

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

**APPLICATION NO. A/YL-LFS/425**

- Applicant** : Tung Wah Group of Hospitals represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 in D.D. 129, and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 18,981m<sup>2</sup> (including GL of about 3,164m<sup>2</sup> or 16.7%)
- Leases** : (i) New Grant Lot held under Tai Po New Grant No. 4855 for Lots 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D.128 (demised for agricultural use)
- (ii) Block Government Lease for remaining lots (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zonings** : (i) “Residential (Group D)” (“R(D)”) (about 52%)  
[restricted to a maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]
- (ii) “Residential (Group C)” (“R(C)”) (about 48%)  
[restricted to a maximum PR of 0.4 and a maximum BH of 3 storeys (9m) including car park]
- Application** : Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years and Filling and Excavation of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary transitional housing with ancillary uses for a period of 3 years and filling and excavation of land at the application site (the Site) (**Plan A-1**). The Site falls within an area partly zoned “R(D)” (about 52%) and partly zoned “R(C)” (about 48%) on the approved Lau Fau

Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11. According to the Notes of the OZP, while ‘Residential Institution’ is a Column 2 use in the “R(C)” and “R(D)” zones, the PR and BH of the proposed development exceed the development restrictions of the “R(C)” and “R(D)” zones. Nevertheless, according to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for in terms of the OZP. Besides, filling and excavation of land within the “R(D)” zone also require planning permission from the Board. The Site is currently partly covered with vegetation, whilst partly hard-paved and occupied by some temporary structures (**Plans A-4a to A-4c**).

- 1.2 According to the applicant, the proposed transitional housing development aims at alleviating the hardship of vulnerable families yet to be allocated with public housing. The applicant intends to operate the proposed transitional housing development for 5 years, i.e. completion in 2024 and operation until 2029. Renewal application will be submitted in future if the current application is approved by the Rural and New Town Planning Committee (the Committee).
- 1.3 The proposed development involves three 4 to 5-storey residential compounds, i.e. Blocks A, B and C, with a domestic gross floor area (GFA) of about 28,549m<sup>2</sup> (i.e. a domestic PR of about 1.51) and a maximum BH of not more than 22mPD (**Drawings A-1 to A-3**). It will provide about 1,233 self-contained units equipped with kitchens/pantries and toilets for households. Three types of housing units, namely those for 1-2 persons (1,048 units), for 3-4 persons (183 units), as well as accessible units (for 2 persons) (2 units) will be provided. Also, two non-domestic blocks including a 2-storey activity hall (for holding activities and events for residents<sup>1</sup>) and a 1-storey administration office (for security use), with a total non-domestic GFA of about 574m<sup>2</sup> (i.e. a non-domestic PR of about 0.03) and a maximum BH of not more than 15.75mPD will be provided (**Drawing A-1**). Private open space of not less than 2,832m<sup>2</sup>, with recreational facilities such as basketball court, children’s play area, barbecue area and community farm will be provided (**Drawings A-4 and A-5**). Kiosks (vending machines) will also be provided in the residential compounds to cater for the daily needs of future residents.
- 1.4 Besides, the Site will be excavated and filled for about 1 to 3m in depth<sup>2</sup>, so as to facilitate site formation, construction of Modular Integrated Construction (MiC) footing and provision of utility works. The proposed development parameters are as follows:

<b>Site Area</b>	about 18,981m <sup>2</sup>
<b>Plot Ratio</b> <ul style="list-style-type: none"><li>• Domestic</li><li>• Non-domestic</li></ul>	about 1.54 <ul style="list-style-type: none"><li>• about 1.51</li><li>• about 0.03</li></ul>
<b>Total GFA</b> <ul style="list-style-type: none"><li>• Domestic</li><li>• Non-domestic</li></ul>	about 29,123m <sup>2</sup> <ul style="list-style-type: none"><li>• about 28,549m<sup>2</sup></li><li>• about 574m<sup>2</sup></li></ul>

<sup>1</sup> Including activities classes, workshops, lectures, supportive activities and events for residents.

<sup>2</sup> While the applicant indicates that filling and excavation of land will be undertaken at the entire Site (about 18,981m<sup>2</sup>), only the portion within the “R(D)” zone (about 9,820m<sup>2</sup> or 52%) requires planning permission from the Board.

<b>Site Coverage</b>	about 37%
<b>No. of Blocks</b>	5 <ul style="list-style-type: none"> <li>• Residential: 3</li> <li>• Ancillary uses: 2 (1 activity hall and 1 administration office)</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>• Residential Compounds: Not more than 22mPD</li> <li>• Activity Hall: Not more than 15.75mPD</li> <li>• Administration Office: Not more than 10.0mPD</li> </ul>
<b>No. of Storeys</b>	<ul style="list-style-type: none"> <li>• Residential Compounds: 4-5</li> <li>• Activity Hall: 2</li> <li>• Administration Office: 1</li> </ul>
<b>No. of Units</b>	about 1,233
<b>Estimated Population</b>	about 2,832
<b>Private Open Space</b>	Not less than 2,832m <sup>2</sup>
<b>No. of Parking Space</b>	Nil
<b>No. of Loading/Unloading Bay</b>	2 (for Heavy Goods Vehicles)
<b>Completion Year</b>	2024
<b>Area and Depth of Land Filling and Excavation*</b>	9,820m <sup>2</sup> (1-3m in depth)

\* See footnote 2

- 1.5 In support of the application, various technical assessments have been conducted, including Traffic Impact Assessment (TIA), Environmental Assessments (EA) (including Air Quality Impact Assessment (AQIA) and Noise Impact Assessment (NIA)), Tree Survey and Landscape Proposal, Visual Appraisal (VA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Water Supply Impact Assessment (WSIA). The assessments are attached at **Appendix Ia** and their recommendations are summarised as below.

#### *Transport and Traffic Aspects*

- 1.6 The Site is accessible from a local track connecting Deep Bay Road with the Site and another residential development named Deep Bay Grove (**Plan A-2**). 2 loading/unloading bays for heavy goods vehicles will be provided. As the future residents are anticipated to rely mainly on public transport, no parking spaces will be provided. The Site is in proximity to existing public transport services at the Lau Fau Shan Roundabout to the north of the Site within about 300m walking distance (**Plan A-2**). They include an MTR feeder bus and 4 green minibus (GMB) routes providing connections to Tin Shui Wai and Yuen Long MTR Stations, Yuen Long Town Centre and other Yuen Long areas<sup>3</sup>. To cater for the increased demand, the TIA recommends to strengthen the frequencies of the MTR feeder bus and the 4 GMB routes during morning peak hours.

#### *Environmental Aspects*

- 1.7 According to the AQIA, a building setback of more than 5m from the local track and

<sup>3</sup> They include MTR feeder bus route K65 plying between Lau Fau Shan Roundabout and MTR Yuen Long Station with en-route stop at MTR Tin Shui Wai Station; GMB route 34 plying between Lau Fau Shan Roundabout and Yuen Long (Tai Fung Street); GMB route 34A plying between Lau Fau Shan Roundabout and Ha Tsuen; GMB route 33 plying between Ha Pak Nai and Yuen Long (Tai Fung Street) with en-route stop at Lau Fau Shan Roundabout; and GMB route 35 plying between Mong Tseng Wai and Yuen Long (Tai Fung Street) with en-route stop at Lau Fau Shan Roundabout.

Deep Bay Road (local distributor) to the east of the Site has been incorporated into the layout design to mitigate any potential adverse air quality impact arising from vehicular emissions. According to the NIA, to mitigate the adverse noise impact from the brownfield operations to the east, acoustic fins will be provided at the eastern end of Block B. Also, single-aspect design for the eastern façade of Block B, as well as orientation of peripheral façade to be north and south facing are also proposed to avoid direct line of sight or minimise view angle to the industrial noise sources (**Drawing A-1**).

#### *Landscape and Visual Aspects*

- 1.8 According to the Tree Survey and Landscape Proposal, amongst the 64 trees within the Site, all are common species and no registered Old and Valuable Tree or Champion Tree is identified. 62 trees which are with unrecoverable defects and in direct conflict with the development layout are recommended to be felled. The remaining 2 trees which are native species, in fair health and form, and with better amenity value are proposed to be transplanted (**Drawing A-6**). 62 new trees are proposed to be planted, with the compensatory ratio of 1:1 (**Drawing A-7**). Edge planting with shrubs and trees/hedge is proposed to soften the development edge and create a green buffer to the surrounding developments (**Drawing A-4**).
- 1.9 According to the VA, the photomontages (**Drawings A-8 to A-12**) demonstrated that the proposed development which is low-rise in nature would largely be screened off by existing vegetation and developments.

#### *Drainage and Sewerage Aspects*

- 1.10 According to the DIA, the surface runoff of the Site will be conveyed to the existing San Hing Tsuen Channel through proposed stormwater drains, which will subsequently be conveyed downstream to the Deep Bay via the existing open channel of Hang Hau Tsuen Channel to the south of the Site. According to the SIA, sewage generated from the proposed development will be conveyed to the existing public sewer along Deep Bay Road and the Lau Fau Shan Sewage Pumping Station via proposed sewerage pipe.
- 1.11 The Master Layout Plan, floor plan, section plan, landscape plan, open space demarcation plan, tree treatment plan, tree planting plan and photomontages are at **Drawings A-1 to A-12** respectively.
- 1.12 The Site is the subject of 3 previous applications (No. A/YL-LFS/156, 323 and 403) (details at paragraph 5 below).
- 1.13 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form received on 13.5.2022 (**Appendix I**)
  - (b) Supporting Planning Statement with Technical Assessments (**Appendix Ia**)
  - (c) Further Information (FI) received on 25.5.2022\* (**Appendix Ib**)
  - (d) FI received on 7.6.2022\* (**Appendix Ic**)
  - (e) FI received on 13.6.2022\* (**Appendix Id**)

*\* accepted and exempted from publication requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Supporting Planning Statement at **Appendix Ia**. They can be summarised as follows:

- (a) Providing about 1,233 units for an estimated population of about 2,832, the proposed development is in line with the Government's short-term housing initiative to increase the provision of transitional housing as promulgated in the 2018 Policy Address, so as to imminently alleviate the hardship of vulnerable families yet to be allocated with public rental housing units. MiC method and prefabricated construction components will be adopted to deliver the transitional housing units in a timely and sustainable manner.
- (b) The Tung Wah Group of Hospitals (TWGHs), being the oldest and largest charitable organisation in Hong Kong, will be responsible for running the transitional housing programme that aims at providing adequate accommodation, promoting neighbourhood mutual help and providing employment support. Subject to operational arrangement at the detailed implementation stage, welfare services such as free medication, education and elderly services may be considered.
- (c) To create a sustainable neighbourhood and promote social inclusiveness, good planning attributes such as an activity hall, social gathering spaces, as well as active and passive recreational facilities will be provided to the residents. Landscaping and edge planting will improve the streetscape amenity and create green buffer to the surrounding developments.
- (d) The proposed development which is low-rise and low-density in nature is compatible with the character of the surrounding area predominated by low-rise residential developments and dwellings.
- (e) The proposed development is in line with the planning intentions of the "R(C)" and "R(D)" zones of the OZP. It will also make efficient use of valuable land resources currently under-utilised.
- (f) Technical assessments including TIA, EA, Tree Survey and Landscape Proposal, VA, DIA, SIA and WSIA have been conducted in support of the proposed transitional housing development. They demonstrate that the proposed development is technically feasible and no insurmountable impact is anticipated.

## **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not a "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 obtaining consent of the current land owner. Detailed information would be deposited at the meeting for Members' inspection. For the GL portion, the requirements under TPB PG-No. 31A are not applicable.

#### **4. Background**

##### *On-going Planning Application*

- 4.1 Majority of the Site is the subject of an on-going s.12A application (No. Y/YL-LFS/14) submitted by the landowner of the concerned lots on 1.3.2022, which seeks to rezone the application site (about 20,455m<sup>2</sup>) from “R(C)” and “R(D)” to “Residential (Group B)” for proposed residential development and child care centre at a total PR of 3.057 and a maximum BH of 90mPD (25 storeys, excluding 2 storeys of basement).

##### *Planning Enforcement*

- 4.2 The Site is currently not subject to any active planning enforcement action.

#### **5. Previous Applications**

- 5.1 Part of the Site is involved in 3 previous applications for residential development and temporary recreational uses. Details of the above previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Application No. A/YL-LFS/156 for proposed residential development with minor relaxation of PR from 0.2 to 0.2334 at the “R(C)” and “R(D)” zones covering the southern portion of the Site was approved with conditions by the Committee on 27.7.2007 mainly on considerations that the proposed development was in line with the planning intentions of both “R(C)” and “R(D)” zones; the minor relaxation in aggregate PR was purely technical in nature and not incompatible with the surrounding rural environment; concerned government departments have no adverse comment on the proposed development or the technical concerns could be addressed by approval conditions. However, the proposed development was not implemented and the planning permission lapsed on 28.7.2011.
- 5.3 Applications No. A/YL-LFS/323 and 403 for temporary place of recreation, sports or culture, and temporary barbecue area with filling of land were approved by the Committee in 2018 and 2021 respectively. The considerations for them were not relevant to the current application for residential use.

#### **6. Similar Application**

There is no similar application for temporary residential development within the same “R(C)” and “R(D)” zones on the OZP.

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

- 7.1 The Site is:
- (a) partly concrete-paved and erected with temporary structures at the central portion. The remaining portion is largely covered with vegetation; and

- (b) located to the west of Deep Bay Road, and is accessible via a track on Government Land branching off Deep Bay Road.
- 7.2 The surrounding areas comprise mainly commercial cum residential developments to the north, brownfields to the east, village settlement to the south and shrubland to the west. Some of these uses are suspected unauthorised developments (UDs) subject to enforcement action by the Planning Authority:
- (a) to the immediate north is a low-rise residential development named Deep Bay Grove. To the further north is the low-rise commercial cum residential cluster of the Lau Fau Shan township;
  - (b) to the immediate east are open storage yards for construction materials, warehouses and a shop. To the further east across Deep Bay Road are a brownfield belt comprising open storage yards for containers and construction materials; warehouses and vehicle park. To the further southeast across Deep Bay Road is the Lau Fau Shan Sewage Pumping Station;
  - (c) to the south are the village settlements of Hang Hau Tsuen intermixed with vacant land, shrubland, a pond and cultivated agricultural land. To the further south is the Hang Hau Tsuen Channel; and
  - (d) to the west are mainly shrubland and grassland, as well as the village settlement of Hang Hau Tsuen. To the further west is the Deep Bay coast.

## **8. Planning Intentions**

- 8.1 The “R(C)” zone is intended primarily for low-rise, low density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.2 The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.
- 8.3 Within the “R(D)” zone, as filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

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

- 9.1 Apart from the government bureau as set out in paragraph 9.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III and IV** respectively.
- 9.2 The following government bureau supports the application:

### **Policy Aspect**

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

- (a) The transitional housing proposal of TWGHs is considered to be in line with the government policy generally, and the Transport and Housing Bureau (THB) confirmed that in-principle policy support has been given to TWGHs for the proposed transitional housing project and hence support this planning application.
- (b) For the transport service enhancement as mentioned in the TIA, THB will liaise closely with the Transport Department (TD) for timely provision of the planned service enhancement to tie in with the population intake.

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

On 20.5.2022, the application was published for public inspection. During the statutory public inspection period, 4 public comments were received from the Estate Management Office of Deep Bay Grove (enclosing comments of 6 individuals) and 3 individuals (**Appendices V-1 to V-4**). All the comments object to the application on the following grounds:

- (a) With substantial increase in population by about 3,000, the proposed development would overstrain the road network and public transport provision in the area. In particular, the section of Deep Bay Road connecting the Site and the Lau Fau Shan Roundabout is a single-lane two-way carriageway. The pedestrian flow generated by the proposed development would exacerbate the pedestrian-vehicular conflicts thereat.
- (b) The Lau Fau Shan area is not a convenient location for the targeted population of the proposed transitional housing development who would mainly rely on public transport. It also lacks community facilities provision. There are other more suitable locations for transitional housing developments.
- (c) It is dubious that the proposed transitional housing development, with the infrastructural provision of which subsidised by taxpayers, is to facilitate the forthcoming private housing development thereat.
- (d) The proposed development accommodating a large population would drastically alter the tranquil living environment in the area.

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

- 11.1 The application is for proposed temporary transitional housing providing about 1,233 units with ancillary uses for a period of 3 years, and filling and excavation of land at the Site. The Site falls within an area partly zoned “R(D)” (about 52%) and partly zoned “R(C)” (about 48%) on the OZP. The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into



permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Meanwhile, the “R(C)” zone is intended primarily for low-rise, low density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The proposed temporary transitional housing is generally in line with the planning intentions of the “R(D)” and “R(C)” zones for low-rise and low-density residential developments. The proposed development is also in line with the Government policy to increase the supply of transitional housing for meeting the short-term needs of people waiting for public housing. In this regard, STH supports the application and confirms that in-principle policy support has been given to the applicant for the proposed development.

- 11.2 Besides, filling and excavation of land within the “R(D)” zone require planning permission from the Board as they may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment. According to the applicant, the proposed filling and excavation of land for a depth of about 1 to 3m are to facilitate site formation, construction of MiC footing and provision of utility works. In this regard, Chief Engineer/Mainland North of the Drainage Services Department and Director of Environmental Protection (DEP) have no adverse comment on the application from drainage and environmental perspectives respectively.
- 11.3 The Site is located to the immediate south of the low-rise residential development of Deep Bay Grove (i.e. BH of about 14.5mPD), whilst sandwiched between the low-rise commercial cum residential cluster of the Lau Fau Shan township and the village settlement of Hang Hau Tsuen (**Plan A-2**). The temporary nature and low-rise built form (not more than 22mPD or 5 storeys) of the proposed development, together with the provision of amenity facilities and open space, is considered not incompatible with the land uses and rural character of the surrounding area. Chief Town Planner/Urban Design & Landscape of the Planning Department (CTP/UD&L of PlanD) also considered that no significant adverse visual impact is anticipated. Although there are brownfield operations to the east of the Site, various design and mitigation measures, such as building setback, adoption of acoustic fins, single-aspect design and reorientation of peripheral façade are proposed for the residential block near to the east to address the potential environmental interface problem. In this regard, DEP has no objection to the application from environmental planning point of view.
- 11.4 Technical assessments submitted by the applicant, including TIA, EA, Tree Survey and Landscape Proposal, VA, DIA, SIA and WSIA concluded that there will not be significant adverse traffic, environmental, landscape, visual, drainage, sewerage and water supply impacts caused by the proposed development. In relation to traffic and transport aspects, Commissioner for Transport (C for T) has no objection to the proposed development from traffic engineering and public transport operation perspectives. STH also undertakes to liaise closely with C for T on timely provision of the public transport service enhancement as recommended in the TIA to serve the newly added population so as to tie in with the population intake. Regarding landscape planning aspect, CTP/UD&L of PlanD considered that the impact from the proposed development would be properly mitigated and the proposed landscape provision would improve the landscape quality of the proposed development, and therefore she has no comment from landscape planning perspective. Other relevant government departments consulted, including Chief Engineer/Construction of the Water Supplies Department, Director of Agriculture, Fisheries and Conservation and

Director of Fire Services have no adverse comment on the application from water supply, ecological and fire safety perspectives. Their concerns could be addressed by relevant approval conditions as recommended in paragraph 12.2 below.

- 11.5 There is no similar planning application for temporary residential development within the same “R(C)” and “R(D)” zones. However, part of the Site is involved in 3 previous applications, including application No. A/YL-LFS/156 for proposed residential development with minor relaxation of PR from 0.2 to 0.2334, which was approved by the Committee in 2007 on considerations of being in line with the planning intentions; not incompatible with the surrounding rural environment; no adverse comments from concerned government departments or that technical concerns could be addressed by approval conditions. Although the subject application is on temporary basis, it is also for residential use of low development intensity. As such, approval of the subject application is in line with the previous decision of the Committee. As for the other 2 previous applications, they are for different uses and the considerations thereof are not relevant to the subject application.
- 11.6 4 public comments objecting to the application were received during the statutory publication period as summarised in paragraph 10 above. The planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.
- 11.7 Taking into account the scale and implementation timeframe (i.e. completion by 2024) of the proposed development, a longer compliance period (i.e. 9 and 12 months for submission and implementations aspects as compared with the normal practice of 6/9 months) is suggested to allow more time to fulfil the approval conditions, should the Committee decide to approve the application.

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

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, 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 on a temporary basis for a period of 3 years until **24.6.2025**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### **Approval Conditions**

- (a) the submission of a revised 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 **24.3.2023**;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within **12 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.6.2023**;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;

- (d) the submission of a revised sewerage 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 **24.3.2023**;
- (e) in relation to (d) above, the implementation of the revised sewerage proposal within **12 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.6.2023**;
- (f) in relation to (e) above, the implemented sewerage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a proposal for fire service installations and water supplies 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 **24.3.2023**;
- (h) in relation to condition (g) above, the provision of fire service installations and water supplies for firefighting within **12 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **24.6.2023**;
- (i) if any of the above planning conditions (c) or (f) 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
- (j) if any of the above planning conditions (a), (b), (d), (e), (g) or (h) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

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

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 planning 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 period of which permission should be valid on a temporary basis.
- 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 13.5.2022
<b>Appendix Ia</b>	Supporting Planning Statement with Technical Assessments
<b>Appendix Ib</b>	Further Information received on 25.5.2022
<b>Appendix Ic</b>	Further Information received on 7.6.2022
<b>Appendix Id</b>	Further Information received on 13.6.2022
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendices V-1 to V-4</b>	Public Comments Received During the Statutory Publication Period
<b>Drawing A-1</b>	Master Layout Plan
<b>Drawing A-2</b>	Top Floor Plan
<b>Drawing A-3</b>	Sections Plan
<b>Drawing A-4</b>	Indicative Landscape Plan
<b>Drawing A-5</b>	Open Space Demarcation Plan
<b>Drawing A-6</b>	Tree Treatment Plan
<b>Drawing A-7</b>	Tree Planting Plan
<b>Drawings A-8 to A-12</b>	Photomontages of the Visual Impact
<b>Plan A-1</b>	Location Plan with Previous Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
JUNE 2022**