

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FSS/282

<u>Applicant</u>	Swift Millions Limited represented by Llewelyn-Davies Hong Kong Ltd.
<u>Site</u>	1 Luen Fat Street, Fanling, New Territories
<u>Site Area</u>	About 630m ²
<u>Lease</u>	Lot 5045 in D.D. 51 (New Grant 9436) (a) held under New Grant No. 9436 dated 14.1.1965; (b) for the purpose of a Cinema or Theatre only and part or parts of the ground floor of the building may be used as and for the purpose of shop or shops; and (c) no restriction on gross floor area (GFA)
<u>Plan</u>	Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/24 (in force at the time of submission) Draft Fanling/Sheung Shui OZP No. S/FSS/25 (currently in force) [The zoning and development restrictions for the Site remain unchanged on the current draft OZP No. S/FSS/25.]
<u>Zoning</u>	“Commercial/Residential” (“C/R”) for site area greater than 340m ² , the site is subject to maximum domestic plot ratio (PR) of 5.0 or non-domestic PR of 9.5 ¹ ; and maximum building height (BH) of 81m
<u>Application</u>	Proposed Minor Relaxation of Domestic PR Restriction for Permitted Residential Development with Commercial Uses

¹ According to the Notes of the OZP, for new development of a building that is partly domestic and partly non-domestic, the PR for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic PR of 9.5 and the actual non-domestic PR proposed for the building and the maximum domestic PR divided by the maximum non-domestic PR of 9.5 (the composite formula).

1 **The Proposal**

- 1.1 The applicant seeks planning permission for proposed minor relaxation of PR restriction to allow an increase of domestic GFA by 125m² for permitted residential development cum commercial uses² at the application site (the Site) (**Plan A-1**). The Site with an area of about 630m² is zoned “C/R” on the OZP and subject to a maximum domestic PR of 5.0 or non-domestic PR of 9.5¹, and a maximum BH of 81m. According to the Notes of the OZP, based on the individual merits of a development proposal, minor relaxation of PR restriction may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance).
- 1.2 To improve the pedestrian environment, the applicant proposes to set back the permitted residential/commercial building by 1.5m in order to provide an area of about 25m² (about 1.5m wide and about 16m long) at ground level facing Luen Fat Street and open for pedestrian use 24-hour a day (**Drawings A-1, A-4 and A-11**). The width of existing footpath along that section of Luen Fat Street is around 1.6m. With the provision of the open area of 1.5m in width, an area with a total width of about 3.1m from the road kerb would be formed for pedestrian circulation (**Drawings A-1, A-4 and A-11**). In return for the public gain, the applicant proposes to increase the domestic GFA by 125m².
- 1.3 The permitted residential/commercial development involves one 15-storey residential tower (13 storeys for residential use; 1 storey for clubhouse use; and 1 storey for a sky garden) on top of a 2-storey podium (for commercial uses² on G/F and ancillary facilities (including management office and plant room) on G/F and 1/F) with a 2-storey basement for ancillary carpark (**Drawings A-1 to A-7**). The applicant applies for a relaxation of total PR from 5.121 to 5.32 (+0.199/+3.9%) to allow an increase of domestic GFA by 125m². The indicative block plan, floor plans and sections submitted by the applicant are at **Drawings A-1 to A-9**. The major development parameters of the proposed scheme are tabulated below:

Development Parameters	OZP Compliant Scheme	Proposed Scheme
Site area	About 630m ² [a]	
Plot Ratio	Total: 5.121 (non-domestic/domestic: 0.256/4.865 ^[b])	Total: 5.32 (+0.199/+3.9%) (non-domestic/domestic: 0.256/5.064 ^[b])
Total GFA	About 3,226 m ²	About 3,351 m ² (+125 m ²) ^[c]
- Non-domestic GFA	About 161 m ²	About 161 m ²
- Domestic GFA	About 3,065 m ²	About 3,190 m ² (+125 m ²)
Site Coverage	Not more than 40% (domestic)	
No. of Flats	About 119	
Estimated Population	About 275	
Building Height	About 81m (up to main roof)	
No. of Storey	17 + 2-storey basement	

² According to the applicant, the commercial uses in the proposed scheme include ‘Shop and Services (except motor-vehicle showroom)’, ‘Eating Place’ and ‘Place of Entertainment’ uses, subject to detailed design.

Parking Provision	Private car parking space: 22 (including 5 visitor car parking spaces) Motorcycle parking space: 3 Light goods vehicle (LGV) loading/unloading (L/UL) bay: 2 (1 for residential + 1 for retail)
Tentative Completion	Q3 2025

Remarks:

- [a] Include the open area of about 25m² for pedestrian use at G/F facing Luen Fat Street and subject to site survey and detailed setting out at subsequent land grant stage.
- [b] Based on non-domestic PR of about 0.256 as proposed by the applicant.
- [c] GFA concession for ancillary facilities such as carpark, recreational facilities, caretaker's quarters etc. is subject to the approval of Building Authority at building plan submission stage.

- 1.4 Landscaping and minor structures such as weather canopy, benches and moveable planters will be further considered at the detailed design stage to enhance the pedestrian environment. This open area will be opened 24 hours to the public and shall be constructed, managed and maintained by the applicant at his own cost. The applicant confirms that individual owners of private residential development would not be made liable to manage and maintain public facilities. The applicant has no intention to apply for bonus GFA under Building (Planning) Regulations (B(P)R) 22(2). The applicant has also not applied for minor relaxation in BH restriction.
- 1.5 As illustrated in **Drawing A-11**, the applicant commits to provide greenery in form of multi-level planters at the building edges in order to furnish a less bulky building façade with pleasant landscaping. A communal sky garden is proposed on 2/F to improve visual permeability and the overall townscape and amenity of the locality.
- 1.6 The vehicular ingress/egress of the development will be located at Luen Fu Street (**Drawing A-4**). Separate pedestrian accesses are provided for the commercial and residential portion of the proposed development. Pedestrian access to the commercial facilities are located at Luen Yik Street, Luen Fu Street and Luen Fat Street, while the residential tower will be accessible at Luen Yik Street.
- 1.7 In support of the application, the applicant has submitted the following documents:
 - (a) Application form received on 22.4.2021 **(Appendix I)**
 - (b) Supplementary planning statement (SPS)
 - (c) Supplementary Information received on 23.4.2021
 - (d) Further information (FI) received on 14.7.2021, 8.10.2021, 12.11.2021[#], 13.12.2021 and 14.12.2021
 - (e) FI received on 24.1.2022[#] enclosing consolidated SPS³ **(Appendix Ia)** which has incorporated the revised development scheme with revised technical assessments and previous responses to departmental comments

[#] *Exempted from publication*

³ The consolidated SPS received on 24.1.2022 at **Appendix Ia** has incorporated all previous FIs. The applicant has confirmed that the original SPS and previous FIs could be superseded by the consolidated SPS. Hence the original SPS and superseded FIs are not attached.

- 1.8 The application was received on 22.4.2021. On 11.6.2021, 10.9.2021 and 26.11.2021, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer a decision on the application, upon the request of the applicant, to allow more time for the applicant to submit FI to address departmental comments. After the last deferment, FIs were received on 13.12.2021, 14.12.2021 and 24.1.2022. The application is scheduled for consideration by the Committee at this meeting.

2 **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the supporting planning statement and FIs at **Appendix Ia**. They are briefly summarized as follows:

Fully Conforms to the Planning Intention of “C/R” Zone

- (a) According to the Notes of the OZP, “C/R” zone is intended primarily for commercial and/or residential development where commercial, residential and mixed commercial/residential uses are always permitted. Under the current proposal, residential flats are proposed at upper 13 floors whereas commercial users would also be offered on the ground floor. The mixed commercial/residential uses fully conforms to the planning intention. The application is only intended for proposed minor relaxation of domestic PR restriction and would not alter the nature and the use of the Site for permitted mixed residential/commercial development. Therefore, the proposed development is in line with the planning intention of “C/R” zone;

Proposed Minor Relaxation of PR Restriction is Considered Reasonable and Minor

- (b) the applicant considers the proposed minor relaxation of PR restriction is minor and justified as compared with recent similar approved applications for minor relaxation of PR for residential developments, the proposed relaxation of PR under the current application is considered justifiable and in line with the similar applications;

Compatible with its Local Planning Context

- (c) the proposed residential development with commercial uses on ground floor is compatible with the surrounding areas where are predominately occupied by mixed residential/ commercial developments. With the proposed relaxation in domestic PR restriction, and the proposed development is still considered compatible with the surrounding areas;

Planning Gains offered to the Local Community

- (d) the applicant has tried his best to provide various design merits to improve the overall townscape, including the proposed 1.5m wide open area for pedestrian use, multi-level planters at the building edges, communal sky garden etc. as detailed in paragraphs 1.2, 1.4 and 1.5 above and **Drawings A-10 and A-11**; and

No Adverse Impacts on Technical Aspects

- (e) the proposed relaxation in domestic PR restriction is minor, and the proposed BH conforms with the OZP restriction of not more than 81m. Besides, the Site is hard-paved already, no adverse traffic, drainage, sewerage, air quality and noise impacts are anticipated.

