

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-NTM/471

- Applicant** : Evangelical Lutheran Church Social Service – Hong Kong represented by Steps Consultants Limited
- Site** : Various Lots in D.D. 105 and the adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
- Site Area** : About 21,593m² (including GL of about 2,131m² (about 9.9% of the Site))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1
(*currently in force*)

Approved Ngau Tam Mei OZP No. S/YL-NTM/12
(*at the time of submission*)
- Zoning** : “Government, Institution or Community” (“G/IC”) (about 86%);
“Residential (Group A)1” (“R(A)1”) (about 10.5%); and area shown as
‘Road’ (about 3.5%)

[“R(A)1”: restricted to a maximum plot ratio (PR) of 6.8 and a
maximum building height (BH) of 170mPD]

(*on OZP No. S/STT/1 currently in force*)

“Residential (Group C)” (“R(C)”)

[restricted to a maximum PR of 0.4 and a maximum BH of 3 storeys
(9m) including car park]

(*on OZP No. S/YL-NTM/12 at the time of submission*)
- Application** : Renewal of Planning Approval for Proposed Temporary Transitional Housing with Ancillary Facilities for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for proposed temporary transitional housing with ancillary facilities for a period of three years at the application site (the Site) which falls within areas zoned “G/IC” (about 86%) and “R(A)1” (about 10.5%) and an area shown as ‘Road’ (about 3.5%) on the draft San Tin Technopole OZP. According to the Notes of the draft San Tin Technopole OZP, while ‘Residential Institution’ is a Column 1 use of the “R(A)” zone, it is a Column 2 use of the “G/IC” zone. Besides, there is no provision for ‘Residential Institution’ in the area shown as ‘Road’. Nevertheless, according to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three 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. Construction works has been in progress to take forward the transitional housing development approved under application No. A/YL-NTM/431, of which the planning permission is valid until 14.1.2025 (**Plans A-3 and A-4a to A-4b**).
- 1.2 The proposed development involves five 4-storey residential blocks¹ (**Drawing A1**) providing 1,080 units with self-contained open kitchen and toilet facilities for households. Three types of flats with toilet and kitchen/pantry with unit size ranging from 16.63m² to 33.35m² will be provided (**Drawing A-3**). Also, three ancillary non-domestic blocks including a 2-storey sewage treatment plant (STP)/E&M building, a 1-storey master meter room and a 1-storey multi-function room will be provided (**Drawing A-1**). The mixed-use amenity block will accommodate facilities including management/project offices, a small market/store, laundry and facilities for social services (e.g. career development services for youth, after-school care/education programmes for facilities and vocational training) serving the future residents and neighbourhood. As compared to the previous approval, an enlarged open space of about 5,474m² will be provided at the southern portion of the Site (**Drawing A-4**).
- 1.3 The previous application (No. A/YL-NTM/431) for the same proposed use submitted by the same applicant was approved with conditions for a period of three years by the Rural and New Town Planning Committee (the Committee) of the Board on 14.1.2022. A comparison of the major development parameters of the current application and the previous application is summarised as follows:

Development Parameters	Previous Approved Application No. A/YL-NTM/431 (a)	Current Application No. A/YL-NTM/471 (b)	Difference (b)-(a)
Site Area <i>Government Land</i>	About 21,731m ² <i>About 2,131m²</i>	About 21,593m ² <i>About 2,131m²</i>	-138m ² (-0.6%)* <i>No change</i>
Total PR	Not more than 1.53	Not more than 1.53	No change
Total Gross Floor Area (GFA) <i>Domestic</i>	About 33,042m ² <i>About 30,004m²</i>	About 30,022m ² <i>About 29,322m²</i>	-3,020m ² (-9.1%) <i>-682m² (-2.3%)[#]</i>

¹ According to the Applicant, the amenity block may be mixed use with domestic use and other non-domestic ancillary facilities, subject to detailed design.

