

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/I-LI/33

<u>Applicant</u>	: Drainage Services Department
<u>Site</u>	: Government Land in D.D. 3 LM, Lamma Island (East of Lamma Power Station)
<u>Site Area</u>	: 190m ² (about)
<u>Lease</u>	: Government Land (GL)
<u>Plan</u>	: Approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/11
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Proposed Public Utility Installation (Sewage Pumping Station)

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed sewage pumping station (SPS) at the application site (the Site) (**Plans A-1 to A-2**). The Site falls within an area zoned “Green Belt” (“GB”) on the approved Lamma Island Outline Zoning Plan No. S/I-LI/11 (the OZP). According to the Notes of the OZP, ‘Public Utility Installation’ in “GB” zone requires planning permission from the Town Planning Board (the Board).
- 1.2 According to the application, the Site comprises unleased GL, on which a SPS (to be known as Tai Wan To Sewage Pumping Station (TWTSPS)) will be constructed for proper collection and conveyance of sewage generated by Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long, and part of the three village areas of Tai Yuen, Ko Long and Tai Wan To to Yung Shue Wan Sewage Treatment Works (YSWSTW) to the further northwest (Key Plan in **Plan A-1** refers) for centralized treatment and disposal. As shown on the submitted Layout Plan (**Drawing A-1**), the proposed TWTSPS development comprises a building structure with one storey atop one level of basement, while the rest of the Site will be an open area where maintenance of large and bulky equipment will take place. The ground floor of the building will house the switch room and control panel, with space for maintenance of pumping equipment (**Drawing A-2**), while the basement will accommodate an underground water tank and other pumping facilities, including valves, piping, pumps and other fitting equipment (**Drawing**

A-4). According to the proposed scheme, the depth of the basement is about 8.7m (**Drawing A-5**). Major development parameters of the proposed development are summarized as follows:

Development Parameters	Proposed Scheme
Site Area	190m ² (about)
Gross Floor Area (GFA)	102m ² (about)
Plot Ratio (PR)	0.54 (about)
Site Coverage (SC)	53.68% (about)
Building Height (BH)	5.6m (about) (above ground)
No. of Storeys	1 storey atop 1 level of basement

- 1.3 According to the applicant, there are 12 trees falling within the Site and 1 tree falling outside the Site, which are proposed to be felled (Tree Survey records in **Appendix Ib** refers). In compensation for the loss of these trees, 13 new trees will be planted outside the Site, within the project boundary of the proposed sewerage works, namely Outlying Islands Sewerage Stage 2 – Lamma Village Sewerage Phase 2, Package 2 (Contract No. DC/2021/08) (**Appendix Id** refers). Besides, the building façade and boundary fencing of the proposed development will be treated with material, colour and pattern harmonious to the surrounding natural setting, including using synthetic timber (**Drawings A-9 to A-11**). In addition, there will be 19 pieces of Photovoltaics (PV) solar panel on the roof of the proposed SPS for provision of renewable energy solely for operational use of the proposed TWTSPS (**Drawings A-8, A-10 to A-11**).
- 1.4 Layout Plan, Floor Plans, Section Plan, Elevation Plan, Site Selection Plan, Landscape Master Plan and Photomontages submitted by the applicant are at **Drawings A-1 to A-11**.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application form received on 22.2.2021 (**Appendix I**)
 - (b) Supporting Planning Statement received on 22.2.2021 (**Appendix Ia**)
 - (c) Supplementary information (via Emails) received on 1.3.2021 and 3.3.2021 providing technical clarification (**Appendix Ib**)
 - (d) Further Information (FI) received on 16.3.2021 (**Appendix Ic**) providing responses to departmental comments (*exempted from publication and recounting requirements*)
 - (e) FI received on 30.3.2021 providing responses to departmental and public comments (**Appendix Id**) (*exempted from publication and recounting requirements*)
 - (f) FI received on 8.4.2021 providing responses to technical clarification (**Appendix Ie**) (*exempted from publication and recounting requirements*)

2. **Background**

In late 1994, Environmental Protection Department (EPD) drew up a Sewerage Master Plan covering Lantau, Cheung Chau, Lamma Island, Peng Chau and other outlying islands mainly to the west and south of Hong Kong, which comprised provision for upgrading and expanding the sewerage systems to cover the unsewered areas and to cope with future developments in two stages. In mid 2001, EPD completed the Outlying Islands Sewerage Master Plan Stage 2 Review Study (SMP Review) which recommended to extend the village sewerage to Yung Shue Wan and Hung Shing Ye on Lamma Island to cater for the sewage from the unsewered area developments therein. Part of the proposed works is to extend the sewerage system to Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long, Tai Yuen, Ko Long, Tai Wan To and construction of SPS in Tai Wan To to convey the sewage to YSWSTW for centralized treatment.

3. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendices Ia** and **Ib** and summarised as follows:

- (a) the proposed TWTSPS is part of a proposed sewerage works, namely 4355DS – Outlying Islands Sewerage Stage 2 – Lamma Village Sewerage Phase 2, Package 2. The proposed sewerage works will expand the coverage of the Lamma sewerage system and help to improve environmental hygiene, and further reduce the amount of pollutants being discharged into the nearby stream courses. Due to topographical constraint, the proposed TWTSPS is necessary to enable the sewage from areas in Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long, Tai Yuen, Ko Long, Tai Wan To to be connected to the sewerage network for onward transmission to YSWSTW for centralized treatment and disposal;
- (b) the choice of suitable site for accommodating the TWTSPS is heavily constrained by the alignment of proposed sewerage system, the availability of GL, topographic feature of the site, archaeological potential of the site, location of existing utilities and local views. In a site selection exercise, three potential locations were identified for their suitability for the proposed TWTSPS (**Drawing A-7**). The Site is finally selected as the best suitable location for the proposed SPS because (i) the Site is located on vacant GL; (ii) the Site is outside the Tai Wan, Lamma Site of Archaeological Interest and has no archaeological value; (iii) the environmental review for the Site confirms that there is no adverse environmental impact for the proposed SPS; and (iv) Islands District Council (IsDC), Lamma Island (North) Rural Committee (RC), village representatives and local communities support the Site for the proposed SPS;
- (c) the proposed TWTSPS is not classified as a designated project under the Environmental Impact Assessment Ordinance (EIAO). According to the Supplementary Preliminary Environmental Review Report under the project, with the proper implementation of the mitigation measures during construction and operation of the proposed SPS, the proposed TWTSPS will not constitute unacceptable adverse impacts on the nearest sensitive receivers;
- (d) the Site is small and currently covered with some vegetation and trees in poor condition, as such, a highly compact design with minimal footprint is proposed to minimise the number of tree to be affected in the development process. For any

trees removed due to construction works, compensatory planting shall be provided in accordance with Development Bureau's Technical Circular (works) No. 4/2020 – Tree Preservation. There is no Old and Valuable Trees or endangered species within the Site. Since the proposed TWTSPS is not located at areas of ecological value, no adverse ecological impact is expected;

- (e) the surrounding environment comprises natural features, including rock slope and existing trees with broad leaves, an aesthetic architectural design of façade treatment, colour scheme, construction materials and surface finishes is therefore proposed for the proposed TWTSPS so as to blend in with the surrounding environment. With appropriate and compatible architectural design, the potential landscape and visual impacts can be mitigated. Besides, the effect of glare brought by the proposed solar panel would be minimal (**Appendix Id** refers);
- (f) the proposed TWTSPS will not cause adverse traffic impact. The Site is not located on public footways. Village vehicles will be used for delivery and removal of demolition/building materials in view of their small size and limited driving speed. It is expected that the traffic impact during construction period will be minimal;
- (g) no adverse drainage impact is expected since no existing drain will be affected by the proposed development. The proposed development will not generate additional runoff in view of its small scale;
- (h) the construction and operation of the proposed TWTSPS development will not affect any registered slopes; and
- (i) the Tourism, Agriculture, Fisheries and Environment Hygiene Committee (TAFEHC) of the IsDC, RC, village representatives and local communities have been consulted and they support the proposed development and related sewerage works.

4. Compliance with the 'Owner's Consent/Notification' Requirements

As the application site involves GL only, the 'owner's consent/notification' requirements as set out in the Town Planning Board Guidelines on Satisfying the 'Owner's Consent/Notification' Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No.31A) is not applicable to the application.

5. Town Planning Board Guidelines

TPB-PG No.10 for 'Application for Development within Green Belt Zone under section 16 of the Town Planning Ordinance' (**Appendix II**) is relevant to this application.

6. Previous Application

The Site is not the subject of any previous application.

7. Similar Application

There is one similar application (No. A/LI/19) for proposed public utility installation (Sewage Pumping Station) at a piece of GL near O Tsai, Lamma Island, which falls within “GB” zone on the OZP. Application No. A/LI/19 was submitted by Drainage Services Department (DSD) (the same applicant), which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 3.5.2013 mainly on the considerations that the proposed SPS under application formed part of the Outlying Islands Sewerage Stage 2 Works, and was an essential facility to collect and convey sewage from O Tsai for treatment; complied with the requirements stipulated in TPB-PG No.10; and had no adverse impacts on the surroundings. Details of the similar application is summarised at **Appendix III** and its location is shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-2 and photos on Plans A-3 to A-5)

8.1 The Site is:

- (a) located on the northwest coast of Lamma Island close to the Lamma Power Station (LPS) (**Plans A-1 and A-2**). The eastern entrance (i.e. East Gate) of the LPS is about 20m west of the Site;
- (b) part of a vegetated hillside slope to its north. The Site is relatively flat and majority of it is covered with some vegetation and trees in poor conditions (**Plan A-5**); and
- (c) accessible via an existing unnamed road leading to the LPS (**Plan A-2**).

8.2 The surrounding areas have the following characteristics:

- (a) predominated by public utilities (LPS), woodlands and village houses (**Plan A-3**);
- (b) to the north is a vegetated hillside slope within the same “GB” zone. To the further northeast (about 100m away) is Tai Wan Nam within the “Village Type Development” (“V”) zone with low-rise village houses of about 2 to 3 storeys (**Plans A-1, A-3 and A-4**); and
- (c) to the east (about 44m away) is Tai Wan, Lamma Site of Archaeological Interest (**Plan A-2**).

9. Planning Intention

The “GB” zone is primarily intended for defining the limits of development areas by natural features and to protect the natural landscape, as well as to provide passive recreational outlets for local population and visitors. There is a general presumption against development within this zone.

10. Comments from Relevant Government Departments

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

Land Administration

- 10.1.1 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) he has no in principle objection to the subject application;
- (b) the Site is on unleased and unallocated GL. In December 2020, DSD applied to LandsD for a permanent government land allocation (PGLA) for construction of the subject proposed SPS. The application for PGLA is being considered by LandsD acting in the capacity as a landlord at its sole discretion. There is no guarantee that the application for PGLA will be approved. If the application for PGLA is approved, it would be subject to such terms and conditions as may be imposed by LandsD; and
- (c) the status of the road in front of the Site leading to the LPS is GL subject to a Wayleave Agreement No. CX476 granted for the purpose of transmitting by underground cable electric power from the LPS to the Submarine Cable landing Point at Luk Chau Wan, Lamma Island.

Environment

- 10.1.2 Comments of the Director of Environmental Protection (DEP):

- (a) he has no objection to the subject application;
- (b) the proposed TWTSPS is not a designated project under the EIAO. The TWTSPS has been included and assessed in the Supplementary Preliminary Environmental Review Report under the 'Outlying Islands Sewerage Stage 2, Lamma Village Sewerage Phase 2, Investigation, Design and Construction' and the assessment results are still valid for the application; and
- (c) the applicant is not required to submit Sewerage Impact Assessment as generation of sewage is not anticipated.

Urban Design and Visual

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

the applicant seeks planning permission for public utility installation (sewage pumping station) use at the Site which falls within an area zoned "GB". The application involves a single-storey sewage pumping station and one level of basement with a total GFA of about 102m² and a BH of about 5.6m. Pumping facilities, including the valves, piping,

pumps and other fitting equipment, will be located underground. It is to cater for the existing and future village development in Tai Wan San Tsuen, Tai Wan Kau Tsuen, Wang Long, Tai Yuen, Ko Long and Tai Wan To. The Site is about 20m east of the eastern entrance of Lamma Power Station. It abuts an unnamed road along the southern boundary and is surrounded by dense vegetation. Low-rise village houses of about 2-3 storeys can be found to the further northeast of the Site. The building façade and boundary fencing of proposed development will be treated with material, colour and pattern harmonious to the surrounding natural setting, including using synthetic timber. As such, the proposed development is considered compatible with the surrounding environment and significant visual impact is not anticipated.

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

it is noted that the proposed SPS consists of a single storey (about 5.6m) building with one level of basement, which may not be incompatible with adjacent “GB” zone as stipulated in the OZP. In this regard, he has no comment from architectural and visual point of view.

Landscape

10.1.5 Comments of CTP/UD&L, PlanD:

- (a) the Site (area 190m²), located adjacent to LPS, falls within an area zoned “GB”. The Site is not the subject of any previous planning application. The application seeks planning permission for the proposed TWTSPS with an underground storage tank (with depth of about 8.7m) to collect and convey sewage from Ta Wan unsewered areas for centralized treatment and disposal;
- (b) with reference to the aerial photo of 2020, the Site is part of a vegetated hill side slope to its north and bounded by a vehicular access road to its south. The majority of the Site is covered by trees. To the further west of the Site are ancillary facilities of LPS. According to the Tree Survey submitted by the applicant, all existing trees within the Site and adjoining the site boundary are common species in Hong Kong, including *Acacia confuse* and *Hibicus tiliaceus* with poor form and structural conditions. The Site is located in an area of coastal uplands and hillsides landscape character predominated by woodlands, village houses and public utilities. Having regard that the proposed TWTSPS locates near to the existing LPS and it is a single-storey building (5.6m in height) similar to the adjacent utilities station and the nearby village houses, the proposed development is considered not entirely incompatible to the landscape character of the surrounding area;
- (c) referring to the Planning Statement, 13 existing trees are proposed to be removed due to the proposed development. In view that the affected existing landscape resources are common species and in small scale, and change in landscape character of

the surrounding area arising from the proposed development is not envisaged, she has no objection to the application from landscape planning perspective; and

- (d) the applicant is advised to explore opportunities for providing soft landscape treatments to soften the building structure and to enhance the overall landscape quality of the proposed development especially along the access road.

Nature Conservation

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

- (a) he has no adverse comment on the subject application;
- (b) the application site is a roadside area and only some young and semi-mature trees of common flora species are found at the Site and its vicinity; and
- (c) with reference to the Planning Statement, it is agreed that no adverse ecological impact is anticipated.

Fire Safety

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

he has no specific comment on the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of Fire Services Department. Emergency Vehicular Access (EVA) arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 administered by the Buildings Department. Details fire safety requirements will be formulated upon receipt of formal submission of general building plans.

Geotechnical Aspect

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

- (a) GEO has no adverse geotechnical comment on the application;
- (b) the Site does not satisfy the criteria requiring a Geotechnical Planning Review Report (GPRR); and
- (c) the applicant should be reminded of any effect of the proposed work on the stability of slope, or vice versa, and any necessary support measures should be addressed in detailed design stage. The geotechnical design of all new slopes and retaining walls, together with the findings of geotechnical investigations and studies on existing man-made slopes and retaining walls which may affect or be affected by the proposed project should be

submitted to GEO for checking in accordance with Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002.

Heritage

10.1.9 Comments of the Executive Secretary (Antiquities & Monuments), Antiquities & Monuments Office (ES(AM), AMO):

- (a) after reviewing the location and scope of the proposed SPS, AMO has no objection to the subject application from the archaeological and built heritage conservation perspective provided that the measures as proposed in the Archaeological Baseline Review Report prepared by the applicant would be implemented for the construction of the proposed SPS and the associated works; and
- (b) section 12.8 Cultural Heritage Impact in Enclosure 4 of the Planning Statement is not updated. The applicant is advised to update this section responding to AMO's comments provided in February 2021.

Water Supply

10.1.10 Comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) he has no objection to the current application;
- (b) there are some existing fresh water mains within the Site and are affected by the proposed SPS. In case the applicant considers that diversion of these water mains is not required, the applicant shall follow 'Conditions of Working in the Vicinity of Waterworks Installations' which is available from WSD; and
- (c) in case the applicant considers that diversion of these water mains is required, they should study the feasibility of diverting these water mains. If diversion is considered feasible, the applicant should submit their proposal for WSD's consideration and approval. The water mains diversion work shall be carried out by the applicant at their own cost to the satisfaction of WSD. WSD will only carry out the connection works to the existing network and the associated connection cost should be borne by the applicant.

Others

10.1.11 Comments of Director of Leisure and Cultural Services (DLCS):

- (a) he has no comment the current application; and

- (b) the applicant is advised to arrange all possible measures to prevent leakage of sewage in order that there would be no environmental impact to the water quality of sea water at the nearby beach.

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

- (a) Commissioner for Transport;
- (b) Director of Electrical and Mechanical Services; and
- (c) District Officer/Islands, Home Affairs Department.

11. Public Comments Received During Statutory Publication Period

On 5.3.2021, the application was published for public inspection. During the first 3-week statutory public inspection periods, which ended on 26.3.2021, two public comments from Lamma Island (North) Rural Committee (RC) and Hongkong Electric Co. Ltd. were received (**Appendix II**). RC suggests prior consultation with RC and VR of Tai Wan Tsuen before commencement of works; installation of lighting equipment at the proposed TWTSPS to address the problem of insufficient lighting nearby; and due consideration should be given regarding noise nuisance and odour problem so as not to affect the local residents. Hongkong Electric Co. Ltd. expresses concerns about the impact of proposed development on the operation of the LPS, particularly its existing facilities at the East Gate and in the vicinity, noise abatement, odour control measures and EVA arrangement.

12. Planning Considerations and Assessments

12.1 The applicant seeks planning permission for a proposed TWTSPS at the Site within an area zoned “GB” on the OZP. The proposed TWTSPS development comprises a single-storey building structure (5.6m above ground) atop one level of basement, which is purposely designed to accommodate pumping facilities, switch room, control panel and space for equipment maintenance for the operation as a SPS. The planning intention of the “GB” zone is primarily for defining the limits of development areas by natural features and to protect the natural landscape, as well as to provide passive recreational outlets for local population and visitors. There is a general presumption against development within this zone. While the proposed SPS at the Site may not be entirely in line with the planning intention of the “GB” zone, the proposed TWTSPS is an essential part of the proposed sewerage works, the scope of which is to provide public sewerage system for seven unsewered village areas in Yung Shue Wan, Lamma Island. The proposed TWTSPS is a public facility which enables the sewage from village areas to be connected to the proposed sewerage network for onward transmission to YSWSTW for centralized treatment and disposal. It will alleviate the water pollution problem and bring environmental improvement to the area. As such, the proposed development is an essential infrastructure and warrants exceptional consideration.

12.2 According to the applicant, the choice of suitable sites for development of the proposed SPS is heavily constrained by the alignment of the proposed sewerage system, the availability of GL, topographic feature, location of existing utilities

and local views. Having comprehensively considered technical constraints in a site selection exercise, the applicant considers that the Site is the best suitable land for the proposed TWSPS because the Site is located on vacant GL; outside the Tai Wan, Lamma Site of Archaeological Interest with no archaeological value; and there is no adverse environmental impact for the proposed TWTSPS as confirmed in the environmental review. Besides, IsDC, RC, village representatives and local communities support the Site for proposed TWTSPS. According to the development proposal, the proposed TWSPS occupies an area of about 190m² with a total GFA of about 102m² (equivalent to a PR of 0.54). Considering the nature and development scale of the proposed SPS, the proposed development complies with the requirements stipulated in TPB-PG No.10 in that the proposed development is essential and that no alternative sites are available.

- 12.3 The Site is adjacent to the existing LPS and at the fringe of the “GB” zone. It abuts an unnamed road along the southern boundary and bounds on the north by vegetated slope. There are low-rise village houses of about 2-3 storeys to the further northeast of the Site. It is considered not incompatible with the surrounding environment with vegetated slopes, village settlements and public utilities. According to the schematic design submitted by the applicant (**Drawings A-1, A-6, A-9 to A-11**), the proposed SPS consists of a small-scale building with one storey atop one level of basement, the building façade and boundary fencing of proposed development will be treated with material, colour and pattern harmonious to the surrounding natural setting, including using synthetic timber. As such, CTP/UD & L, PlanD advises that the proposed development is compatible with the surrounding environment and significant visual impact is not anticipated. Besides, CA/CMD2, ArchSD has no comment on the application from architectural and visual point of view.
- 12.4 The Site is part of a vegetated hillside slope (**Plans A-2 and A-3**). According to the Tree Survey submitted by the applicant, all existing trees within the Site and adjoining the site boundary are common species in Hong Kong, with poor form and structural conditions. According to the applicant, although 13 existing trees will be removed due to the proposed development, compensation planting of 13 trees will be proposed outside the Site, which will be located within the project boundary of the proposed sewerage works. CTP/UD & L, PlanD has no objection to the application from landscape planning perspective since the affected existing landscape resources are common species and in small scale, and change in landscape character of the surrounding area arising from the proposed development is not envisaged. DAFC also has no adverse comment on the application and advises that the Site is a roadside area and only some young and semi-mature trees of common flora species are found at the Site and its vicinity.
- 12.5 In terms of slope safety, H(GEO), CEDD has no adverse geotechnical comment on the application. Other relevant government departments consulted have no objection to/adverse comments on the application on technical aspects.
- 12.6 There is a similar application (No. A/LI/19) covering a piece of GL in D.D. 3, Lamma Island (near O Tsai) (**Plan A-1**) involving the development of a SPS as part of the Outlying Islands Sewerage Stage 2 Works, which was approved with conditions by the Committee on 3.5.2013 on the grounds that the proposed development was an essential facility to collect and convey sewage from O Tsai for treatment and disposal; the proposed development complied with requirements stipulated in TPB-PG No.10, and no adverse impacts on the

surroundings were anticipated. The nature of the proposed development and planning circumstances of the current application are considered comparable to the similar application.

- 12.7 Regarding the public comments, departmental comments in paragraphs 10.1.1 to 10.1.11 and relevant assessments in paragraphs 12.1 to 12.5 above are relevant. As regards impact of the proposed development on the operation of the LPS, according to the application, mitigation measures will be implemented to control noise impact during construction/operation phase, deodorization units/ventilation system will be installed to combat potential odour impact, due care would be exercised to avoid any damages to the existing utilities. The applicant also confirms that the existing road to the LPS will be maintained with clear access to the fire engines and ambulances at all times. Further liaison with Hongkong Electric Co. Ltd. will be undertaken to address their concerns on air quality. To improve the lightings nearby, the applicant also confirms that lightings will be installed on the boundary wall of the proposed SPS.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the planning permission shall be valid until 16.4.2025, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members' reference:

Approval Condition

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 V**.

- 13.3 There is no strong reason to reject the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

15. Attachments

Appendix I	Application form received on 22.2.2021
Appendix Ia	Supporting Planning Statement received on 22.2.2021
Appendix Ib	Supplementary Information (via Emails) received on 1.3.2021 and 3.3.2021
Appendix Ic	FI received on 16.3.2021
Appendix Id	FI received on 30.3.2021
Appendix Ie	FI received on 8.4.2021
Appendix II	Town Planning Board Guidelines TPB-PG No.10
Appendix III	Similar Application
Appendix IV	Public Comments received during the Statutory Publication Periods
Appendix V	Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Floor Plan (Ground floor plan)
Drawing A-3	Floor Plan (Roof plan)
Drawing A-4	Floor Plan (Basement plan)
Drawing A-5	Section Plan
Drawing A-6	Elevation Plan
Drawing A-7	Potential Site for TWTSPS
Drawing A-8	Landscape Master Plan
Drawings A-9 to A-11	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-5	Site Photos

**PLANNING DEPARTMENT
APRIL 2021**