

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-SKW/106

<u>Applicant</u>	: Host Duty Limited represented by Llewelyn-Davies Hong Kong Limited
<u>Site</u>	: Government Land in Tai Lam Chung, Tuen Mun, New Territories
<u>Site Area</u>	: About 346.5m ²
<u>Land Status</u>	: Un-allocated Government land
<u>Plan</u>	: Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Proposed Excavation of Land (for Ground Investigation Works for Natural Terrain Hazard Study)

1 The Proposal

- 1.1 The applicant seeks planning permission for proposed excavation of land for ground investigation (GI) works in relation to a natural terrain hazard study (NTHS) for an approved comprehensive residential development at various lots in D.D. 385 in the vicinity (Application No. A/TM-SKW/32-1). The GI work sites (the Sites) fall within an area zoned “Green Belt” (“GB”) which are outside the residential development site, zoned “Comprehensive Development Area”(“CDA”) (**Plans A-1 and A-2**). According to the Notes for the “GB” zone, excavation of land, including that to effect the uses or developments as specified in Columns 1 and 2 or the uses and developments always permitted under the covering Notes, requires permission from the Town Planning Board (the Board). The Sites are situated on the hillslope areas in Tai Lam Chung covered by vegetation.
- 1.2 According to the applicant, the proposed works involve drilling/excavation of 32 drill holes and 13 trial pits which will be carried out by manpower using hand tools only and operated from 8 am to 6 pm from Monday to Saturday during a period of 6 months. The workers will park their vehicles and unload necessary hand-held tools at the “CDA” development site and carry the tools to the Sites on foot. The site area of 346.5 m²

includes the 32 drill holes and the temporary working platforms of size 3m x 3m; and 13 trial pits with size 1.5m (L) x 1.5m (W) x 3m (D). According to the applicant, the exact location of drill holes and trial pits will be adjusted based on ecological field observation to avoid or minimize any potential ecological impacts to existing trees and no tree felling will be involved. Only minor vegetation clearance and trimming may be required. No GI works will fall within the Permitted Burial Ground No. BURGD16 nor the Tai Lam Country Park (TLCP) and no vehicular access is proposed (**Drawings A1 – A4**).

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

- (a) Application Form received on 25.3.2020 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Letter dated 30.3.2020 providing clarification on the site area **(Appendix Ib)**
- (d) Further Information (FI) received on 16.6.2020 **(Appendix Ic)** clarifying no encroachment onto TLCP and Permitted Burial Ground
[not exempted from publication and recounting requirements.]
- (e) Further Information (FI) received on 24.7.2020 **(Appendix Id)** clarifying no encroachment onto TLCP
[exempted from publication and recounting requirements.]
- (f) Further Information (FI) received on 11.8.2020 and 14.8.2020 **(Appendix Ie)** providing background information and justifications for the proposed GI works and minor adjustments to the drill holes
[exempted from publication and recounting requirements.]
- (g) Further Information (FI) received on 24.8.2020 **(Appendix If)** providing a consolidated plan
[exempted from publication and recounting requirements.]

1.4 On 15.5.2020, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application as requested by the applicant. After the deferral, the applicant submitted FI from 16.6.2020 to 24.8.2020. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.8.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. 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 **Appendices I to If**. They can be summarised as follows:

- (a) There is a genuine need for GI works to assess the stability of slope. The proposed GI works are under the NTHS as required under the provisional basic terms offer (PBTO) of the draft Land Grant for the proposed residential development at various lots in D.D. 385 (Application No. A/TM-SKW/32-1) issued on 16.10.2018. Prior to the construction of the residential development, it is of vital importance to carry out an assessment of slope stability to prevent landslip and safeguard the properties and residents or occupiers of buildings in the vicinity including the residential development, the nearby existing Tai Lam Chung Fire Station and recognised villages that may be affected by landslide and boulder fall hazards.
- (b) A Geotechnical Planning Review Report was required by Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD) when commenting Application No. A/TM-SKW/32-1 and the requirement of submission of a NTHS was stipulated under PBTO. The main objective of a NTHS is to study any natural terrain hazards that could affect an existing or a proposed development and to identify any mitigation measures required. The scope of works required for the NTHS follows the guidelines stipulated in the GEO Report No. 138 (second Edition) (GEO, 2016) – Guidelines for Natural Terrain Hazard Studies.
- (c) The site specific GI information would be needed to obtain data for detailed evaluation of the hillsides including stability assessment or to determine the location, type and magnitude of any hazard. Based on the findings of GI, the geological and geomorphological model of the study area can then be developed so as to proceed to the next steps of the NTHS. The GI works is for investigating the sub-surface condition of the study area for forming the basis for field mapping and debris mobility modelling results so that a detailed natural terrain assessment can be carried out.
- (d) The purpose of the trial pits is to gather shallow soil/geological properties and parameter (such as fill depth and soil density) whereas drill holes are to gather deep soil/geological properties (such as soil parameters and rock head level). The proposed location and number of drill holes and trial pits are determined in accordance with the estimated source of potential soil debris and its anticipated routing based on actual topographical information and the preliminary findings from desk study. The NTHS study area was defined under the PBTO and all drill holes and trial pits are within the study area (**Drawing A-1**). Within the study area, the locations of drill holes and trial pits were further defined by experienced engineering geologists making reference to hazardous catchment where mitigation works are tentatively located and potential landslide source areas where historical landslides have been recorded. Soil/rock samples obtained will be tested in laboratory to facilitate the remaining process for the NTHS for GEO, CEDD's approval.
- (e) There is no unacceptable ecological impact brought by the proposed excavation works. The vegetation within the affected areas are mainly common or very

common shrub and herb species of low ecological value whereas no flora species of conservation importance would be cleared for the GI works.

- (f) No adverse impacts in landscape aspect are anticipated. The proposed GI works will not involve felling of mature trees. Only minor vegetation clearance and trimming are required along access paths and at the work platforms. Tree protection zone would be established prior to the commencement of works, in accordance with the Guidelines on Tree Preservation during development, to minimise disturbance and avoid physical damages to trees and their root systems. Only hand-held tools will be used for trial pit work. Temporary structures and construction materials will be removed, and the Sites will be reinstated to its original condition upon completion of GI works.
- (g) No insurmountable problems in geotechnical and environmental aspects resulting from the proposed GI works are anticipated. The proposed GI works will be monitored by a registered engineer to ensure that no adverse impact would be induced. The works will also be implemented in compliance with the requirements and standards set out by relevant authorities.
- (h) The proposed works will fully adhere to the Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB-PG No. 10). The proposed works will not involve new development, rezoning of the subject “GB” zone and extensive clearance of existing natural vegetation.
- (i) During non-operation hours, the drill holes and trial pits will be covered up by suitable materials such as wooden boards and fenced off by metal railing to ensure the safety of the passers-by.

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

As the Sites involve 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) are not applicable to the application.

4 Background

- 4.1 The Sites are not the subject of any planning enforcement action.
- 4.2 The proposed GI works are in relation to the proposed comprehensive residential development at various lots in D.D. 385 which is the subject of a planning application (A/TM-SKW/32) approved with conditions by the Committee of the Board on 1.3.2002 (**Plan A-1** and **PlanA-2a**). The validity of the planning permission has been extended twice to 1.3.2011. Subsequently, a set of building plans for the proposed residential development was approved by the Building Authority (BA) on 16.2.2011.
- 4.3 The comprehensive residential development at the “CDA” site involves a site of about 6.17 ha, with total domestic GFA of 105,973m² in the form of 13 residential

towers with maximum building height of 70mPD (14 - 16 storeys over 2 level podium) to provide 1,560 flats; and 80 village houses. The development will also provide club house, GIC facilities, open space and car parking. The land grant is under processing.

- 4.4 The development is subject to various approval conditions including the provision of vehicular access and emergency vehicular access, the implementation of road and junction improvements works, provision of public toilet, public refuse collection point, provision and maintenance of public open space and village car park and the formation of 80 village housing sites, the submission and implementation of a master landscape plan etc. The developer, i.e. the current applicant, is liaising with various parties in taking forward these matters.

5 Town Planning Board Guidelines

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

- (a) There is a general presumption against development (other than redevelopment) in a "GB" zone. In general, the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (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.
- (c) The design and layout of any proposed development should be compatible with the surrounding area. 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.
- (d) Any proposed development on a slope or hillside should not adversely affect slope stability.

6 Previous Application

There is no previous application covering the Sites.

7 Similar Application

There is no similar application within the “GB” zone on the OZP.

