

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/564

<u>Applicant</u>	: Paws United Charity Limited represented by PlanArch Consultants Ltd.
<u>Site</u>	: Former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories
<u>Site Area</u>	: About 3,690 m ²
<u>Land Status</u>	: Government Land
<u>Plan</u>	: Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
<u>Zoning</u>	: "Government, Institution or Community" ("G/IC") [Restricted to a maximum building height of 3 storeys excluding basement floor(s)]
<u>Application</u>	: Proposed Temporary Animal Boarding Establishment (ABE) for Homeless Animals for a Period of 5 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) (i.e. Former St. Simon's Primary School) for proposed temporary ABE for homeless animals for a period of 5 years (**Plan A-1**). The Site falls within an area zoned "G/IC" on the OZP. According to the Notes of the OZP for the "G/IC" zone, 'Animal Boarding Establishment' is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by a vacant school premises (VSP) (**Plans A-2 and A-4**).
- 1.2 According to the applicant, the proposed development involves conversion of a VSP and addition of temporary structures for an ABE and its ancillary facilities. It will provide animal care and adoption services and also serve as an educational resource to the community. The proposed development involves five buildings of 1 to 2 storeys high with a total gross floor area (GFA) of about 1,120 m² (Plot Ratio (PR) of about 0.3) (**Drawing A-1**). At maximum, 180 dogs and 65 cats will be accommodated. The former main school building (Structure 1 on **Drawings A-1 to A-3**) will be renovated for office, guard room, adoption room, cattery, dog kennel, dog observation room, accessories outlet, toilet, pantry and store. The 2 existing toilets (Structures 2 and 3) will be demolished and replaced by 2 one-storey structures for cat isolation, dog isolation and store. An one-storey temporary structure (Structure 4) will be added to

serve as toilet and shower room for the office staff. A new one-storey structure (Structure 5) will be built to serve as dog training room. The existing temporary structure located at the northwestern part of the Site will be demolished and the space will be used for internal access, parking spaces for private cars and loading/ unloading space. The operation hours are from 10:00 a.m. to 6:00 p.m. daily, with 24-hour animal boarding services with security and peripheral fencing wall along the site boundary. All existing trees within the Site will be retained. The layout plan and floor plans submitted by the applicant are at **Drawings A-1 to A-3**.

1.3 The major development parameters of the application are as follows:

Site Area	About 3,690 m ²
Non-domestic Gross Floor Area (GFA)	About 1,120 m ²
PR	About 0.3
Site Coverage	About 22.2%
No. of Buildings	5 buildings (including the existing VSP) for adoption room, dog kennel, cattery, dog observation rooms, cat/dog isolation rooms, dog training room, reception, office, guard room, pantry, toilet/shower, store and ancillary accessories outlet
No. of Parking Spaces	3 for Private Car
No. of Loading/Unloading Spaces	1 loading/unloading space for Light Goods Vehicle (LGV)
Operation Hours	<ul style="list-style-type: none">• 24-hour animal boarding services from Mondays to Sundays including public holidays• Open to the public from 10:00 a.m. to 6:00 p.m. daily. Prior appointment is required.
Anticipated Completion Year	2023

1.4 The applicant is a charitable institution approved under s.88 of the Inland Revenue Ordinance (Cap. 112). Subject to the site availability and successful renewal of approval from the Board and relevant Government departments, the applicant intends to operate the proposed ABE for at least 10 years (including approximately 2 years of renovation/construction).

Traffic

1.5 The Site is accessible from San Ping Circuit (**Plan A-2**) and its ingress/egress point is located at the south-western boundary of the Site (**Drawing A-1** and **Plan A-2**). As the Site is located at close proximity to the Light Rail Tsing Wun Stop (about 350 m) or Tsing Shan Tsuen Stop (about 200m) and within 500m from MTR Tuen Mun Station (**Plan A-3**), visitors will be encouraged to reach the Site by public transport. 3 private car parking spaces and 1 loading and unloading space for LGV will be provided at the Site to cater for visitor parking and operational need of the proposed ABE.

Environment

- 1.6 Proposed noise mitigation measures such as sound proofing materials, 24-hour mechanical ventilation and air conditioning system, non-provision of public announcement system and whistle blowing and keeping the animals indoor from 9 p.m. to 7 a.m. will be incorporated in the proposed development.
- 1.7 24-hour mechanical ventilation will be provided and possible smell from the proposed ABE will be discharged away from surrounding residential dwellings.
- 1.8 The applicant committed to adopt strict disinfecting and sanitization protocols to ensure proper hygiene. Smooth and non-porous finishes will be adopted to facilitate cleaning work and disinfecting.

