

RNTPC Paper No. A/YL-PS/555  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 16.3.2018

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

**APPLICATION NO. A/YL-PS/555**

- Applicant** : Golden Hope Investments Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 256 (Part), 258 RP (Part) & 259 in D.D. 122, Ping Shan, Yuen Long, New Territories
- Site Area** : About 3,472 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ping Shan Outline Zoning Plan No. S/YL-PS/17
- Zoning** : “Government, Institution or Community” (“G/IC”) (about 98%) and “Village Type Development” (“V”) (about 2%)  
[Restricted to a maximum building height of 3 storeys (8.23 m) for “V” zone]
- Application** : Proposed Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and wholesale of construction materials for a period of 3 years (**Plan A-1**). The Site is currently being used for parking of vehicles (**Plan A-4**).
- 1.2 According to the Notes for the “G/IC” zone on the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board) while ‘Wholesale Trade’ is a Column 1 which is always permitted. According to the Notes for the “V” zone on the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Board. The applicant currently seeks temporary permission for a period of 3 years.
- 1.3 The Site is related to four previous applications (Nos. A/YL-PS/8 and 23 for temporary parking of vehicles, No. A/YL-PS/27 for temporary car dismantling workshop use and No. A/YL-PS/530 for the same use of this application). The last Application No. A/YL-PS/530 for temporary shop and wholesale of

construction materials for a period of 3 years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 13.1.2017. The permission remains valid up to 13.1.2020. The applicant has complied with the submission of drainage proposal and the submission of tree preservation and landscape proposal. The remaining approval conditions, including the implementation of drainage proposal, the submission and implementation of fire services installations proposal, the implementation of tree preservation and landscape proposal, and the provision of boundary fencing are yet to be complied with. Details of the previous applications are summarised at paragraph 5 below and at **Appendix II**.

- 1.4 A comparison of the major development parameters of the current application and the last approved application is as follows:

<b>Major Development Parameters</b>	<b>Last Approved Application (A/YL-PS/530) (a)</b>	<b>Current Application (A/YL-PS/555) (b)</b>	<b>Difference (b) – (a)</b>
Site Area	About 3,472m <sup>2</sup>		No change
Applied Use	Proposed Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years		No change
Maximum Floor Area	1,560 m <sup>2</sup>	2,100 m <sup>2</sup>	+ 540 m <sup>2</sup> (+35%)
No. of Structures	3 (2 structures for retail and wholesale; 1 for ancillary facilities)	1 (for retail and wholesale)	- 2
Maximum Height of Structures	1 storey (8.5m)		No change
No. of Private Car Parking Spaces	2 (5m x 2.5m each)	1 (5m x 2.5m each)	- 1
No. of Loading/ Unloading Bays for Light Goods Vehicles	2 (7m x 3.5m each)	1 (7m x 3.5m each)	- 1
Operation Hours	9:00 a.m. to 7:00 p.m. daily (including public holidays)		No change

- 1.5 According to the applicant, the Site is accessible via an existing track connecting Tsui Sing Road. The site plan, vehicular access plan, proposed layout plan, proposed landscape plan, proposed drainage plan, catchment plan and proposed internal layout plan are at **Drawings A1 to A7** respectively.

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

- (a) Application form received on 17.1.2018 (Appendix I)
- (b) Drainage proposal, estimated traffic generation, site plan, vehicular access plan, proposed layout plan, proposed landscape plan, proposed drainage plan and catchment plan (Appendix Ia)
- (c) Letter of 28.2.2018 providing the proposed internal layout plan (Appendix Ib)
- (d) Letter of 2.3.2018 providing Executive Summary (Appendix Ic)
- (e) Letter of 2.3.2018 providing response to local comments relayed by District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD) (Appendix Id)

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

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

- (a) The Site is subject to a previous planning Application No. A/YL-PS/530 approved for the same use as of the current application. Due to the change in proposed layout, the applicant submits a fresh application for the Committee's consideration.
- (b) There is a strong demand for construction material for home decoration in the area. The location allows wholesale trade so that the exhibition of construction material such as sanitary ware and tiles is possible.
- (c) The proposed development is temporary in nature. It would not jeopardise the long term planning intention of the "G/IC" zone.
- (d) The Site is not owned by the Government so that the acquisition of land for "G/IC" use takes time. As such, the temporary conversion of the Site for another use would be a prudent use of scarce land resource.
- (e) Similar precedence were noted in Ping Shan and Tong Yan San Tsuen under Application Nos. A/YL-PS/503, 531 and A/YL-TYST/622.
- (f) The operation hour of the proposed development is 9:00 a.m to 7:00 p.m. from Mondays to Sundays including public holidays.
- (g) Loading/unloading bays are proposed for the proposed development. Only light goods vehicle not exceeding 5.5 tonnes will be allowed to enter/park at the Site for the convenience of staff and clients. There is also a public vehicle park outside the Site so that clients could park their cars at the public vehicle park before they get into the shop.
- (h) The applicant submits landscape and drainage proposal to support his application. In view of the nature, scale and form of the development, the

proposed development would not generate significant impact to the surrounding environment.

- (i) The proposed structure will be built within the boundary of the Site which are private lots. The graves and the knoll to the west of the Site would not be touched upon.

### **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 of the application outside the Site and sending registered mail to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Site is covered by valid planning permission under Application No. A/YL-PS/530 valid until 13.1.2020. It is not subject to any active planning enforcement action.

### **5. Previous Applications**

- 5.1 The site is involved in four previous planning applications Nos. A/YL-PS/8, 23, 27 and 530. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Application No. A/YL-PS/8 covering a larger site for temporary private car/container vehicle park for a period of 12 months was rejected by the Rural and New Town Planning Committee (the Committee) on 20.6.1997. The reasons were not in line with the planning intentions of “G/IC” and “V” zones; incompatible with the village settlements; insufficient information on access road and landscaping; and undesirable precedent.
- 5.3 Application No. A/YL-PS/23 covering an even larger site for temporary public lorry, car and container trailer park for a period of 3 years was rejected by the Board upon review on 12.6.1998 for similar reasons.
- 5.4 Application No. A/YL-PS/27 covering the southern portion of the Site for temporary car dismantling workshop for a period of 3 years was rejected by the Board upon reviews on 26.6.1998 for similar reasons.
- 5.5 Application No. A/YL-PS/530 for proposed temporary shop and wholesale of construction materials for a period of 3 years was approved with conditions by the Committee on 13.1.2017 on grounds of no adverse departmental comments were received; the proposal was not incompatible with the surrounding land uses and temporary approval of the application for a period of 3 years would not jeopardise the long term planning intentions of the “G/IC” and “V” zones.
- 5.6 Compared with the last Application No. A/YL-PS/530, the current application is submitted by a different applicant for the same use on the same site and a different

development layout and floor area.

## **6. Similar Applications**

- 6.1 There are 3 similar applications (Nos. A/YL-PS/483, 503 and 531) for temporary shop and wholesale of construction materials use within the same “G/IC” zone. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Applications No. A/YL-PS/483, 503 and 531 for proposed temporary shop and warehouse of construction materials for a period of 3 years were approved with conditions by the Committee on 17.7.2015, 18.12.2015 and 13.1.2017 respectively. The main considerations were that temporary approval of the application for a period of 3 years would not jeopardise the long-term development of the sites; the proposed use was not incompatible with the surrounding areas; and there was no objection or adverse comment from Government departments. The planning permission under application No. A/YL-PS/483 was subsequently revoked on 17.10.2015 due to non-compliance of approval condition on the provision of boundary fencing.

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

7.1 The Site is:

- (a) occupied by parking of vehicles; and
- (b) accessible via an existing track connecting to Tsui Sing Road.

7.2 The surrounding areas have the following characteristics:

- (a) to the north of the Site is a vehicle park, which is suspected UD. To the north-east is a construction site covered by an approved application (No. A/YL-PS/503) for proposed temporary shop and warehouse of construction materials. To the further north is the Tin Shui Wai West Rail Substation, where to the further north-east across Long Tin Road is a construction site covered by an approved application (No. A/YL-PS/514) for proposed temporary logistics centre;
- (b) to the east are sites for parking of vehicles, open storage of construction materials (covered by an approved application (No. A/YL-PS/531) for temporary shop and wholesale of construction materials) and storage with fuel filling equipment, which are suspected UDs;
- (c) to the south are storage yards and parking of vehicles, which are suspected UDs, and a vehicle park which is covered by an approved application (No. A/YL-PS/492) for temporary public vehicle park (private cars and light goods vehicles). Some residential developments are located to the further south; and
- (d) to the south-west, west and north-west are graves and unused land.

