

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K8/53

<u>Applicant</u>	:	Project Management Division of Drainage Services Department (DSD) represented by WSP (Asia) Limited
<u>Site</u>	:	Government land at Morse Park (Park No. 3), Wong Tai Sin, Kowloon
<u>Site Area</u>	:	About 8,600m ²
<u>Lease</u>	:	Government Land
<u>Plan</u>	:	Approved Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/25 (currently in force) Draft Wang Tau Hom and Tung Tau OZP No. S/K8/24 (at the time of submission)
<u>Zoning</u>	:	“Open Space” (“O”)
<u>Application</u>	:	Proposed Public Utility Installation (Underground Stormwater Storage Tank (SST) with Ancillary Aboveground Fan Room)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed public utility installation (stormwater storage facility (SSF) comprising an underground SST with an ancillary aboveground fan room) at Morse Park (Park No. 3), Wong Tai Sin (the Site), which is zoned “O” on the approved Wang Tau Hom and Tung Tau OZP No. S/K8/25 currently in force (**Plan A-1**). According to the Notes for “O” zone of the OZP, the proposed SSF, which is regarded as ‘Public Utility Installation’, is a Column 2 use that requires planning permission from the Town Planning Board (the Board).
- 1.2 The Site (about 8,600m²) forms part of Morse Park which is a public open space (POS) managed by Leisure and Cultural Services Department (LCSD), and is mainly occupied by two 7-a-side hard paved soccer pitches, footpaths, sitting-out area, landscaped area and staircase (**Plans A-2 to A-7**). According to the applicant, the proposed SST will be built underground at the Site, and the aforesaid facilities would be reprovisioned atop the proposed SST. An ancillary aboveground fan room in a fully enclosed one-storey structure is proposed at the vegetated slope adjoining Fung Mo Street (i.e. the southwestern part of the Site) to provide ventilation for the underground SST (**Drawings A-2 to A-5**). DSD will consider to open the rooftop landscaped area of the proposed fan room to the public subject to further study on its feasibility in consultation with relevant departments. A vehicular maintenance access to the underground SST and the fan room will be provided at Fung Mo Street for annual maintenance of desilting and tank cleansing works. The applicant will reinstate all affected leisure facilities up to LCSD’s satisfaction upon the completion

of the proposed SSF. The reprovisioned facilities would be handed over to LCSD for management and Architectural Services Department (ArchSD) for maintenance.

- 1.3 The master layout plan, section plans, floor plan, landscape layout plan, photomontages, tree survey and compensatory planting plans submitted by the Applicant are shown on **Drawings A-2 to A-10b**. The major development parameters of the Proposed Development are summarised as follows:

Major Development Parameters	Proposed Development	
Site Area (about)	8,600m ²	
Building Structures	<u>Height</u>	<u>Area</u>
<u>Underground</u> • SST	about 16m (1-level)	about 6,000m ² [[*]]
<u>Aboveground</u> • Fan Room (with landscaped area on the rooftop)	about 6.5m from 6.5m to 8.1m [[#]] (1-storey)	about 400m ²
Site Coverage of the Fan Room	about 4.7%	
Greenery Coverage of the Site	15.1%	
Tentative Commencement / Completion Time	Q3 2024 / Q1 2029	

Remarks:

[^{*}] Design capacity of the underground stormwater storage tank is about 40,000m³.

[[#]] In addition to 6.5m-**8.1m** height, trellis of about 2.2m height will be provided on the rooftop of fan room.

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

- (a) Application Form received on 22.3.2023 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) enclosing Extracts of Preliminary Tree Survey Report and Preservation and Removal Proposal (TPRP), Preliminary Environmental Review (PER) Report, Drainage Impact Assessment (DIA), Traffic Impact Assessment (TIA), Geotechnical Impact Assessment (GIA) and Sewerage Impact Assessment (SIA) received on 22.3.2023 **(Appendix Ia)**
- (c) Further information (FI) enclosing responses to departmental and public comments, revised pages for reports (including SPS, Tree Survey Report, PER Report, TIA Report), revised plans/drawings (including Master Layout Plan, Landscape Section Plan, Photomontages of fan room), Floor Plan of fan room, Landscape Layout Plan, Location Plan of concerned Soccer Pitches in the Vicinity received on 9.5.2023[#] **(Appendix Ib)**
- (d) FI enclosing revised plan of Drainage Catchment and Network Plan received on 10.5.2023[#] **(Appendix Ic)**

