

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/323

- Applicant** : Yan Oi Tong Limited represented by Townland Consultant Limited
- Site** : Government Land (GL) in D.D.124, Hung On Lane, Hung Shui Kiu, Yuen Long
- Site Area** : About 5,339m²
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK/HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zonings** : “Open Space” (“O”) (about 80.5%); and
“Residential (Group A)4” (“R(A)4”) (about 19.5%)
[Restricted to maximum plot ratio of 5, maximum site coverage of 42% and maximum building height of 12 storeys including car park]
- Application** : Proposed Temporary Transitional Housing Development for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary transitional housing development for a period of 3 years at the application site (the Site), which falls within an area mainly zoned “O” with a minor portion zoned “R(A)4” on the approved HSK and HT OZP (**Plans A-1 and A-2**). According to the Notes of the OZP, ‘Flat’ and ‘Residential Institution’ uses are always permitted in the “R(A)” zone. However, there is no provision of these uses in the “O” zone. Nevertheless, the covering Notes of the OZP stipulate that temporary use not exceeding a period of three years requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant and covered with vegetation.
- 1.2 The Site is subject to four previous applications for temporary cultivation ground with the last application (No. A/YL-PS/506) approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2015. However, the permission was revoked on 11.12.2017 due to non-compliance with approval conditions.

- 1.3 The Site is accessible from Hung On Lane. The proposed development consists of two 4-storey residential blocks with a maximum plot ratio (PR) of about 1.897 and total Gross Floor Area (GFA) of about 12,126m². A total of about 404 residential units will be provided with four units types (i.e. 1 person - 190 units, about 47%; 2 person - 72 units, about 17.8%; 3 persons - 140 units, about 34.7%; and accessible - 2 units, about 0.5%)¹ for singletons, families, the elderly and disabled. A community library/multi-purpose space with a GFA of 90m² which will also be shared use to the public will also be provided within the development. Major development parameters are as follows:

Site Area	About 5,339m ²
Total PR	About 1.897
Domestic PR	About 1.879
Non-domestic PR	About 0.018
Total GFA	10,126m ²
Domestic GFA	10,036m ²
Non-domestic GFA	90m ² (the community library)
Total Site Coverage	About 55%
Total No. of Blocks	2
No. of Storeys / Building Height (BH)	4 / Not more than 15m (+25mPD)
No. of Units	About 404
Average Flat Size	19m ² (range from 12.6 m ² to 26.6 m ²)
Estimated Population	756 ²
Open Space	Not less than 1m ² per person
At Grade Greenery	About 680m ² (Approx. 12.7%)

- 1.4 According to the applicant, Modular Housing Units (via Modular Integrated Construction (MiC) method,) are adopted for the proposed development as an environmentally sustainable solution that reduces construction wastes and allows for the modules to be reused elsewhere in the future. The modules would be laid out in a manner that could achieve numerous pocket spaces within the development where residents can socialize and develop a sense of community. A non-domestic portion is also provided for ancillary uses and support to residents, such as community library / multi-purpose area.
- 1.5 A 7.3m-wide run-in/out is proposed at the western corner of the Site to connect to the cul-de-sac of Hung On Lane for vehicular access (**Plan A-2 and Drawing A-1**). The existing walkway bordering the northern side of the Site is proposed to serve as Emergency Vehicular Access (EVA) (via the proposed vehicular access of the Site)

¹ Subject to change during detailed design

² Population estimated have been adopted based on the assumed percentage breakdown for each unit type

(Drawing A-1). One loading/unloading space and 54 bicycle parking spaces would be provided within the Site. No car parking spaces within the Site is proposed for the residents of the development.

- 1.6 42 out of 46 trees of common species within and around the Site would be affected by the proposed development and are proposed to be felled. To compensate for the loss of existing trees, the applicant proposes to plant 42 trees in courtyard space between the buildings and near to the children's play area (proposed at the middle of the Site) in order to provide shading for the future residents. According to the applicant, about 680m² of at-grade greenery area will be provided (about 12.7% of total greenery coverage), and a standard of not less than 1m² per person of open space will be provided for recreation which includes gathering areas, outdoor fitness areas, children's play areas and pocket gardens in the future development.
- 1.7 The applicant, who is non-profit making organization, will be responsible for construction, choosing the families in residence, and daily management. While the application is on a temporary basis of 3 years, the applicant intends to run the development for at least 7 years after completion and will submit renewal application before the expiry of the planning permission if the current application is approved. The anticipated population intake would be in 2023.
- 1.8 The applicant has conducted various technical assessments, including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Sewerage Impact Assessment (SIA), Drainage Impact Assessment (DIA) and Water Supply Impact Assessment (WSIA), to demonstrate that the proposed transitional housing development would not cause adverse impacts on the surrounding areas. The Master Layout Plan (MLP), floor plans, section plan, unit layout plan, landscape plan, photomontage and proposed drainage layout are at **Drawings A-1 to A-8**.
- 1.9 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 7.7.2021 **(Appendix I)**
 - (b) Supporting planning statement **(Appendix Ia)**
 - (c) Supplementary Information (SI) received on 7.7.2021 **(Appendix Ib)**
 - (d) Further Information (FI) received on 3.8.2021, 5.8.2021, **(Appendices Ic to Ih)** 11.8.2021, 13.8.2021, 16.8.2021 and 17.8.2021 from the applicant in response to departmental comments and providing additional background information
[exempted from publication and recounting requirements]

