

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/367

- Applicant** : Mr. LEUNG Chi Ho represented by Mr. TSO Wai Yan
- Site** : Lots 961 (Part), 962 (Part), 963, 956 (Part) and 4469 RP (Part) in D.D. 104 and Adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
- Site Area** : 3,808.8 m² (including about 2,930 m² of GL)
- Lease** : Block Government Lease and New Grant Lot (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
- Zoning** : “Comprehensive Development Area” (“CDA”)
- Application** : Temporary Fish Farming 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 fish farming for a period of 3 years (**Plan A-1**). The Site comprises three parcels of land (i.e. Portions A, B and C) (**Drawing A-1**) and is currently used for fish farming with planning permission under Application No. A/YL-NTM/318 valid until 22.5.2018 .
- 1.2 The Site is subject of 3 previously approved applications (Nos. A/YL-NTM/244, 277 and 318) for the same fish farming use submitted by the same applicant. The last application (No. A/YL-NTM/318) was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 22.5.2015 for a period of 3 years until 22.5.2018. The applicant has complied with all approval conditions including submission and implementation of fire service installations (FSIs) proposal and drainage proposal.
- 1.3 As shown on the layout plan on **Drawing A-1** and **Plan A-2**, the Site is accessible via local track off Ngau Tam Mei Road. As compared with the last approved application (No. A/YL-NTM/318), the current application is for the same use with generally the same site area but different layout which will provide additional floor area of 72m² for staff resting area, storage area and toilet on site. There is no significant change in terms of nature and operation of the fish farm. The

comparison of the major parameters of the current application and the last approved Application No. A/YL-NTM/318 is summarized below:

Major Development Parameters	Last Approved Application (No. A/YL-NTM/318)	Current Application (No. A/YL-NTM/367)	Difference
Development/Use	Temporary Fish Farming for a Period of 3 Years	Temporary Fish Farming for a Period of 3 Years	No change
Site Area	3,800m ²	3,806.8m ²	+6.8m ² (+0.18%)
No. of Structures	4	7	+3
Building Height	1-storey (3m)	1-storey (3m)	No change
Floor Area	806.8 m ² <u>Portion A</u> ♦ Office/ fish pond (452m ²) ♦ Storage area/ fish pond (300m ²) ♦ Storage area (38m ²) <u>Portion B</u> ♦ Storage use (16.8m ²) <u>Portion C</u> ♦ Concrete fish pond	878.8 m ² <u>Portion A</u> ♦ Office/ fish pond (452m ²) ♦ Storage area/ fish pond (300m ²) ♦ Briefing room (38m ²) ♦ 2 storage areas (28.8m ²) ♦ Toilet (13.2m ²) <u>Portion B</u> ♦ Storage use and staff resting area (46.8m ²) <u>Portion C</u> ♦ Concrete fish pond	+72 m ² (+8.92%)
No. of Parking Space	Not specified	4 (for private car and van)	NA
No. of Loading/ Unloading Area	Not specified	1	NA
Fish Farm Operation Hours	24 hours daily all year round	9:00a.m. to 6:00p.m. daily all year round	revised
Fish Pump Operation Hours	Not specified	24 hours daily all year round	NA

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

- (a) Application form received on 27.3.2018 **(Appendix I)**
- (b) Further Information (FI) received on 20.4.2018 clarifying the use of Portion C of the Site **(Appendix Ia)**
(accepted and exempted from publication and recounting requirements)
- (c) FI received on 27.4.2018 providing clarification on operation hour, transportation arrangement and enclosing revised layout plan and drainage plan approved under Application No. A/YL-NTM/318 **(Appendix Ib)**
(accepted and exempted from publication and recounting requirements)
- (d) FI received on 27.4.2018 providing revised layout plan **(Appendix Ic)**
(accepted and exempted from publication and recounting requirements)
- (e) FI received on 4.5.2018 providing the number of parking spaces/loading/unloading area with dimension to address TD's comment **(Appendix Id)**
(accepted and exempted from publication and recounting requirements)
- (f) FI received on 8.5.2018 clarifying the number of structures and committed to communicate with the local residents to address their concerns **(Appendix Ie)**
(accepted and exempted from publication and recounting requirements)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the Application Form at **Appendix I** and FIs at **Appendices Ib, Ic, Id** and **Ie**. They can be summarized as follows:

- (a) Previous planning application No. A/YL-NTM/318 for temporary fish farming for a period of 3 years was approved by the Committee on 22.5.2015. The current application is for the same use to allow continuous operation of the fish farm. Additional floor area of 72m² for staff resting area, storage area and toilet on site is to improve work environment and staff welfare, and support fish farm operation.
- (b) The application is to facilitate the continuous operation of the fish farm for the production of "Jade Perch" fish which is supported by Agriculture, Fisheries and Conservation Department (AFCD) and serving local market.

