

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K8/49

<u>Applicant</u>	: MTR Corporation Limited (MTRCL) represented by Masterplan Limited
<u>Site</u>	: Ma Chai Hang Recreation Ground, 30 Ma Chai Hang Road, Wong Tai Sin
<u>Site Area</u>	: About 23,450 m ²
<u>Lease</u>	: Government Land
<u>Plan</u>	: Approved Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/23
<u>Zoning</u>	: “Open Space” (“O”) ¹
<u>Application</u>	: Proposed Place of Recreation, Sports or Culture and permitted Playground

1. The Proposal

1.1 The applicant seeks planning permission to reprovise the Ma Chai Hang Recreation Ground (MCHRG) affected by the construction of MTR Shatin to Central Link (SCL)² at the application site (the Site). The reprovise MCHRG comprises a 5-storey sports centre (excluding 1 basement floor) with two tennis courts at roof-top, a 2-storey Annex Building with a multi-purpose activity room, an outdoor 11-a-side football court, an at-grade open lawn, a 3m wide jogging track, fitness area (including outdoor activity spaces and fitness equipment) and children’s playground (the Proposed Scheme). The reprovise facilities will be

¹ The Site falls within an area largely zoned “O” (about 99.2% of the Site) on the approved Wang Tau Hom and Tung Tau OZP No. S/K8/23 with a minor portion zoned “Residential (Group A)” (“R(A)”) (about 0.8% of the Site) on the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 (**Plan A-1**), which can be considered as minor boundary adjustment in zoning boundaries and is always permitted under the Covering Notes of the OZP.

² Before the construction of SCL in 2012, the original MCHRG covered a slightly larger area consisting of the Site and the adjoining government land to the immediate northwest near the junction of Chuk Yuen Road and Ma Chai Hang Road. The original MCHRG comprised a 11-a-side football field, four outdoor tennis courts, an administrative building with changing rooms and some vegetated area. Since the construction of SCL, the aforesaid government land to the immediate northwest has been developed into the Ma Chai Hang Ventilation Building (MCHVB) for SCL which forms part of the authorized scheme under the Railways Ordinance and shall be deemed to be approved under Section 13A of the Town Planning Ordinance, whereas the 11-a-side football field has been turned into a temporary works area for the construction of SCL and an at-grade open lawn (**Plans A-2 and A-3**).

constructed by the applicant and handed back to Leisure and Cultural Services Department (LCSD) for operation and maintenance.

- 1.2 According to the Notes of the OZP, the proposed sports centre and Annex Building, which are regarded as ‘Place of Recreation, Sports or Culture’, require planning permission from the Town Planning Board (the Board) within “O” zone. The provision of outdoor football court, jogging track, fitness area and children’s playground, which are regarded as ‘Playground/Playing Field’, are always permitted in “O” zone.
- 1.3 The proposed reprovision of MCHRG will be implemented in two phases. In the first phase from September 2022 to end 2023, the existing at-grade open lawn would be in use whereas all the remaining existing facilities in MCHRG would be closed. In the second phase from end 2023 to end 2024, the existing open lawn would be closed after the completion of the proposed fitness area and children’s playground (anticipated in end 2023). The entire project is tentatively scheduled for completion by end 2024. The floor and section plans, photomontages and tree treatment plan of the Proposed Scheme submitted by the applicant are shown at **Drawings A-1 to A-15**. The key development parameters of the proposed sports centre and Annex Building are summarized below:

Major Development Parameters	Sports Centre	Annex Building
Site Area	About 23,450 m ²	
Gross Floor Area (GFA) (not more than)	6,900m ²	700m ²
Plot Ratio (PR) (about) -Sports Centre -Annex Building	0.29	0.03
Site Coverage (SC) (about)	6.95%	2.39%
Building Height (BH) (not more than)	32.25m/ 78 mPD	12.5m/ 58.25mPD
Number of Storeys	5 storeys* (excluding one basement level)	2 storeys
Car Parking Space	2	0
Loading/Unloading Bay (L/UL)	1	0

* The plantroom and the ancillary facilities of the tennis courts, with a headroom of 6.65m, are counted as one storey according to the Joint Practice Note No. 5 as it exceeds 10% of building height of the proposed sports centre (i.e. 30.35m).

