

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/670

<u>Applicant</u>	:	Water Supplies Department (WSD)
<u>Site</u>	:	Government land adjacent to the existing Sheung Wong Yi Au Fresh Water Service Reservoir, Shan Tong Road, Tai Po, New Territories
<u>Site Area</u>	:	3,873.4 m ² (about)
<u>Land Status</u>	:	Government Land
<u>Plan</u>	:	Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
<u>Zoning</u>	:	“Green Belt” (“GB”)
<u>Application</u>	:	Proposed Service Reservoir

1. The Proposal

- 1.1 The applicant seeks planning permission for the development of a proposed fresh water service reservoir (FWSR) at the application site (the Site) (**Plan A-1**), which falls within an area zoned “GB” on the approved Tai Po OZP No. S/TP/28. According to the Notes of the OZP, ‘Service Reservoir’ use within the “GB” zone requires permission from the Town Planning Board (the Board).
- 1.2 According to the applicant, the proposed FWSR will be built on a sloping site to the immediate north of the existing Sheung Wong Yi Au (SWYA) FWSR and SWYA No. 2 FWSR. The proposed development is a single-storey structure with a total floor area of about 1,296m², a building height of about 7.3m, and a design capacity of about 6,000m³ (**Drawings A-1 to A-5**). Site formation is required to provide sufficient flat area for the proposed FWSR and the manoeuvring of operation/ maintenance plants within the FWSR. A long strip of land along the western and south-western boundaries of the existing FWSRs is also included in the Site to cater for the site formation works. The Site is accessible from Shan Tong Road via the existing restrictive access road (**Plan A-2**). The target completion date of the proposed development is December 2023.
- 1.3 In support of the application, the applicant has submitted the following documents:
 - (a) Application form with attachments received on 9.12.2019 (**Appendix I**)
 - (b) Supplementary information received on 19.12.2019 (**Appendix Ia**)

- (c) Further Information (FI) received on 16.4.2020 providing responses to departmental and public comments, a preliminary environmental review report, a drainage review, a tree survey/compensatory planting plan and revised drawings (*not exempted from publication and recounting requirements*) (**Appendix Ib**)
- (d) FI received on 15.5.2020 providing responses to departmental comments (*exempted from publication and recounting requirements*) (**Appendix Ic**)

1.4 On 31.1.2020, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of FI. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. On 20.3.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision as requested by the applicant. After the deferral, the applicant submitted FI on 16.4.2020 and 15.5.2020. The application is now scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the application form and its attachments, supplementary information and FI at **Appendices I and Ia to Ic**. They can be summarised as follows:

- (a) the existing fresh water supply system in Tai Po South area is overloaded due to the increasing population in the area over the years. The proposed FWSR is needed to cope with the increase in water demand from the new housing developments and to enhance the reliability of the water supply system;
- (b) the fresh water supply for Tai Po South area is under the supply zone of Tai Po Water Treatment Works (TPWTW). Treated water from TPWTW is pumped from Ha Wong Yi Au (HWYA) Fresh Water Pumping Station to the service reservoirs at Sheung Wong Yi Au. The proposed new FWSR (namely SWYA No. 3 FWSR) forms part of WSD's project "Upgrading of Sheung Wong Yi Au Fresh Water Supply System";
- (c) the Site satisfies the following site selection criteria and operational requirements, and is considered the most suitable location for the proposed FWSR:
 - (i) the level of the proposed FWSR should be high enough to ensure that a steady and sufficient residual pressure can be maintained throughout the supply zone;
 - (ii) the level of the proposed FWSR should not be too high to ensure that the pumping station can provide sufficient water pressure to deliver the water to the proposed FWSR and that the water pressure downstream of the proposed FWSR is not excessive;
 - (iii) the proposed FWSR should be located in the vicinity of the existing FWSRs to minimise the construction cost and future maintenance cost. Otherwise, extensive

water mains laying and diversion works would be necessary which would adversely affect the vehicular traffic and water supply network;