Development Parameters	Previous Approved Application No. A/YL-NTM/431 (a)	Current Application No. A/YL-NTM/471 (b)	Difference (b)-(a)
<i>Non-domestic</i>	<i>About 3,038m²</i>	<i>About 700m²</i>	<i>-2,338m² (-76.9%)[@]</i>
Site Coverage	Not more than 60%	Not more than 60%	No change
No. of Blocks <i>Domestic</i> <i>Non-domestic</i>	6 4 2 (1 amenity block, 1 STP/E&M building)	8 5 3 (1 STP/E&M building, 1 Multi-function Room building, 1 Master Metre Room building)	+2 (+33%) [^] +1 (+25%) +1 (+50%)
No. of Storeys/ BH <i>Domestic</i> <i>Non-domestic</i>	4 storeys (not more than 17m (25mPD)) Amenity block: 3 storeys (not more than 16m (23mPD)) STP/RCP/E&M building: 2 storeys (not more than 14m (21mPD))	4 storeys (not more than 17m (25mPD)) Amenity block~: 4 storeys (not more than 16m (23mPD)) STP/E&M/ Master Metre Room building/ Multi-function Room: 1 to 2 storeys (not more than 14m (21mPD))	No change No change in absolute height No change in absolute height
No. of Units	About 1,076	About 1,080	+4 (+0.4%) [#]
Estimated Population	About 2,676	About 2,824	+148 (+5.5%) [#]
Green Coverage	About 20%	About 25.3%	+5.3% (+26.5%) [@]
Open Space	Not less than 2,676m ²	5,474m ²	+2,798m ² (+104.6%)
Loading/Unloading (L/UL) Bay	4 Heavy Goods Vehicles (HGV)	4 HGV	No change

* The slight reduction in site area is due to the further detailed surveying and adjustments made after liaising with the Lands Department.

The slight reduction in domestic GFA is due to the reduction in number of 4-person units and increase in 2-person units, which also leads to a slight increase in estimated population.

@ The reduction in non-domestic GFA is attributed to the interface with future government developments and increase in open space.

^ The increase in number of blocks is because of the provision of multi-function room and master metre room in support of the development.

~ The amenity block is designed for mixed use with both domestic and non-domestic uses.

1.4 As Modular Integrated Construction method will be adopted to speed up the proposed transitional housing, its anticipated completion target would be in April 2024. The applicant, which is a non-profit making organisation, will be responsible for implementation and operation of the proposed transitional housing for 5 years after completion (i.e. tentatively until 2029).

1.5 The Site is accessible from San Tam Road with an entry/exit point at its northern boundary (**Plan A-2**). Four L/UL spaces for HGV will be provided to meet the operational needs (**Drawing A-1**), and no car parking spaces are proposed. The Site is served by public transport services with a number of existing bus and green

minibus routes along San Tam Road and Castle Peak Road – Mai Po within walking distance, providing connections to Sheung Shui and Yuen Long.

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 23.2.2024 and (Appendix I)
Supplementary Information (SI) received on 29.2.2024
 - (b) Planning Statement (Appendix Ia)
 - (c) Further Information (FI) received on 27.3.2024# (Appendix Ib)
- Remarks: # accepted and exempted from publication and recounting requirements.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Planning Statement, SI and FI at **Appendices I to Ib** which can be summarised as follows:

- (a) The proposed development is in line with the policy intention to ease the housing pressure through providing short-term housing. In response to the Chief Executive's 2018 Policy Address in increasing the supply of transitional housing, planning approval was granted to the applicant in January 2022 to utilise the Site for a temporary transitional housing purpose. The proposed development is being coordinated by the Task Force on Transitional Housing under the Housing Bureau (HB) and would be operated by the applicant. The construction of the transitional housing development is in progress and targeted for completion within April 2024. The applicant intends to operate the concerned transitional housing till 2029.
- (b) The proposed temporary transitional housing is in line with the planning intention of the "R(A)" zone intended for residential use. The nature of temporary use will not jeopardise the long-term development of the "G/IC" zone and area shown as 'Road'.
- (c) The latest general building plan for minor amendments to the proposed transitional housing was approved in January 2024 and latest submission was submitted to the Buildings Department in March 2024. The construction work is delayed and expected to be completed in April 2024. Upon completion of the development, there will be only a few months left before expiry of the planning permission approved in January 2025. Hence, early approval of application renewal is required to facilitate the implementation of the transitional housing and plan ahead of tenancy agreement.
- (d) Genuine efforts have been taken to discharge approval conditions of the previous planning application approved in January 2022, of which six out of 11 approval conditions relating to the submission of documentary justifications on land contamination issue and implementation of appropriate land decontamination works; and the submissions of noise impact assessment (NIA), fire service installations (FSIs) proposal, drainage proposal and run-in/out proposal have already been complied with. For the approval condition relating to the

submission of archaeological watching brief and implementation of appropriate mitigation measures, the applicant has been actively liaising with the Antiquities and Monuments Office (AMO). The remaining four time-limited approval conditions relating to implementations of noise mitigation measures, FSIs proposal, drainage proposal and run-in/out proposal could only be discharged upon completion of the proposed development. The applicant is committed to implement these mitigation measures and proposals once the construction works are completed.