[#] *exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

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

Need for the Proposed SSF at the Site

- (a) There was a flooding incident at Lung Cheung Road on 30 March 2014. As identified in the Review of Drainage Master Plan in Kowloon East – Feasibility Study which was completed in 2015, areas in Lung Cheung Road and Shatin Pass Road are susceptible to high flood risks. To relieve the flood risk, drainage improvement measures in the form of SSF at the Site and relevant new intercepting drains and drainage upgrading works in the vicinity (**Drawing A-1**) are recommended. The Site is situated at the midstream of existing drainage catchment (**Drawing A-1**). The proposed SSF will intercept and divert the runoff from Lion Rock at the upstream area for temporary storage in the proposed underground SST during the peak flow condition, which is connected to the existing flow path along Fung Mo Street for discharge to Kai Tak River. The DIA demonstrated that the implementation of the proposed SSF at the Site would reduce the potential flood risks in the areas in Lung Cheung Road, Shatin Pass Road and Fung Mo Street during heavy rainstorm.

Site Selection for the Proposed SSF

- (b) A number of sites for the proposed SSF are identified and evaluated taking into account the existing drainage network, topography and available sites within Wong Tai Sin district. As compared to the Site, other alternative sites (e.g. other portions of Morse Park) would involve more tree felling, impacts on the nearby schools, larger storage capacity required, more park facilities affected, higher construction cost and/or more excavation required. The Site is therefore considered as the most suitable location for the proposed SSF, to serve the catchment of Lion Rock by temporary storage of the stormwater intercepted at Chuk Yuen Road to reduce the flood risk at areas of Lung Cheung Road and Shatin Pass Road.

Site Utilisation

- (c) The proposed SSF with the construction of underground stormwater storage tank underneath the existing POS for essential infrastructure is in line with the Government's policy of "single site, multiple use" to better utilise the scarce land resources in urban area.

Planning Intention of the "O" Zone and Public Enjoyment of POS

- (d) The affected facilities within the Site, namely the two 7-a-side hard paved soccer pitches, footpaths, sitting-out area, landscaped area and staircase would be reprovisioned after the construction of the proposed SSF (**Drawing A-4**). Upon completion of the proposed SSF, the two affected soccer pitches will remain intact with new surfacing and remain free-of-charge for public use, and the adjoining footpaths will be reprovided with aesthetic enhancement. The staircase to Fung Mo Street as well as the adjoining footpaths, sitting-out areas and landscaped areas will be reprovisioned after construction. DSD will also consider to open the landscaped area at the roof of the proposed fan room to the public subject to further study. The proposed development including the reprovisioning arrangement is agreed by LCSD. As such, the proposed development will not undermine the planning intention of the "O" zone.

Technical Impacts

- (e) The proposed SSF will not generate adverse impacts on environmental, landscape, visual, drainage, traffic, geotechnical, sewerage, water supply and utilities aspects. Relevant mitigation measures will be adopted to minimise the potential impacts

during construction and operation stages. The visual impact of the proposed fan room will be mitigated by adopting compatible building façade and colour. According to the submitted TPRP, 27 nos. of existing trees with no Old and Valuable Trees (OVTs) are surveyed within the Site. For the 16 nos. of trees within the Site to be felled, 19 nos. of compensatory trees and landscaped area are proposed within the Site to mitigate the landscape impact (**Drawings A-9a to A-10b**). There will be traffic to/from the Site only during annual maintenance for desilting and tank cleansing during dry season. Minimal traffic impact is expected.

Public Consultation

- (f) On 26 August 2022, the applicant submitted a consultation paper including the background and description of the proposed development to the members of Wong Tai Sin District Council (WTSDC) regarding the project scope. WTSDC members generally support the project and no comments are received.
- (g) In response to the public comments received during the statutory publication period (**Appendix II**), the responses from the applicant (**Appendix Ib**) are summarised as follows:
 - (i) in response to the concerns on the noise nuisance from the proposed fan room, the ventilation facilities of the fan room will be put inside an enclosed structure. The operation time of the ventilation facilities will be limited to the daytime of a short period in dry season for annual checking and maintenance of the SST. The PER concludes that no exceedance of the fixed noise level (i.e. from the proposed fan room) is expected;
 - (ii) in response to the concerns on the reduction of football pitches for public enjoyment free-of-charge, other 7-a-side hard-paved soccer pitches in the vicinity (including one in Morse Park to the immediate southeast of the Site) will remain open for public use free-of-charge during the construction period (**Drawing A-11**). DSD will minimise the on-site works and compress the construction period as far as practicable by adopting advanced technologies, and will consider earlier re-opening of the affected soccer pitches in advance of the works completion in the detailed design stage;
 - (iii) regarding the alternative sites for the proposed SSF, as mentioned in para. 2(b) above the Site is considered as the most suitable location for the proposed SSF. Regarding the public suggestion of placing the SSF near Choi Hung Road, there is no need to construct SSF at that location since the flood risk near Choi Hung Road has been mitigated by recent improvements of Kai Tak River; and
 - (iv) in response to the concern of the usage of the stormwater stored in the proposed SSF, the stormwater will be discharged to the Kai Tak River in order to resume the storage capacity quickly to prepare for the next rainstorm event.

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 Ordinance (TPB PG-No. 31A) is not applicable.

4. Previous Application

There is no previous application involved at the Site.

5. Similar Application

There is no similar application for 'Public Utility Installation' use within "O" zone on the same OZP.

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

6.1 The Site is:

- (a) located at Morse Park (Park No. 3) managed by LCSD and accessible via Fung Mo Street;
- (b) currently occupied by two 7-a-side hard paved soccer pitches, footpaths, sitting-out area, landscaped area, staircase and vegetated slope; and
- (c) bounded by one 7-a-side hard paved soccer pitch, two 11-a-side artificial turf soccer pitches, Morse Park Sports Centre and Fung Mo Street to the immediate east, north, west and south of the Site respectively.

6.2 The surrounding areas have the following characteristics :

- (a) to the north across Morse Park (Park No. 3) is Lower Wong Tai Sin (II) Estate;
- (b) to the east and southeast across Tung Tau Tsuen Road are Morse Park (Park No. 2), Morse Park (Park No. 1) and Tung Tau (II) Estate;
- (c) to the south across Fung Mo Street is Morse Park (Park No. 4); and
- (d) to the west across Fung Mo Street are Hong Keung Court, Lok Tung House of Lok Fu Estate and Lok Fu Recreation Ground.

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 summarised as follows:

Land Administration

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

- (a) the Site falls within Morse Park (Park No. 3) held by the LCSD under permanent government land allocation for open space use;
- (b) DSD should seek agreement from LCSD for the implementation of the project. Should the planning application be approved by the Board, LCSD and DSD shall apply to LandsD for amendment(s) to the engineering conditions now governing the said government land allocation, whenever appropriate.

Urban Design, Visual 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 Aspects

- (a) the Site is predominantly surrounded by open space uses with low-rise structures with building heights (BHs) ranging from about 13mPD to about 28mPD. To the further northeast, east, southeast / south and west / northwest of the Site are medium-to-high-rise residential developments namely the Lower Wong Tai Sin Estate, Kai Tak Garden, Tung Tau Estate / Mei Tung Estate and Lok Fu Estate / Wang Tau Hom Estate respectively, with BHs ranging from about 85mPD to about 120mPD, intermixed with government, institution or community (GIC) uses with BHs ranging from about 28mPD to about 59mPD. Given the context and with reference to the photomontages (**Drawings A-8a** and **8b**) provided under Section 10 on Landscape and Visual Impact Assessment of the PER Report, it is unlikely that the proposed development will induce significant adverse visual impact to the surroundings.
- (b) As gathered from the submission, a landscaped area will be provided on the roof of the proposed fan room. It is noted that architectural design such as facade and colour treatments will be introduced to the proposed fan room, which is subject to further review during the detailed design stage. It is also noted that the existing facilities affected by the proposed development will be reprovided upon completion of works, including (i) two 7-a-side paved soccer pitches, (ii) staircase at Fung Mo Street, and (iii) footpath, sitting-out areas and landscaped areas to the south of the existing 7-a-side hard paved soccer pitches.

Landscape Aspect

- (c) The Site is situated in an area of park urban landscape character predominated by residential blocks and open space with recreational facilities. The proposed development comprises an underground stormwater storage tank, fan room, associated pipe and park facilities' reinstatement works including reprovision of soccer pitches, footpath, sitting-out areas, staircase, landscaped areas.
- (d) According to the Tree Survey Report of the planning submission (**Appendix Ia**), 27 nos. of existing trees are surveyed within Site, of which 3 nos. of trees are proposed to be retained, 8 nos. to be transplanted and 16 nos. to be felled due to direct conflict with building

structure (**Drawings A-9a and 9b**). No OVTs are found within the Site. Landscape provisions including 19 nos. of compensatory trees and landscaped area were proposed within the Site to mitigate the landscape impact (**Drawings A-10a and 10b**), re-provision of planting areas including slope planting, at grade planters and recreational facilities including benches and pergola are proposed for public enjoyment. Having reviewed the submission by the applicant, CTP/UD&L, PlanD has no comment on the application from landscape perspective.