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

The applicant is the sole “current land owner” of the site. Detailed information would be deposited at the meeting for Members’ inspection.

4 Previous Application

There is no previous application at the Site.

5 Similar Application

- 5.1 There are two similar applications (No. A/FSS/210 and A/FSS/220) for proposed minor relaxation of maximum non-domestic / domestic PR restriction for permitted commercial/residential development within the “C/R” zones of the same OZP.
- 5.2 Application No. A/FSS/210 on proposed minor relaxation of non-domestic PR restriction was for the provision of a 24-hour public pedestrian walkway and its ancillary facilities (within a permitted commercial/residential development). The application was rejected by the Board upon review on 20.12.2013 on the grounds that since the provision of the 24-hour pedestrian walkway is a requirement under the lease, there was no strong planning justification to merit the approval of minor relaxation of the non-domestic PR for such provision.
- 5.3 Application No. A/FSS/220 on proposed minor relaxation of maximum domestic PR restriction from 5 to 6 (+20%) for permitted commercial/residential development with provision of public car parking spaces was for better utilization of land resources in accordance with the 2017 Policy Address. The application was approved by the Committee on 13.6.2014 on grounds that the proposal was in line with the Government policy in boosting housing supply by increasing the development intensity by 20% where feasible; the proposed minor relaxation would increase flat production to achieve the policy objective of increasing flat supply to meet the community’s imminent demand for housing; and the proposed increase in domestic PR would have no adverse impacts on visual quality, air ventilation, traffic and infrastructural provision. Besides, as a design merit, a 6m-wide non-building area along the south-eastern boundary of the subject site was proposed to allow a buffer distance from the adjoining Luen Wo Market, a Grade 3 historic building, which would be adaptively reused for a revitalisation scheme known as a House of Urban and Rural Living.
- 5.4 Details of the applications are summarized at **Appendix II** and their locations are shown on **Plan A-1**.

6 The Site and Its Surrounding Areas (Plans A-1 to A-4b)

- 6.1 The Site is:
 - (a) currently vacant and fenced; and
 - (b) abutting Luen Fat Street to the northeast, Luen Fu Street to the northwest, and

Luen Yick Street to the southwest.

6.2 The Site is located at a mixed residential and commercial development in Luen Wo Hui. The surrounding areas have the following characteristics:

- (a) to the northeast across Luen Fat Street is cluster of residential buildings with shops and restaurants on G/F; to the further northeast is a high-rise commercial/residential development under the approved Application No. A/FSS/220 and a Grade 3 historical building, Luen Wo Market;
- (b) to the immediate southeast is a residential building with shops on G/F; to the further southeast across Luen Wo Street is the Luen Wo Hui Playground;
- (c) to the southwest is Fanling Rhenish Church Secondary School; and
- (d) to the northwest is Fanling District Rural Committee and a car park; to the further northwest is Buddhist Ma Kam Chan Memorial English Secondary School and Luen Fat Street Refuse Collection Point.

7 Planning Intention

- 7.1 The “C/R” zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.
- 7.2 According to the Explanatory Statement of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio may be considered by the Board through planning permission system. Each proposal will be considered on the individual planning merits.

8 Comments from Relevant Government Departments

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

Land Administration

- 8.1.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site is held under Lot 5045 in D.D. 51 which is governed by New Grant No. 9436 dated 14.1.1965 (the New Grant) for the purposes of a Cinema or Theatre only and part or parts of the ground floor of the building may be used as and for the purposes of shop of shops in accordance with Special Condition No. 3 of the New Grant. There is no restriction on GFA under the New Grant; and
- (b) if the application is approved, the lot owner will need to apply to LandsD for a lease modification or land exchange to effect the proposed residential development with commercial uses. LandsD acting in the capacity of landlord will consider the application which, if

approved, will be subject to such terms and conditions as considered appropriate including the payment of premium and administrative fee. There is no guarantee that such application will be approved; and

- (c) in fact, the applicant has submitted a land exchange application to his office to redevelop the lot into a residential-cum-retail building and such land exchange application is under his processing. The land exchange application mainly involves changing the permitted use of “a cinema or theatre” and “shop” under the existing lease to “non-industrial (excluding office, hotel, godown and petrol filling station) purposes”. The minor relaxation of PR restriction proposed under the application will only be considered for inclusion in the proposed modified conditions as appropriate if it is approved by the Board. The “possible lease conditions” mentioned in the FI (**Appendix Ia**) are only proposed by the applicant. His office reserves comment on the same.