- (iv) a vehicular access road to the proposed FWSR is necessary for the routine inspection and maintenance of the FWSR; and
 - (v) the proposed FWSR should have minimal impact from landscape and visual perspective;
- (d) the Site is located adjacent to the existing SWYA FWSR and SWYA No.2 FWSR and therefore can use the same access road serving the existing service reservoirs. As such, construction and demolition (C&D) materials generated by the proposed development could be minimised by avoiding extensive slope works that one normally required for forming the access road along the hillside;
- (e) the applicant has submitted a preliminary environmental review (PER) report for the “Upgrading of Sheung Wong Yi Au Fresh Water Supply System” project which concludes that the project (including the proposed FWSR under application) would not cause any long-term impacts to the identified sensitive receivers. Short-term impacts arising from construction works will be mitigated through implementation of standard pollution control measures including the use of temporary acoustic barriers and silenced construction plants to minimise the noise impact; frequent watering of the Site in addition to wheel-washing; covering of stockpiled materials and the use of trucks with mechanical cover to prevent dust nuisance; the use of desilting facilities to prevent muddy discharge; and on-site sorting and re-use of C&D materials on site as far as possible;
- (f) according to the applicant’s landscape and visual impact assessment (LVIA) report, shrubs and compensatory trees would be planted along the periphery of the proposed FWSR to mitigate the potential landscape and visual impacts. The wall of the proposed FWSR would be painted in light green finish same as that of the existing FWSRs. Other measures including external green roof treatment, architectural chromatic treatment, screen tree planting, amenity shrub planting, climbers on lower walls and slope greening are also proposed to blend in with the surrounding area (**Drawings A-6 to A-8**). Hence, the proposed FWSR would not cause significant adverse landscape and visual impacts on the surrounding area with the implementation of mitigation measures;
- (g) the applicant has submitted a detailed tree survey of the affected trees and the Tree Preservation and Removal Proposal (TPRP) which demonstrated that the proposed development will not cause any adverse landscape impact with the compensatory trees and proposed mitigation measures such as introducing tree protection zone and temporary protective fencing for preserved trees;
- (h) according to the preliminary evaluation of ecological impact (PEEI) report and the PER report, only one plant species of conservation importance, *Ailanthus fordii* (常綠臭椿), is found abutting the eastern site boundary, while three plant species of conservation importance are recorded in its vicinity, and all of these are proposed to be retained or pruned in-situ. Impact arising from the construction of the proposed FWSR will be mitigated by tree compensation as proposed in the TPRP as well as establishing protection zone to separate the identified floral species of conservation importance from the proposed works areas and close monitoring by a qualified Ecologist/Botanist throughout the construction stage. With the proposed mitigation measures, the proposed FWSR is not anticipated to cause any significant adverse impacts on these species;

- (i) during operation of the FWSR, surface run-off from the Site will be collected and drained directly into the existing drainage system. To reduce the chance of overflow, remote monitoring devices will be installed at the FWSR with sufficient safety margin. Hence, significant drainage impact from the proposed development is not anticipated;
- (j) during the construction stage, the applicant undertakes to implement proper temporary traffic arrangement in consultation with relevant government departments in case any road closure or traffic diversion required. Moreover, the proposed FWSR is an unmanned facility and thus no traffic impact is expected during the operation stage;
- (k) excavation and site formation works are required for the proposed development. The applicant has completed ground investigation and design of permanent geotechnical works associated with the construction works; and
- (l) consultation with the former Environment, Housing and Works Committee of Tai Po District Council was undertaken on 11.7.2018 and all the members gave their support to the project.

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

As the Site involves Government land only, the “owner’s consent/notification” 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) is not applicable to this application.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines No. 10 (TPB PG-No. 10) for ‘Application for Development within “Green Belt” zone under section 16 of the Town Planning Ordinance’ is relevant to this application. The relevant assessment criteria are summarised below:

- (a) there is a general presumption against development (other than redevelopment) in a “GB” zone;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for Government, Institution or Community (GIC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for GIC uses;
- (d) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking

should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;

(f) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and

(g) any proposed development on a slope should not adversely affect slope stability.

5. Previous Application

There is no previous application for the Site.