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 FI at **Appendices Ia to Ih**. They can be summarized as follows:

In Line with Government Policy

- (a) The proposed development is in line with the Government's policy in providing transitional housing units in short-term to alleviate the pressing problem of affordable housing supply and meeting short-term needs of people awaiting public

housing. The applicant indicates that the proposed transitional housing would serve those people currently living in dismal and inadequate housing condition, and low income with urgent need for community support. It is anticipated that tentative rental arrangements will be not more than 25% of household income or rent allowance under Comprehensive Social Security Assistance (CSSA) scheme, whichever is greater. The proposed development aims to provide a comfortable, safe and convenient living environment for the target beneficiaries.

Suitability of Location / Land Use Compatibility

- (b) The Site comprises of idle GL which is immediately available for development.
- (c) The Site is located within close walking distance to neighbouring commercial and community facilities including kindergarten, primary and secondary schools, elderly centre as well as supermarket/retail shops and services nearby. The Site is also linked to comprehensive cycling track and well connected to public transports, including Light Rail Transit (LRT), franchised buses and minibus routes. The proposed development is fully compatible with the surrounding residential uses and there will be no incompatible land use interfaces. In addition, the proposed Community Library with programmes and activities will contribute back to the community.

Maintaining the Green and Open Space Elements of the Site

- (d) The proposed development has adopted a range of landscape features and leisure activities to maximise the recreational and greening opportunities for residents and to create a healthy and enjoyable living environment. In accordance with the Hong Kong Planning Standard Guidelines (HKPSG) that not less than 1m² of open space per person of recreational facilities in the form of courtyard and pocket gardens will be provided. Subject to appropriate property management arrangements, general public could also access to the open space within the proposed development during the day.

No Adverse Impacts on Surrounding Areas

- (e) The applicant has conducted various technical assessments, including TIA, EA, SIA, DIA and WSIA, to demonstrate that the proposal is technically feasible and would not cause adverse impacts on surrounding areas.

Achieving Sustainability Goals through the use of MiC Technology

- (f) To use MiC technology in the construction of the transitional housing will not only enable housing units be provided earlier, it can also allow housing modules to be easily dismantled and relocated elsewhere upon expiry of the temporary approval with minimal impact to the Site.

Desirable Precedent for Transitional Housing

- (g) The proposed development will bring a significant positive impact to the public housing sector as well as public benefits. It will also create a healthy living environment that encourages socialization and life skills training to the residents to assist them in their future lives.

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

The “Owner’s Consent / Notification Requirements” under Town Planning Board Guidelines No. 31A (TPB PG-No. 31A) are not applicable to the GL.

4. Previous Applications

There are four previous applications at the Site for temporary cultivation ground use (**Plan A-1**). All of them were approved by the Committee but not related to the proposed use under the current application. Details of the previous applications are summarized in **Appendix II**.

5. Similar Application

There is no similar application for temporary transitional housing development within the same “R(A)4” and “O” zones within the OZP.

6. The Site and Its Surrounding Areas (Plans A-2 to A-4c)

6.1 The Site is:

- (a) mostly vacant and covered by vegetation; and
- (b) accessible from Hung On Lane.

6.2 The surrounding areas have the following characteristics:

- (a) to the north is a site currently under construction for residential development; to its northeast across Hung Yuen Road is an open storage yard;
- (b) to its east across Hung Yuen Road is a temporary carpark under valid planning permission;
- (c) to its south are a property agency, a shop, a temporary carpark under valid planning permission and residential developments, namely Park Nara and Coronet Court. Further south is Hung Shui Kiu LRT Station; and
- (d) to its west and southwest are Hung Tai Road Sitting-out area, two residential development namely Aster Court and Beauty Court and a refuse collection point.