8 The Sites and Their Surrounding Areas (Plans A-1 to A-4c)

- 8.1 The Sites are:

- (a) situated on the hillslope areas in Tai Lam Chung and currently covered by vegetation (**Plans A-1 to A-3**);
- (b) not connected to any vehicular access; and
- (c) in the vicinity of the permitted burial ground, the Tai Lam Archaeological Site and TLCP.

8.2 The surrounding areas have the following characteristics (**Plans A-1 to A-3**):

- (a) to the east is TLCP largely rural in character and covered with extensive vegetation;
- (b) to the west at the downhill area are Luen On San Tsuen and Tai Lam Chung Tsuen mainly comprising village houses, open storage and temporary barbecue area;
- (c) to the further west are some GIC facilities, such as Customs & Excise Training School and Wai Lan Rehabilitation Centre; and
- (d) to the further south is Tuen Mun Road.

9 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.

10 Comments from Relevant Government Departments

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

Land Administration

10.1.1 Comments of the District Lands Officer, Tuen Mun (DLO/TM):

- (a) All the proposed GI works are situated on Government land (GL) covered by trees and vegetation. The applicant should avoid interfering with any of the trees and is reminded that no trees growing on GL shall be interfered with unless prior approval has been obtained. In the event that the planning application is approved, the applicant should submit an application to the Lands Department (LandsD) for permission to carry out the proposed GI works on GL and also tree felling application if applicable. The applications, if received, will be considered by LandsD at its sole discretion and there is no guarantee that any of the applications will be approved. In the event that the

applications are approved, they will be subject to such terms and conditions as may be appropriate including charging of fees. There is also no guarantee that any right-of-way will be given to the Sites. The applicant shall make his own arrangement for access to the Sites.

- (b) Notwithstanding whether planning permission will be given or not, the applicant is reminded that excavation or occupation of GL is not allowed unless with the prior approval of LandsD. His office reserves the right to take action against any unauthorised excavation or felling of trees or occupation of GL

10.1.2 Comments of the Chief Estate Surveyor/Land Supply Section, Lands D (CES/LS, LandsD):

All the proposed GI works are situated within the proposed Natural Terrain Study Area for the proposed land exchange for the lot.

Geotechnical

10.1.3 Comments of the Head of the GEO, CEDD (H(GEO), CEDD):

- (a) He has no adverse geotechnical comments on the application.
- (b) He is not in the position to comment on the adequacy and sufficiency of the proposed GI works for the study. The applicant is responsible for ensuring that adequate and sufficient GI works are carried out to substantiate and justify the geotechnical assessment and design in the detailed design stage.
- (c) The applicant is reminded to carry out the proposed GI works according to Geoguide 2: Guide to Site Investigation.

Urban Design and Landscape

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

Urban design

- (a) The applicant seeks planning permission for excavation of land at the Sites for GI works for the NTHS of the proposed comprehensive residential development nearby (Application No. A/TM-SKW/32). It involves a total site area of 346.5m² comprising 32 drill holes and 13 trial pits. No tree felling will be involved and all the drill holes and trial pits will be reinstated after completion of the GI works. As such, no significant adverse visual impact is anticipated.

Landscape

- (b) With reference to the site photos submitted by the applicant and the aerial photo of 2019, the Sites for ground investigation are located on a slope with dense trees and shrubs. The Sites are situated in an area of rural landscape character. According to Para.3.2.3 of the Planning Statement (**Appendix Ia**), no felling of trees would be required to carry out the proposed GI works, with only minor vegetation clearance and trimming along access paths and at the work platforms. Significant landscape impact to the existing landscape resources and landscape character of the area is not envisaged.
- (c) The proposed GI works including excavation, erection of work platforms and access routes will involve removal of existing vegetation. It is noted that the excavated area would be backfilled with compacted granular soil material upon completion of GI works and the applicant proposes to reinstate the affected vegetation by replanting shrub species.
- (d) The applicant is advised that approval of section 16 application by the Committee does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach the authority/government department(s) direct to obtain the necessary approval on tree works.

Traffic

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

- (a) He has no comment on the application.
- (b) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (c) He notes that the workers will park their vehicles and unload necessary hand-held tools at the “CDA” development site and carry the tools to the Sites on foot. The applicant should be reminded that the “CDA” development site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

- 10.1.6 Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

On the understanding that no public road and street furniture are to be affected by the proposed GI works, he has no comment on the captioned application from highways maintenance point of view.