Building Matters

8.1.2 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent from the BA should be obtained, otherwise they are unauthorized building works (UBW). An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- (b) detailed comments are at **Appendix IV**.

Urban Design and Landscape

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

Urban Design and Visual

- (a) the Site is situated in a residential cluster of Luen Wo Hui with existing BH ranging from about +23 to +96mPD, with schools and playground to the west and south;
- (b) the applicant seeks planning permission for minor relaxation of total PR 5.121 to 5.32 (+0.199/+3.9%) to allow an increase of domestic GFA by 125m² at the Site. According to the proposal submitted by the applicant, the proposed development is composed of one residential block of 17 storeys aboveground (about +83.45mPD). Several design merits, including provision of about 1.5m wide open area to come up with a total buffer distance of about 3.1m from the road kerb at Luen Fat Street to allow better pedestrian circulation, greenery in form of multi-level planters and a communal sky garden at 2/F to improve the visual permeability of the proposed development, are proposed. These

design measures would enhance the pedestrian environment and visual amenity of the building frontage; and

- (c) the proposed minor relaxation of PR restriction does not involve additional BH beyond the permissible one in OZP. It is considered not incompatible with the surrounding context and would unlikely induce significant visual impact to the surroundings.

Landscape

- (d) he has no objection to the application from the landscape planning perspective; and
- (e) with reference to the aerial photo (**Plan A-3**), the Site is located in an area of urban landscape character dominated by medium to high-rise residential and commercial buildings, GIC facilities and village houses in vicinity. The proposed development is not incompatible with the landscape character of the surrounding environment, and no existing tree is observed within the application boundary. Adverse landscape impact caused by the proposed minor relaxation is not anticipated.

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

based on the information provided, it is noted that the proposed residential development consists of one block of 17-storey (aboveground) building with BH of about +82mPD, which may not be incompatible with the adjacent “C/R” developments with BH restriction of 81m under the OZP. In this regard, he has no comment from architectural and visual impact point of view.

Traffic

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

- (a) he has no further comment on the application from traffic engineering’s viewpoint; and
- (b) should the application be approved, the following approval condition should be included:

the design and provision of vehicular access, parking facilities and loading/unloading spaces.

Fire Safety

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

- (a) he has no objection in principle to the application subject to the water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS;

- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administrated by the Buildings Department.

District Officer's Comments

8.1.7 Comments of the District Officer/North, Home Affairs Department (DO(N), HAD):

- (a) the locals have been consulted from 18.5.2021 to 1.6.2021, 13.8.2021 to 18.8.2021, and 5.11.2021 to 19.11.2021;
- (b) The Chairman, 1st Vice-Chairman and the Vice-Chairman of Fanling District Rural Committee, the Resident Representative(RR) and two Indigenous Inhabitant Representative (IIRs) of Fan Leng Lau objected to the proposal mainly on the grounds that the proposed minor relaxation of plot ratio restriction of the site will create wall effect and adverse impacts on pedestrian circulation, traffic and the local fung-shui setting; and
- (c) The Chairman of 北區廠商會 offered no comment.

8.2 The following departments have no comment or no objection to the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (b) Commissioner of Police (C of P);
- (c) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (d) Chief Engineer/ Construction, Water Supplies Department (CE/C, WSD);
- (e) Director of Environmental Protection (DEP); and
- (f) Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD).

9 Public Comment Received During Statutory Publication Period

- 9.1 On 30.4.2021, 14.7.2021, 8.10.2021 and 21.12.2021, the application and FIs were published for public inspection. During the 3-week statutory publication periods, a total of 59 public comments were received. All public comments received are deposited at the Board's Secretariat for Members' reference.
- 9.2 Among the 59 public comments, 38 comments made by individuals support the application (samples at **Appendix IIIa**), while 17 comments made by the Chairman, Vice-chairman and 1st Vice-chairman of Fanling District Rural Committee, Fanling Rhenish Church Secondary School and individuals object to the application (samples at **Appendix IIIb**) and four indicate no comment on the application.
- 9.3 The major views of the public comments are summarized as follows:

Supporting comments

- (a) the proposed development could optimise the site potential and respond to the Government's initiatives to increase housing supply;
- (b) the proposed development is in line with the planning intention of the "C/R" zone and not incompatible with the surrounding developments;
- (c) the proposed open area (with landscaping) facing Luen Fat Street improves pedestrian environment and thus pedestrian comfort;

Objection/adverse comments

- (d) the proposed development will bring adverse impacts on traffic, pedestrian circulation and create nuisances to the surroundings;
- (e) the proposed small-sized flats do not offer any improvement to living quality; and
- (f) the former Fanling Theatre at the Site was a landmark of the area, its historical value will be destroyed by redevelopment.