- (c) The 24-hour operation of fish farm refers to the continuous running of the water and air pumps installed, while the day-to-day operation of the fish farm is from 9:00a.m. to 6:00p.m.. As the fish farm is located away from the residential dwelling, no adverse impact on the surrounding area is anticipated.
- (d) The applied fish farm normally has a few times of fish deliveries per week during 9:00a.m. to 6:00p.m by vehicles not exceeding 5.5 tonnes. The Site provides sufficient space for parking and manoeuvring of vehicles. No adverse traffic impact on the area is anticipated.
- (e) The last application (No. A/YL-NTM/318) for the same fish farming use was approved with conditions by the Committee on 22.5.2015 for a period of 3 years until 22.5.2018 and the applicant has complied with all approval conditions including on the submission and implementation of drainage proposal. No adverse drainage impact to the surrounding area is anticipated.
- (f) The applicant will endeavour to communicate with the local residents to address their concerns arising from the development, if any.

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

The applicant is not the “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 notification letter to the San Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection. The remaining of the Site is GL, and the “Owner’s Consent/Notification” requirements are not applicable.

4. Background

The Site has been zoned “CDA” since the draft NTM OZP No. S/YL-NTM/1 which was gazetted on 24.6.1994. The Site is not subject of active enforcement action.

5. Previous Applications

- 5.1 The Site is subject of 5 previous applications (Nos. A/YL-NTM/147, 223, 244, 277 and 318) of which 3 (Application Nos. A/YL-NTM/244, 277 and 318) for the same fish farming use were approved.
- 5.2 Applications Nos. A/YL-NTM/147 and 223 were of a larger site area and submitted by different applicants. Application No. A/YL-NTM/147 for temporary open storage of construction materials for 3 years was rejected by the Committee on 25.7.2003 mainly on grounds that it was not in line with the planning intention of “CDA” zone, incompatible with the rural character of the area and insufficient information in the submission to demonstrate that the proposed development

would not have adverse impacts on the surrounding areas and approval of the application would set an undesirable precedent for similar applications in the surrounding area. Application No. A/YL-NTM/223 for comprehensive low-rise low-density residential development was rejected by the Committee on 19.6.2009 mainly on the grounds that there was no strong planning justification for the increase PR, insufficient information in the submission to address the environmental issues and the management and maintenance issues of the tree planting.

- 5.3 Applications Nos. A/YL-NTM/244, 277 and 318 submitted by the same applicant for the same fish farming use were approved with conditions for a period of 3 years by the Committee on 20.11.2009, 9.11.2012 and 22.5.2015 respectively mainly on grounds that the development would not jeopardize the long term planning intention of the “CDA” zone as there was no development proposal for the zone; development was not incompatible with the surrounding uses; concerned Government departments had no adverse comment; previous planning approvals on the Site for same use had been given, and there was no local objection. All planning conditions including the submission and implementation of FSIs proposal and drainage proposal have been complied with. As compared with the last approved application (No. A/YL-NTM/318), the current application is for the same use with generally the same site area but different layout which will provide additional floor area of 72m² for staff resting area, storage area and toilet on site. There is no significant change in terms of nature and operation of the fish farm.
- 5.4 Details of these applications are summarized at **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Application

There is no similar application within the subject “CDA” zone.

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

7.1 Portion A is:

- (a) occupied by ponds and vacant land;
- (b) structures for fish farming and storage with ancillary site office; and
- (c) accessible at its east via a local track off Ngau Tam Mei Road .

7.2 Portion B is:

- (a) mostly unused land;
- (b) structure for storage use; and

- (c) to the east of the Portion A and accessible via Ngau Tam Mei Road to its immediate north.

7.3 Portion C is:

- (a) occupied by a pond and unused land;
- (b) located at the north of Ngau Tam Mei Drainage Channel (NTMDC); and
- (c) accessible via footpath and without a formal vehicular access.