- (e) Technical assessments have been conducted in the previously approved application to ascertain the technical feasibility and compatibility of the development. No adverse impact is anticipated from the proposed development.
- (f) While there is interface issue with the development of the San Tin Technopole (the Technopole), the applicant intends to operate the transitional housing development until 2029 and will closely liaise with relevant parties, including HB and the Civil Engineering and Development Department (CEDD) for any project interface issue(s). The proposed transitional housing is temporary in nature. When the long-term use of the land is activated, the concerned portion of the transitional housing would be modified or demolished to suit the long-term development with a reasonable notification of time.

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. 31B) by obtaining consent of the current land owner. Detailed information would be deposited at the meeting for Members’ inspection. For GL, the requirements as set out in TPB PG-No. 31B are not applicable.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) is also relevant to the application. The relevant assessment criteria are at **Appendix II**.

5. Background

San Tin Technopole OZP

- 5.1 The Site fell within an area zoned “R(C)” on the then approved Ngau Tam Mei OZP No. S/YL-NTM/12 at the time of submission of the current renewal application. In order to carry forward the development for the Technopole, the northern portion of the then Ngau Tam Mei OZP, including the area covering the Site, was excised for incorporation into the draft San Tin Technopole OZP. The draft San Tin Technopole OZP No. S/STT/1 covering the Site was gazetted under

section 5 of the Town Planning Ordinance (the Ordinance) on 8.3.2024. The Site now falls within area zoned “G/IC”, “R(A)1” and an area shown as ‘Road’ on the draft San Tin Technopole OZP No. S/STT/1.

On-going Planning Application

- 5.2 A large part of the Site is the subject of an on-going s.12A application (No. Y/YL-NTM/5), submitted by one of the subject landowners, for rezoning the application site (about 2.23 ha) from the then “R(C)” zone to “Residential (Group B)” zone to facilitate a proposed residential development with a total PR of 5 and maximum BH of 35 storeys excluding basement (**Plan A-1a**). The application is currently under processing.

Planning Enforcement

- 5.3 The Site is not subject to active planning enforcement action.

6. Previous Applications

- 6.1 The Site (in whole or in part) is the subject of seven previous applications (No. A/YL-NTM/175, 227, 369, 381, 407, 419 and 431), of which the first two applications were rejected by the Committee and the remaining five applications were approved by the Committee with conditions on a temporary basis.
- 6.2 Four of the approved applications (No. A/YL-NTM/369, 381, 407 and 419) were mainly for temporary shop and services or eating place, while the two rejected applications (No. A/YL-NTM/175 and 227) were for temporary logistics use and container vehicle park or temporary sales centre for new private vehicles and lorries. They are all not relevant to the current application.
- 6.3 The remaining approved application (No. A/YL-NTM/431) was submitted by the same applicant for the same proposed use of the current application, which was approved by the Committee for a period of three years on 14.1.2022 mainly on the considerations that it was generally in line with the planning intention and the Government policy to increase the supply of transitional housing for meeting the short-term needs of people waiting for public housing; the proposed development was not incompatible with the surrounding areas; concerned government departments had no objection to/no adverse comments on the application which was supported by various technical assessments; and the technical concerns could be addressed by approval conditions. Amongst the time-limited approval conditions, the submission of documentary justification on land contamination issue and implementation of appropriate land decontamination works; and the submissions of NIA, FSIs proposal, drainage proposal and run-in/out proposal have already been complied with. The remaining time-limited approval conditions on the submission of Archaeological Watching Brief and implementation of appropriate mitigation measures, and the implementations of noise mitigation measures, FSIs proposal, drainage proposal and run-in/out proposal have yet to be complied with.

- 6.4 Details of these previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1b**.

7. Similar Applications

- 7.1 During the past five years, there is a similar application (No. A/YL-NTM/432) submitted by a different applicant for the same proposed use within a “Residential (Group D)” zone on the then approved Ngau Tam Mei OZP No. S/YL-NTM/12. The application was approved by the Committee on 14.1.2022 mainly on the considerations same as those stated in paragraph 6.3 above. A renewal of the application (No. A/YL-NTM/470) will be considered by the Committee at the same meeting.
- 7.2 Details of the similar application is summarised at **Appendix III**. Its location is shown on **Plan A-1a**.

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

- 8.1 The Site is:
- (a) formed with construction works in progress for the proposed use; and
 - (b) accessible via San Tam Road connecting to Castle Peak Road - Mai Po.
- 8.2 The surrounding areas are intermixed with residential dwellings, shops, vacant land, fallow agricultural land, grassland, woodland, storages and open storage yards. Some of these uses are suspected unauthorised developments subject to planning enforcement action.