6. Similar Application

There is no similar application for 'Service Reservoir' in the same "GB" zone in the vicinity of the Site.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2, and photos on Plans A-3, A-4a to 4c)

7.1 The Site is:

- (a) currently vacant, hilly and mainly covered with vegetation;
- (b) mainly located to the immediate north of the existing SWYA FWSR and SWYA No.2 FWSR and a long strip of land along the western and south-western boundaries of the two existing FWSRs; and
- (c) accessible from Shan Tong Road via an existing restricted access road.

7.2 The surrounding areas have the following characteristics:

- (a) the surrounding areas are mainly vegetated artificial and natural slopes;
- (b) to the west and southwest on the lower slope are low-rise private residential developments, namely The Paramount and JC Castle; and
- (c) to the north is Shan Tong New Village and to the further north crossing the Tolo Highway and Tai Po River is Tai Po New Town.

8. Planning Intention

The planning intention of the "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

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/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no objection to the application;
- (b) the Site comprises unleased and unallocated Government land; and
- (c) a Government Land Allocation application for the proposed FWSR has been received.

Traffic

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

- (a) no objection to the application; and
- (b) given the nature of the proposed development, it is envisaged that the increase in traffic flow during the construction stage would be minimal. It is also noted that there is a lengthy restricted access road beyond the roundabout at Shan Tong Road near JC Castle, which could serve as a buffer for retaining construction vehicles generated by the proposed development, further reducing any potential impact to the public road.

Environment

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

- (a) no objection to the application;
- (b) the proposed FWSR is part of WSD's project of "Uprating of Sheung Wong Yi Au Fresh Water Supply System", for which a PER report has been finalised and it is included in the applicant's submission (Appendix 4 of **Appendix Ib**); and
- (c) according to the PER report, the proposed FWSR will not cause adverse environmental impact during construction and operation phases with the implementation of environmental mitigation measures.

Visual and Landscape

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

Urban Design and Visual Aspects

- (a) no adverse comment on the application from urban design and visual impact perspectives;

- (b) the Site is located on the hillslope with some low-rise private residential developments (i.e. The Paramount and JC Castle) lying close at the lower slope of SWYA to the southwest of the Site. The Site is accessible via Shan Tong Road with sprawling village development at the foot of the mountain slopes; and
- (c) the proposed FWSR is considered not incompatible with the existing two FWSRs and the surrounding landscapes. With the implementation of the visual mitigation measures (including external green roof treatment, architectural chromatic treatment etc.) as recommended in the LVIA (**Drawings A6 to A8**), no significant adverse visual impact is expected;

Landscape Aspect

- (d) no objection to the application from the landscape planning perspective;
- (e) it is noted in the Tree Assessment Schedule, Tree Works Plan and Compensatory Planting Plan that out of 188 existing trees within the Site, 170 of them are proposed to be felled with 128 new tree plantings in light standard size proposed within the Site. It is also noted in the Tree Preservation and Removal Proposal that the species of conservation importance, *Ailanthus fordii* (常綠臭椿), abutting the eastern site boundary is proposed to be retained with tree protection measures in accordance with relevant guidelines (Appendix 3 of **Appendix Ib**);
- (f) the proposed development located to the immediate north of two existing service reservoirs is considered not entirely incompatible with its surrounding environment. According to the applicant's submission (**Appendix Ic**), all tree preservation works would be carried out in accordance with Development Bureau Technical Circular (Works) No. 4/2020. The applicant also states that new tree plantings in light standard size are proposed in view of that available planting space within the Site consists of mostly sloping areas; site area for new tree plantings provided with sufficient growing space have been maximised based on the current development layout; and the applicant would continuously review and provide more new tree plantings to further mitigate the landscape impact arising from the proposed development should site conditions allow; and
- (g) since there is no major public frontage along the site boundary, and the Site is surrounded by existing vegetation buffer, should the Board approve the application, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

9.1.5 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) no comment on the application from architectural and visual impact point of view; and
- (b) it is noted that the proposed service reservoir is provided with green roof and surrounded by landscape planting along the northern, western and southern site boundary to mitigate the visual impact.

