

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/811

Applicant : Drainage Services Department

Site : Lower Sau Nga Road Playground, Kwun Tong, Kowloon

Site Area : About 9,700m²

Lease : Government Land (GL)

Plan : Draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/23

Zoning : “Open Space” (“O”)

Application : Proposed Public Utility Installation (Underground Stormwater Storage Tank with Ancillary Aboveground Structures)

1 The Proposal

- 1.1 The applicant seeks planning permission for proposed public utility installation (stormwater storage facility (SSF) comprising an underground stormwater storage tank with ancillary aboveground structures) at the Lower Sau Nga Road Playground (the Site) (**Plan A-1**). The Site falls within an area zoned “O” on the draft Kwun Tong (South) OZP No. S/K14S/23. According to the Notes of the OZP for “O” zone, the proposed SSF, which is regarded as ‘Public Utility Installation’, is a Column 2 use requires planning permission from the Town Planning Board (the Board).
- 1.2 The Site (about 9,700m²) is currently a public open space (POS) managed by the Leisure and Cultural Services Department (LCSD) with a 7-a-side soccer pitch, a spectator stand (with storerooms underneath), a children’s playground, seating amenities, and an ancillary single storey building^[1] (**Plans A-2 to A-5**). According to the applicant, the existing 7-a-side soccer pitch, children’s playground and seating amenities would be reprovisioned in-situ with a new fitness area to be provided atop the proposed underground stormwater storage tank. All existing facilities within the ancillary building would be reprovisioned in a proposed two-storey multi-purpose building where only minor portion at G/F would house those facilities ancillary to the operation of the underground stormwater storage tank (**Drawing A-4a**). Besides, a standalone one-storey structure for blower room is proposed (the Proposed Development) (**Drawings A-2 and A-5**). In addition to existing pedestrian entrances, a barrier free access ramp connecting the Site and Sau Nga Road will be provided (**Drawing A-2**). The POS, upon completion, would be handed over to the LCSD for management and maintenance (M&M) and opened for

^[1] The existing ancillary single storey building (with an area of about 300m²) provides servicing facilities (e.g. public toilets and changing rooms with shower facilities), storerooms and management offices.

public enjoyment. According to the applicant, prior agreement with LCSD on the above proposal has been obtained.

- 1.3 The layout plan, perspective drawing, floor and section plans, and tree survey and compensatory planting plans submitted by the applicant are shown on **Drawings A-2 to A-6b**. The major development parameters of the Proposed Development are summarized as follows:

Major Development Parameters	Proposed Development	
Site Area (about)	9,700m ²	
Building Structures	<u>Height</u>	<u>Area</u>
<u>Underground</u> <ul style="list-style-type: none">Stormwater storage tank	1-level	about 6,880m ² [*]
<u>Aboveground</u> <ul style="list-style-type: none">Multi-purpose BuildingStandalone Blower Room	(at main roof) 2-storey (about 11.7m) 1-storey (about 5m)	about 840m ² about 50m ²
Site Coverage (about)	9.2%	
Construction Floor Area (about) <ul style="list-style-type: none">Multi-purpose BuildingStandalone Blower Room	1,290m ² 1,240m ² 50m ²	
Proposed Uses of Multi-purpose Building		
G/F	<u>Facilities to support POS</u> <ul style="list-style-type: none">Management Offices, Public Toilets^[^], Changing Rooms with Shower Facilities, Baby-care room, Equipment/Store Rooms and Refuse Chamber <u>Facilities ancillary to SSF</u> <ul style="list-style-type: none">Switch Room and Blower Room	
1/F (maintenance access only)	<ul style="list-style-type: none">LCSD's E&M Facilities	

Remarks:

[*] Design capacity of the underground stormwater storage tank is about 64,000m³.

[^] Including accessible toilet and universal toilet

- 1.4 The construction works is targeted for commencement in 2022 and for completion by early 2028. During construction period, temporary public toilets and changing rooms with shower facilities will be provided at the Upper Sau Ngau Road Playground (**Plan A-3**) to the north of the Site across Sau Nga Road where a 7-a-side soccer pitch, 5-a-side soccer pitch, two basketball courts and a spectator stand are found.
- 1.5 There are 79 trees surveyed in the Site (**Drawing A-6a**). No old and valuable tree (OVT) is found within the Site. According to the Tree Survey Report and Preservation and Removal Proposal (TPRP) as submitted, 25 trees will be retained, 6 trees will be transplanted in-situ, and 48 trees with direct conflict with the proposed works will be felled, including a Tree of Particular Interest (TPI) (No. T338)^[2] (**Plan A-5**). 75 standard and heavy standard compensatory tree within the Site (**Drawing**

^[2] T338 (a *Ficus microcarpa* with Diameter at Breast Height (DBH) >1,000mm) is identified with average form and structural condition and is found to have direct conflict with proposed multi-purpose building and would have low survivability for transplant.

A-6b) is proposed for compliance with Development Bureau Technical Circular (Works) on Tree Preservation (DEVB TC(W)) No. 4/2020).

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

- (a) Application form received on 29.11.2021 and **(Appendix I)** Supplementary Information received on 30.11.2021
- (b) Supporting Planning Statement enclosing Layout Plans, **(Appendix Ia)** Perspective Drawing, and Extracts of TPRP, Preliminary Environmental Review (PER) Report, Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Traffic Impact Assessment (TIA), and Geotechnical Assessment
- (c) 1st Further information (FI) vide email dated 17.1.2022 **(Appendix Ib)** enclosing responses to departmental (RtoC) and public comments, updated TPRP, layout and section plans^[*]
- (d) 2nd FI vide email dated 21.1.2022 enclosing RtoC, location **(Appendix Ic)** plan showing the drainage catchment and existing main drainage network, and replacement pages for TIA ^[*]

Remarks:

^[*] *accepted and exempted from publication and recounting requirement*

2 Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the Supporting Planning Statement and the FIs at **Appendices Ia to Ic**, and summarized as follows:

Need for the Proposed SSF at the Site

- (a) As identified in the Review of Drainage Master Plan in Kowloon East – Feasibility Study (the Study) completed in 2015, some low-lying areas in Kwun Tong (Tsui Ping Road and surrounding areas) are subject to high flood risks having taken into account the dilapidated drainage networks^[3], updated hydrological statistics and climate change impacts. To relieve such risk, drainage improvement measures in the form of SSF at the Site and relevant drainage upgrading works in the vicinity (**Drawing A-1**) are recommended to reduce the risk of flooding and its consequent nuisance to the public, promote local flood resilience and minimize damage costs. The DIA demonstrated that the proposed SSF at the Site can effectively protect low-lying areas concerned from flooding in accordance with the latest drainage design standard.
- (b) The Site is situated at the midstream of drainage catchment such that stormwater could be intercepted and stored in the storage tank during extreme rainstorm event and be discharged by gravity hence no pump station is required for environmentally friendliness. Being located near the existing main drainage network (**Drawing A-**

^[3] Alternative drainage improvement measures by way of large-scale pipe upgrading and modification for the dilapidated drainage networks have been explored but found to be insufficient to safeguard the low-lying areas concerned from severe flooding during rainstorms. Besides, such pipe upgrading works would involve excessive road works that would have substantial disturbance to the public and traffic.

1), the proposed stormwater storage facility at the Site would minimize modification made on the existing drainage network and superstructure. The Site is located in GL with sufficient size in the midst of developed area to accommodate the stormwater storage tank with a required stormwater retention volume of about 64,000m³ and its ancillary facilities. After exploring other possible sites within the drainage catchment (**Drawing A-1**), and assessing the relevant factors including hydraulic performance, construction and recurrent cost, construction programme, geotechnical feasibility, and traffic and environmental impacts, the Site is considered as the most suitable location for the proposed stormwater storage facility with the least impact to the public..

Better Site Utilisation

- (c) The integrated design by utilizing underground space of existing POS for essential infrastructures and public amenities aboveground would make good use of scarce land resources in the urban area.

Minimal Impact on Public Enjoyment of POS

- (d) The affected facilities within POS, namely, a standard 7-a-side soccer pitch, children's playground with same size as the existing one, together with the servicing and supporting facilities would be reprovided. Seating beaches with shelters and/or solar panels instead of spectator stand would be provided as agreed with LCSD. The size of the multi-purpose building has been optimized to meet the operational requirements (e.g. to amalgamate all existing storage facilities under the same roof, provide servicing facilities to up-to-date standard, and facilities ancillary SSF have been minimised). Two blower rooms (with one standalone structure and one inside the multi-purpose building) are required for ventilation and air circulation of the underground stormwater storage tank during its maintenance. Information display at the proposed standalone blower room would be provided to introduce the stormwater storage scheme for educational purpose subject to review in the detailed design stage. For the purpose of annual cleansing of the underground stormwater storage tank, a small portion of POS serving as openings to the underground structures would be temporary closed, yet the main recreational facilities would maintain services.
- (e) The reprovioning proposal, temporary arrangement for the affected servicing facilities, and maintenance proposal as stated in paragraphs 1.2, 1.4, and 2(d) above respectively had been fundamentally agreed with LCSD.

No Adverse Technical Impact

- (f) The Proposed Development will not generate adverse impact on environmental, drainage, traffic, geotechnical, water supply and sewerage aspects. Relevant mitigation measures will be adopted to minimise the potential impacts during construction and operation stages.
- (g) No adverse visual impact is anticipated as the stormwater storage tank would be put underground. The bulk of the proposed above-ground structures have been optimised, and will have architectural and landscape design (e.g. horizontal timber strips facades) that integrate with the POS for aesthetic upgrade and visual improvement (**Drawings A-3 and A-5**).
- (h) Compensatory tree planting and greening proposal will be provided in accordance

with DEVB TC(W)) No. 4/2020 and Site Coverage of Greenery for Government Building Projects (DEVB TC(W) No. 3/2012 respectively. With the implementation of the recommended transplanting and compensatory planting (**Drawing A-6b**), residual landscape impact is not anticipated. The new tree planting species have made reference to the “Theme Plants for Kwun Tong” of Greening Master Plan and Recommended tree list for Kwun Tong on “Street Tree Selection Guide” in order to provide the most suitable tree planting for the Site.

Public Consultation

- (i) The Food, Environmental Hygiene and District Facilities Management Committee of the Kwun Tong District Council had been consulted on November 2021 who generally indicated support to the Proposed Development. As for their concerns on traffic impact during construction period, temporary traffic management scheme would be worked out in the construction stage for agreement with relevant government departments under established practice.

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

As the Site involves GL 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 Town Planning Ordinance (TPB PG-No. 31A) is not applicable.

4 Previous Application

There is no previous application involved at the Site.

5 Similar Applications

There is no similar application for ‘Public Utility Installation’ use within “O” zone on the OZP.

6 The Site and Its Surrounding Areas (Plans A-1 to A-5)

6.1 The Site is:

- (a) located at the Lower Sau Nga Road Playground managed by LCSD;
- (b) currently occupied by a POS comprising a 7-a-side soccer pitch, spectator stand, a children’s playground and seating amenities with an ancillary single storey building; and
- (c) bounded by Sau Nga Road, Hip Wo Street and Hiu Kwong Street to the north, west and south respectively, and a vegetated slope area is found to the east.

6.2 The surrounding areas have the following characteristics :

- (a) to the north across Sau Nga Road is the Upper Sau Nga Road Playground. Areas to the further north and northeast are the United Christian Hospital and

its expansion site (currently under construction); and

- (b) to the west across Hip Wo Street is a medium rise residential development (Wah Fung Garden) and a POS (Hong Ning Road Park Phase 2), to the east is the public rental housing estate (Hui Lai Court), and to south across Hui Kwong Street is another POS (Hui Kwong Street Children's Playground) and Hui Kwong Street Sports Centre.

7 Planning Intention

The "O" zone is primarily intended for provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

8 Comments from Relevant Government Departments

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

Land Administration

- 8.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):

the Site will affect part of a Permanent Government Land Allocation No. GLA-NK 330 (the GLA) allocated to LCSD for Sau Nga Road Recreational Ground. Among the Engineering Conditions governing the GLA, attention is drawn that the GLA is subject to the standard restrictions on height and built-over area for open space allocations to LCSD that "no part of any structure shall exceed the height of 10.66 metres above the mean formation level of the land on which it stands and the maximum area of the land that may be built-over shall not exceed 5% of the area of the land". The development parameters of the proposed underground stormwater storage tank and above-ground buildings on the Site are considered in contravention to the aforesaid Engineering Conditions. Should the planning application be approved, LCSD is required to apply for the necessary amendments to the Engineering Conditions governing the GLA subject to agreement by relevant departments.

Urban Design and Landscape Aspects

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

Urban Design and Visual

- (a) the Proposed Development mainly involves underground stormwater storage facilities. As gathered from the submissions, the Proposed Development has adopted a strategic integrated design for two-aboveground structures i.e. a two-storey (12m in height) multi-purpose building of about 1,240m² for both POS facilities and ancillary facilities for the underground storage tank and a blower room (5m in height) of about 50m² at the same site which makes good use of the

scarce land resource; and

- (b) according to the submissions, the Proposed Development has incorporated various re-provided playground facilities including a soccer pitch, a children's playground and seating amenities etc. Some landscape treatments including buffer tree planting and green roof at the multi-purpose building will be provided. With reference to the perspective drawing (**Drawing A-3**), significant adverse visual impact induced by the aboveground structures is not anticipated given the low-rise nature.

Landscape

- (c) with reference to the aerial photo of 2020, the Site is situated in an area of residential urban landscape character predominated by residential blocks, woodland and open space with recreational facilities. Within the Site, there are an existing soccer pitch, a children's playground, a spectator stand, toilets and changing facilities and associated facilities. The Proposed Development including a multi-purpose building structure, a soccer field, a playground, fitness area, seating amenities with greenery and an underground stormwater storage tank is considered not incompatible to the landscape character of the surrounding environment;
- (d) according to the TPRP (**Drawings A-6a and 6b**), total 79 trees are surveyed within the Site, 25 trees are proposed to be retained and 6 trees are proposed to be transplanted. 48 trees are proposed to be felled due to direct conflict with building structure, including one *Ficus microcarpa* (T338) identified as TPI (DBH>1000mm). Landscape provisions such as green roof on proposed buildings and buffer planting are proposed within the Site. A total of 75 new trees are proposed within the Site to mitigate the landscape impact. Significant adverse landscape impact to the existing landscape resources arising from the Proposed Development is not anticipated. Hence, he has no objection on the application from the landscape planning perspective; and
- (e) the applicant is advised that approval of the planning application does not imply approval of the tree preservation/removal/compensation scheme, the applicant shall be reminded to approach relevant authority/government department(s) direct to obtain the necessary approval.

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

the Site is mainly a playground in an urbanised area, with trees limited to the periphery of the Site; thus significant ecological impact is not anticipated.

Open Space Management, Tree Preservation and Removal Proposal

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

- (a) the applicant has sought his prior agreement on the proposed development layout (**Drawing A-2**), and the temporary reprovisioning

of the affected toilets and changing rooms with shower facilities at the Upper Sau Nga Road Playground during construction period;

- (b) for tree matters, the applicant shall follow DEVB TC(W)) No. 4/2020 and submit TPRP with justifications and tree information including the tree survey plan and assessment schedule based on findings of the tree surveys conducted within two years for his comment and onward submission to the respective Tree Works Vetting Panel for approval before implementation;
- (c) he has no in-principle objection to the application, but suggests imposing approval conditions as set in paragraph 11.2 below on the design and implementation of the layout plan, and the submission and implementation of landscape proposal and tree preservation and removal proposal, should the application be approved by the Board; and
- (d) his other detailed comments are at **Appendix II**.

Fire Safety

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

- (a) he has no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of D of FS; and
- (b) the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the “Code of Practice for Fire Safety in Building 2011”, which is administered by BD. If the said requirements cannot be complied with, enhanced fire safety provisions shall be required.

Traffic Aspect

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

Having review the TIA and FIs (**Appendices Ia to Ic**), he has no comment on the application from traffic engineering perspective.

Environmental Aspect

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

according to the PER Report and the SIA Report submitted (**Appendix Ia**), no insurmountable environmental impacts would be anticipated for the Proposed Development. As such, he has no in-principle objection to the application.

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

- (a) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Chief Architect/ Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);

- (c) Chief Building Surveyor/Kowloon, Buildings Department;
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Commissioner of Police (C of P); and
- (g) District Officer (Kwun Tong), Home Affairs Department (DO/KT, HAD).

9 **Public Comments Received During Statutory Publication Period**

The application was published for public inspection on 7.12.2021. During the statutory public inspection period, one public comment was received (**Appendix III**) with concerns on the reduction of POS, recreational space and green coverage, has doubt on the proposed building site coverage for local open space, land use compatibility of the SSF with planning intention of “O” zone, concerns on the no. of trees felled and the impact on local biodiversity.

10 **Planning Considerations and Assessments**

10.1 The application seeks planning permission for the proposed SSF comprising an underground stormwater storage tank with ancillary aboveground structures at the Site within an area zoned “O” on the OZP. The proposed SSF is identified as an essential infrastructure that can effectively protect low-laying areas in Kwun Tong from flooding and increase flood resilience taking into account the climate change impacts. After exploring other possible sites within the catchment area, the Site is identified suitable because it is located at the midstream of drainage catchment and next to the existing main drainage network (**Drawing A-1**), and is a flat GL with sufficient size in the midst of developed area for providing such facility.

Planning Intention and Land Use Compatibility

10.2 Like to like reprovisioning of a standard 7-a-side soccer pitch and a children’s playground with same size of existing one, together with an additional fitness area would be provided atop the underground stormwater storage facility (**Drawing A-2**). The proposed purpose multi-purpose building (840m²), which is larger than the existing building, would be mostly occupied by the reprovisioned servicing facilities (including public toilets and changing rooms with showering facilities) with up-to-date standard and requirements, new facilities (e.g. baby care room) and other POS supporting facilities (e.g. management office, equipment/store rooms and E&M) which are needed to support the recreational uses of the POS (**Drawings A-4a to 4c**). A standalone bowler room (50m²) is to be erected to meet the operation need of the underground stormwater storage tank (**Drawing A-5**). The applicant will implement the reprovisioning and associated landscaping works, which would then be handed over to LCSD for M&M and would be open for public enjoyment. During the interim stage, Upper Sau Ngau Road Park, Hiu Kwong Street Children’s Playground and Hong Ning Road Park in the vicinity (**Plan A-2**) would meet the local open space (LOS) demand, and the applicant will provide temporary public toilets and changing rooms with shower facilities at Upper Sau Ngau Road Park to serve the affected users. DLCS has no in-principle objection to the reprovisioning proposal and temporary arrangement.

10.3 While the proposed aboveground structures would take up about 9.2% of the site

area^[4], the applicant mentions that the footprints of these aboveground structures are mostly to support the POS and their size have been optimized to meet the operational requirements. The area of the POS, upon completion of the proposed works, would be more or less the same as its existing size and its primary function for providing active and passive recreational uses would not be affected under Proposed Development. The planned and existing provision of LOS would meet such demand in Kwun Tong (South) Planning Area. As a whole, with the integrated design by utilising underground space of existing POS for proposed SSF, the planning intention of “O” zone would not be undermined. CTP/UD&L, PlanD considers the Proposed Development has adopted a strategic integrated design for the playground facilities and ancillary facilities for the underground SSF which makes good use of the scarce land resources.

Urban Design and Landscape Aspects

- 10.4 On visual aspect, the underground stormwater storage tank would be invisible to future park users. While the two aboveground structures (about 5m and 12m in height) are relatively higher than existing structures, they are indeed low-rise in nature and the proposed architectural and landscape design (e.g. with horizontal timber strips facades and green roof) may help soften the building bulk for achieving a more cohesive design with the POS. As illustrated in the perspective drawing (**Drawing A-3**), CTP/UD&L, PlanD considers that significant adverse visual impact induced by the aboveground structures is not anticipated.
- 10.5 According to the submitted TPRP, no OVT is identified within the Site. Out of the 79 surveyed trees, 48 trees proposed to be felled due to direct conflict with the Proposed Development, including the TPI for which transplantation is not recommended due to low survival rate after transplantation. Compensatory tree planting that complies with prevailing circular, greening at roof areas, buffer plantings are proposed to mitigate potential landscape impact. CTP/UD&L, PlanD advises that significant adverse landscape impact to the existing landscape resources arising from the Proposed Development is not anticipated and has no adverse comment from landscape planning perspective. DAFC comments that significant ecological impact is not anticipated. DLCS advises that the applicant shall follow prevailing technical circular on Tree Preservation (DEVB TC(W)) No. 4/2020) and suggests imposing an approval condition as set out in paragraph 11.2 (a) and (b) below regarding the layout plan, and the landscape and tree preservation/removal proposals.

Other Technical Aspects

- 10.6 Technical assessments as submitted demonstrated that the proposed SSF would not have adverse impacts in respect of environmental, drainage, traffic, geotechnical, water supply and sewerage aspects. All relevant government departments consulted (including C for T, DEP, D of FS, (H)GEO of CEDD etc.) have no adverse comment on the submitted technical assessments/no objection to the application.

Public Comment

- 10.7 Regarding concerns raised in the public comment, the planning assessments above

^[4] The building site coverage for LOS should be below 5% as specified under the Hong Kong Planning Standards and Guidelines. The existing building structures of Lower Sau Ngau Road Park take up about 7.5% of the site area.

and departmental comments in paragraph 8 above are relevant.

11 Planning Department's Views

11.1 Based on the assessments made in paragraph 10 above, and having taken into account the public comment mentioned in paragraph 9, the Planning Department has no objection to the application.

11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 28.1.2026, 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 suggested for Members' reference:

Approval conditions

- (a) the design and implementation of the layout plan to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
- (b) the submission and implementation of landscape proposal and tree preservation and removal proposal to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board; and
- (c) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

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

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

12 Decision Sought

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

12.2 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.

12.3 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.

13 Attachments

Appendix I	Application form received on 29.11.2021 and Supplementary Information received on 30.11.2021
Appendix Ia	Supporting Planning Statement received on 29.11.2021
Appendix Ib	1 st FI vide email dated 17.1.2022
Appendix Ic	2 nd FI vide email dated 21.1.2022
Appendix II	Other technical comments from Government departments

Appendix III	Public comment received during the statutory publication period
Appendix IV	Recommended advisory clauses
Drawing A-1	Location Plan Showing the Drainage Catchment and Existing Main Drainage Network
Drawing A-2	Layout Plan
Drawing A-3	Perspective Drawing
Drawings A-4a to A-4c	Layout plans and Section of the Multi-purpose Building
Drawing A-5	Section of the Standalone Blower Room
Drawing A-6a	Tree Survey Plan
Drawing A-6b	Compensatory Planting Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4 and A5	Site Photos

PLANNING DEPARTMENT
JANUARY 2022