9. Planning Intention

- 9.1 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.
- 9.2 The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.3 The area shown as ‘Road’ forms part of the area reserved for future Road D1, Road L4 and Road L23 of the Technopole.

10. Comments from Relevant Government Departments

- 10.1 Apart from the government bureaux/departments as set out in paragraphs 10.2 and 10.3 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 IV and V** respectively.
- 10.2 The following government bureau supports the application:

Policy Aspect

- 10.2.1 Comments from the Secretary for Housing (S for H):

HB supports the transitional housing project. Policy support has been given to the applicant, i.e. Evangelical Lutheran Church Social Service – Hong Kong.

- 10.3 The following government department has the following comments on the application:

Project Interface

- 10.3.1 Comments from the Project Manager (North), CEDD (PM(N), CEDD):

- (i) the Site is within the proposed boundary of the Phase 1 development of the Technopole;
- (ii) Roads D1, L4 and L23 are planned to be commenced in 2025 and completed by 2031 to support the first population intake of the Technopole in the same year;
- (iii) the works contract(s) covering the site formation works of the areas zoned as “R(A)1” and “G/IC” on the draft San Tin Technopole OZP will be tentatively commenced in 2025 and completed by 2031. Nevertheless, the timeframe is subject to further liaison with end users of the concerned sites and will be further updated if considered necessary; and
- (iv) site handover to CEDD by 2029 would be required to allow sufficient construction time for the development of the Technopole. It is noted from the applicant’s revised planning statement that the transitional housing development is intended to be operated until 2029. As such, further liaison between CEDD and the applicant will be required for the interface issues related to the transitional housing development and the development of the Technopole.

11. Public Comments Received During Statutory Publication Period

On 1.3.2024, the application was published for public comment. During the statutory publication period, three public comments were received from the Royal Palms Owners' Committee, a property services company of a nearby residential development and an individual raising objection to the application mainly on the grounds that the proposed transitional housing would cause adverse traffic impacts and approval conditions of previous application have not been complied with (**Appendix VI**).

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of planning approval for proposed temporary transitional housing with ancillary facilities for a period of three years at the Site. Subsequent to the receipt of the application on 23.2.2024, the draft San Tin Technopole OZP No. S/STT/1 covering the Site was gazetted under the section 5 of the Ordinance on 8.3.2024. The majority of the Site falls within the "G/IC" zone (about 86%) and "R(A)1" zone (about 10.5%), while the remaining portion falls within an area shown as 'Road' (about 3.5%) on the draft San Tin Technopole OZP.
- 12.2 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; whereas the planning intention of "R(A)" zone is primarily for high-density residential developments. Whilst the proposed transitional housing is not entirely in line with these planning intentions, the development is temporary in nature which the applicant intends to operate the transitional housing development until 2029. The applicant will also closely liaise with relevant parties, including HB and CEDD, for any project interface issues and is willing to modify or demolish the concerned portion of the transitional housing development to suit the long-term development within a reasonable notification of time. In this regard, PM(N), CEDD has no adverse comment on the current renewal application for the temporary use for a period of three years at the Site. He indicates that the roadworks are for the proposed Roads D1, L4 and L23 of the Technopole planned to be commenced in 2025 and completed by 2031. As for the areas zoned "R(A)1" and "G/IC", while site handover to CEDD by 2029 would be required, the timeframe is subject to further liaison with end users. As such, the applicant is advised to closely liaise with CEDD for any interface issues with the development of the Technopole. Notwithstanding the above, should the application be approved by the Board, relevant advisory clause will be recommended to remind the applicant that the Site may be resumed by the Government and that the applied use may be terminated at any time during the planning approval period for implementation of government projects.
- 12.3 The proposed development is 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, S for H supports the application and confirms that policy support has been given to the applicant for the proposed transitional housing development.

