the GL portion. The applicant is required to exclude the GL portion from the Site.
- (c) The private land of Lot 826 S.A in D.D. 125 is covered by Short Term Waiver (STW) No. 2901 to permit structures for the purpose of "Office Ancillary to Public Vehicle Park".
- (d) The site is accessible from Ping Ha Road and Yu Yip New Road through a local road on GL. His office provides no maintenance works to the GL involved and does not guarantee right-of-way.
- (e) The site does not fall within any Airfield Height Restriction Area.
- (f) Should the application be approved, 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 to regularise any irregularities on the Site, if any. The STW holders will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Such application(s) will be considered by LandsD acting in the capacity of the landlord 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 premium or fee, as may be imposed by LandsD.

Traffic

9.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no objection in principle to the application from traffic

engineering viewpoint.

- (b) Sufficient manoeuvring spaces shall be provided within the subject site. No vehicle is allowed to queue back to public road or reverse onto/from the public road.
- (c) The local track leading to the site is not under his preview. The applicant shall obtain consent of the owners/ managing departments of the local track for using it as the vehicular access to the Site.

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

- (a) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains.
- (b) His office shall not be responsible for the maintenance of any access connecting the Site and Yu Yip New Road / Ping Ha Road.

Environment

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

- (a) He does not support the application as there are sensitive uses in the vicinity of the Site (the closest residential structure being about 36m away to the south of the Site) (**Plan A-2**) and the applied use involving heavy goods vehicles and container trailers along the access roads within 50m from residential dwellings. Environmental nuisance is expected.
- (b) No environmental complaint pertaining to the site has been received in the past three years.
- (c) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.

Urban Design and Landscape

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

With reference to his site visit and aerial photo of 2018, the site is hard paved with existing trees along the boundaries of the Site. The applied use appears to be already in operation. In view of the previous approved application No. A/YL-HT/1024 for public vehicle park use, and that the Site lies in a Category 1 area, no significant change to the landscape character arising from the continued use of the application is envisaged.

Drainage

9.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) are as follows:

- (a) He has no objection in principle to the development from a drainage

point of view. Should the application be approved, he would suggest to imposing planning conditions requiring the applicant to maintain the existing drainage facilities on site and to submit a record of the existing drainage on-site to his satisfaction.

- (b) The required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal

Fire Safety

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

- (a) He has no objection in principle to the application subject to fire service installations (FSI) being provided to his satisfaction.
- (b) In consideration of the design/nature of the structures, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval.
- (c) 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) The applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on application site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of planning approval should not be construed as acceptance of any existing building works or UBW on the site under the BO.
- (c) The site shall be provided with means of obtaining access thereto from a street and emergency access in accordance with Regulations and 41D

of the Building (Planning) Regulations (B(P)R) respectively.

- (d) If the site does not abut on a specified street of not less than 4.5m, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage.

Long-Term Development

9.1.9 Comments of the Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):

- (a) He has no objection to the temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) However, the Site falls within the boundary of the Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The concerned lot(s) falls within a site under Stage 4 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

9.1.10 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) The Site is zoned “R(A)3” and “O” on the approved HSK & HT OZP No. S/HSK/2. The portion zoned “O” is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.
- (b) Since the application involves private land only, he has no in-principle objection to the application.

District Officer’s Comments

9.1.11 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.

9.2 The following Government departments have no comment on the application:

- (a) Commissioner of Police (C of P);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (c) Director of Agriculture, Fisheries and Conservation (DAFC).

10. Public Comment Received During Statutory Publication Period

On 14.5.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 4.6.2019, no public

comment was received.

11. Planning Considerations and Assessments

- 11.1 The subject application is for proposed temporary public vehicle park for private cars, LGVs, HGVs and container trailers for a period of 3 years at a site zoned “R(A)3” and “O” on the OZP (**Plan A-1**). The planning intention of the “R(A)3” zone is primarily for high-density residential developments, whereas the planning intention of the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Whilst the applied development is not in line with planning intention of the “R(A)3” and “O”, the implementation programme for this part of NDA is still being formulated, and PM/W of CEDD and DLCS have no objection to the applied use for 3 years on the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for implementation of government projects.
- 11.2 The applied use for temporary public vehicle park (private cars, light goods vehicles, heavy goods vehicles and container trailers) is not incompatible with the surrounding areas which are predominantly used for vehicle service centre, open storage of vehicles and logistics centre uses (**Plans A-2 and 3**).
- 11.3 There is no adverse comment on the application from other concerned Government departments, except DLO/YL and DEP. DLO/YL commented that subsequent to the previous planning Application No. A/YL-HT/1024 approved by the Committee on 27.5.2016, a STT was approved and offered to the applicant (same as the current applicant) in 2017. Yet, the applicant refused to take up the STT offer and informed that he would not occupy the concerned GL. Hence, DLO/YL does not support the proposed use for the GL portion and advises that the applicant should exclude the GL portion from the Site. However, the applicant promises in the current submission to rent the concerned GL portion of the Site for the operation of the proposed development (**Appendix Ib**).
- 11.4 DEP does not support the application because there are sensitive uses (a residential dwelling about 36m away) (**Plan A-2**) and along the access road (Ha Tsuen Road) and environmental nuisance is expected (**Plan A-3**). However, there is no environmental complaint pertaining to the site in the past three years. Furthermore, relevant approval conditions have been recommended in paragraph 12.2 to minimise any potential environmental nuisances or to address the technical concerns of the other concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and any UD on site would subject to enforcement action by the Planning Authority. The applicant will also be advised to follow the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ in order to minimise the possible environmental impacts on the nearby sensitive receivers.
- 11.5 The Committee had approved 6 previous planning applications (**Plan A-1b**) for similar public vehicle parks uses at the Site and approved 9 similar applications

within the same “R(A)3” and “O” zones since 2000 (**Plan A-1a**). Approval of the subject application is in line with the Committee’s previous decisions. Also, as the applicant has complied with all the time-specific approval conditions of the last application (No. A/YL-HT/1024). There were 2 previous applications rejected mainly for the reasons that there was insufficient information to demonstrate that the development would not cause noise nuisance to the residents in the high-rise buildings in Tin Shui Wai and adverse environmental and drainage impacts on the surrounding areas; and a proper vehicular access had not been provided. However, such considerations are not applicable to the current application.

11.6 No public comment was received during the statutory publication period.

12. Planning Department’s Views

12.1 Based on the assessment made in paragraph 11, the Planning Department considers that the temporary public vehicle park for private cars, light goods vehicles, heavy goods vehicles and container trailers could be tolerated for a period of 3 years.

12.2 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, until **5.7.2022**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (d) the existing vegetation within the Site shall be maintained in good condition at all times during the planning approval period;
- (e) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on-site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **5.10.2019**;
- (g) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **5.1.2020**;
- (h) in relation to (g) above, the provision of fire service installations within **9**

months from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **5.4.2020**;

- (i) if any of the above planning conditions (a), (b), (c), (d) or (e) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning conditions (f), (g) or (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 application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

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

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

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

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

14. Attachments

Appendix I	Application Form received on 7.5.2019
Appendix Ia	Supplementary Planning Statement received on 7.5.2019
Appendix Ib	FI(1) received on 21.6.2019
Appendix II	Previous Applications
Appendix III	Similar applications within areas covered by the same "R(A)3" and "O" zones on the approved Hung Shui Kiu and Ha Tsuen OZP
Appendix IV	Advisory Clauses

Drawing A-1	Proposed Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Tree Preservation and Landscape Plan
Drawing A-4	As-built Drainage Plan
Plans A-1a and 1b	Location Plans
Plan A-2	Site Plan
Plan A-3	Aerial Photos
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
JULY 2019**