Nature Conservation

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

- (a) Noting that no tree felling will be involved in the GI works and only minor vegetation clearance and trimming may be required at the work platforms and on access paths, he has no comment from nature conservation perspective.
- (b) The applicant is reminded to perform good site practice throughout the works period to avoid causing any impacts on surrounding vegetation and habitat inside TLCP and carry out all the proposed mitigation measures to minimise damages to the vegetation therein as far as possible.

Environment

- 10.1.8 Comments of the Director of Environmental Protection (DEP):

He has no objection to the application. It is noted that the proposed GI works will only involve small scale machinery and operation from these machineries would be in compliance with Air Pollution Ordinance. The works would be implemented in compliance with the requirements and standards set out by relevant authorities. The applicant has listed out all the mitigation measures to be implemented to minimize the air quality impacts. Therefore, no adverse air impact would be anticipated from the proposed works.

Drainage

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

- (a) He has no objection in principle to the proposed GI works from public drainage facilities viewpoint.
- (b) The applicant is reminded to ensure that all the existing flow paths as well as the runoff falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. Free flow conditions and the capacity of adjacent drains and channels should be maintained at all times during and after his works.

District Officer's comments

10.1.10 Comments of the District Officer/Tuen Mun (DO/TM):

- (a) It is observed that some of the proposed works sites are in close proximity of the Permitted Burial Ground (PBG) Site No. 16 for indigenous villagers of Tai Lam Chung Tsuen in Tuen Mun (**Plan A-2**). It comes to his attention that the Tuen Mun Rural Committee (TMRC), village representatives (VRs) of Tai Lam Chung Tsuen and villagers living in the vicinity have expressed grave concerns on the potential adverse impacts brought by the proposed works to the existing burials/ urns. In view of the potential adverse impacts on the existing PBG, he trusts the applicant would minimise any potential disturbance to the existing graves/ urns and further liaise with the relevant stakeholders (including VRs of Tai Lam Chung Tsuen) so as to address their concerns. Otherwise, it is envisaged that the application will be strongly opposed by the concerned villagers. In particular, it is noted that the VRs of Tai Lam Chung Tsuen submitted a letter to the Board on 7.7.2020, reiterating their grave concerns about the potential adverse impacts caused by the proposed excavation works on the existing graves/urns as well as the potential environmental nuisances brought to villagers living in the vicinity. It is envisaged that the concerned VRs will strongly oppose the subject application unless their concerns have been addressed comprehensively.
- (b) His office has distributed consultation letters to the locals concerned and he understands they would provide their comments (if any) to the Board direct.

Others

10.1.11 Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

- (a) He has no objection to the application from cultural heritage viewpoint in view of the location and scope of the proposed GI works.
- (b) The Sites are located in the vicinity of the Tai Lam Archaeological Site (**Plan A-1**). The applicant is required to inform AMO immediately in case of discovery of antiquities or supposed antiquities in the Sites in the course of excavation.

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

- (a) He has no particular comment on the application from electricity supply safety aspect.

- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising 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 concerned sites. 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.

10.2 The following Government departments have no comments on the application:

- (a) Director of Leisure and Cultural Services (DLCS);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Director of Food and Environmental Hygiene (DEFH);
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Director of Fire Services (D of FS);
- (f) Chief Engineer/Development (2), Water Supplies Department (CE/Dev(2), WSD); and
- (g) Commissioner of Police (C of P).

11 Public Comments Received During the Statutory Publication Period

On 3.4.2020 and 13.6.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection periods, 7 public comments were received from TMRC, VRs of Tai Lam Chung Tsuen, the Hong Kong Bird Watching Society and a member of the public. All the public comments received object to or express concern on the application (**Appendix II**). The major objection grounds/concerns are summarised as follows:

- (a) the proposed works encroach onto the permitted burial ground of Tai Lam Chung Tsuen (**Plan A-2**). The applicant should immediately liaise with the VRs to verify on site and to submit information to ensure that the proposals will not affect the burial ground. Otherwise, the villagers will object strongly;
- (b) the proposed works are in close proximity to TLCP and will encroach onto its sensitive buffer zone and disturb the habitats within the “GB” zone. The number of trees to be felled and the ecological impacts of the proposed works have not been indicated. The likelihood of landslides on well vegetated and wooded slopes is minimal; and
- (c) the application should be rejected as the proposed works will lead to direct loss of vegetated land and is not in line with the planning intention of the “GB” zone. There will be potential adverse and direct ecological impacts on flora species of

conservation, vegetation, the natural watercourse, aquatic organisms and wildlife. Approval of the application will set an undesirable precedent. AFCD, PlanD and the Board should object to the application having regard to the Hong Kong Planning Standards and Guidelines Chapter 10.