## **8. Planning Intention**

- 8.1 The “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.2 The planning intention of “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

## **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 comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
  - (b) The Site is accessible to Tsui Sing Road via Government Land (GL) and private land. His office does not provide maintenance work for GL involved and does not guarantee any right-of-way to the Site.
  - (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
  - (d) Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on site. Such application(s) will be considered by the LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms

and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

- (e) According to his record, there is no Small House (SH) application within and in the vicinity of the Site.

### **Building Matters**

9.1.2 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 the 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 any planning approval should not be construed as an acceptance of any existing building works or UBQ on the Site under the BO.
- (c) 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.
- (d) If the Site does not abut 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.

### **Environment**

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

- (a) The applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) issued by DEP.
- (b) If the proposed use would involve transportation and/or storage of dusty construction materials, reference should be made to paragraph 4.2 of the COP.
- (c) There was no environmental complaint pertaining to the Site received in the past 3 years.

## **Traffic**

### 9.1.4 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 space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

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

- (a) The access arrangement should be commented by TD.
- (b) Since the section of Tsui Sing Road connecting the proposed access to the exit of the Site is maintained by HAD, comment from HAD should be sought.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (d) Please note that HyD shall not be responsible for the maintenance of any access connecting the Site and Tsui Sing Road. Please be advised that the section of Tsui Sing Road connecting with the proposed access to the exit is not maintained by HyD.

## **Drainage**

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

He notes that the drainage proposal was generally identical to the one submitted under the previous approved application No. A/YL-PS/530 on which he had no adverse comment. He has no objection in principle to the proposed development from a drainage point of view. Should the Board consider that the application is acceptable from the planning point of view, he suggests that a condition should be stipulated in the approval letter requiring the applicant to implement and maintain the proposed drainage facilities to the satisfaction of his Division.



## **Fire Safety**

### 9.1.7 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 proposal, FSIs are anticipated to be required. The applicant should 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, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (d) However, the applicant should be reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

## **Landscape**

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

- (a) With reference to the aerial photo of 2015, the Site is hard paved with trees observed adjoining the western boundary. The Site is situated in an area or rural landscape character dominated by open storage, village houses and wooded areas. Given that no significant vegetation is found within the Site and that similar uses are found in the vicinity, major change to the landscape character arising from the application is not anticipated.
- (b) The applicant is advised that the approval of the landscape proposal under s16 application does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree works applications should be submitted direct to DLO for approval.
- (c) In compliance with the “Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Application for Open Storage and Port Back-up Uses”, the applicant should leave adequate spacing between the fence, temporary structures and trees to promote a more sustainable growing environment for the trees. A minimum distance of 600mm between the fence and the tree planting should be provided.

- (d) The applicant is also advised that there should be a minimum soil provision of 1m (W) x 1m (L) x 1.2m (D) for each tree.
- (e) Precautious measures such as bollards and/or kerbs should be proposed to prevent damage to the trees.
- (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](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)) and the Handbook of Tree Management (Chinese Version: [http://www.greening.gov.hk/tc/tree\\_care/Handbook\\_on\\_Tree\\_Management.html](http://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html)) published by the GLTM Section, DEVB.

### **Water Supply**

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

- (a) He has no comment on the application.
- (b) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

### **Others**

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

He has no particular comment on the application from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising 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**

#### 9.1.11 Comments of the DO(YL), HAD:

- (a) Regarding the section of Tsui Sing Road connecting with the proposed access to the exit of the Site, he has no comment on the application as long as the applicant fulfil all requirements of other parties concerned.
- (b) He relayed two objections from locals on the grounds that the proposed development would affect the '*feng shui*' of graves of the Tang clan (**Appendices IVa to IVb**).

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Leisure and Cultural Services (DLCS);
- (c) Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD);
- (d) Commissioner of Police (C of P);
- (e) Secretary for Education (SED);
- (f) Director of Social Welfare (DSW);
- (g) Chief Engineer/Special Tasks, Civil Engineering Department (CE/ST, CEDD); and
- (h) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD).

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

On 26.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 20.2.2018, one objecting public comment (**Appendix V**) was received on the grounds that the Site should be developed into community uses; the applications would appear to be storage facility in disguise; inefficient land use; and the Government departments should push ahead with the provision of the intended community services.

### **11. Planning Considerations and Assessments**

11.1 The Site falls mainly within an area zoned "G/IC" (about 98%). The "G/IC" zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. The "G/IC" zone is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The proposed development is not in line with the planning intentions of the "G/IC" zone. However, there is not yet any programme/known intention to implement the zoned use on the Site for the time being. Temporary approval of the application for a period of 3 years would not jeopardise the long-term planning intentions of the "G/IC" zone.

- 11.2 The proposed development is not incompatible with the surrounding uses including vehicle parks and storage yards (**Plan A-2**).
- 11.3 Relevant Government departments, including AC for T/NT, DEP, CE/MN of DSD and CTP/UD&L of PlanD, have no objection to or adverse comment on the application. The proposed use will unlikely create significant adverse traffic, environmental, drainage and landscape 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 12.2 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.
- 11.4 The Committee has approved a previous application for the same use at the Site (No. A/YL-PS/530) and 3 other similar applications (Nos. A/YL-PS/483, 503 and 531) within the same “G/IC” zone. Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 Members may wish to note that in comparison with other similar applications for temporary shop and wholesale of construction materials approved in the subject “G/IC” zone (**Plan A-1**) which have total floor areas ranging from 695m<sup>2</sup> to 1,490m<sup>2</sup>, the current application has increased a floor area by about 540m<sup>2</sup> (35%) to about 2,100m<sup>2</sup> as compared with the previously approved application.
- 11.6 There is one public comment objecting to the application received on the grounds as summarized in paragraph 10. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant. Besides, DO(YL), HAD has relayed two local objections on the application on *feng shui* ground as summarised in paragraph 9.1.11(b) above. In this regard, should the application be approved, the applicant is advised to liaise with the locals on their concern.

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

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comment mentioned in paragraphs 9.1.11 and 10 above, the Planning Department considers that the proposed temporary shop and wholesale of construction materials 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 16.3.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (c) no cutting, dismantling or other workshop activity is allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **16.12.2018**;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.9.2018**;
- (h) in relation to (g) above, the implementation of fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.12.2018**;
- (i) the submission of landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **16.9.2018**;
- (j) in relation to (i) above, the implementation of landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **16.12.2018**;
- (k) the provision of boundary fencing within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **16.9.2018**;
- (l) if any of the above planning conditions (a), (b), (c), (d) or (f) 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;
- (m) if any of the above planning conditions (e), (g), (h), (i), (j) or (k) 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

- (n) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

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

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

the development is not in line with the planning intentions of the "G/IC zone which is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. No strong planning justification has been given in the submission for a departure from the planning intentions, even on a temporary basis.

**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**

<b>Appendix I</b>	Application form received on 17.1.2018
<b>Appendix Ia</b>	Drainage proposal, estimated traffic generation, site plan, vehicular access plan, proposed layout plan, proposed landscape plan, proposed drainage plan and catchment plan
<b>Appendix Ib</b>	Letter of 28.2.2018 providing the proposed internal layout plan
<b>Appendix Ic</b>	Letter of 2.3.2018 providing Executive Summary
<b>Appendix Id</b>	Letter of 2.3.2018 providing response to local comments relayed by DO(YL), HAD
<b>Appendix II</b>	Previous Applications covering the Site
<b>Appendix III</b>	Similar Applications within the same "G/IC" zone on the draft Ping Shan OZP No. S/YL-PS/17
<b>Appendices IVa to IVb</b>	Local comments relayed from DO(YL), HAD

<b>Appendix V</b>	<b>Public Comment Received During Statutory Publication Period</b>
<b>Appendix VI</b>	<b>Advisory Clauses</b>
<b>Drawing A-1</b>	Site Plan
<b>Drawing A-2</b>	Vehicular Access Plan
<b>Drawing A-3</b>	Proposed Layout Plan
<b>Drawing A-4</b>	Proposed Landscape Plan
<b>Drawing A-5</b>	Proposed Drainage Plan
<b>Drawing A-6</b>	Catchment Plan
<b>Drawing A-7</b>	Proposed Internal Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT**  
**MARCH 2018**