7.4 The surrounding areas are predominantly cultivated agricultural land, orchard, ponds, unused land and vacant land:

- (a) to the immediate north of Portions A and B across Ngau Tam Mei Road are Tam Mei Barracks and a sewage treatment works;
- (b) to the south of Portion A are cultivated agricultural land and storage area; to the east of Portion A and to the south of Portion B are ponds, unused land and open storage for construction materials which is suspected unauthorized development subject to investigation/enforcement action; to the further east of Portion B are unused land and residential dwellings; and
- (c) to the south of Portion C is Ngau Tam Mei Drainage Channel; to the east of Portion C is a nullah and further across the nullah is an orchard.

8. Planning Intention

The planning intention of “CDA” zone is intended for comprehensive development/ redevelopment of the area for residential use with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

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, LandsD (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no

structures are allowed to be erected without the prior approval of the Government.

- (b) The private land of Lot Nos. 961, 962, and 956 in D.D.104 are covered by Short Term Waiver (STW) Nos. 4214, 4215 and 4216 respectively to permit structures for the purpose of “Temporary Fish Farming”.
- (c) The Government land (GL) of the Site is covered by Short Term Tenancy (STT) No. 2865 for the purpose of “Temporary Fish Farming”.
- (d) The Site is accessible to Ngau Tam Mei Road through both GL and PL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) Should planning approval be given to the application, the STT/STW holders will need to apply to this office for modification of the STT/STW conditions if there is any irregularities on site. Besides, the lot owner of the lot without STW will need to apply to his office for permitting the structures to be erected or regularize any irregularities on site. Such application will be considered by LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application 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 Commissioner for Transport (C for T):

- (a) He has no objection to the application. Should the application be approved, the following conditions should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

- (b) The Site is connected to the public road network via a section of a local access road which is not managed by TD. The land status of the local access road should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) The vehicular access arrangement shall be commented and approved by TD.
- (b) HyD does not and will not maintain the section of Ngau Tam Mei Road connecting the Site.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

9.1.4 Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD 1-1, RDO, HyD):

He has no in-principle objection to the application from the point of view of the Northern Link Project as application is for temporary fish farming for a period of 3 years.

Environment

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

In view of the nature of the proposed use, he has no adverse comment from pollution point of view.

Nature Conservation

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

- (a) Noting that the Site has been formed and in operation for a similar use for a number of years, he has no objection to the application.
- (b) It is noted that the southern part of the development is adjoining an ecological mitigation planting site along Ngau Tam Mei Channel. As such, should the application be approved, the applicant is advised to prevent encroaching on the planting site or disturbing the vegetation therein. In addition, it is noted that the southern part of the Site is adjacent to an abandoned meander. The applicant is advised to prevent polluting the meander during operation, should the application be approved.

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 FSIs being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to

his Department for approval. In addition, the applicant should also be advised on the following points:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) 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.

Buildings Matters

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to affect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with 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) Regulation at the building plan submission stage.

Drainage

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

- (a) He has no objection in principle to the proposed development.
- (b) Should the Board approve the application, the following approval conditions is suggested to be included:
 - (i) to maintain the drainage facilities implemented under Application No. A/YL-NTM/318; and
 - (ii) to submit records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board.

Landscaping

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

- (a) He has no objection to the application.
- (b) Comparing the aerial photos taken in 2015 and 2018, there is no significant change to the surrounding landscape since the application last approved. Further significant impact on existing landscape arising from the proposed use is not anticipated.
- (c) Should the application be approved by the Committee, the following approval condition is proposed:

The maintenance of all landscape plantings within the Site to satisfactory condition at all time during the planning approval period.

Water Supply

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

- (a) He has no objection to the application.
- (b) Existing water mains will be affected (**Appendix III**). The applicant shall bear the cost of any necessary diversion works affected by the proposed development.

- (c) In case it is not feasible to divert the affected water mains within the Site, a waterworks reserve within 1.5m from the centreline of the water mains shall be provided to the satisfaction of WSD. No structure shall be erected over this waterworks reserve and such area shall not be used for storage purposes.
- (d) The Water Authority and his officers and contractors, his or their workmen shall have free access at all time to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water Authority may require or authorize.
- (e) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Others

9.1.12 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, organizing and supervising any activity near the underground cable or overhead line under the 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 Site. The applicant is 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.

9.1.13 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) If any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Re provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re provisioned facilities to FEHD.
- (b) If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

District Officer's Comments

9.1.14 Comments of the District Officer(Yuen Long) (DO(YL)):

His office has no comment on the application and the local comments should be submitted to the Board directly, if any.