12 Planning Considerations and Assessments

- 12.1 The application is for proposed excavation of land for GI works in relation to a NTHS requirement which was stipulated in the PBOT of the draft Land Grant for a proposed comprehensive residential development to the west of the Sites. The development falls within the “CDA” site of about 6.17 ha, with total domestic GFA of 105,973m² in the form of 13 residential towers (14 to 16 storeys over 2 level podium) to provide 1,560 flats; and 80 village houses, and is the subject of a planning application (No. A/TM-SKW/32) approved by the Committee in 2002. A set of General Building Plan submission for the development was approved by the BA in 2011. The land grant is under processing.
- 12.2 The Sites fall within an area zoned “GB” 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. According to the applicant, the determination of the proposed number of drill holes and trial pits is based on the preliminary findings from desk study. All drill holes and trial pits are within the study area of the NTHS which was defined under the PBTO of the draft Land Grant. The proposed GI works are for assessing the stability of the slopes, in order to propose slope upgrading works as necessary to ensure safety of the nearby proposed residential development and also other institutions and villages in the vicinity. According to the applicant, the proposed works, with a total area of about 346.5m², will not involve tree felling. Soil/rock samples obtained will be tested in laboratory to facilitate the remaining process for the NTHS for GEO, CEDD’s approval. In view of the above, the proposed excavation of land for GI works is not in conflict with the planning intention of the “GB” zone.
- 12.3 According to TPB Guidelines (TPB-PG No. 10), consideration on whether the proposed development on a slope or hillside would adversely affect slope stability is relevant. In this regard, H(GEO) of CEDD has no adverse comments on the application from the geotechnical perspective.
- 12.4 The Sites are currently covered by vegetation and are located in a generally remote area far away from the existing village clusters of Luen On San Tsuen and Tai Lam Chung Tsuen at the downhill area. Regarding the potential impact on existing vegetation, the applicant indicates that the exact location of drill holes and trial pits will be adjusted based on ecological field observation to avoid or minimize any potential ecological impacts to existing trees and no tree felling will be involved. During the GI works, the drill holes and trial pits will be covered up by suitable materials such as wooden boards and fenced off by metal railing during non-operational hours to ensure the safety of the passers-by. Only minor vegetation clearance and trimming may be required. Upon completion of the GI works, the applicant will backfill the excavated area with compacted granular soil

material and to reinstate the land by replanting with shrub species. In this regard, CTP/UD&L of PlanD has no objection to the application.

- 12.5 While the Sites are in close proximity to the TLCP and the Permitted Burial Ground, the applicant has confirmed that all of the GI works fall outside the boundary of the TLCP and the Permitted Burial Ground. In support of the application, the applicant has submitted an ecological inspection report indicating that no ecological impact is anticipated. Relevant government departments, including DAFC, DEP, C for T, H(GEO) of CEDD have no adverse comment on the application.
- 12.6 A total of 7 public comments were received during the statutory publication period. All comments objected to or raised concerns on the proposed GI works. Departmental comments in paragraph 10 and the planning assessments in paragraphs 12.1 to 12.5 are relevant.

13 Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 15.9.2024, 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 advisory clauses are suggested for Members' reference:

Advisory Clauses

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

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

14 Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 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.

15 Attachments

Appendix I	Application Form received on 25.3.2020
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Applicant's Letter dated 30.3.2020
Appendix Ic	FI received on 16.6.2020
Appendix Id	FI received on 24.7.2020
Appendix Ie	FI received on 11.8.2020 and 14.8.2020
Appendix If	FI received on 24.8.2020
Appendix II	Public Comments
Appendix III	Advisory Clauses
Drawings A-1 to A-4	Location Plan of the Proposed Drill Holes and Trial Pits
Plan A-1	Location Plan
Plan A-2	Site Plans
Plan A-2a	Master Layout Plan of A/TM-SKW/32
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2020**