7. Planning Intentions

- 7.1 The planning intention of the “O” zone is 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 the general public.
- 7.2 The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a

building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

8. Comments from Relevant Government Bureau/Departments

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

Policy Aspect

8.1.1 Comments of the Secretary for Transport and Housing (STH):

- (a) The transitional housing proposal of Yan Oi Tong is considered to be in line with the Government policy generally and the Transport and Housing Bureau (THB) confirmed that in-principle policy support has been given to Yan Oi Tong for the proposed transitional housing project and hence he supports this planning application.
- (b) The objective of the Government in implementing transitional housing is to assist and facilitate the Non-governmental Organizations (NGOs) to put in place short-term measures to alleviate the difficulties of those households waiting public rental housing for some time and living in inadequate housing. The transitional housing projects are temporary in nature and last for about 5 years in general. These projects are to be developed on pieces of GL or private land lent by developers based on the principle of not affecting the long-term usage established for them.
- (c) According to the approved HSK&HT OZP, the Site is zoned "O" and "R(A)4". The land for the project is in the "O" zone and proposed for future use of the "Local Open Space". Having consulted relevant departments and reviewed the development, the Site is confirmed to remain idle for a few years before the implementation of the long-term development of the Site. This time slot will be adequate for use as transitional housing to help those with imminent housing needs. The project will cope with the relevant department's programme on the long-term development of the Site to keep the major premise of no adverse impact on the planned development/use of the Site.
- (d) Transport Department (TD) will keep in view of the public transport service demand and conditions of the district for timely provision of the planned service enhancement to tie in with the population intake. The design of the transitional housing project will take into account of the factors of the surrounding area. Suitable outdoor facilities, activity room and social services will be provided for the development subject to practical conditions. The Applicant intends to open the said areas for the shared enjoyment of the nearby residents and/or groups at suitable hours of the day for encouraging social integration.
- (e) The project will use MiC method, which not only will shorten the construction time and reduce adverse environmental impact to nearby residents during construction period, but also could allow quicker disassembling of the modules and hoisting for transportation to be

reused in other projects, when the site is required to be hand over to the Government for its long-term development.

Land Administration

8.1.2 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site is GL and currently vacant. It falls within the Hung Shui Kiu/ Ha Tsuen New Development Area (HSK/HT NDA) and major portion of the Site is designated as open space use.
- (b) Pursuant to the submitted Master Layout Plan (MLP) (**Drawing A-1**), a roadside tree (No. T46) with planter and the adjoining GL (between the proposed site boundary and planter wall) are not included in the proposed site boundary. The applicant has subsequently confirmed that he would include the concerned GL in the Short Term Tenancy (STT) application.
- (c) His office received a STT application for the proposed transitional housing development from the applicant. Should the planning application be approved by the Board, his office will process the STT application according to established procedure, however, there is no guarantee that the STT application will be approved. Such STT application will be dealt with by LandsD acting in the capacity as the landlord at his discretion, and if it is approved will be subject to such terms and conditions including among others, the payment of such appropriate fees as may be imposed by his department.

Traffic

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

He has no adverse comment on the application from traffic engineering point of view, and no comment to the traffic forecast for traffic noise assessment purpose.

8.1.4 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The proposed access arrangement should be commented by TD. In this connection, it is noted that a run-in/out of 7.3m wide at Hung On Lane is proposed.
- (b) If the proposed run-in/out on Hung On Lane is approved by TD, the applicant shall construct the run-in/out according to the latest version of Highway Standard Drawings no. H113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (c) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.

Environment

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

He has no comment on the application from environmental perspective.

Urban Design and Landscape

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

Urban design and visual perspectives

- (a) The applicant seeks planning permission for temporary transitional housing development for a period of 3 years. The Site is currently vacant and covered by vegetation and is situated in a medium-rise residential neighborhood. The Site is surrounded by some 12-storey residential developments including Aster Court, Beauty Court, Coronet Court and Park Nara at about 47.5mPD high to the immediate south and west, a vacant site to the immediate north which is planned for a 13-storey (about 42m) private residential development under an approved planning application No. A/YL-PS/447, an open storage yard and a MTRC bus depot to the east. A nullah with both sides planned as riverside promenade is located to the further west of the Site.
- (b) The proposed development comprises two 4-storey residential blocks with a site coverage of 55%, a GFA of 12,126m², a total PR of 1.88 and with maximum BH of not more than 25mPD (not more than 15m in absolute height). Given the scale of the proposal and the surrounding context, it is unlikely that the proposal would induce significant visual impacts.

Landscape

- (c) Having review the submitted FI (**Appendices Ie and If**), he has no adverse comments on the application from landscape planning perspective.

Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view. The submitted SIA and DIA have demonstrated that the drainage and sewerage generated from the Site can enter the existing public drainage and sewerage system.
- (b) Should the Board consider the application is acceptable from the planning point of view, approval conditions should be stipulated requiring (i) the submission of drainage and sewerage proposals; and (ii) the implementation and maintenance of the drainage and sewerage proposal for the development to the satisfaction of his Division.

Open Space

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

- (a) The Site is reserved for development of Hung Shui Kiu Town Square. There is no implementation programme for the project at present. It is noted that the project is currently on the priority list for implementation endorsed by the Yuen Long District Council (YLDC).
- (b) LCSD is in the progress of implementing 6 projects in Yuen Long District, namely 'Swimming Pool and Open Space in Tin Shui Wai Area 107'; 'Redevelopment of Yuen Long Stadium'; 'Tin Shui Wai Tin Yip Road Leisure and Cultural Comprehensive Project Stage 1'; Yuen Long Tung Tau Industrial Area Recreational Facilities and Public Car Park'; 'Kam Tin Pat Heung Stadium'; and 'Tin Shui Wai Tin Yip Road Leisure and Cultural Comprehensive Project Stage 2'. Other recommended projects in the priority list, including the Hung Shui Kiu Town Square, will then be subsequently carried out.
- (c) He has no in-principle objection to the short-term disposal of the Site on the conditions that:
 - (i) The short-term use of the Site will not restrict or adversely affect the future development of Hung Shui Kiu Town Square.
 - (ii) The allocatee / operator should facilitate LCSD, Architectural Services Department (ArchSD) and /or their works agent(s) in visiting the Site whenever necessary and carrying out site investigation works for the construction of the Hung Shui Kiu Town Square project, including but not limited to topographical survey, ground investigation, removal of obstructions, etc. during the allocation period.
 - (iii) LCSD will not be requested to re-provision the short-term use when the Site is resumed for development.
 - (iv) LCSD may resume the land without compensation when the YLDC requests to kick off the development on the Site.
 - (v) All soft landscape within the Site are maintained by the applicant. LCSD will not take over the soft landscape.

Fire Safety

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

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) being provided.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

- (c) The applicant should be reminded of the detailed comments at **Appendix IV**.

Building Matters

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

- (a) Based on the information provided, he has no comment under the Buildings Ordinance (BO) on the application.
- (b) The applicant should be reminded of the detailed comments at **Appendix IV**.

District Officer's Comments

8.1.11 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

- (a) He has no comment on the application from departmental point of view.
- (b) His office has not received any comment from the locals on the application.

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

- (a) Secretary for Development (SDEV);
- (b) Chief Estate Surveyor/New Development Area, LandsD (CES/NDA, LandsD);
- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Antiquities and Monuments Office (AMO);
- (e) Project Manager (West), CEDD (PM/W, CEDD);
- (f) Director of Food and Environmental Hygiene (DFEH);
- (g) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (h) Chief Architect/ CMD2, ArchsD (CA/CMD2, ArchsD);
- (i) Director of Social Welfare (DSW); and
- (j) Commissioner of Police (C of P).

9. Public Comments Received During Statutory Publication Period

9.1 On 16.7.2020, the application was published for public inspection. During the statutory public inspection period, a total of 33 public comments were received, with 26 supporting and 7 objecting to the application. All the public comments received are deposited at the Secretariat for Members' inspections. Their major views are summarized as follows:

Supporting Comments

9.2 A total of 26 comments were received from individuals (**Appendices III-1 to III-10** and samples of standard comments at **Appendices III-11 to 13**) supporting the proposed development on the grounds that it could improve the living environment of the low-income families /people currently living in dismal and

inadequate housing conditions; the affordable rental could ease their economy pressure especially during the COVID-19 situation; it could help the people who are queuing for public rental housing and the future residents could be able to develop a positive attitude to life through engaging with the community programme provided by the applicant.