1.4 The floor uses of the proposed sports centre and annex building are set out below::

Sports Centre

Floor	Main Uses
B1/F	Plant room
G/F	Multi-purpose activity room, ancillary office, support facilities, plant room
1/F	Children's play room, fitness room, plant room, support facilities
2/F	Multi-purpose arena, support facilities, plant room, terrace
2M/F	Multi-purpose arena (void), plant room, terrace
R/F	Outdoor tennis courts, support facilities and plant room

Annex Building

Floor	Main Uses
G/F	Multi-purpose activity room, support facilities and plant room
1/F	Plant room and terrace

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

- (a) Application form received on 17.12.2020 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) enclosing Landscape Master Plan (LMP), Visual Appraisal (VA), Traffic Impact Assessment (TIA), Environmental Assessment (EA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Geotechnical Planning Review Report (GPRR), Air Ventilation Assessment – Expert Evaluation (AVA-EE) and Tree Survey Report received on 17.12.2020 **(Appendix Ia)**
- (c) Further information (FI) 1 vide letter received on 21.1.2021 providing responses to departmental comments (R to C) as well as revised SIA, DIA, EA, VIA and AVA **(Appendix Ib)**
[accepted but not exempted from publication and recounting requirements]
- (d) FI2 vide letter received on 5.2.2021 enclosing R to C, revised TIA and revised LMP **(Appendix Ic)**
[accepted but not exempted from publication and recounting requirements]

- (e) FI3 vide letter received on 11.3.2021 enclosing R to C, (**Appendix Id**)
revised SIA and TIA and replacement pages of EA
*[accepted but not exempted from publication and
recounting requirements]*
- (f) FI4 vide letter received on 12.4.2021 enclosing R to C and (**Appendix Ie**)
replacement pages of EA
- (g) FI5 vide letter received on 21.4.2021 enclosing R to C (**Appendix If**)

2. Justifications from the Applicant

The justifications put forth by the Applicant in support of the application are provided in the SPS and the FI at **Appendices Ia to If**, which are summarized as follows:

Government policy of promoting sports development

- 2.1 It is the Government Policy to promote sports development in Hong Kong. The re-provision of MCHRG will offer an opportunity to upgrade sports facilities as the two tennis courts, an 11-a-side football court, the multi-purpose arena and others will be built to international standards. These new sports facilities will become attractive hardware to further promote sports development. Moreover, the two recreational buildings (i.e. the Sports Centre and Annex Building) will also provide indoor weather-proofed recreational facilities for public enjoyment during extreme weather.

Consultation with Wong Tai Sin District Council (WTSDC)

- 2.2 The applicant has been in active consultation with the WTSDC regarding the acquisition of the MCHRG for the SCL purposes since 2010, which include construction of the MCHVB, the temporary works area and the re-provisioning of MCHRG. The basic principle is to re-provide recreational facilities in the original MCHRG (i.e. 11-a-side football pitch, tennis courts and children's playground). Through overcoming conflicting views of different stakeholders and accommodating public views as far as practicable, the proposed layout and facilities to be provided at the MCHRG were agreed among relevant government departments, and endorsed in-principle by the District Facilities Management Committee (DFMC) of the WTSDC on 17.1.2017. According to the findings of a survey conducted by a WTSDC member, Mr. Cheng Man-kit, in April 2020, most of the local aspired recreational facilities have already been included in the Proposed Scheme which included even more provision of recreational facilities than required.
- 2.3 Recently, it was understood that the community would like to have a lawn in the re-provided MCHRG. According to a recent local survey conducted by the same WTSDC Member in December 2020, it was also indicated a very high percentage of respondents would prefer replacing the originally proposed two at-grade tennis courts by a lawn. As such, the Proposed Scheme has been revised in response to the aforesaid latest local aspiration and other departmental comments, and the scheme was endorsed by DFMC of the WTSDC on 30.12.2020.

Planning intention and Hong Kong Planning Standards and Guidelines (HKPSG)

- 2.4 The proposed development is to reprovide the MCHRG affected by SCL project. The proposed sports centre and playground align with the planning intention of the “O” zone which is to provide outdoor open-air public space for active and/or passive uses serving the needs of local residents as well as the general public. The proposed development adopts total site coverage of less than 10%, which respects the standard for “District Open Space” as stipulated in the HKPSG.

Activity node in the neighbourhood

- 2.5 The proposed development is centrally located within residential neighbourhood with good accessibility, which can form an important community activity node.

Technical Aspects

- 2.6 According to the technical assessments (**Appendices Ia to Ie**), no significant adverse traffic, environmental, drainage, sewage, air ventilation and geotechnical impacts arising from the development are anticipated. The development would enhance the visual amenity of the neighborhood while providing new and safe recreation facilities to the communities. According to the LMP (**Appendices Ia and Ic**), among 267 trees in the Site, 202 trees are proposed to be retained and 65 trees to be felled would be compensated by 63 new trees within the Site (**Drawings A-14 and A-15**). Green roof will be provided at the proposed annex building and planters will be provided at various levels of the proposed sports centre.

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. 31) is not applicable to the application.

4. Previous Applications

There is no previous application covering the Site.

5. Similar Applications

There is no similar application for proposed place of recreation, sports or culture in the Wang Tau Hom & Tung Tau OZP area.

6. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photos on Plan A-3 and site photos on Plans A-4 and A-7)

- 6.1 The Site is:

- (a) currently occupied by the temporary works area for SCL project at the

northwestern part and the existing MCHRG in the remaining area comprises four outdoor tennis courts at the northeastern corner of the Site; a piece of lawn at the centre criss-crossed by jogging tracks; fitness areas with amenity planting; an administrative building with changing rooms at the southern part of the Site; and two vegetated slopes at the northern and southern parts of the Site; and

- (b) bounded by Chuk Yuen Road to the north, MCHVB of 1 storey to the northwest, Choi Chuk Street, Baptist Rainbow Primary School of 7 storeys and a temple of 3 storeys to the east, and Ma Chai Hang Road to the west and south.

6.2 The surrounding areas have the following characteristics:

- (a) the site is surrounded by residential developments zoned “R(A)” including Tsui Chuk Garden to the north and Pang Ching Court to the northeast across Chuk Yuen Road with BH restrictions of 160mPD and 180mPD, Chuk Yuen South Estate and Upper Wong Tai Sin Estate Phase 3 to its east across Choi Chuk Street with BH restriction of 120mPD, Tin Wang Court and Tin Ma Court to its west across Ma Chai Hang Road with BH restriction of 150mPD; and
- (b) apart from those mentioned in para. 6.1(b) above, other low-rise GIC buildings are found in the surrounding including Lung Cheung Government Secondary School of 5 storeys and Price Memorial Catholic Primary School of 7 storeys to the south and west across Ma Chai Hang Road.

7. Planning Intention

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

8. Comments from Relevant Government Departments

8.1 The following Government bureaux/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):

- (a) She has no objection to the application.
- (b) According to the location and boundary of the Site provided by the applicant, the Site falls within MCHRG held by LCSD under permanent government land allocation (“the PGLA”), portion of which are being occupied by the Director of Highways as the work sites for SCL railway project under temporary government land allocations up to 31 December 2024. Besides, it will also affect stratum of underground land having been vested to Kowloon Canton Railway Corporation for SCL – Tuen Ma Line Phase 1. While land resumption

and major land clearance are not required, a boundary revision of the PGLA would be required. Her other comments on the revision of PGLA are included in the advisory clauses in **Appendix III**.

Traffic

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

- (a) He has no adverse comment from traffic engineering point of view. Should the application be approved by the Board, he suggests that the approval condition requiring the design and provision of parking facilities and vehicular accesses for the proposed development to the satisfaction of the C for T or of the Board should be imposed.
- (b) His other comments on the car park provision and local traffic arrangement are included in advisory clauses at **Appendix III**.

Environmental Aspect

8.1.3 Comments of the Director of Environment Protection (DEP):

- (a) Based on the information provided by the applicant, he considers that adverse environmental impact arising from the proposed development is not anticipated with mitigation measures in place. Hence, he has no objection to the application. Considering that the applicant has committed in the revised EA to conduct a further land contamination review (in particular for the area of the existing Dangerous Goods Storage Rooms at the Site), he suggests to impose the following approval condition if the Board decides to approve the application:
 - the submission of land contamination assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the Site to the satisfaction of DEP or of the Board
- (b) His other comments on the proposed sewerage, demolition and construction works are included in the advisory clauses at **Appendix III**.

Urban Design, Visual, Air Ventilation and Landscape Aspects

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

Urban Design and Visual Aspects

- (a) The Site is mainly surrounded by high-rise residential developments with existing BHs ranging from about 85 mPD to 193mPD, GIC uses with existing BHs ranging from 5 to 7 storeys (about 47mPD to

78mPD), and open spaces. Given the context, accommodation of the proposed development at the Site will unlikely cause any significant adverse visual impact.

- (b) As gathered from the submission, building setback of the proposed Sports Centre and Annex Building from the centre line of Chuk Yuen Road and Ma Chai Hang Road respectively by more than 7.5m, and building separation of 7.5m from the proposed Sports Centre with the adjoining site boundary shared with the Baptist Rainbow Primary School have been provided. In addition, articulated edges to soften the building mass and greenings on the buildings in form of green roof, edge planting and vertical greening have been adopted. These measures may enhance visual interest and pedestrian comfort.

Air Ventilation

- (c) She has no comment on the conclusion of the AVA-EE that the proposed development shall cause insignificant effect on the general air ventilation performance in the area.
- (d) As gathered from the AVA-EE, a building separation of 17m-wide between the proposed Sports Centre and Baptist Rainbow Primary School; and, building gap of at least 15m-wide between the proposed Sports Centre and its adjacent pump house to the north are proposed to help alleviating adverse impact on air ventilation. It is noted that filleting of the southwestern edge of the proposed Annex Building and chamfered northeastern edge of the proposed Sports Centre are also proposed to improve localized air flow.

Landscape Aspect

- (e) With reference to the aerial photo of 2019, the Site is situated in an area of urban landscape character dominated by medium to high-rise residential development and G/IC facilities. The proposed development is not incompatible with the landscape character of the surrounding environment.
- (f) As demonstrated in the LMP Submission and Tree Survey Report (**Appendices Ia and Ic**), among 267 nos. of existing trees at the Site, 202 nos. of them including 3 nos. of rare species will be preserved (**Drawings A-14 and A-15**). Not less than 7,050m² greenery area would be provided in the Site, including landscape areas with new trees and shrubs planting on street level, edge planters on upper levels of the proposed sports centre, and roof greening on the annex building. Apart from outdoor active recreational facilities, passive recreation facilities such as children's playground, tai chi and fitness areas would also be provided (**Drawings A-1 and A-2**).
- (g) In view that adverse landscape impact caused by the proposed development at the Site is not anticipated, she has no objection on the application from landscape planning perspective.
- (h) Her other comments on the approval of tree works are included in the

advisory clauses at **Appendix III**.

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

It is noted that the proposed development consists of one Sports Centre and one Annex Building with BHs of 78mPD and 58.25mPD respectively, which may not be incompatible with adjacent residential developments with BH restriction of 120mPD to 150mPD permitted under the OZP. In this regard, he has no comment from architectural and visual impact point of view.

Provision of Recreational Facilities

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

- (a) He supports the proposal to reprovide the MCHRG at the Site comprising a sports centre with two tennis courts at roof-top, an Annex Building with a multi-purpose activity room, an outdoor 11-a-side football court, an at-grade open lawn and other outdoor recreational facilities (including a 3m wide jogging track and outdoor activity spaces with children's playground and fitness equipment), which would be subsequently handed over to LCSD for operation and maintenance upon completion.
- (b) Regarding the public comments, the provision of the 11-a-side football court and temporary closure of tennis courts have taken into account the provision and usage rate of the said facilities in the district/area, and the tennis courts provided in the vicinity will have enough capacity to serve the local in the interim. The provisioning of library in WTS District is in accordance with HKPSG requirement and hence provision in the redeveloped MCHRG is not required (details are at **Appendix IV**).

Fire Safety

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

He has no specific comment on the submitted proposal subject to fire service installations (FSIs) and water supplies for fire-fighting being provided to the satisfaction of the D of FS. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. His other comments on the provision of emergency vehicle access are included in the advisory clauses in **Appendix III**.

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

- (a) Chief Building Surveyor/Kowloon, Buildings Department;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Engineer/Mainland South, Drainage Services Department (DSD);
- (d) Project Manager (East), Civil Engineering and Development Office (CEDD);
- (e) Head of the Geotechnical Engineering Office (HGEO), CEDD;
- (f) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (g) Chuk Yuen (South) Estate Property Services Management Office, Housing Department;
- (h) Commissioner of Police (C of P); and
- (i) District Officer (Wong Tai Sin), Home Affairs Department.

9. Public Comments Received During Statutory Publication Periods

- 9.1 The application and FIs (**Appendices Ia to Id**) were published for public inspection on 29.12.2020, 29.1.2021, 19.2.2021 and 19.3.2021. Within the statutory public inspection periods, a total of 23 public comments were received including 4 comments opposing the proposed developments (**Appendices IIa to IId**) and 19 comments expressing concern/suggestions to the proposed development (**Appendices IIe to IIw**).
- 9.2 Four opposing comments from individuals are mainly on the grounds that the proposed development would result in a temporary closure and reduction of the tennis courts which are of high demand; the reprovisioning of a 11-a-side football court would be a waste of public resources as it is of very low demand and there are already some football courts in nearby Morse Park, Junction Road Park and the Lok Fu area (**Plan 1**).
- 9.3 Nine commenters expressed concerns/providing suggestions on the application, including one from a member of the WTSDC (**Appendix IIe**), three from The Incorporated Owners of Tin Ma Court (**Appendices IIh to IIj**), one from the Principal of Prince Memorial Catholic Primary School (**Appendix Ili**), one from the Principal of Baptist Rainbow Primary School (**Appendix IIj**) and thirteen from individuals (**Appendices IIk to IIw**). The commenters have concerns/suggestions mainly on the following:
- (a) the provision and/or design of facilities at the MCHRG including the football court, open lawn, library and other recreational facilities, and the temporary closure of the tennis courts;
 - (b) review on the provision of football courts in the district;
 - (c) maintaining the existing bus stop at Ma Chai Hang Road and the pedestrian linkage between Tin Ma Court and Chuk Yuen Estate via MCHRG (**Plan 2**); and
 - (d) potential nuisances during the construction and operation of the MCHRG.

10. Planning Considerations and Assessments

Planning Intention and Land Use Compatibility

- 10.1 The application is to seek planning permission for the proposed sports centre and the Annex Building of the redeveloped MCHRG, which are considered as ‘Place of Recreation, Sports or Culture’ uses in the “O” zone. The redeveloped MCHRG will also include outdoor 11-a-side football court, at-grade open lawn, jogging track, fitness area and children’s playground which are considered as ‘Playground’ use and are always permitted in the “O” zone. Utilizing part of the open space as the proposed sports centre and annex building is generally in line with the planning intention of “O” zone for active and/or passive recreational uses serving the needs of local residents as well as general public.
- 10.2 The Site is surrounded by residential developments with schools and temple nearby. The proposed sports centre, annex building, and other outdoor recreational spaces are considered not incompatible with the surroundings from land use perspective.

Urban Design, Air Ventilation and Landscape Aspects

- 10.3 The proposed 5-storey sports centre (about 78 mPD) and 2-storey annex building (about 58.25 mPD) are compatible with the surrounding residential developments with existing BHs from about 85mPD to 195mPD and low-rise schools and temple with existing BHs from about 47mPD to 78mPD. Adequate building separation and setback at the Site are proposed. In this regard, CTP/UD&L, PlanD advised that the proposed development at the Site will unlikely cause significant adverse visual and air ventilation impacts. CA/CMD2, ArchSD advised that the proposed development may not be incompatible with adjacent residential developments.
- 10.4 On the landscape aspect, as demonstrated in the tree survey report submitted by the applicant (**Appendices Ia and Id**), of the 267 existing trees surveyed at the Site, 202 will be preserved and 65 trees to be felled will be compensated by 65 new trees at the Site. There would also be greenings in the form of green roof, edge planting and vertical greening. In this regard, CTP/UD&L, PlanD has no objection to the application from landscape planning perspective.

Other Technical Aspects

- 10.5 Other technical assessments submitted including TIA, EA, DIA, SIA and GPRR (**Appendices Ia to Ie**) reveal that the proposed development would have no adverse visual, traffic, environmental, drainage, sewerage and geotechnical impacts. Relevant departments including TD, EPD, DSD and CEDD have no adverse comments on the application. To address the concerns from TD and EPD, two approval conditions on parking facilities and vehicular accesses of the proposed development, and the submission of land contamination assessments as stated in paragraph 12.2 below are suggested.

Public Comments

- 10.6 Regarding the public concerns on the provision and/or design of facilities at MCHRG, DLCS has provided responses in paragraph 8.1.6 (b) above (**Appendix IV**). The Proposed Scheme was endorsed by DFMC of the WTSDC in December 2020. According to the applicant, the commenters’ concerns/suggestions on the proposed outdoor recreational facilities would be taken into account at the detailed design stage. Moreover, the applicant has clarified that the existing bus stop at Ma Chai Hang Road and the existing pedestrian linkage between Tin Ma Court and Chuk

Yuen Estate via MCHRG will not be affected by the construction works. Regarding the public concerns on the potential nuisances from the new MCHRG during the construction and operation, environmental impacts during the construction stage will be subject to control under the relevant environmental legislations/regulations, and the applicant has indicated the proposed tennis courts and football court will be opened for reservation from 7am to 11pm with lighting switched off afterwards.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments 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 30.4.2025, 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 recommended advisory clauses attached at **Appendix III** are suggested for Members' reference:

Approval Conditions

- (a) the design and provision of parking facilities and vehicular accesses for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (b) the submission of land contamination assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of Director of Environmental Protection or of the Town Planning Board.

Advisory Clauses

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

- 11.3 There are no strong reasons 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 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 17.12.2020
Appendix Ia	Supporting Planning Statement received on 17.12.2020
Appendix Ib	FI 1 vide letter received on 21.1.2021
Appendix Ic	FI 2 vide letter received on 5.2.2021
Appendix Id	FI 3 vide letter received on 11.3.2021
Appendix Ie	FI 4 vide letter received on 12.4.2021
Appendix If	FI 5 vide letter received on 21.4.2021
Appendix IIa to IIw	Public comments received during the statutory publication periods
Appendix III	Recommended advisory clauses
Appendix IV	Detailed comments of the DLCS
Drawings A-1 to A-2	Proposed Master Plan and Landscape Master Plan submitted by the applicant
Drawings A-3 to A-8	Proposed floor plans and sections submitted by the applicant
Drawings A-9	Architectural rendering submitted by the applicant
Drawings A-10 to A-13	Photomontages submitted by the applicant
Drawings A-14 and A-15	Tree survey and recommendation plan submitted by the applicant
Plans A-1	Location plans on Outline Zoning Plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4 to A-7	Site photos

**PLANNING DEPARTMENT
APRIL 2021**