Drainage

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

- (a) no adverse comment on the application from public drainage viewpoint;
- (b) should the application be approved by the Board, an approval condition on the submission and implementation of a drainage proposal and flood mitigation measures is recommended to ensure the proposed development will not cause adverse drainage impact to the adjacent area; and
- (c) the applicant should ensure that the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and the proposed drainage works and the downstream drainage systems would have adequate capacity and are in good conditions to receive the flows collected from the Site and all upstream catchments.

Nature Conservation

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

- (a) no adverse comment on the application from the nature conservation perspective; and
- (b) according to the PER for the WSD's project of "Uprating of Sheung Wong Yi Au Fresh Water Supply System" (Appendix 4 of **Appendix Ib**), the proposed FWSR and its vicinity mainly cover areas of the habitat types of 'plantation' and 'developed area' of lower ecological value as well as small areas of 'watercourse'. While four plant species of conservation importance are recorded within the Site and in its vicinity, all individuals are proposed to be retained or pruned in-situ. With the implementation of the recommended mitigation measures, the proposed FWSR as well as other works proposed under the "Uprating of Sheung Wong Yi Au Fresh Water Supply System" project are not anticipated to cause significant adverse ecological impacts.

Gas Safety

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

- (a) no objection to the application from gas safety perspective; and
- (b) the applicant should be informed that there is a high pressure underground town gas transmission pipeline (running along Tolo Highway) in the vicinity along Shan Tong Road. The applicant shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of development. The applicant is required to observe the Electrical and Mechanical Services Department's

requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference.

Fire Safety

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

- (a) no in-principle objection to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction;
- (b) detailed fire safety requirements will be formulated upon referral from relevant department/authority; and
- (c) the provision of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD.

Local Views

9.1.10 Comments of the District Officer (Tai Po), Home Affairs Department (DO(TP), HAD):

- WSD's project of "Uprating of Sheung Wong Yi Au Fresh Water Supply System" was discussed at the meeting of the former Environment, Housing and Works Committee (EHWC) of the Tai Po District Council on 7.11.2018. According to the minutes of the meeting, the former EHWC of the Tai Po District Council indicated in-principle support to the project.

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

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (d) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD).

10. Public Comments Received During Statutory Publication Period (Appendix II)

10.1 On 20.12.2019 and 21.4.2020, the application and FI submitted by the applicant were published for public inspection. During the statutory public inspection periods, four public comments from the Hong Kong Bird Watching Society (HKBWS) and an individual were received (i.e. both submitted one public comment in each of the publication periods).

10.2 The two comments submitted by the HKBWS raise objection to the application mainly on the following grounds:

- (a) the proposed FWSR is not in line with the planning intention of the “GB” zone as it involves site formation works which will lead to a loss of natural feature;
 - (b) adverse ecological impacts of the proposed FWSR are anticipated. According to the habitat map in the PEEI report (Enclosure 4 of **Appendix I**), the proposed service reservoir and its main laying works will affect floral species of conservation importance and the surrounding habitat. The ecological impact of the proposed FWSR is underestimated as the ecological survey in the PEEI report failed to comprehensively review the ecological baseline of the Site;
 - (c) the approval of the application will set an undesirable precedent for future similar applications within the “GB” zone; and
 - (d) as the proposed FWSR is not in line with the planning intension of “GB” zone, HKBWS would expect the Board and relevant departments including AFCD and PlanD objecting to the application.
- 10.3 The other two comments received from the same individual raise concerns on the affected trees and the potential visual impact of the proposed FWSR.

11. Planning Considerations and Assessments

- 11.1 The application is for a proposed FWSR at the Site zoned “GB” on the OZP. The planning intention of which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 11.2 The Site is a piece of government land located to the immediate north and west of the existing SWYA FWSR and SWYA No.2 FWSR, and connected to Shan Tong Road via an existing access road (**Plan A-2**). According to the applicant, the existing fresh water supply system in Tai Po South area is overloaded due to the increasing population in the area over the years. Hence, the proposed FWSR is essential to meet the increase in water demand from new housing developments in the area and to enhance the reliability of the water supply system. Moreover, the applicant has demonstrated in the submission that the Site is the most suitable site in the surrounding area which can meet the site selection criteria and operation requirements of service reservoir and no alternative sites are available.
- 11.3 Excavation and site formation works are required to provide sufficient flat land for the proposed FWSR and the manoeuvring of operation/maintenance plants within the FWSR. According to the applicant, ground investigation as well as the design of permanent geotechnical works associated with the construction of the proposed FWSR have been completed. As the applicant has demonstrated that the proposed development would not result in adverse slope stability impact, H(GEO) of CEDD has no objection to the application.
- 11.4 The Site is located on the hill slope covered with trees and dense vegetation. According to the tree survey undertaken by the applicant, out of a total of 188 trees within the Site, 18 trees are proposed to be retained and/or pruned and 170 trees to be felled. The applicant has proposed to plant 128 new trees as a compensatory measure to mitigate the landscape impacts arising from the proposed development. Moreover,

to mitigate the potential visual impact, measures including green roof treatment, screen tree planting, climbers on lower walls and painting the proposed FWSR with light green tone colour are proposed to blend in with the surrounding landscape (**Drawing A-6**). In this regard, CTP/UD&L of PlanD and CA/CMD2 of ArchSD have no objection to or no adverse comment on the application from visual and landscape planning perspectives.

- 11.5 The proposed FWSR is part of WSD's project of "Uprating of Sheung Wong Yi Au Fresh Water Supply System", for which a preliminary environmental review (PER) report has been prepared and included in the applicant's submission. According to the PER report submitted, the proposed FWSR will not cause adverse environmental impact during construction and operation phases with the implementation of environmental mitigation measures. In addition, a preliminary evaluation of ecological impact (PEEI) report has also been submitted. The habitat type of the Site and its immediate surroundings are identified as 'plantation' and 'developed area' of lower ecological value as well as small areas of 'watercourse'. While four plant species of conservation importance are recorded within the Site and in its vicinity, all individuals are proposed to be retained or pruned in-situ. Mitigation measures such as establishing protection zone and close monitoring by qualified professional(s) during construction stage are also proposed. Based on the assessments and mitigation measures proposed in the PER and PEEI reports, DEP and DAFC have no objection to or no adverse comment on the application from environmental and nature conversation viewpoints.
- 11.6 C for T has no objection to the application as the increase in traffic flow during the construction stage is anticipated to be minimal. There is a lengthy restricted access road beyond the roundabout at Shan Tong Road near JC Castle, which could serve as a buffer for retaining construction vehicles generated by the proposed development, further reducing any potential impact to the public road. Besides, the applicant has submitted a drainage review to demonstrate that the proposed development will not have any adverse drainage impact to the surrounding areas and CE/MN of DSD has no adverse comment on the application. Other relevant Government departments consulted, including D of FS and DEMS, have no objection to or no adverse comment on the application.
- 11.7 In view of the above, the proposed development is generally in line with the relevant criteria of the TPB PG-No.10 in that the proposed FWSR is an essential project to cope with the increase in water demand from new housing developments in the area and no other alternative sites are available that can satisfy the technical and operation requirements of a FWSR. Moreover, the proposed FWSR is not incompatible with the surrounding landscape character, would not cause adverse traffic, environmental, drainage, landscape and visual impacts, and would not adversely affect the slope stability.
- 11.8 The applicant consulted the former Environment, Housing and Works Committee of Tai Po District Council on 11.7.2018 which indicated in-principle support to the WSD's project of "Uprating of Sheung Wong Yi Au Fresh Water Supply System". Regarding the public comments objecting to the application on the grounds as detailed in paragraph 10, concerned Government departments' comments and the planning assessments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 12.6.2024, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission and implementation of a drainage proposal and flood mitigation measures to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (b) the submission and implementation of fire service installations and water supplies for firefighting proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

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

- 12.3 There is no strong planning reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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 date when the validity of the permission should expire.
- 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 with attachments received on 9.12.2019
Appendix Ia	Supplementary information received on 19.12.2019
Appendix Ib	FI received on 16.4.2020
Appendix Ic	FI received on 14.5.2020
Appendix II	Public comments
Appendix III	Recommended advisory clauses
Drawings A-1 to A-5	Layout and section plans
Drawings A-6 to A-8	Visual mitigation measures

Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4a to 4c	Site photos

**PLANNING DEPARTMENT
JUNE 2020**