- 12.4 The temporary nature and low-rise built form (1 to 4 storeys) of the proposed development, together with the provision of amenity facilities and open space, is considered not incompatible with the surrounding areas which comprise predominantly residential dwellings, fallow/cultivated agricultural land, ponds and grassland. In this regard, the Director of Environmental Protection (DEP) has no objection to the application, while requiring the implementation of the mitigation measures identified in the approved NIA.
- 12.5 Other than the Site has been rezoned from “R(C)” on the then Ngau Tam Mei OZP to “G/IC”, “R(A)1” and an area shown as ‘Road’ on the draft San Tin Technopole OZP, there has been no material change in planning circumstances of the Site since the granting of the previous approval. According to TPB PG-No. 34D for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’, application for renewal of a planning approval should normally be submitted to the Board no less than two months and no more than four months before expiry of the temporary approval. Applications submitted more than four months before expiry of the temporary approval may only be considered based on individual merits and exceptional circumstances of each case. The current renewal application was submitted to the Board on 23.2.2024, which is more than 10 months earlier than the expiry of the temporary approval under application No. A/YL-NTM/431. In this regard, it is noted that the existing temporary approval will be expired in nine months (i.e. January 2025) upon the completion of the construction works for the transitional housing in April 2024. Besides, the applicant contends that early approval from the Board for renewal of the planning permission is necessary in order to plan ahead for tenancy arrangement. Despite there is a change in planning circumstances in the area covering the Site in terms of the OZP and land use zoning, the approval of the current renewal application on a temporary basis would not jeopardise the long-term planning intentions of the “G/IC” and “R(A)” zones and the area shown as ‘Road’ as explained in paragraph 12.2 above. Considering the social benefits that the proposed transitional housing would offer, especially to those on public rental housing waiting list and those inadequately housed; the practical need for planning of tenancy arrangement; and policy support has been given by S for H, consideration could be given to processing the subject renewal application at this stage on the basis of exceptional circumstances.
- 12.6 The approval conditions on the submission of archaeological watching brief and implementation of appropriate mitigation measures, and the implementation of noise mitigation measures, FSIs proposal, drainage proposal and run-in/out proposal have yet to be complied with. In this regard, the applicant has given explanations for the delay. Genuine effort, such as making general building plan submissions and liaising with relevant departments, has been made to take forward the development and comply with relevant approval conditions. As for those approval conditions on the implementation aspect, they can only be discharged upon the completion of the proposed development. Considering the above, sympathetic consideration could be given to processing the subject renewal application. If the renewal application is approved, it is suggested that the planning permission should be valid for a period of three years counting from the meeting date. Moreover, as the implementation of drainage proposal and FSIs

proposal could be monitored by the Building Authority, the relevant approval conditions would be deleted under the subject renewal application. For information, the latest general building plan of the proposed development was approved by the Building Authority on 24.1.2024.

- 12.7 Concerned government departments including the Commissioner for Transport, Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD), DEP, Chief Town Planner/Urban Design & Landscape, Planning Department, Chief Engineer/Construction, Water Supplies Department, Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and Director of Fire Services (D of FS) have no adverse comment on the application from traffic, environmental, urban design and landscape, water supply, drainage and fire safety perspectives. The technical requirements of DEP, C for T and CHE/NTW, HyD and CE/MN, DSD could be addressed by imposing approval conditions in paragraph 13.2 below. In view of the above, the renewal application is considered generally in line with the TPB PG-No. 34D.
- 12.8 Given the previous and similar approvals granted for temporary transitional housing as detailed in paragraphs 6 and 7 above, approval of the current application is in line with the previous decisions of the Committee.
- 12.9 Regarding the public comments raising objection as detailed in paragraph 11 above, the planning considerations and assessments and departmental comments above are relevant.
- 12.10 Taking into account the scale and implementation timeframe of the proposed development, a longer compliance period for the time-limited approval conditions (i.e. before occupation of the proposed development) as compared with those imposed to the common temporary uses is suggested to allow more time to fulfil the approval conditions and provision of the relevant on-site facilities for operation of the proposed transitional housing, should the Committee decide to approve the application.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years, and be renewed **from 5.4.2024 until 5.4.2027**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of archaeological watching brief for the construction works within the Mai Po Site of Archaeological Interest with recommendation and implementation of appropriate mitigation measures before occupation of the

proposed development to the satisfaction of the Antiquities and Monuments Office or of the Town Planning Board;

- (b) the implementation of the mitigation measures identified in the noise impact assessment before occupation of the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (c) the provision of a run-in/out at San Tam Road before occupation of the proposed development to the satisfaction of the Director of Highways and the Commissioner for Transport or of the Town Planning Board; and
- (d) if **any of** the above planning condition (a), (b) or (c) is not complied with before occupation of the proposed development, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory Clauses

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

13.3 There is no strong reason to reject the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the 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 23.2.2024 and SI received on 29.2.2024
Appendix Ia	Planning Statement
Appendix Ib	FI received on 27.3.2024
Appendix II	Relevant Extracts of TPB PG-No. 34D
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Master Layout Plan
Drawings A-2a to A-2b	Section Plans

Drawing A-3	Typical Unit Plan
Drawing A-4	Landscape Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2024**