Objecting Comments

9.3 There are 7 objections received from The Incorporated Owners of Aster Court, The Incorporated Owners of Symphony Garden, 洪水橋聚賢婦女組, Owners' Committee of Park Nara, Incorporated Owners of Casa De Oro, a co-signed letter from Owners' Committee of Park Nara, The Incorporated Owners of Aster Court, The Incorporated Owners of Yuen Long Beauty Court and The Incorporated Owners of Parkview Garden, and an individual respectively (**Appendices III-14 to 20**). The major grounds of objections are summarized as follows:

- (a) The proposed development would cause adverse traffic impact (insufficient road capacity and public transport including LRT, buses). There is insufficient infrastructure capacity to handle the additional population.
- (b) There are insufficient community and amenity facilities to cater for the increased population in the area. The Site is originally planned for a regional park which has not been implemented.
- (c) The additional population would worsen the hygiene problem as the current refuse collection point is always full.
- (d) There is a rapid increase in the population in the area, recently there are increasing crimes and the police force is not sufficient for the patrol in the area.
- (e) The Site should develop into a permanent home instead of temporary basis, it is a waste of Government funding resource.

10. Planning Considerations and Assessments

10.1 The application is for proposed temporary transitional housing development for a period of 3 years in an area mainly zoned "O" (about 80.5%) with a minor portion zoned "R(A)4" (about 19.5%) on the OZP. While the proposed development is not in line with the planning intention of the "O" zone which is primarily for the provision of outdoor open-air public space, the Site, being idle GL and partly covered by trees of common species, is an immediately available site for the proposed development. The proposed temporary transitional housing development with 404 units is beneficial to the society by providing affordable housing to low-income community. The proposed development is in line with the Government's policy to increase the supply of transitional housing to relieve the pressure of families living in unpleasant condition and waiting for public housing for a long time. STH supports the application and confirms that in-principle policy support has been given to the applicant for the proposed transitional housing project, which could help addressing acute housing demand in the short term

without compromising the planning intention for the Site. DLCS has no in-principle objection to the short-term use of the Site for the proposed development. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “O” zone.

Compatibility with Surrounding Areas

- 10.2 The Site is located within a cluster of existing and planned residential developments, currently zoned “R(A)4” with BH restriction of 12-storey (**Plan A-2**). The proposed transitional housing development consists of 2 four-storey blocks (with building height not more than 15m) is considered not incompatible with the surrounding areas. In this regard, CA/CMD(2) of ArchSD and CTP/UD&L of PlanD have no adverse comment on the application from urban design and visual perspectives.

Technical Aspects

- 10.3 The applicant has conducted various technical assessments (**Appendix Ia**) to demonstrate that the proposed development is technically feasible in terms of traffic, sewerage, drainage, environmental, water supply and landscape aspects. Concerned departments, including C for T, CE/MN, DSD, DEP, CE/C, WSD and CTP/UD&L, PlanD have no objection to/no adverse comments on the application. In order to address the technical requirements of concerned Government departments, appropriate approval conditions are recommended in paragraph 11.2 below.
- 10.4 With the MiC method, the proposed development could avoid the need for significant foundation works, enable the development to be implemented in a timely manner, minimize any possible adverse impact on the surrounding and reduce the need for complicated reinstatement works.

Public Comments

- 10.5 There are 33 public comments received during the publication period as detailed in paragraph 9 above. For the objections / concerns raised by the public in relation to hygiene and public safety aspects, concerned Government departments including DFEH and C of P have no objection to/ no comment on the proposed development, and for other grounds of objections, the planning considerations and assessments in the above paragraphs 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 comments mentioned in paragraphs 9, the Planning Department considers that the proposed temporary transitional housing development could be tolerated for a period of 3 years.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 27.8.2024. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission of drainage and sewerage proposals within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.2.2022**;
- (b) in relation to (a) above, the implementation of drainage and sewerage proposals within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.5.2022**;
- (c) in relation to (b) above, the implemented drainage and sewerage facilities for the development shall be maintained at all times during the planning approval period;
- (d) if the above planning condition (c) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning conditions (a) or (b) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are 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 proposed development is not in line with the planning intention of the "Open Space" zone which is 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 the general public. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

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 period of which of the permission should be valid on a temporary basis.
- 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 7.7.2021
Appendix Ia	Supporting Planning Statement
Appendix Ib	SI received on 7.7.2021
Appendix Ic	FI received on 3.8.2021
Appendix Id	FI received on 5.8.2021
Appendix Ie	FI received on 11.8.2021
Appendix If	FI received on 13.8.2021
Appendix Ig	FI received on 16.8.2021
Appendix Ih	FI received on 17.8.2021
Appendix II	Previous Applications Covering the Site
Appendices III-1 to 20	Public Comments
Appendix IV	Advisory Clauses
Drawing A-1	Master Layout Plan
Drawings A-2 to A-3	Floor Plans
Drawing A-4	Section Plan
Drawing A-5	Typical Unit Layout Plan
Drawing A-6	Landscape Plan
Drawing A-7	Photomontage
Drawing A-8	Drainage Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
AUGUST 2021**