

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

APPLICATION NO. A/HSK/53

- Applicant** : Mr. TANG Yui Kan represented by Metro Planning and Development Company Limited
- Site** : Lots 904 S.B RP and 907 RP in D.D. 125, Ha Tsuen, Yuen Long
- Site Area** : 1,200 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1
- Zoning** : “Open Space” (“O”) (87.6%) and an area shown as “Road” (12.4%)
- Application** : Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval to continue using the application site (the Site) for temporary public vehicle park for private cars and light goods vehicles for a period of 3 years (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones 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 Site is currently being used for the applied use with a valid planning permission.
- 1.2 The Site is related to 5 previous applications (Nos. A/YL-HT/260, 549, 582, 769 and 941) mainly for various vehicle parking uses. The last application (No. A/YL-HT/941) for the same use submitted by the same applicant was approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) with conditions for a period of 3 years on 27.3.2015. All the time-specific approval conditions including the submission of drainage condition record, submission and implementation of run-in/out, tree preservation and landscape and FSIs proposals have been complied with. The permission will expire on 27.3.2018.

- 1.3 As shown on the vehicular access plan at **Drawing A-1**, the Site is directly abutting and accessible from Ping Ha Road to its west. According to the proposed layout plan at **Drawing A-2**, the ingress/egress point is located at the western boundary of the Site. There are four temporary structures, including a 3.5m high rain shelter for bicycles (not exceeding 60 m²), two 3.5m high single storey converted containers (not exceeding a total of 40 m²) for site office and guardroom uses and a 3.5m high meter room (not exceeding 4 m²) are located along the northern boundary of the Site with a total floor area of 104 m². 18 private car and 2 light goods vehicle parking spaces are proposed at the southern portion of the Site. According to the applicant, operation hours are from 7 a.m. to 11 p.m. daily (including public holidays). The proposed landscape and tree preservation plan and as-built drainage plan submitted by the applicant are at **Drawing A-3 and A-4** respectively.
- 1.4 The major development parameters of the current application and the last approved application are largely the same and as follows:

Major Development Parameters	Last Approved Application (A/YL-HT/941)	Current Application (A/HSK/53)
Site Area	about 1,200m ²	
Applied Use	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	
No. of Structures	4	
No. of Parking Spaces	20 private car/light goods vehicle parking spaces	18 private car and 2 light goods vehicle parking spaces
Operation Hours	7:00 a.m. to 11:00 p.m. daily (including public holidays)	

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with a location plan, vehicular (**Appendix I**) access plan, proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan received on 22.1.2018
 - (b) Further Information (F.I.) dated 1.2.2018 to response (**Appendix Ia**) Transport Department's comment

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in part 8 of the Application Form at **Appendix I**. They can be summarized as follows:

- (a) The Site is privately owned, and the planning intention of the "O" zone would not be realized in the near future as the landowner has no intention to do so. There is also no programme to resume the Site for open space use.
- (b) The development is small in scale and compatible with the surrounding

environment. It is intended to serve the parking demand of nearby villages like Lo Uk Tsuen and Tung Tau Tsuen.

- (c) The Site was previously approved for the similar use under Application Nos. A/YL-HT/260, 582, 769 and 941 since 2002. The development is the same as that under Application No. A/YL-HT/941. The applicant has complied with all the approval conditions of the previous application, and the actual operation shows that there is no adverse traffic, landscape, drainage and environmental impacts.
- (d) The Site has been hard paved to avoid fugitive dust, and peripheral fencing painted in dark green has been provided. The development would not generate any significant environmental impact.
- (e) No operation will be carried out outside the operation hours proposed.
- (f) Neither vehicle exceeding 5.5 tonnes nor container tractor/trailer/ coach would be allowed to enter the Site.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notice to the Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

As the Site is still covered by a valid planning approval (No. A/YL-HT/941), it is not subject to any active enforcement case.

5. Town Planning Board Guidelines

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. 34B) are relevant to the application. The relevant assessment criteria are at **Appendix II**.

6. Previous Applications

- 6.1 The Site is the subject of 5 previous applications (Nos. A/YL-HT/260, 549, 582, 769 and 941) for different uses since 2002. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application No. A/YL-HT/260 for temporary private car and lorry park on a larger site was approved with conditions by the Committee for a period of 3 years on

9.8.2002 but was subsequently revoked on 9.5.2003 due to non-compliance with approval conditions on implementation of tree preservation and landscape and provision of drainage facility and fencing.

- 6.3 Application No. A/YL-HT/549 for temporary open storage of construction materials was rejected by the Committee on 6.6.2008 mainly for the reasons that the development was not in line with the planning intention of the “O” zone, and that the development was not in line with the Town Planning Board Guidelines No. 13D for Application for Open Storage and Port Back-up Uses in that no previous approval for open storage use had been granted for the site, there were adverse departmental comments and there was insufficient information in the submission to demonstrate that the development would not have adverse environmental impacts on the surrounding areas.
- 6.4 Application Nos. A/YL-HT/582, 769 and 941 for the temporary public vehicle park for private car and light goods vehicles were approved with conditions by the Committee for a period of 3 years between 2008 and 2015. The applicant had complied with all the approval conditions.
- 6.5 The last planning permission of Application No. A/YL-HT/941 for the temporary public vehicle park (private car and light goods vehicles) was approved by the Committee on 27.3.2015 for a period of 3 years. All the approval conditions have been complied with. The planning permission will expire on 27.3.2018.
- 6.6 Comparing with the last application No. A/YL-HT/941, the current application is submitted by the same applicant for the same use on the same site with largely the same development parameters.

7. Similar Applications

There are two similar applications (Nos. A/YL-HT/784 and 948) for temporary public vehicle park for private car and light goods vehicles use which falls within the same “O” zone in the OZP. The applications were approved with conditions for a 3 years period by the Committee on 4.5.2012 and 17.4.2015 respectively. The major considerations were not incompatible with the surrounding area and no objection or adverse comment from relevant Government departments. Details of the application are summarized at **Appendix IV** and the location is shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plan A-1 to Plan A-4)

8.1 The Site is:

- (a) being used for applied use with valid planning permission; and
- (b) directly abutting and accessible from Ping Ha Road to its west.

8.2 The surrounding areas have the following characteristics:

- (a) to its immediate east is a large piece of land which is vacant.

- (b) to its immediate south is a public vehicle park under the planning permission of Application No. A/YL-HT/948. To its further south are a temple and an unused land. Further south across the nullah are an unused land and a logistics centre which is a suspected unauthorized development (UD).
- (c) to its immediate west across Ping Ha Road are unused land, a yard for parking of vehicles which is a suspected UD and residential dwellings of Lo Uk Tsuen (nearest residential dwelling is about 50m away). Further to its northwest across Ping Ha Road is a small house under construction.
- (d) to its immediate north is a vacant land. Further north across the local track are, a temporary structure for storage use which is an 'existing use' (EU) tolerated under the Town Planning Ordinance, 3 isolated residential dwellings, a yard for car service & workshop which is a suspected UD, a temporary warehouse for storage of construction machinery and construction materials under the planning permission of Application No. A/YL-HT/1080 and an open storage yard of construction materials and construction machinery, warehouse and container vehicle park under the planning permission of Application No. A/HSK/24.

9. Planning Intention

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.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected ~~prior~~ without the prior approval of the Government.
- (b) The private land of Lot No. 904 S.B RP in D.D. 125 is currently covered by Short Term Waiver (STW) No. 4364 to permit structures for the purpose of "Temporary Public Vehicle Park (Private Car and Light Goods Vehicle).
- (c) The Site is accessible to Ping Ha Road through Government Land (GL). Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way.

- (d) *The Site does not fall within Shek Kong Airfield Height Restriction Area.*
- (e) Should the application be approved, the STW holder will need to apply to her office for modification of the STW conditions if there are any irregularities on Site and the lot owner(s) of the lot without STW will need to apply to her office for permit the structures to be erected or regularize any irregularities on Site. Such application(s) will be considered by the Lands Department 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 approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the Lands Department.

Traffic

- 10.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):
- (a) He has no adverse comment on the application from traffic engineering point of view.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/ from public roads.
- 10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
- (a) The access arrangement 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 roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

Environment

- 10.1.4 Comment of the Director of Environmental Protection (DEP):
- (a) There is no substantiated environmental complaint pertaining to the Site received in the past 3 years.
- (b) 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 the Environmental Aspects of Temporary Uses and Open Storage Sites” (the COP) issued by the DEP to minimize potential environmental nuisance to the

surrounding area.

Landscaping

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

- (a) He has no objection to the application from the landscape planning point of view.
- (b) The Site abuts to Ping Ha Road and lies mainly in an area of “O” zone and partly in an area shown as “Road”. The Site is subject of last Application No. A/YL-HT/941 which was approved with conditions including the landscape condition. The current planning application seeks a renewal of planning approval for the same use at the same site for a period of 3 years.
- (c) With reference to the site photos from DPO dated 30.1.2018 and aerial photo of 2017, the Site is hard paved with trees generally along the site boundary. The Site is situated in an area of rural landscape character disturbed by open storage yards and temporary structures. Significant change to the landscape character arising from the continued use of the application is not envisaged.
- (d) Should the application be approved, in view of the above, he would recommend the approval condition to maintain the screen planting including trees and shrubs within the Site in good condition for the duration of the approval period.
- (e) The applicant is advised that the approval of the tree preservation and landscape proposal by the TPB under S.16 application does not imply approval of the tree works such as pruning, transplanting and felling under lease. Tree removal applications should be submitted directly to DLO for approval.
- (f) The applicant shall be reminded of the importance of general tree care as well as proper tree maintenance. Useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解 (http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) and the Handbook of Tree Management (Chinese Version: https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html) published by the GLTM Section, DEVB;

Drainage

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

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

a drainage point of view.

- (b) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application no. A/YL-HT/941 will be maintained for the subject development.
- (c) Should the application be approved, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the structures existing at the Site and Buildings Department (BD) is not in a position to offer comments on their suitability for the use related to the application.
- (b) If the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted Houses), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the captioned application.
- (c) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (d) 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 application site under the BO.
- (e) 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 respectively.
- (f) 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 Building (Planning) Regulations at the building plan submission stage.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) 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 his department for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. 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 Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Long Term Development

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

- (a) He has no objection to the application for 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 lot(s) concerned 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.

Other Aspects

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

- (a) Since the Site involves private lot only, she has no objection in-principle to the application.

- (b) The Site is zoned “Open Space” and “Road” on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1. It is not on the priority list for development agreed by the Yuen Long District Council. Her office has no plan to develop the Site into public open space at present.

10.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

District Officer’s Comments

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

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

10.2 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);
- (c) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD); and
- (d) Director of Agriculture, Fisheries and Conservation (DAFC).

11. Public Comments Received During Statutory Publication Period

11.1 On 30.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 20.2.2018, 1 public comment was received.

11.2 An individual (**Appendix V**) objects to the application mainly on grounds of not in line with the planning intention and parking facilities should be accommodated

in high rise building or underground.

12. Planning Considerations and Assessment

- 12.1 The Site now falls within area zoned “O” (87.6%) and partly shown as ‘Road’ (12.4%) under the OZP currently in force. The planning intention of “O” zone is intended primary 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 development is not in line with the planning intention of the “O” zone, the implementation programme for this part of NDA is still being formulated, and PM/NTW of CEDD has 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.
- 12.2 The Site is located in an area which is predominantly occupied by public vehicle park, open storage and warehouse uses. As such, the applied use is not incompatible with the surrounding environment (**Plan A-2**).
- 12.3 The current application is a renewal application of the last approved application (No.A/YL-HT/941) for 3 more years. Other than the change in OZP zoning, there has been no other major change in planning circumstances of the Site and the surrounding areas since the previous temporary approval. As explained above, the approval of the application on a temporary basis would not jeopardize the implementation of the zoned uses. Furthermore, there would be no adverse planning implications arising from the renewal of the temporary planning approval and that the applicant has complied with all the approval conditions under previous approval. In view of the above, the renewal application is considered generally in line with the TPB PG-No. 34B.
- 12.4 There are no adverse comments on the application from concerned Government departments, including AC for T/NT, TD, DEP and CE/MN, DSD.. The applied use will unlikely create significant adverse traffic, environmental and drainage impacts to the surrounding areas. There has been no environmental complaint concerning the Site received in the past 3 years. To minimize any potential environmental nuisances and to address the technical requirements of concerned Government departments, appropriate approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on Site will be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the possible environmental impacts on the nearby sensitive receivers.
- 12.5 The Committee has approved 5 previous applications for vehicle park use at the Site and 2 similar applications for vehicle park use within the same “O” zone.

12.6 One public comment was received on the application during the statutory publication period objecting to the application on grounds of land use planning and environmental impact as summarised in paragraph 11.2 above. The planning considerations and assessments above are also relevant.

13. Planning Department's Views

13.1 Based on the assessment made in paragraph 12, and having taken into account the public comment mentioned in paragraph 11, the Planning Department considers that the temporary public vehicle park (private car and light goods vehicle) could be tolerated for a further period of 3 years.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years from 28.3.2018 until 27.3.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no night time operation between 11:00pm to 7:00am, as proposed by the applicant, is allowed on the Site during the approval period;
- (b) no vehicle is allowed to queue back to public roads or reverse onto/ from public roads at any time during the planning approval period;
- (c) no vehicle without valid license issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period;
- (d) no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes), including container trailers/tractors, as defined in 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;
- (e) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes), including container trailers/tractors, as defined in the Road Traffic Ordinance is allowed to be parked/stored on the Site at all times during the planning approval period;
- (f) the existing drainage facilities implemented on the Site shall be maintained at all times during the planning approval period;
- (g) the existing trees and landscape planting on the Site shall be maintained at all time during the planning approval period;
- (h) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities

within **3** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **16.6.2018**;

- (j) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.9.2018**;
- (k) in relation to (j), the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.12.2018**;
- (l) if the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with at any time during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (i), (j) or (k) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) 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.

[Conditions (a), (b), (c), (d) (e), (f), (h), (i), (j), (k), (l), (m) and (n) are the same as the previous Application No. A/YL-HT/941, condition (g) has been revised to accord with the latest departmental comments]

Advisory clauses

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

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

the continual occupation of the Site for the development is not in line with the planning intention of the "O" zone, which 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. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

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

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 reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form with proposed layout plan, proposed landscape and tree preservation plan and as-built drainage plan received on 22.1.2018.
Appendix Ia	Further Information dated 1.2.2018 to response Transport Department's comment
Appendix II	Relevant extracts of Town Planning Board Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B)
Appendix III	Previous s.16 Applications covering the Site
Appendix IV	Similar Applications within the subject "O" zone on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1
Appendix V	Public comment received during statutory publication period
Appendix VI	Advisory Clauses
Drawing A-1	Site Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape & Tree Preservation Plan
Drawing A-4	As-built Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4	Site Photos

**PLANNING DEPARTMENT
MARCH 2018**