10 Planning Considerations and Assessment

- 10.1 The application is for minor relaxation of total PR 5.121 to 5.32 (+0.199/+3.9%) to allow an increase of domestic GFA by 125m² at the Site, which falls within an area zoned "C/R", for permitted residential development with commercial uses while complying with the BH restriction of the OZP. The proposed development is in line with the planning intention of "C/R" zone, which is intended primarily for commercial and/or residential development. According to the Explanatory Statement of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio may be considered by the Board through planning permission system.
- 10.2 The footpath along Luen Fat Street is relatively narrow and fall short of a standard width of about 3m in residential district under the Hong Kong Planning Standards and Guidelines. In support of the application, the applicant proposes to set back the building by 1.5m in order to provide an area of about 25m² (about 1.5m wide and about 16m long) at ground level facing Luen Fat Street for pedestrian use as a planning gain/merit (**Drawings A-1, A-4 and A-11**). As such, the width of the existing footpath along that section of Luen Fat Street will be increased from about 1.6m to 3.1m to facilitate pedestrian circulation. The applicant committed that the open area will be opened 24 hours to the public and shall be constructed, managed and maintained by the applicant at his own cost. The applicant also confirms that individual owners of private residential development would not be made liable to manage and maintain public facilities. CTP/UD&L considers that the widened footpath from about 1.6m to about 3.1m could allow better pedestrian circulation. Besides, according to the applicant, sky garden and greenery in various forms at different levels will be provided to soften the building façade of the proposed residential cum commercial building (**Drawing A-11**). Coupled with the widened footpath, these design features could help improve the visual permeability enhancing pedestrian environment and visual amenity. Both CTP/UD&L of PlanD and

CA/CMD2, ArchSD have no adverse comment on the proposed minor relaxation of domestic PR for the development from visual and landscape planning perspective.

- 10.3 The proposed relaxation of PR to allow an increase in domestic GFA by 125m² is considered minor in scale. Relevant Government departments consulted, including C for T, DEP, D of FS and CE/MN, DSD, have no adverse comment on the application from traffic, environmental, fire safety and drainage perspectives. It is anticipated that the proposed minor relaxation of domestic PR restriction would not have significant adverse traffic, environmental, fire safety and drainage impacts to the surrounding areas. Technical concerns raised by TD and FSD could be addressed by relevant approval conditions (a) and (b) as provided in paragraph 11.2 below.
- 10.4 There are two similar applications for minor relaxation of non-domestic PR / domestic PR restrictions within the “C/R” zones on the same OZP. Application No. A/FSS/220 for minor domestic PR relaxation by 20% in accordance with the 2014 Policy Address in boosting housing supply by increasing the development intensity was approved by the Committee mainly on grounds as stated in paragraph 5.3 above. The Committee’s considerations of this similar application are generally applicable to the current application, and approval of the current application is in line with the previous decision of the Committee. The Application No. A/FSS/210 for the provision of a 24-hour pedestrian walkway, which was required under lease, was rejected by the Committee mainly on the grounds as stated in paragraph 5.2 above. This application is of different nature and is therefore not directly relevant to the current application.
- 10.5 Regarding the local views conveyed by DO/N of HAD and public comments as stated in paragraphs 8.1.7 and 9, the departmental comments and planning considerations and assessments as stated above are relevant. As for the historical value of the former Fanling Theatre, the former Fanling Theatre has been demolished and the Site is currently vacant.

11 Planning Department’s Views

- 11.1 Based on the assessment made in paragraph 10 and having taken into account the local views and public comments as stated in paragraphs 8.1.7 and 9, the Planning Department have 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 also suggested for Members’ reference:

Approval conditions

- (a) the design and provision of vehicular access, parking facilities and loading/unloading spaces for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (b) the provision of water supplies for firefighting and fire service installations 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 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applicant fails to demonstrate strong planning and design merits to justify the proposed minor relaxation of domestic PR within the "C/R" zone.

12 Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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 by the Town Planning Board on 22.4.2021
Appendix Ia	FI received on 24.1.2022 with consolidated SPS
Appendix II	Similar Applications
Appendices IIIa and IIIb	Public comments
Appendix IV	Advisory clauses
Drawing A-1	Indicative block plan
Drawings A-2 to A-7	Indicative floor plans
Drawings A-8 and A-9	Indicative section plans
Drawing A-10	Indicative landscape design for the sky garden
Drawing A-11	Planning gain and design merits
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos