

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SLC/183

<u>Applicant</u>	: Galaxy Garden (Lantau) Limited
<u>Site</u>	: Lots 95, 106, 107, 108, 109, 110, 113, 114, 115, 116, 117, 118, 119, 120, 121, 127 and 128 in D.D. 329 L, Pui O, Lantau Island
<u>Site Area</u>	: About 3,508m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural purpose)
<u>Plan</u>	: Draft South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/22 (currently in force) Approved South Lantau Coast OZP No. S/SLC/21 (at the time of submission)
<u>Zoning</u>	: “Green Belt” (“GB”) <i>[No change to the zoning]</i>
<u>Application</u>	: Temporary Holiday Camp with Ancillary Facilities for a Period of 7 Years and Associated Excavation of Land (Septic Tank)

1. The Proposal

- 1.1 The applicant seeks planning permission for regularising an existing temporary holiday camp with ancillary facilities for a period of seven years and associated excavation of land for a proposed septic tank (with an area of about 6m² and a depth of about 2m) at the application site (the Site). The Site falls within an area zoned “GB” on the draft South Lantau Coast OZP No. S/SLC/22 (**Plan A-1 to Plan A-3**). According to the Notes of the OZP, ‘Holiday Camp’, which is a Column 2 use in the “GB” zone, and excavation of land on or after the date of the publication in the Gazette of the notice of the draft OZP No. S/SLC/22 (i.e. 15.9.2023) require planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without planning permission.
- 1.2 The Site is divided into two parts where the holiday camp is at the main part at the western side while a small piece of land at the eastern side is for parking of vehicle only. The existing holiday camp comprises 25 single-storey structures including 11 pavilions,

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- 2 - For Consideration by the RNTPC on 8.12.2023

10 tents, a trellis, a toilet, a reception counter and a storeroom, with a total floor area of about 575.6m² (**Drawings A-1 and A-2**). All 10 tents, 11 pavilions and four structures are proposed to be maintained. The Site is currently fenced off by wooden fence/net and can be accessed from South Lantau Road through a local footpath (**Plans A-2 and A-3**), which could allow heavy goods vehicles to pass through. According to the applicant, three parking spaces (including two private car parking spaces and one heavy goods vehicle parking space) would be provided at the eastern part of the Site but they are used by staff only for parking and loading/unloading. About 6.7% of the Site has been paved with concrete while the remaining portion currently covered by greenery and landscape area or outdoor seating area atop wooden platforms will be maintained. According to the Conceptual Landscape Plan submitted by the applicant, all the existing trees identified within the Site have been retained and new plantings are proposed within the Site. One existing septic tank (with an area of about 6m² and a depth of about 2m) has been built before the date of the publication in the Gazette of the notice of the draft OZP No. S/SLC/22 to collect sewage from a toilet and washing basins. Excavation of land is required to build another septic tank in the same size of the existing septic tank to collect sewage from the Jacuzzi (**Drawings A-1 and A-2**).

- 1.3 According to the applicant, the applied development will operate 24-hour daily including public holiday, which is supported by ~~eight~~ **four** staff. The visitors will be required to make reservation in advance for holiday camp, and walk-in visitors will not be allowed. The maximum *capacity of the applied development can accommodate 50 people daily* ~~visitors would be 92~~ including ~~both daytime and overnight~~ **46** visitors ~~and four staff~~ where the maximum overnight visitor number would be *limited to 46* ~~while the number of daytime visitor will not exceed the overnight visitor number~~. The daytime visitors will be required to leave by 10 p.m. The visitors are recommended to access the Site by public transport and no parking facility will be provided at the Site to the visitors. The development parameters of the current application are shown in the following table and at **Drawings A-1 and A-2**:

Site Area	3,508m ²
Total Floor Area	575.6m ²
Site Coverage (about)	About 16.4%
No. of Structures	25 (including 10 tents) (all are existing structures)
Building Height	1 storey (about 2.5-5.53m)

- 1.4 According to the submission, the applicant will implement various environmental friendly measures in operating the applied use, including waste classification, waste recycling, installation of water saving devices and energy saving devices for lighting. The applicant will periodically arrange a refuse collection vehicle to collect solid waste. Surface runoff will drain out naturally from the north to the south and to the adjacent sites.
- 1.5 In support of the application, the applicant has submitted the following documents:

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|---|-----------------------------|
| (a) application form with attachments received on 31.8.2023 | (Appendix I) |
| (b) further information (FI) received on 13.9.2023* | (Appendix Ia) |
| (c) FI received on 9.10.2023 | (Appendix Ib) |
| (d) FI received on 9.11.2023* | (Appendix Ic) |
| (e) FI received on 1.12.2023* | (Appendix Id) |
| (f) <i>FI received on 7.12.2023*</i> | <i>(Appendix Ie)</i> |

**accepted and 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 planning statement and FIs at **Appendices I, Ia, Ib, Ic, and Id and Ie**. They are summarised as follows:

- (a) the applied use is in line with the Sustainable Lantau Blueprint (the Blueprint) promulgated in 2017 and 2022 Policy Address, in which South Lantau is planned for tourism and conservation. The applied use is a low-impact leisure development, it could promote tourism and provide an opportunity to develop in-depth tourism in South Lantau;
- (b) the applied tents are movable and can be assembled within two hours for each tent, which are in line with the temporary nature of the application. The tents will only occupy limited land and most of the Site is for greenery, hence the applied use will not cause adverse impact on the natural environment nor affect the surrounding landscape character;
- (c) the applied use provides an opportunity for the public/visitors to implement the concepts of green living and sustainable development. Also, the applied use could promote the local economy and could alleviate an issue of hotel room shortage;
- (d) by following the site topography, the hard paving areas has been minimized to about 6.7%;
- (e) about 62 existing trees are retained within the Site. The tent location are adjusted to suit the retained trees location and make the development blend with the natural landscape setting; and
- (f) as no parking will be provided for visitors, adverse traffic impact on the surrounding area is not anticipated.

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

The applicant is not the ‘current land owner’ but has complied with the 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) by posting site notice and sending notice to South Lantau Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

- 4.1 The first statutory plan covering South Lantau Coast was exhibited in 1980. According to section 20(2) of the Town Planning Ordinance (the Ordinance) introduced in 1991, the Board shall not designate an area that has already been included in an OZP as a development permission area (DPA). Therefore, the enforcement provision under DPA is not applicable to South Lantau Coast and hence the Planning Authority (PA) could not undertake enforcement action against unauthorised development (UD) before. The enforcement of zonings mainly rests with through building plan, land lease and various licensing.
- 4.2 The Town Planning (Amendment) Ordinance 2023 enacted on 1.9.2023 empowers the Secretary for Development (SDEV) to designate an area as Regulated Area (RA), for the purposes of nature conservation and/or protecting the area from environmental degradation, so that the PA is empowered to take enforcement action in RA. On 15.9.2023, SDEV exercised the power to designate certain area in South Lantau Coast as RA (SLC RA). The Site falls within the boundaries of SLC RA.
- 4.3 According to the Ordinance, any development in the RA is UD unless the development is (i) a pre-material-date use which is defined as a use of a building or land that was in existence immediately before the material date (9.12.2022); (ii) a use permitted under the OZP; or (iii) planning permission to do so has been granted under section 16 of the Ordinance. According to the record of the Planning Department (PlanD), the Site was used as a camp site on the material date, which is considered as a pre-material-date use. Therefore, the Site is not subject to any active enforcement action.

5. Town Planning Board Guidelines

The Town Planning Board Guidelines for “Application for Development within Green Belt zone under section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.

6. Previous Application

There is no previous application at the Site.

7. Similar Application (Plan A-1)

- 7.1 There is no similar application within the “GB” zone of South Lantau Coast OZP over the past five years.
- 7.2 Application No. A/SLC/182 for proposed temporary holiday camp in the “GB” zone in Cheung Sha submitted on 31.8.2023 is under processing. Details of this application is summarised at **Appendix III** and its location is shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plan A-2, aerial photos on Plans A-3 and site photos on Plans A-4a to A-4e)

- 8.1 The Site is:
 - (a) divided into two parts i.e. the main western part with a small piece of land at the eastern side used for parking only;
 - (b) on a terraced slope currently occupied by the applied use with 10 tents, 11 pavilions, a trellis, a toilet, a reception counter and a storeroom;
 - (c) about 6.7% of the Site has been paved with concrete while the remaining part of the Site is grassed as landscape area. Wooden platform are placed for setting the tents; and
 - (d) accessible from South Lantau Road through a local track.
- 8.2 The surrounding areas have the following characteristics:
 - (a) the Site is situated in areas of hillside slopes surrounded by woodland to the south, west and north. There are farmland and village houses to its immediate east; and
 - (b) to the further southeast across South Lantau Road is the San Shek Wan Sewage Treatment Works, which is under construction.

9. Planning Intention

- 9.1 The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.2 As stated in the Explanatory Statement of the OZP, low impact, environmentally sustainable and compatible low-rise leisure and recreation uses and facilities for eco-tourism like camping/glamping sites, eco-lodge, eating place, visitor/education centre,

and for adventure park, etc. with appropriate supporting facilities which have proved to have no adverse impacts on environmental and other relevant aspects in the “GB” zone could be favourably considered. As excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

10. Comments from Relevant Government Bureau/Departments

10.1 The following government bureau/departments have been consulted and their views on the application are summarised as follows:

Land Administration

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

- (a) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- (b) his office had received a complaint in 2019 concerning unauthorized structures erected on the Site. Warning letters were issued to the owner of Lots 107, 109, 114, 115, 116, 117, 118, 119, 121, 127 and 128 all in D.D. 329L (“the Lots”) and were registered in the Land Registry. LandsD has reservation on the planning application since there are unauthorized building works on the Lots which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD; and
- (c) other comments are included in the advisory clauses at **Appendix IV**.

Lantau Development

10.1.2 Comments of the Head of the Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD):

- (a) the Blueprint, which was promulgated in 2017, embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreation proposals should be environmentally sustainable and be compatible with the local context. In South Lantau, camping grounds at appropriate locations could be explored for the public to enjoy the natural resources of Lantau. In 2020,

the Lantau Conservation and Recreation Masterplan (the Masterplan) was formulated based on the Blueprint and promulgated to provide a framework guiding the conservation and recreation initiatives in Lantau. According to the Masterplan, Pui O falls within the “South Lantau Eco-recreation Corridor”. It is proposed that proactive conservation measures plus some sustainable nature-based recreation and education events/activities/facilities could add to the diversity of the corridor. The temporary holiday camp at the application site is considered in line with the initiative set out in the Blueprint and the Masterplan;

- (b) in October 2022, the Chief Executive announced in his 2022 Policy Address that the Government is actively studying the development of about 1,000 hectares of the “Green Belt” (“GB”) sites in the southern part of Lantau for eco-tourism or recreation uses. The temporary holiday camp at the application is located within a “GB” site in the southern part of Lantau, and it is considered the applied use is in line with the initiatives set out in the 2022 Policy Address; and
- (c) taking into account the above, provided that the applied use would not cause adverse environmental and ecological impact to the surroundings and no adverse comments from concerned departments on the technical aspects including the environmental and ecological, his office supports the subject planning application.

Nature Conservation

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

existing operation of holiday camp was observed on the Site. There were existing pavilions, tents, footpath pavements with concrete/rocks and concrete water tank. The Site itself is of limited ecological value. As the proposed locations of new excavation have largely been formed, he has no comment on the application.

Environment

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

- (a) he notes that to minimise the potential noise nuisance, the applicant committed that except under emergency situation, no broadcasting instrument or loudspeaker would be used on site. Besides, whilst there is currently no public sewer available for connection, the applicant committed that septic tanks will be used for handling of the sewage generated on site. In view of the above, he has no comment on the subject planning application; and
- (b) other comments are included in the advisory clauses at **Appendix IV**.

Landscape, Urban Design and Visual

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

Landscape

- (a) with reference to the aerial photo of 2022, the Site is situated in between areas of uplands and hillsides landscape character and settled valleys landscape character predominated by woodland, grassland and village houses;
- (b) from the site photos on 12.9.2023, the Site is already occupied by the applied temporary structures with scattered tree groups within the Site. The applied use is currently in operation. According to the submitted Tree Survey Report and Landscape Proposal, all the existing trees found within the Site are proposed to be retained and new plantings are proposed along the boundary of the Site;

Urban Design and Visual

- (c) the Site is located on a terraced slope surrounded by woodland with scattered lowrise village settlements nearby. To its south is South Lantau Road;
- (d) according to the aerial photos taken in December 2016, the Site was covered by grass with scattered trees. The applied structures appears to be mainly on the grassland. Given that the applied use is low density (plot ratio of 0.16), low-rise (not more than 5.53m high) and temporary in nature, significant adverse visual impact on the area is not anticipated; and
- (e) other comments are included in the advisory clauses at **Appendix IV** .

Drainage

10.1.6 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

he has no comment on the subject planning application subject to submission and implementation of drainage proposal being provided to the satisfaction of the Director of Drainage Services.

Traffic

10.1.7 Comments of the Commissioner for Transport (C for T);

she considers that the applied use is tolerable from a traffic engineering perspective with reference to the existing conditions.

Fire Safety

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

- (a) he has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS; and
- (b) other comments are included in the advisory clauses at **Appendix IV** .

Licensing

10.1.9 Comments of the Chief Officer (Licencing Authority), Office of the Licencing Authority, Home Affairs Department:

- (a) no licence or Certificate of Compliance applications for operation of guesthouse/clubhouse at the subject site was received by the OLA;
- (b) detailed licensing requirements will be formulated upon receipt of application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) and/or the Clubs (Safety of Premises) Ordinance (Cap. 376); and
- (c) other comments are included in the advisory clauses at **Appendix IV** .

Building Matters

10.1.10 Comments of the Chief Building Surveyor/ New Territories East (1) and Licensing, Buildings Department:

- (a) he has no in-principle objection under the Buildings Ordinance to the applied use on the application site; and
- (b) other comments are included in the advisory clauses at **Appendix IV**.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).
- (b) Chief Highway Engineer/ New Territories East, Highways Department;
- (c) Commissioner of Police;

- (d) Director of Electrical and Mechanical Services;
- (e) Director of Leisure and Cultural Services;
- (f) District Officer (Islands), HAD;
- (g) Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau; and
- (h) Head of Geotechnical Engineering, CEDD;

11. Public Comments Received During Statutory Publication Period

- 11.1 On 8.9.2023 and 17.10.2023, the application and FI were published for public inspection respectively. During the statutory public inspection periods, eight public comments were received, including one supporting and seven opposing comments (**Appendix V**).
- 11.2 The supporting comment from the Chairman of the Islands District Council is mainly on the grounds that the applied use is in line with the overarching principle of “Development in the North; Conservation for the South” embraced in the Blueprint and strikes a balance between local economy and conservation.
- 11.3 Seven opposing comments from World Wide Fund for Nature Hong Kong, The Conservancy Association, Kadoorie Farm & Botanic Garden Corporation, Designing Hong Kong Limited and one individual were received raising objection to and/or concerns on the application. The main grounds of objection and concerns include that the applied use is not in line with the planning intention of the “GB” zone; adverse environmental impacts caused by the human disturbance; tree felling and vegetation clearance and potential water pollution; adverse ecological impact; adverse landscape impact; an undesirable precedent of “Destroy First, Build Later” or “Build First, Apply Later” to similar applications; lack of information regarding the way to handle water supply, drainage, sewage and cooking facilities; further encroachment onto the natural environment; no site management and operation plans; and concern on whether the proposed period of seven years for the application is appropriate.

12. Planning Considerations and Assessments

- 12.1 The application is for regularising an existing temporary holiday camp with ancillary facilities for a period of 7 years and associated excavation of land for a proposed septic tank at the Site zoned “GB” on the OZP.
- 12.2 The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, the Explanatory Statement of the OZP also stipulates that low impact, environmentally sustainable and compatible low-rise leisure and recreation uses and facilities for eco-tourism like camping/glamping sites, eco-lodge, eating place, visitor/education centre, and for adventure park, etc. with appropriate supporting facilities which have proved to have no adverse impacts on

environmental and other relevant aspects in the “GB” zone could be favourably considered.

- 12.3 The Blueprint promulgated in 2017 embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreation proposals should be environmentally sustainable and be compatible with the local context. In South Lantau, camping grounds at appropriate locations could be explored for the public to enjoy the natural resources of Lantau. In 2020, the Lantau Conservation and Recreation Masterplan (the Masterplan) was formulated based on the Blueprint and promulgated to provide a framework guiding the conservation and recreation initiatives in Lantau. According to the Masterplan, Pui O falls within the themed cluster of “South Lantau Eco-recreation Corridor”. It is proposed that proactive conservation measures plus some sustainable nature-based recreation and education events/activities/facilities could add to the diversity of the corridor. H(SLO), CEDD advises that the applied use is considered in line with the initiatives in the Blueprint and the Masterplan. Furthermore, as set out in the Policy Address 2022, the Government is actively studying the development of about 1,000 hectares of the “Green Belt” (“GB”) sites in the southern part of Lantau for eco-tourism or recreation uses. The applied use at the Site is located within a “GB” site in the southern part of Lantau, and it is considered the applied use is in line with the initiatives set out in the 2022 Policy Address. Provided that the applied use would not cause adverse environmental and ecological impact to the surroundings including the stream located to the east of the Site and no adverse comments from concerned departments on technical aspects including environmental and ecological (see paragraph 12.5 below), he supports the application.
- 12.4 The applied holiday camp comprises 25 single-storey structures including 11 pavilions, 10 tents, a trellis, a toilet, a reception counter and a storeroom with a site area of about 3,508m², a total floor area of about 575.6m². Except the toilet, all structures are movable in nature. While about 6.7% of the Site has been paved with concrete, the remaining portion will be maintained as greenery and landscape area. Given the temporary nature of the applied use with a daily maximum *capacity* of **92-50 people visitors** (including a maximum of 46 ~~daytime and 46 overnight~~ visitors *and four staff*), the proposal is considered not entirely incompatible with the surrounding natural environment. DAFC has no comment on the application and considers that the Site itself is of limited ecological value as existing operation of holiday camp was observed while the proposed locations of new excavation have largely been formed. Moreover, CTP/UD&L, PlanD considers the Site is already occupied by the applied temporary structures with scattered tree groups within the Site. In this regard, according to the Conceptual Landscape Plan submitted by the applicant, about 62 existing trees are retained within the Site and new plantings are proposed within the Site, the site landscape character will be further enhanced. An approval condition requiring reinstatement of the Site to an amenity area is recommended should the Committee decide to approve the application.

- 12.5 On technical aspects, while excavation of land may cause adverse drainage and environmental impacts on the adjacent areas, the applicant has demonstrated that there has been no flooding issue at and around the Site even in extreme weather conditions. Also, the applicant committed to use septic tanks for handling the sewage generated on site and to arrange licenced collectors for collection and disposal of the sewage. To this end, CE/HK&Is, DSD and DEP have no comment on the application. Other relevant government departments, including C for T, D of FS, CE/C, WSD and H(GEO),CEDD also have no adverse comment on the application.
- 12.6 According to TPB PG-No. 10, an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. In this regard, while the holiday camp has been in operation without planning permission, the applied use and associated excavation of land for septic tank which can be are considered generally in line with the planning intention of the “GB” zone and the initiatives in the Blueprint and the Master Plan. As the design and layout of the holiday camp are compatible with the surrounding areas, and noting the views of other concerned departments on technical aspects as stated in paragraph 12.5 above, sympathetic consideration may be given to the current application which is applying for a temporary permission for a period of 7 years.
- 12.7 Regarding the public comments objecting to/raising concerns on the application as detailed in paragraph 11, the government departments’ comments and planning assessments above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned 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 permission shall be valid on a temporary basis for a period of 7 years, until **8.12.2030**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission of a fire service installations and water supplies proposal for firefighting within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **8.6.2024**;
- (b) in relation to (a) above, the implementation of the fire service installations and water supplies proposal for firefighting within 9 months from the date of the planning

approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 8.9.2024;

- (c) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 8.6.2024;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 8.9.2024;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use and with associated excavation of land are not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

14. Decision Sought

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

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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 period of which the permission should be valid on a temporary basis.

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 with attachments received on 31.8.2023
Appendix Ia	FI received on 13.9.2023
Appendix Ib	FI received on 9.10.2023
Appendix Ic	FI received on 9.11.2023
Appendix Id	FI received on 1.12.2023
Appendix Ie	<i>FI received on 7.12.2023</i>
Appendix II	Relevant Extract of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Similar Application
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawings A-1 to A-2	Layout Plan
Drawing A-3	Conceptual Landscape Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4e	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2023**