

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

**APPLICATION NO. A/ST/1036**

<b><u>Applicant</u></b>	: Royal Billion Investment Limited represented by Llewelyn-Davies Hong Kong Ltd.
<b><u>Site</u></b>	: Government Land (GL) in D.D. 186, Tung Lo Wan Hill Road, Sha Tin
<b><u>Site Area</u></b>	: About 237m <sup>2</sup>
<b><u>Land Status</u></b>	: GL
<b><u>Plan</u></b>	: Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/38
<b><u>Zoning</u></b>	: “Government, Institution or Community” (“G/IC”)
<b><u>Application</u></b>	: Proposed Utility Installation for Private Project (Pump Station for Salt and Fresh Water System)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed utility installation for private project (Pump Station for Salt and Fresh Water System) at the application site (the Site), which falls within the area zoned “G/IC” on the OZP. According to the Notes of the OZP, ‘Utility Installation for Private Project’ is a Column 2 use under “G/IC” zone requiring planning permission from the Town Planning Board (the Board) (**Plan A-1**). The Site, which is located on a man-made slope at To Fung Shan, is currently vacant with some vegetation.
- 1.2 The Site is accessible via Tung Lo Wan Hill Road (TLWHR). According to the applicant, the proposed pump station would provide two twin water tanks and two water pumps for fresh water and flush water respectively to serve the water demand of the planned residential development, which is situated in the area zoned “Residential (Group B)3” (“R(B)3”) to the north of the Site and the subject of the approved section 12A application (No. Y/ST/58) submitted by the same applicant. The Master Layout Plan of the proposed residential development is at **Drawing A-10**. The proposed pump station would draw fresh water supply from the existing Sha Tin North Fresh Water Service Reservoir and salt water supply via an existing water mains connection point located at the junction of Mei Tin Road and TLWHR. Through the proposed pump station, the fresh and salt water supply will then be provided to the planned residential development at the uphill via the new water mains under the widened TLWHR (**Drawings A-3 and A-4**).

- 1.3 The major development parameters of the proposed pump station are as follows. The layout and section plans are at **Drawings A-6 to A-10**.

<b>Site Area</b>	About 237m <sup>2</sup>
<b>Gross Floor Area (GFA) (Non-domestic)</b>	About 100m <sup>2</sup>
<b>Plot Ratio</b>	About 0.422
<b>Building Height</b>	About 4.2m or 52.15mPD (1 storey)
<b>Capacity</b>	
<b>Fresh Water Sump Tank</b>	15,700L
<b>Salt Water Sump Tank</b>	2,800L
<b>Tentative Completion Year</b>	2033

- 1.4 According to the Pump Station Design Report submitted by the applicant, the proposed pump station and associated water mains would be constructed by the applicant. While water supply facilities within the Site and external water mains within the private section of the access road will be constructed and maintained by the applicant, the proposed external water mains between the existing fresh water and salt water mains and the inlet of the proposed pump station at the site (to be laid under the widened TLWHR) would be constructed by the applicant and handed over to Water Supplies Department (WSD) after construction (**Drawing A-5**).
- 1.5 As proposed under the approved s.12A application No. Y/ST/58, the existing TLWHR would be widened to support the planned residential development. The applicant advised that the construction works for the proposed pump station and road widening works are to be implemented in parallel, which are expected to be completed on or before the occupation of the planned residential development.
- 1.6 According to the applicant, a 2.5m to 3.5m wide works area within the Site around the proposed pump station for construction works and temporary hoarding and footing works is designated (**Drawing A-7**) to minimise the disturbance to the surroundings. No vehicular run-in/out or vehicular loading/unloading space would be provided at the Site as there would be no traffic demand for the proposed pump station. Maintenance agent can directly access to the Site via the widened TLWHR access road. For major repair works such as loading/unloading of machinery, temporary traffic arrangement would be proposed and agreement from relevant authorities will be sought prior to implementation.
- 1.7 According to the Tree Survey and Tree Treatment Proposal submitted by the applicant, a total of 25 existing trees within the Site has been identified. The majority of these trees are poor in form, health or structural conditions with relatively low amenity value. All existing trees are proposed to be felled (**Drawing A-12**). No endangered trees species, rare and previous plants, registered Old and Valuable Trees and potential registrable trees in accordance with DEVB Technical Circular (Works) No. 6/2020 were observed within the Site. 11 new trees with higher ecological and aesthetic value will be provided surrounding the proposed pump station with the tree compensation ratio of 1:0.44 (**Drawings A-11 to A-15**). The applicant would adopt native plant species and explore opportunity for additional tree planting as far as practicable within the

planned private residential development in the “R(B)3” zone to compensate for the loss of trees at the Site at the detailed design stage.

- 1.8 According to the Geotechnical Review Report submitted by the applicant, the Site falls within man-made features/slopes to its west and to its south in the vicinity. The applicant proposes to reduce and modify the existing man-made feature (i.e. 7SW-D/FR549) currently maintained by the Architectural Services Department (ArchSD) to accommodate the proposed pump station, and take up the management and maintenance responsibility upon completion of works (**Drawings A-8 and A-16**). The foundation level for the proposed pump station would also be raised to match with the adjacent access road (**Drawing A-7**).
- 1.9 According to the photomontage submitted by the applicant, the proposed pump station will be largely screened off from the adjacent TLWHR Garden by existing trees and existing RCP (**Drawings A-1 and A-9**). Visual screening measures are proposed for the proposed pump station, including using subdued color and materials for the building façade, planting tall and evergreen trees as buffer vegetation, and providing vertical green with self-climbing species on the building façade (**Drawing A-15**).
- 1.10 The design, extend, management and maintenance responsibilities of the Proposed Access, as well as the proposed water mains and affected slope feature are subject to agreements with relevant government departments at the detailed design and land administration stages.
- 1.11 In support of the application, the applicant submitted the following documents:
  - (a) Application Form received on 9.1.2025 (**Appendix I**)
  - (b) Supporting Planning Statement (SPS) received on 9.1.2025 (**Appendix Ia**)
  - (c) Further Information (FI) received on 14.2.2025\* (**Appendix Ib**)
  - (d) FI received on 19.2.2025\* (**Appendix Ic**)
  - (e) FI received on 21.2.2025\* (**Appendix Id**)

*\*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 at the SPS and FIs at **Appendices Ia to Id**, as summarised below:

- (a) there is no proper salt and fresh water supply provided to the planned residential development at present. The proposed pump station is an essential infrastructure project to cater for the water demand of the planned residential development;
- (b) the location of the proposed pump station is the most optimal location. Due consideration has been given to the site condition and surrounding context. Development at the inaccessible GL selected, would not encroach upon third-party lots (**Drawings A-1 and A-2**). The Site is segregated from the TLWHR Garden by an existing Refuse Collection Point (RCP) and would not reduce the area of the TLWHR Garden or affect the operation of the RCP;

- (c) the Site confines entirely within the “G/IC” zone and gives due respect to the planning intention of the adjoining “GB” zone;
- (d) the Site is located on a relatively gentle slope to reduce the scale and dimensions of the required site works and possible impacts on the surrounding slopes and facilities;
- (e) the proposed building footprint and height has taken into consideration the dimensions of the required equipment and water tanks, as well as the site context. Other provisions within the Site, such as hard-paved maintenance area, are considered essential to the proposed pump station; and works areas for construction works and temporary hoarding and footing works during construction stage would be confined to the Site (**Drawings A-6 and A-7**);
- (f) the proposed pump station is only a small-scale utility installation. Relevant planning criteria, which are applicable to this case, as stated in the Town Planning Board Guidelines No. 16 on Application for Development/Redevelopment within “G/IC” Zone for Uses Other Than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance could be met;
- (g) no traffic demand for the proposed pump station except for occasional maintenance or repair works is expected. No adverse traffic impact to the surround road network is anticipated;
- (h) the proposed pump station will be fully enclosed and will be designed in compliance with Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG) and Environmental Protection Department’s Good Practices on the Control of Noise from Electrical & Mechanical Systems. No air pollutants will be generated. It is expected that the proposed pump station is acceptable from noise and air quality perspectives;
- (i) around 10% of the slope in the vicinity will be at a slope gradient of over 30°, which is considered not suitable for tree planting according to Geotechnical Engineering Office Publication No. 1/2011. For healthy and sustainable tree growth on slope gradient of over 30 degrees, sufficient spacing for new tree planting has to be considered to achieve future optimal landscape value on slope (**Drawings A-11 to A-14**);
- (j) due to the small footprint of the proposed pump station, it would not make significant change to the drainage characteristics of the surrounding stormwater drainage system and insignificant drainage impact is anticipated; and
- (k) based on the Tree Survey and Tree Treatment Proposal, photomontage, Pump Station Design Report and Geotechnical Review Report conducted by the applicant, it is demonstrated that the proposed small-scale pump station would not cause any significant impacts on tree and landscape, visual and geotechnical aspects.

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

As the 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. 31B) is not applicable to the application.

### 4. **Background**

4.1 On 13.1.2023, the Committee agreed to a section 12A application (No. Y/ST/58) submitted by the same applicant to rezone a site with an area of about 0.61ha on TLWHR from “Green Belt” (“GB”) and “G/IC” to “R(B)3” with maximum plot ratio of 2.5 and building height of 140mPD for private residential development. The site was subsequently rezoned from “GB” and “G/IC” to “R(B)3” in 2023, with proposed amendment to the OZP incorporated into the extant OZP. It is located at the uphill of TLWHR to the north of the Site (**Plan A-2**).

4.2 Under application No. Y/ST/58, the section of the existing TLWHR between the “R(B)3” site and the roundabout at the downhill is proposed to be widened from a single track access with a width of about 3.5m to 5.5m to a 7.3m single two-lane carriageway with 2m-wide footpath on one side together with a turn-around facility (hammer road) at the end of the road (the Proposed Access) (**Drawing A-10**). The applicant has undertaken the design and construction, as well as the maintenance and management responsibility of the Proposed Access without transferring to future individual owners. Despite being outside the rezoning application site, the approximate locations of the proposed pump station and the Proposed Access were mentioned under the said rezoning application. The land exchange application for the proposed residential development is being processed by the Lands Department (LandsD), and the management and maintenance responsibilities of the Proposed Access is being considered by the applicant and the relevant government departments including LandsD, Transport Department and Highways Department (HyD).

### 5. **Previous Application**

The Site is not the subject of any previous application.

### 6. **Similar Application**

There is no similar application within the same “G/IC” zone on the OZP.

### 7. **The Site and its Surrounding Areas (Plans A-1 to A-4b)**

7.1 The Site is:

- (a) vacant with some vegetation within a fenced-off and unattended area managed by LCSD;

- (b) located in To Fung Shan and at the northwest of the Sha Tin town centre; and
- (c) accessible via TLWHR which is connected to Mei Tin Road and Chung Ling Road linking to the wider road network in Sha Tin and Tai Wai.

7.2 The surrounding areas have the following characteristics:

- (a) to the east, south and west are several residential developments: Peak One, Pristine Villa, and Sky One. To the further south downhill is another residential development, viz. The Great Hill;
- (b) to the immediate south is the TLWHR RCP. TLWHR Garden is located to the further south;
- (c) to the north within the same “G/IC” zone is Sha Tin North Service Reservoir and a site currently zoned “R(B)3” for residential development as proposed by the same applicant. Lutheran Theological Seminary, Tao Fong Shan Christian Centre and Yau Oi Tsuen are located to the further north; and
- (d) apart from TLWHR to its east, the immediate surrounding areas are mostly covered with vegetation/woodland.

## 8. **Planning Intention**

The planning intention of the “G/IC” zone is primarily for the provision of government, institution and community (GIC) facilities serving the needs of local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

## 9. **Comments from Relevant Government Departments**

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

### **Land Administration**

9.1.1 Comments of the District Lands Officer/Shan Tin, Lands Department (DLO/ST, LandsD):

- (a) the Site falls entirely within the existing Permanent Government Land Allocation No. ST-336 (PGLA ST-336) which is allocated to Leisure and Cultural Services Department (LCSD) for public open space (currently known as TLWHR Garden) (**Drawing A-2**) and the Slope Feature No. 7SW-D/FR549 maintained by ArchSD;

- (b) for implementation of the proposed residential development approved by the Board in January 2023 and the proposed pump station under the current application, the applicant has proposed to upgrade and widen the existing single-lane TLWHR to a 2-lane carriageway as indicated on Figures 3.1 and 3.2 of the SPS. The Proposed Access would encroach upon (i) the area allocated to WSD for the use of Sha Tin North Service Reservoir; (ii) the area allocated to Food and Environment Hygiene Department (FEHD) or the use of RCP; (iii) the PGLA ST-366; and (iv) various registered slope features currently maintained by different government departments including LCSD, ArchSD and WSD. Notwithstanding, the alignment of the Proposed Access has not been finalised and is still pending for the liaison of the applicant and Commissioner for Transport (C for T) according to paragraph 3.2.1 of the SPS;
- (c) the owner of the lots for the proposed residential development under application No. Y/ST/58 (same as the applicant) has applied for land exchange to implement the proposed residential development. Subject to the Board's approval for the proposed Pump Station and the relevant departments' agreement to release their areas, his office may consider to integrate the Site in the land exchange and process the necessary statutory provisions, i.e. Road (Works, Use and Compensation) Ordinance (Cap. 370) for the Proposed Access as agreed by the relevant departments as aforesaid;;
- (d) the SPS (i.e. the Executive Summary and para. 1.1.3) has stated that the Water Supply Impact Assessment (WSIA) submitted for the approved application No. Y/ST/58 for the proposed residential development contained the design of the proposed pump station and the associated rising mains. It is noted that the locality of such pump station, associated rising mains as well as the alignment of the Proposed Access in the WSIA are different from the subject application. For clarity, his office did not accept nor give "no objection" comment on the locality of such pump station, associated rising mains and the alignment of the Proposed Access in the WSIA when commenting the relevant section 12A application No. Y/ST/58. Normally, details of such facilities would be examined when the finalised scheme or proposal is available under the land exchange application as aforesaid; and
- (e) his advisory comments are at **Appendix III**.

### **Water Supplies**

#### 9.1.2 Comment of the Chief Engineer/Construction, WSD (CE/C, WSD):

- (a) he has no objection to the proposed pump station and the proposed arrangement of management and maintenance responsibilities of the proposed pump station or the water mains; and
- (b) the proposed water mains between the existing water mains and the proposed off-site sump pump system can be handed over to WSD for maintenance subject to the provision of Waterworks Reserve Area in accordance with the conditions as detailed in **Appendix III**.

### **Environment**

#### 9.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) based on the relevant information provided in Sections 4.4.15 and 4.4.16 of the SPS, he noted that the proposed small-scale pump station with two water pump sets (similar in nature to others provided in typical residential developments) will be a fully enclosed pump room, and it will not generate any air pollutant to affect the nearby residents. The applicant has also committed to design the proposed pump station in compliance with the noise standards set out in Chapter 9 of HKPSG and Environmental Protection Department's Good Practices on the Control of Noise from Electrical & Mechanical Systems; and
- (b) he has no objection to the application.

### **Landscape**

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

- (a) based on aerial photo of 2023, the site is situated in an area of Residential Urban Fringe landscape character comprising of medium-density residential development, GIC facilities, and dense woodland. The proposed use is considered not entirely incompatible with the surrounding environment;
- (b) all 25 existing trees are proposed to be felled due to direct conflict with the proposed development layout, and poor tree health/ structural condition. Mitigation measure including planting of 11 native new trees in light standard-standard size (compensation ratio of 1:0.44), shrubs and groundcover plantings and vertical green are proposed;



- (c) the applicant's justification for less than tree 1:1 compensatory ratio in terms of number (i.e. areas reserved for necessary and basic facilities for the proposed pump station and topographical constraints) is noted;
- (d) she has also noted that the applicant would explore opportunity for additional tree planting within the planned private residential development in the "R(B)3" zone at the detailed design stage;
- (e) she has no adverse comment on the application from landscape planning perspective; and
- (f) her advisory comments are at **Appendix III**.

### **Leisure and Cultural Services**

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

- (a) she has no in-principle objection to the application subject to LandsD's decision as the Site within TLWHR Garden (PGLA ST-336) will be alienated to LandsD;
- (b) on the understanding that no existing tree maintained by LCSD would be affected, she has no specific comment on the subject on tree aspect; and
- (c) her advisory comments are at **Appendix III**.

### **Food and Environmental Hygiene**

#### 9.1.6 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) noting that a minimum clearance of 3.65m has been maintained between the proposed pump station and the existing RCP, he has no objection to the application; and
- (b) his advisory comments are at **Appendix III**.

### **Building Matters**

#### 9.1.7 Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2&Rail, BD):

- (a) he has no in-principle objection under the Buildings Ordinance to the application; and
- (b) his advisory comments are at **Appendix III**.

## **Traffic**

### 9.1.8 Comments of C for T:

- (a) she has no objection in-principle to the application from traffic engineering point of view; and
- (b) it is noted that there would be construction vehicles accessing the Site during the construction stage, and the traffic generated is expected to be insignificant compared to that generated by the planned residential development. Significant adverse traffic impact and road safety issue are not anticipated.

### 9.1.9 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- as the proposed pump station and associated access roads are not under maintenance of HyD and no public road and footpaths under his maintenance would be affected, he has no comment from highways maintenance point of view on the application.

## **Geotechnical**

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

- (a) he has no geotechnical comment on the application; and
- (b) his advisory comments are at **Appendix III**.

## **Visual**

### 9.1.11 Comments of the Chief Architect/Advisory and Statutory Compliance, ArchSD (CA/ASC, ArchSD):

- (a) she has no comment on the application from visual point of view;
- (b) she has noted that the proposal mainly consists of a one-storey building for a private project. From the photomontage provided, it appears that the proposal has little visual impact to the surrounding environment; and
- (c) she has noted that as the proposed pump station would be built at slope feature No. 7SW-D/FR549, the applicant would take up the future maintenance responsibility of slope feature No. 7SW-D/FR549 upon the completion of works.

### **Fire Safety**

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

- (a) he has no specific comment on the captioned application; and
- (b) his advisory comments are at **Appendix III**.

9.2 The following departments have no objection to/comments on the application:

- (a) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (b) Commissioner of Police (C of P);
- (c) Director of Agriculture, Fisheries and Conservation (DAFC);
- (d) District Officer (Sha Tin), Home Affairs Department (DO(ST), HAD);
- (e) Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO); and
- (f) Project Manager (North), CEDD (PM(N), CEDD).

## **10. Public Comment Received During Statutory Publication Period**

On 17.1.2025, the application was published for public inspection. Six public comments were received from the Chairman of the Sha Tin Rural Committee, the Village Representative of Tung Lo Wan Village, the Incorporated Owners of The Great Hill, the Owner's Committees of Peak One and Peak One Phase 2 (Sky One) and an individual. All of them object to the application mainly on the grounds that the proposed use would bring about negative visual and ecological impact, create noise and air pollution, overload the existing traffic network in and around TLWHR, reduce land available for community and leisure, and negatively affect the *fung shui* of the village nearby (**Appendix II**).

## **11. Planning Considerations and Assessments**

11.1 The application is for proposed utility installation for private project (Pump Station for Salt and Fresh Water System) at the Site zoned "G/IC" zone on the OZP. The proposed pump station with an area of about 237m<sup>2</sup> includes a single-storey structure with a GFA of about 100m<sup>2</sup> and building height of about 4.2m/52.15mPD on a sloped site adjoining TLWHR, which is to support the planned residential development at the uphill location. Given the nature of the proposal, the proposed pump station is considered in line with the planning intention of "G/IC" zone which is primarily for the provision of GIC facilities serving the needs of local residents and/or a wider district, region or the territory. While the Site falls entirely within the PGLA allocated to DLCS for public open space, it is within a fenced-off area and unattended without any public facilities. DLCS has no in-principle objection to the application.

### **Land Use Compatibility**

11.2 The Site is a piece of vacant GL in To Fung Shan and accessible via TLWHR,

The immediate locality of the Site comprises GIC facilities namely the Sha Tin North Fresh Water Service Reservoir to its north, TLWHR RCP to immediate south as well as TLWHR Garden under management of DLCS to the further south (**Plan-A2**). The proposed pump station is considered not incompatible with the surrounding areas.

#### Landscape and Visual Aspects

- 11.3 The proposed pump station is situated at an unattended sloped ground. Given its small scale with a single-storey structure and based on the photomontage submitted by the applicant, no visual impact is anticipated from the proposed pump station. To reduce visual disruption to the users of the adjacent TLWHR Garden, the applicant also proposed visual screening measures as mentioned in paragraph 1.9 above. CA/ASC, ArchSD considers that the proposal has little visual impact to the surrounding environment.
- 11.4 According to the Tree Survey and Tree Treatment Proposal submitted by the applicant, a total of 25 existing trees within the Site are proposed to be felled and 11 new trees with higher ecological and aesthetic value will be planted around the proposed pump station with compensation ratio of 1:0.44. Considering that there are topographical constraints and limited area within the Site for planting of more trees, and that the applicant would explore opportunity for additional tree planting within the planned private residential development in the “R(B)3” zone, CTP/UD&L, PlanD has no adverse comment on the application.

#### Other Technical Aspects

- 11.5 CE/C, WSD has no objection to the proposed pump station, and arrangement of management and maintenance responsibilities of the station and the water mains. According to the applicant, the proposed pump station would not induce traffic demand except for occasional maintenance or repair works and no adverse traffic impact is anticipated. C for T has no objection to the application from traffic engineering point of view. As the proposed pump station and associated access roads are not under maintenance of HyD and no public road and footpaths under his maintenance would be affected, CHE/NTE, HyD has no comment on the application.
- 11.6 Concerned government departments consulted including DFEH, DEP, H(GEO), CEDD, CE/MS, DSD, and PM(N), CEDD have no objection to/adverse comments on the application on environmental, geotechnical and drainage aspects. Relevant technical requirements of concerned government departments could be addressed separately at the subsequent land exchange stage.

#### Public Comments

- 11.7 Regarding the public comments on the application as detailed in paragraph 10, the applicant’s justifications in paragraphs 2(a) to 2(k) above, and the government departments’ comments and planning assessments in paragraphs 10.1 to 10.7 above are relevant.

## 12. **Planning Department's Views**

- 12.1 Based on the assessment made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 28.2.2029, 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 advisory clauses are suggested for Members' reference:

### Advisory Clauses

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

- 12.3 There is no strong reason to recommend rejection of the application.

## 13. **Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 13.2 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 validity of the permission should expire.
- 13.3 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.

## 14. **Attachments**

<b>Appendix I</b>	Application Form received on 9.1.2025
<b>Appendix Ia</b>	Supporting Planning Statement received on 9.1.2025
<b>Appendix Ib</b>	Further Information received on 14.2.2025
<b>Appendix Ic</b>	Further Information received on 19.2.2025
<b>Appendix Id</b>	Further Information received on 21.2.2025
<b>Appendix II</b>	Public Comments
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site and Surrounding Context
<b>Drawing A-2</b>	Landholding Plan
<b>Drawing A-3</b>	Existing and Proposed Fresh Water Supply Layout Plan
<b>Drawing A-4</b>	Existing and Proposed Salt Water Supply Layout Plan
<b>Drawing A-5</b>	Proposed Management and Maintenance Responsibilities of the Proposed Water Mains
<b>Drawing A-6</b>	Proposed Pump Station Layout Plan
<b>Drawing A-7</b>	Proposed Pump Station Section Plans

<b>Drawing A-8</b>	Proposed Management and Maintenance Responsibilities of the Site and the Affected Slope Feature No. 7SW-D/FR549
<b>Drawing A-9</b>	Photomontage
<b>Drawing A-10</b>	Master Layout Plan of Proposed Residential Development under Application No. Y/ST/58
<b>Drawing A-11</b>	Landscape Proposal
<b>Drawing A-12</b>	Tree Treatment Plan
<b>Drawing A-13</b>	Tree Planting Plan
<b>Drawing A-14</b>	Slope Tree Planting Section and Elevation Plans
<b>Drawing A-15</b>	Illustration of Tree Treatment Proposal
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2025**