Sewerage

- 1.9 The applicant would obtain a discharge license required by the Water Pollution Control Ordinance (WPCO) for the proposed development upon the approval received from the Board. Wastewater generated from the proposed development would be discharged to the public sewerage in the vicinity of the Site.
- 1.10 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 31.5.2021 (Appendix I)
 - (b) Supplementary Planning Statement (Appendix Ia)
 - (c) Further Information (FI) received on 19.8.2021 providing a new Geotechnical Planning Review Report (GPRR) and responses to departmental and public comments
[not exempted from publication and recounting requirements] (Appendix Ib)
 - (d) FI received on 21.9.2021 providing responses to departmental comments
[exempted from publication and recounting requirements] (Appendix Ic)
- 1.11 On 23.7.2021, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant. With the FI received on 19.8.2021, the application is scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendices Ia to Ic**. They are summarised as follows:

- (a) The proposed development could provide proper facilities and services to take care of and rehome homeless animals. It can facilitate to reduce number of animal euthanized and safeguard animal welfare.

- (b) The Site is listed on the “Vacant Government Sites Available for Application for Greening or Government/Institution/Community Uses” managed by Lands Department (LandsD). The Site has been left vacant for more than 30 years. The proposed development is a good opportunity to utilise the Site potential.
- (c) The proposed development is in line with the planning intention of the “G/IC” zone of the OZP and compatible with the surrounding environment which are mainly industrial buildings or natural vegetation.
- (d) With the incorporation of proposed environmental mitigation measures, no adverse noise and odour impacts and hygiene problem arising from the proposed development are anticipated. No adverse impacts on traffic and sewerage aspects are also anticipated from the proposed development. All existing trees within the Site will be retained.
- (e) The GPRR concluded that the proposed development shall have no significant effect to or be affected by the existing slopes.
- (f) The proposed use is in line with Town Planning Board Guidelines No. 16 “Application for Development/Redevelopment within “G/IC” Zone for Uses other than “GIC” Uses”.

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.31A) is not applicable to the application.

4. Background

- 4.1 St. Simon’s Primary School was established in 1947 and ceased operation in 1986. The Site was first zoned “G/IC” to reflect the use at that time on the draft Tuen Mun OZP No. LTM/2 which was gazetted on 29.7.1983. There is no change in the zoning since then.
- 4.2 In accordance with the Central Clearing House mechanism of PlanD, the long-term use of the Site is recommended for GIC use. The Site has been included in the list of vacant government sites (including VSP) available for community, institutional or non-profit making purposes on short-term basis published by LandsD. The list is to better utilize land resources, where there are temporary vacant sites available, applications can be submitted by non-government organizations (NGOs) or social enterprises to rent such sites for community, institutional or non-profit making uses on a short-term basis.

5. Town Planning Board Guidelines

Town Planning Board Guidelines for Application for Development/Redevelopment within “G/IC” Zone for Uses other than “GIC” Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 16) is relevant to the application. The relevant assessment criteria are extracted as follows:

- (a) In general, sites zoned “G/IC” are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised and the concerned Government departments have no objection to releasing a particular “G/IC” site or a certain part of it for non-GIC uses. For applications for development/redevelopment for non-GIC uses within a “G/IC” site, the applicant should satisfactorily demonstrate the following:
 - (a) in the case of an undesignated “G/IC” site, the application site is no longer required to be reserved for any GIC uses; and
 - (b) the proposed development/redevelopment would not adversely affect the provision of GIC facilities in the district on a long-term basis.
- (b) The proposed development should be compatible in land use terms with the GIC uses on the site, if any, and with the surrounding areas.
- (c) The scale and intensity of the proposed development should be in keeping with that of the adjacent area and have regard to the character and massing of the building in the surrounding area.
- (d) The proposed development should not cause adverse traffic and environmental impact, and should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.
- (e) The proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area.

6. Previous Application

There is no previous application covering the Site.

7. Similar Application

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

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

8.1 The Site is:

- (a) currently occupied by a vacant and dilapidated school premises on three levels of terrace (**Plans A-2 and A-4**). The 2-storey main building (2 storeys at east wing and 1 storey at west wing) is located on the highest level of terrace at the southern part of the Site. The 2 one-storey structures are on the middle level of terrace. The lowest level of terrace at the northern part of the Site is an open area;
- (b) located in the northeastern part of a knoll known as Mo Lo Shan (摩囉山); and
- (c) accessible via San Ping Circuit (**Plan A-2**).

8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) to the east and south are mainly scattered residential dwellings in temporary structures and graves;
- (b) to the immediate north is San Ping Circuit and further north across San Ping Circuit and further east are clusters of industrial developments within “I” zone; and
- (c) to the immediate southwest is a 3-storey building of the Hong Kong Christian Service Jockey Club Lodge of Rising Sun providing treatment and rehabilitation services to drug abusers.

9. Planning Intention

The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the 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, organizations providing social services to meet community needs, and other institutional establishments.

10. Comments from Relevant Government Bureau/Departments

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

Policy Aspects

10.1.1 Comments of the Secretary for Food and Health (SFH):

Policy support is granted to the applicant's Short Term Tenancy (STT) application to establish a temporary ABE at the Site since it is in line with Agriculture, Fisheries and Conservation Department's (AFCD's) rehoming scheme and policy of promoting animal adoption.

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

- (a) The applicant is a non-profit animal welfare organization and has become AFCD's rehoming partner since October 2019. The proposal involves setting up and running an animal shelter and adoption centre which is in line with AFCD's rehome scheme.
- (b) Running an animal shelter or adoption centre does not require a licence from his department as opposed to running a commercial ABE which is regulated under Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I). Having said that, the conditions in which animals are kept must meet the minimum requirements of the Prevention of Cruelty to Animals Ordinance (Cap. 169) and its subsidiary regulations.

Land Administration

10.1.3 Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) The Site falls within an unleased and unallocated Government land in Area 33, Tuen Mun. The Site is currently identified as Government Site No. CS-007# having an area of about 3,690m² with a vacant school premises, namely, Ex-St. Simon's Primary School, erected thereon. The applicant, Paws United Charity Limited has submitted a STT application for using the Site as temporary ABE.
- (b) Two registered slope feature Nos. 5SE-B/C17 and 5SE-B/C131 ("the Slope Features") fall within the Site. Subject to the advice from Head of Geotechnical Engineering Office of Civil Engineering and Development Department (H(GEO), CEDD) and Slope Maintenance Section of LandsD, the applicant may be required to take up the maintenance responsibility of the Slope Features to ensure slope safety for using the Site for the proposed ABE.
- (c) The Site is currently accessible through a narrow and steep strip of Government land. There is no guarantee that any right of way over the said land will be given.
- (d) The processing of the STT application has been suspended. Should the Board approved the application, processing of the STT application will be resumed and the STT application will be considered by LandsD acting in the capacity of the landlord at its sole discretion. Other applications for use of the Site have been received and are being considered. There is no guarantee that the application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of fees, as may be imposed by LandsD.

Traffic

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

- (a) He has no comment on the application provided that the proposed parking provisions can cater for its parking and loading/unloading demand.
- (b) The connecting road between San Ping Circuit and the Site is not public road managed by his department. The applicant should ascertain that the connecting road is suitable for the proposed use and consult relevant managing department of the connecting road.

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

- (a) The access connecting to the Site entrance is not maintained by his department. The proposed access arrangement of the Site should be commented by TD.

- (b) As his department does not and will not maintain any access connecting to the Site, the applicant should be responsible for his own arrangement.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

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

- (a) According to the submitted information, the applicant will carry out environmental mitigation measures on noise, air ventilation, odour and sewage aspects. He has no objection to the application subject to the following approval conditions to be imposed:
 - (i) the animals should be kept inside the enclosed structures from 9:00 p.m. to 7:00 a.m., as proposed by the applicant, during the approval period; and
 - (ii) no public announcement system and whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site as proposed by the applicant.
- (b) The applicant should note the advisory comments at **Appendix III**.

Drainage and Sewerage

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

He has no in-principle objection to the application from the public drainage and sewerage viewpoints subject to the following conditions:

- (a) the Site is located at an area where public drainage facility is available for connection. Should the application be approved, a condition should be stipulated requiring the applicant to submit a drainage proposal for the development and to implement and maintain the drainage facilities proposed in the drainage proposal to the satisfaction of his department; and
- (b) the Site is located at an area where public sewerage facility is available for connection. Should the application be approved, a condition should be stipulated requiring the applicant to submit a sewerage proposal for the development and to implement and maintain the sewerage facilities proposed in the sewerage proposal to the satisfaction of his department.

Landscape

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

With reference to his site visit on 9.6.2021 and aerial photo of 2020, the Site is the former St. Simon's Primary School. Apart from the proposed dog playground area and Structure 1, the Site is covered with vegetation including trees of common species and shrubs. The Site is situated in an area of urban

fringe landscape character predominated by industrial buildings, temporary structures and tree clusters. A wooded knoll is observed to the further southeast of the site. The proposed use is not incompatible with the surrounding environment. It is noted that the applicant proposes to retain all trees within the Site. Hence, he has no objection to the application from landscape planning perspective. The applicant should note the advisory comments at **Appendix III**.

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

The Site is paved and is located within developed area. The existing school main building will be renovated and new small structures will be built for the proposed use. The Site has been abandoned for quite some time and is covered with some vegetation. Noting that all trees within the Site will be retained, he has no comment on the application from nature conservation perspective.

Fire Safety

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

He has no objection in principle to the proposal subject to fire services installations (FSIs) being provided to his satisfaction. The applicant should note the advisory comments at **Appendix III**.

Water Supply

10.1.11 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/Const., WSD):

He has no objection to the application and the applicant should note the advisory comments at **Appendix III**.

Building Matters

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

There is no record of approval by the Building Authority (BA) for the existing structures at the Site and his department is not in a position to offer comment on their stability for the use related to the application. The applicant should be reminded of the advisory comments at **Appendix III**.

Heritage

10.1.13 Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(AM), AMO):

He has no in-principle objection to the application from the heritage conservation perspective. The applicant should be reminded of the advisory comments at **Appendix III**.

Geotechnical

10.1.14 Comments of the H(GEO), CEDD:

- (a) He noted from the GPRR that a detailed assessment, and if necessary, stabilization/ upgrading/ preventive works of all existing slopes (i.e. Feature Nos. 5SE-B/C131 and 5SE-B/C17) in the vicinity of the site will be carried out to ensure that the proposed development would not adversely affect or be affected by the existing slopes/ retaining walls. Hence, he has no comment on the GPRR.
- (b) The applicant should be reminded to submit all geotechnical submissions regarding the proposed development to the BD for approval according to the Buildings Ordinance.

10.1.15 Comments of the Geotechnical Engineer/34, Slope Maintenance Section, Lands Department (GE/34, SMS, LandsD):

Slopes 5SE-B/C17 and 5SE-B/C131 are currently maintained by LandsD, which will be included into the Site. As these slopes will fall within and/or solely affect the Site, the applicant should be required to maintain these slopes, based on established practice.

District Officer's Comments

10.1.16 Comments of District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

The Site is in the vicinity to village environ of Tuen Mun Kau Hui (屯門舊墟) and it is estimated that 60 or more households may be living in Mo Lo Shan (摩囉山) area. He noted from the application materials that the ABE intends to operate for at least 10 years, including approximately 2 years of renovation/construction. In view of the close proximity of the Site to existing village area, it is envisaged the village representatives (VRs) and villagers of Tuen Mun Kau Hui will be concerned about the potential adverse air, noise, odour and other environmental impacts brought to the surrounding areas during the construction and operation of the proposed ABE. He has also distributed consultation letters to the locals concerned and understand that they would provide their comments (if any) to the Board direct.

10.2 The following government departments have no adverse comments on the application:

- (a) Project Manager (West), Civil Engineering and Development Department;
- (b) Director of Electrical and Mechanical Services;
- (c) Director of Food and Environmental Hygiene; and
- (d) Commissioner of Police.

11. Public Comments Received During the Statutory Publication Periods

- 11.1 On 1.6.2021 and 27.8.2021, the application and relevant FI were published for public inspection. During the statutory public inspection periods, 55 public comments were received. Among the public comments received, 49 of them support the application

and 6 of them raise objection to the application. Samples of the public comments are attached at **Appendices IIa** and **IIb**. All the public comments received are deposited at the Secretariat for Members' inspection at the meeting.

- 11.2 49 public comments (submitted by individuals) support the application because the proposed development can provide a shelter to the abandoned animals, the applicant has good experience and dedicated team to rescue animals, the abandoned school can be utilized, the Site is well served by public transport and suitable for the proposed development, and the proposed development would not create adverse impact to the residents as it is located at the fringe of industrial area and away from residential developments.
- 11.3 6 public comments (submitted by 5 individuals and a letter submitted by a group of residents from Mo Lo Shan (摩囉山) with 21 signatures) object to the application because the proposed development would create adverse environmental (noise and air), traffic, drainage impacts to the area and create nuisance and hygienic problems to the local residents.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary ABE for homeless animals for a period of 5 years at the Site zoned "G/IC" on the OZP. The planning intention of the "G/IC" zone is primarily for the provision of Government, institution or community facilities serving the needs of the 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, organizations providing social services to meet community needs, and other institutional establishments. Although the proposed use is not entirely in line with the planning intention of the "G/IC" zone, there is no designated use and no known programme for long-term use of the Site. The proposed development is in line with the Government policy of promoting animal adoption and AFCD's rehoming scheme. SFH supports the application and confirms that policy support has been granted to the applicant, which is an NGO, for a STT application for the proposed development at the Site. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the "G/IC" zone.
- 12.2 The Site is located in an area of urban fringe landscape character, comprising temporary structures for dwellings, a drug abuser treatment and rehabilitation centre, graves and unused vegetated land while to the further east and north are cluster of industrial developments (**Plans A-2 and A-3**). With the incorporation of the proposed environmental mitigation measures such as sound proofing materials, 24-hour mechanical ventilation and air conditioning system, environmental impacts including noise and odour arising from the proposed development is not anticipated and DEP has no objection to the application. It is considered that the proposed use, which will be accommodated in the existing VSP on the Site, is not incompatible with the surrounding context.
- 12.3 The Site is one of the VSP sites currently under the management of LandsD and it is under the list of vacant government sites for community, institutional or non-profit making purposes on short-term basis published by LandsD with the intention to better utilize land resources. The Site has been left vacant since 1986 (i.e. for over 30 years), the proposed development is in line with the Government's intention to optimize land resources by utilising VSP sites.

- 12.4 Other relevant government bureau and departments including C for T, CE/MN of DSD, D of FS and H(GEO) of CEDD have no objection to or adverse comment on the application on traffic, drainage, sewage, fire safety and geotechnical aspects. On the provision of GIC facilities, all government departments consulted have no plan or programme to provide any GIC facilities at the Site. In this connection, the application complies with the relevant assessment criteria stated in the Town Planning Board Guidelines for Application for Development/Redevelopment within “G/IC” Zone for Uses other than “GIC” Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 16).
- 12.5 There is no previous application on the Site or similar application within the same “G/IC” zone.
- 12.6 Amongst the 55 public comments received during the statutory publication, 49 public comments support the application with only 6 objecting to the application on the grounds as summarised in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.5 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment 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 for a period of 5 years.
- 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 5 years until 15.10.2026. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 10:00 a.m. (except for overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the Site between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, during the planning approval period;
- (c) no public announcement system or whistle blowing is allowed to be used on the Site, as proposed by the applicant, at any time during the planning approval period;
- (d) the existing tree planting within the Site shall be maintained in good condition at all times during the planning approval period;
- (e) the provision of the accepted environmental mitigation measures, as proposed by the applicant, within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 15.7.2022;

- (f) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.4.2022;
- (g) in relation to (f) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.7.2022;
- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a sewerage impact assessment within **6** months from the date of planning approval to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the Town Planning Board by 15.4.2022;
- (j) in relation to (i) above, the implementation of the mitigation measures identified in the sewerage impact assessment within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the Town Planning Board by 15.7.2022;
- (k) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.4.2022;
- (l) in relation to (k) above, the implementation of fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.7.2022;
- (m) if any of the above planning condition (a), (b), (c), (d) or (h) 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; and
- (n) if any of the above planning condition (e), (f), (g), (i), (j), (k) or (l) 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.

Advisory Clauses

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

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

the development is not in line with the planning intention of the "G/IC" zone which is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. No strong planning justification has been given in the submission for a departure from the 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.
- 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 received on 31.5.2021
Appendix Ia	Supplementary Planning Statement
Appendix Ib	FI received on 19.8.2021
Appendix Ic	FI received on 21.9.2021
Appendices IIa and IIb	Public comments
Appendix III	Recommended advisory clauses
Drawing A-1	Layout Plan submitted by the Applicant
Drawings A-2 and A-3	Floor Plans submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial photo
Plans A-4a to A-4b	Site photos

**PLANNING DEPARTMENT
OCTOBER 2021**