- (e) The other comments on the approval of tree works are included in the advisory clauses at **Appendix IV**.

Open Space Management

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

She has no adverse comments on the application and supports DSD's on-site construction works, as DSD has agreed to reinstate all affected leisure facilities up to DLCS's satisfaction. The two reprovisioned soccer pitches at the Site will be free-of-charge for public use after handover to LCSD for management.

Fire Safety

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

- (a) He has no specific comment on the captioned proposal and advises to impose an approval condition that the water supplies for fire fighting and fire service installations shall be provided to the satisfaction of the D of FS.
- (b) Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. Nevertheless, project proponent is advised to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD).

Traffic

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

She has no in-principle objection to the application from traffic engineering perspective subject to the following approval conditions:

- (i) the submission of a revised Traffic Impact Assessment for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (ii) the design and provision of ingress/egress point, parking facilities, loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

8.1.6 Comments of the Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD):

- (a) No adverse comment on the application from highway's maintenance point of view.
- (b) His detailed comments are at **Appendix III**.

Environment

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

- (a) No objection to the application from the environmental planning perspective, and no comment on the PER and SIA reports submitted by the applicant which conclude that insurmountable environmental and sewage impacts associated with the proposed SSF are not anticipated.
- (b) His detailed comments are at **Appendix III**.

Geotechnical

8.1.8 Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

It is noted that an existing registered man-made feature No. 11NE-A/F41 is found within the Site which may affect or be affected by the proposed development. The future geotechnical study should cover all man-made slopes and retaining walls within or in the vicinity of the Site, if such slopes or retaining walls could affect or be affected by the development under the project, or if their failure could affect lives and property within or outside the site under the project. As a result of the study or design, and if found necessary, all upgrading works to existing man-made slopes and retaining walls or construction of new man-made slopes and retaining walls should meet the current safety standards. The applicant is reminded that the study and design of all permanent geotechnical works should be submitted to the GEO for checking in accordance with ETWB IC(W) No. 29/2002.

Local Views

8.1.9 Comments of the District Officer (Wong Tai Sin), Home Affairs Department (DO(WTS), HAD):

Besides the WTSDC, DSD also consulted the Wong Tai Sin Central, South West and North Area Committees which support the project in general.

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

- (a) Chief Architect/Central Management Division 2, ArchSD;
- (b) Chief Building Surveyor/Kowloon, BD;
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Chief Engineer/Mainland South, DSD;
- (e) Chief Highway Engineer/Works, HyD;
- (f) Commissioner of Police;
- (g) Director of Agriculture, Fisheries and Conservation;
- (h) Director of Food and Environmental Hygiene;
- (i) Director of Electrical and Mechanical Services; and

- (j) Project Manager (East), CEDD.

9. Public Comments Received During Statutory Publication Period

- 9.1 The application was published for public inspection on 28.3.2023. During the statutory public inspection period, a total of 18 public comments were received from individuals objecting to / expressing concerns on the application (**Appendix II**).
- 9.2 The major objection reasons and concerns are summarised below:
- (a) The proposed SSF is only about less than 100m from Hong Keung Court (**Plan A-2**), which is too close to the residential dwellings. The proposed SSF especially the fan room will create noise nuisance from day to night which will adversely affect the quality of life and living environment of the nearby residents (including people with disease(s) and elderly).
 - (b) Two 7-a-side soccer pitches at the Site, which are free-of-charge for public use, serve as soccer pitches, leisure and open space for the use by the elderly and children from grassroots families. The proposed development will reduce the provision of open space and soccer pitches during the construction period, and the remaining free-of-charge soccer pitches in the district are not enough for public use.
 - (c) The flooding is not recorded at the Site but mainly occurs along Shatin Pass Road and Choi Hung Road. Other alternative sites near Tai Hom Road, Choi Hung Road Playground and Tung Tau Estate for the SSF would be more suitable. Efforts should be made to identify alternative sites with more appropriate zonings, sites could be acquired from private sector, and vacant school sites.
 - (d) Introducing other elements into the recreational sites will reduce the land for recreation, deprive the community of essential facilities for years, and will generally degrade the integrity of open space.
 - (e) During maintenance of the proposed SST, traffic will be attracted to Morse Park which should be vehicle-free.
 - (f) There is reduction of greenery coverage in general as there are trees to be felled.
 - (g) Usage of the water stored in SST should be indicated.

10. Planning Considerations and Assessments

- 10.1 The application seeks planning permission for the proposed SSF comprising an underground SST with ancillary aboveground fan room at the Site within the “O” zone. The proposed SSF is identified as an essential infrastructure that can reduce the potential flood risks in the areas of Lung Cheung Road and Shatin Pass Road during heavy rainstorm. The Site is identified as the most suitable site to accommodate the SST with a required stormwater retention volume of about 40,000m² for the reasons stated in paragraph 2(b) above.

Site Utilisation, Planning Intention and Land Use Compatibility

- 10.2 The proposed SSF is to construct the underground SST underneath the existing POS, and the affected facilities within the POS (including two free-of-charge 7-a-side hard paved soccer pitches, footpaths, sitting-out area, landscaped area and staircase) will be reprovioned after the construction. While the ancillary fan room will be constructed on the vegetated slope which is now not accessible by the park user, the rooftop of the fan room will be landscaped and may provide additional space for public enjoyment, subject to further study. During the construction stage, the other 7-a-side hard-paved soccer pitches in the vicinity (including one in Morse Park to the immediate southeast of the Site) will remain open for public use free-of-charge (**Drawing A-11**). Utilising part of the POS for construction of an essential infrastructure underneath is in line with the Government's policy of "single site, multiple use" to better utilise the scarce land resources in urban area. Given that the affected facilities will be reprovioned and the integrity of the POS will not be undermined with no reduction in the POS area, the proposed SSF will not undermine the planning intention of "O" zone for active and/or passive recreational uses serving the needs of local residents as well as general public. LCSD has no objection to the proposal.
- 10.3 The proposed SSF involves mainly the underground SST underneath the POS with the ancillary fan room of only 400m² (4.7% of the site area) aboveground. The fan room in a fully enclosed structure will only operate during annual maintenance and inspection works for the underground stormwater tank. The proposed SSF is considered not incompatible with the surrounding land uses including open space, medium-to-high-rise residential developments and GIC uses.

Urban Design and Landscape Aspects

- 10.4 Regarding the proposed fan room of 6.5m-8.1m high aboveground, the applicant will provide a landscaped area on its rooftop, and introduce façade and colour treatments to minimize the visual impact of the fan room. With reference to the photomontages submitted (**Drawings A-8a** and **A-8b**), CTP/UD&L, PlanD considers that the proposed development will unlikely induce significant adverse visual impact to the surroundings.
- 10.5 According to the submitted TPRP, 27 nos. of existing trees with no OVTs are surveyed within the Site. For the 16 nos. of trees to be felled within the Site, 19 nos. of compensatory trees and landscaped area are proposed within the Site to mitigate the landscape impact (**Drawings A-9a** to **A-10b**). Planting areas are reprovioned. CTP/UD&L, PlanD has no adverse comment on the proposed development.

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 and sewerage aspects. All relevant government departments consulted including DEP, C for T and H(GEO), CEDD have no adverse comment / no objection to the application. To address the concerns from C for T and D of FS, approval conditions on the revised TIA, ingress/egress, parking and loading/unloading facilities as well as fire service installations and water supplies for firefighting as stated in paragraph 11.2 below are suggested.

Public Comments

- 10.7 Regarding objection/concerns raised in the public comments, the applicant has provided responses as stated in paragraph 2(g) above. Concerned Government departments' comments and the planning assessments above are also relevant.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 above and having taken into account the public comments mentioned in paragraph 9 above, 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 19.5.2027, 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 submission of a revised Traffic Impact Assessment for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the design and provision of ingress/egress point, parking facilities, loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport 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 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 22.3.2023
Appendix Ia	Supporting Planning Statement received on 22.3.2023
Appendix Ib	Further Information received on 9.5.2023
Appendix Ic	Further Information received on 10.5.2023
Appendix II	Public Comments received during the Statutory Publication Period
Appendix III	Detailed Departmental Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Drainage Catchment and Network Plan
Drawing A-2	Schematic Layout Plan
Drawing A-3	Section Plan
Drawing A-4	Master Layout Plan
Drawing A-5	Landscape Section Plan
Drawing A-6	Landscape Layout Plan
Drawing A-7	Floor Plans of Fan Room
Drawing A-8a and A-8b	Photomontages of Fan Room
Drawing A-9a and A-9b	Tree Survey Plans
Drawing A-10a and A-10b	Tree Transplanting and Compensatory Plans
Drawing A-11	Other 7-a-side Hard Paved Soccer Pitches (Free of Charge) in the Vicinity
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-7	Site Photos

**PLANNING DEPARTMENT
MAY 2023**