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

- (a) Commissioner of Police (C of P);
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD).

10. Public Comments Received During Statutory Publication Period

On 6.4.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 27.4.2018, 7 objecting comments were received from 2 village representatives of Yau Tam Mei Tsuen and private individuals (**Appendix IV**), raising concerns that the 24-hour operation is long; open storage of construction materials was found in the vicinity of the Site generating nuisance; the development involved use of heavy vehicle that generated adverse impacts on the surrounding area; and no impact assessments were provided.

11. Planning Considerations and Assessments

- 11.1 The Site falls within an area zoned “CDA” which is primarily for comprehensive development/ redevelopment of the area for residential use with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructural and other constraints. Although the applied use for fish farming is not in line with the planning intention of the “CDA” zone, approval of the application on a temporary basis for a period of 3 years would not frustrate the long term planning intention of the “CDA” zone as there is no development proposal for the “CDA” zone.
- 11.2 The applied development is not incompatible with the surrounding land uses which are predominantly occupied by cultivated agricultural land, orchard, ponds, unused land and vacant land (**Plan A-2**).
- 11.3 Concerned departments including DAFC, DEP, CE/MN of DSD, C for T, D of FS and CTP/UD&L of PlanD have no adverse comments on the application from nature conservation, environmental, drainage, traffic, fire safety and landscape perspectives and technical concerns of CE/MN of DSD, C for T, D of FS and CTP/UD&L of PlanD can be addressed by imposing the approval conditions recommended in paragraphs 12.2 (a) to (h) below. Non-compliance with any of

the approval conditions would result in revocation of the planning permission and unauthorized development on-site would be subject to enforcement action by the Planning Authority. Besides, the applicant should be advised to follow the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize the possible environmental impacts.

- 11.4 The Committee has previously approved 3 applications (Nos. A/YL-NTM/233, 277 and 318) at the Site for the same use submitted by the same applicant. The applicant has complied with all approval conditions including the submission and implementation of FSIs proposal and drainage proposal. As compared with the last approved application (No. A/YL-NTM/318), the current application is for the same use with generally the same site area but different layout which will provide additional floor area of 72m² for staff resting area, storage area and toilet on site. There is no significant change in terms of nature and operation of the fish farm. Approval of the subject application is in line with the Committee’s previous decisions.
- 11.5 There are 7 objecting public comments received from the village representatives of Yau Tam Mei Tsuen and private individuals raising concern on the long operation hour; open storage of construction materials at its vicinity and presence of heavy vehicles generating nuisance to the area; and without providing impact assessments. The applicant clarified that the operation hour is only from 9:00a.m. to 6:00p.m. and only vehicle not exceeding 5.5 tonnes would be used. Relevant approval conditions on operation hours and transport arrangement are proposed in paragraph 12.2 (a) to (c). The area for concerned open storage use falling outside the Site is suspected unauthorized development which is subject to investigation/ enforcement action. There is no adverse comment from concerned Government departments and assessment in paragraph 11.3 is relevant. An advisory clause reminding the applicant to liaise with the local residents to address their concerns is proposed in paragraph (a) of the **Appendix V**.

12. Planning Department’s Views

- 12.1 Based on the assessment made in paragraph 11 above and having taken into account the public comment in paragraph 10, the Planning Department considers that the applied temporary fish farming 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 **18.5.2021**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00p.m. and 9:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

- (c) only private cars and light goods vehicles not exceeding 5.5 tones as defined in the Road Traffic Ordinance are allowed to park on the Site at any time during the planning approval period;
- (d) the existing landscape planting within the Site should be maintained at all times during the planning approval period;
- (e) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the submission of records 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 18.8.2018;
- (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 18.11.2018;
- (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 the Director of Fire Services or of the Town Planning Board by 18.2.2019;
- (i) if the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (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 be revoked immediately without further notice.

Advisory clauses

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

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

The proposed development is not in line with the planning intention of the "CDA" zone, which is primarily for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. There is no strong planning justification in the submission for a departure from such planning intention, 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

Appendix I	Application form received on 27.3.2018
Appendix Ia	FI received on 20.4.2018
Appendices Ib and Ic	FIs received on 27.4.2018
Appendix Id	FI received on 3.5.2018
Appendix Ie	FI received on 8.5.2018
Appendix II	Previous Applications covering the Application Site
Appendix III	Fresh Water Mains Record Plan
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan with Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos