

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1201

<u>Applicant</u>	: Civil Engineering and Development Department (CEDD) (Housing Project 2 Division) represented by Binnies Hong Kong Limited
<u>Site</u>	: Government Land adjacent to Tan Kwai Tsuen South Fresh Water Service Reservoir
<u>Site Area</u>	: 48,765m ² (about)
<u>Land Status</u>	: Government Land (GL)
<u>Plan</u>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
<u>Zoning</u>	: “Residential (Group A) 2” (“R(A)2”) <i>[Restricted to a maximum plot ratio of 6.5 and a maximum building height of 205mPD]</i>
<u>Application</u>	: Proposed Minor Relaxation of Plot Ratio (PR) and Building Height (BH) Restrictions for Permitted Public Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of total PR restriction from 6.5 (i.e. domestic PR of 6.0 and non-domestic PR of 0.5) to 7.2 (i.e. +11%) with a proposed domestic PR of 6.5 and non-domestic PR of 0.7 and BH restriction from 205mPD to 240mPD (i.e. +17%) for permitted public housing development, and additional social welfare facilities¹, schools and other ancillary facilities at the application site (the Site), which falls within an area zoned “R(A)2” on the OZP (**Plan A-1**). According to the Notes of the OZP for “R(A)” zone, ‘Flat’ and ‘Social Welfare Facility’ are Column 1 uses which are always permitted while ‘School’ use is also always permitted on the lowest three floors of a building including basements. Minor relaxation of the BH and PR restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance) based on the individual merits of the development proposal. The Site is largely covered with dense vegetation with scattered residential dwellings, cultivated agricultural land and unused land (**Plans**

¹ According to the applicant, the proposed development will now provide about 15,000m² of social welfare facilities, which is equivalent to about 5% of the total attainable domestic GFA, to support the daily needs of the residents and local community

A-2 to A-4).

- 1.2 The proposed public housing development at the Site comprises seven residential blocks over 5 to 7 storey podia with BHs ranging from 50 to 60 storeys (from +235mPD to +240mPD). The podia are mainly to accommodate car parking facilities, a public transport interchange (PTI), kindergartens, retail shops, and social welfare and other ancillary facilities (**Drawings A-1 to A-3**). The Site will be accessed via the proposed road works connecting to Shun Tat Street and Tin Shui Wai West Interchange (TSWWI) via Shui Fu Road (**Drawing A-27 and Plan A-3**). Subject to detailed design, the proposed development will provide about 7,250 flats and accommodate a population of about 19,575 with the proposed minor relaxation of PR and BH restrictions. As compared with the OZP compliant scheme, the proposed minor relaxation will provide an addition of about 530 flats (+7.9%)². According to the applicant's submission (**Drawing A-1**), the proposed public housing development would be developed in three phases. Phase 1 is for Subsidised Sales Flat (SSF) while Phases 2 and 3 are for Public Rental Housing (PRH). The proposed public housing development at the Site is targeted for full completion in 2031.
- 1.3 According to the applicant's submission, not less than 19,575m² of local open space (LOS) will be provided within the Site in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (**Drawings A-11 to A-14**), including gardens with children's play area and amenity plant at G/F and podium floor (**Drawings A-4 to A-10**). A minimum of 20% green coverage will be provided for Phases 1 and 2 developments of the Site and 30% for Phase 3 according to the submitted Landscape Master Plans (LMPs) (**Drawing A-4**). About 280 number of new trees will be planted at the Site.
- 1.4 Design features including stepped BH concept have been adopted, whereby buildings will step up towards the sloping hills in the southeast. A setback of 84m from the Yuen Long Highway to its northwest and building separation of about 15m, are proposed to achieve visual permeability and air ventilation through the Site (**Drawing A-28**).
- 1.5 The applicant has submitted traffic and transport impact assessment (TTIA), sewerage impact assessment (SIA), waterworks impact assessment (WIA), air ventilation assessment (AVA), preliminary environmental assessment (PEA) and landscape and visual impact assessment (LVIA) based on an indicative scheme to demonstrate acceptability of the proposed minor relaxation in PR and BH. Site layout plan, section plans, LMPs, local open space diagrams, photomontages, plans showing the proposed local road network, the air ventilation mitigation measures, locations of landscape resource and the landscape mitigation measures for the proposed public housing development submitted by the applicant are shown at **Drawings A-1 to A-30**. Major development parameters of the proposed scheme are summarised below:

² The estimated number of flats was about 7,400 during OZP amendment stage. Subsequently, the site area of the proposed public housing development was reduced due to a revised road design scheme to minimize the impact on the graves identified within the extent of site formation and infrastructure works. In addition, due to a proposed increase in proportion of large flat size units, the number of flats of the proposed public housing development would be about 6,720 under the OZP compliant scheme.

Development Parameters	Proposed Scheme
Site Area (m ²) (about)	48,765
Gross Floor Area (m ²) (about)	350,330
- Domestic	316,973
- Non-domestic ^[1]	33,357
Total PR	7.2
- Domestic	6.5
- Non-domestic	0.7
Maximum BH (main roof level)	+240mPD
No. of Blocks	7
No. of Storeys	50 to 60 storeys atop of 5 to 7 storeys podia
Flat Production	Total about 7,250 flats <i>Phase 1 (SSF): 1,970</i> <i>Phases 2 and 3 (PRH):5,280</i>
Design population ^[2]	About 19,575
Schools and Social Welfare Facilities	<ul style="list-style-type: none"> • Two Kindergartens • Hostel for Moderately Mentally Handicapped Persons • Hostel for Severely Physically Handicapped Persons • Integrated Vocational Rehabilitation Services Centre • Hostel for Severely Mentally Handicapped Persons • Day Activity Centre (DAC) • Day Care Centre for the Elderly • Residential Care Home for the Elderly (RCHE) • Neighbourhood Elderly Centre (NEC)
Recreation Facilities	<ul style="list-style-type: none"> • Not less than 19,575 m² of LOS with Children's Play Area
Green Coverage	20-30% of Site Area
No. of Public Transport Interchange (PTI)	1 (with GFA of about 6,340m ²)
No. of Parking Spaces	1,464
- Private Car	875
- Motorcycle	59
- Light Goods Vehicle	26
- Bicycle	496
- Private Light Bus	8

No. of Loading/Unloading Spaces	25
- <i>Light Goods Vehicle</i>	25

Notes:

- [1] The non-domestic GFA includes social welfare facilities, retail shops, food and bakery, wet market, kindergarten, a PTI, covered walkway, structural elements and other ancillary facilities to the public housing development (e.g. Owner's Corporation Office, Management Office, Maintenance Service/Store room, Estate Management Office, etc.).
- [2] Based on a persons per flat ratio of 2.7.

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

- (a) Application form received on 17.1.2023 **(Appendix I)**
- (b) Further Information (FI) received on 20.7.2023 **(Appendix Ia)**
(for submission of a consolidated report)

[Supporting planning statement (SPS) received on 17.1.2023 and FIs received on 30.1.2023, 10.3.2023, 18.4.2023, 2.6.2023 and 11.7.2023 were superseded and not attached]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the application form and the SPS at **Appendices I and Ia** which are summarised as follows:

- (a) The proposed minor relaxation of BH and PR restrictions is in line with Government's relevant initiatives/policies to enhance the development intensity and better utilise land resources to meet the imminent housing need.
- (b) The proposal is to meet the acute demand of housing by maintaining the split ratio of public/private housing of 70:30 and contributing to the supply target of public housing up to 301,000 from 2023/24 to 2032/33 under the Long Term Housing Strategy Annual Progress Report 2022.
- (c) The proposed development is fully in line with the planning intention of the "R(A)" zone for high-density residential development. Similar applications for proposed minor relaxation of BH and PR restrictions for public housing sites have been approved by the Board in recent years.
- (d) The Site is in proximity to the fringe of Yuen Long South (YLS) Development Area. The public housing development could make optimum use of the improved transport infrastructural capacities proposed under the YLS Development.
- (e) The proposed public housing development will be accessed via a new public road leading to Shun Tat Street. A new PTI, sewerage network and social welfare facilities would be provided at the Site to serve the the adjacent areas/community. A GFA equivalent to about 5% of the attainable GFA for social welfare facilities has been reserved at the Site to meet the shortfall in certain social welfare facilities.
- (f) With the consideration of cut and fill balance and cost-effectiveness, the proposed BH of the development is limited by the existing topography. A relatively large

podium is also required to accommodate the proposed facilities. Various technical assessments conducted have demonstrated that, with implementation of mitigation measures, the proposed public housing developments would not result in adverse/insurmountable impacts on air ventilation, environmental, water supply, sewerage, traffic, landscape and visual aspects, etc.

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) are not applicable.

4. Previous Application

There is no previous application covering the Site.

5. Similar Application

There is a similar application (No. A/YL-TYST/1074) for minor relaxation of total PR (from 6.5 to 6.94 (i.e. +6.8%)) and BH (from 155mPD to 170mPD (i.e. +9.7%)) restrictions for permitted public housing development in another “R(A)” zone within the Tong Yan San Tsuen OZP, which was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 30.4.2021 (**Plan A-1**). The application No. A/YL-TYST/1074 was approved mainly on the considerations that the proposed public housing development is generally in line with the planning intention of the “R(A)” zone; the proposal is in line with the Government’s policy to increase housing supply; the proposed residential development with increase in PR and BH would not be incompatible with the surrounding developments; relevant technical assessments submitted had demonstrated that the proposed development would not have significant impacts on drainage, sewerage, traffic, water supply, visual, air ventilation and environmental aspects; and there was no adverse comment from relevant government departments. Details of the application is summarised at **Appendix II** and its location is shown on **Plan A-1**.

6. The Site and its Surrounding Areas (Plans A-1 to A-4)

6.1 The Site is:

- (a) located to the southeast of Yuen Long Highway;
- (b) largely covered with dense vegetation with scattered residential dwellings, cultivated agricultural land and used land; and
- (c) accessible from a proposed road running along the Yuen Long Highway leading to Shun Tat Street via Shui Fu Road (**Plan A-3** and **Drawing A-27**).

6.2 The surrounding areas have the following characteristics: (Plans A-2 to A-4)

- (a) mixed in character with scattered rural settlements/low-rise residential structures, graves, agricultural land, storage yard, a pond and unused land;

- (b) to the east and south of the Site is vegetated area covered with trees which is zoned “Green Belt” on the OZP; and
- (c) to its north is a site zoned “Government, Institution or Community” (“G/IC”) and occupied by the existing Tan Kwai Tsuen South Fresh Water Reservoir and Tan Kwai Tsuen Salt Water Service Reservoir.

7. Planning Intention

- 7.1 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.
- 7.2 According to the Explanatory Statement of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BH and PR restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8. Comments from Relevant Government Bureau/Department

- 8.1 The following Government bureau/departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 8.1.1 Comments from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
 - (a) no adverse comment on the application from land administration point of view; and
 - (b) the Site falls within the area of PWP Item No. B820CL – Site Formation and Infrastructure Works near Tan Kwai Tsuen, Yuen Long. In addition, the Site encroached onto Government Land Allocation site No. STLA-TYL 73 (allocatee: CEDD).

Traffic

- 8.1.2 Comments of the Commissioner for Transport (C for T):

She has no comment on the revised TIA Report from traffic engineering perspective.
- 8.1.3 Comments of the Chief Highway Engineer/ New Territories West, Highways Department (CHE/NTW, HyD):

- (a) the traffic impacts arising from the proposed minor relaxation of BH and PR restrictions for the concerned public housing development should be reviewed by the Transport Department (TD);
- (b) if the proposed local road networks and junction improvement works are accepted by TD, the project proponent should design and construct them in accordance with the prevailing Transport Planning and Design Manual and HyD standards to the satisfactions of TD and his department at the applicant's own expenses; and
- (c) the applicant should also note his advising comments at **Appendix III**.

Environment

8.1.4 Comments of the Director of Environment Protection (DEP):

- (a) no objection to the application from environmental planning perspective;
- (b) no adverse environmental impact due to the proposed development is anticipated; and
- (c) as stated in the PEA report in the submission, it is noted that the Hong Kong Housing Authority will carry out Environmental Assessment Study based on the final design and layout of the development for his advice at the later stage following the established mechanism.

Water Supply

8.1.5 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application; and
- (b) the applicant should also note his advising comments at **Appendix III**.

Fire Safety

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

- (a) he has no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of his department and that the height

restriction as stipulated in relevant regulations governing the proposed social welfare facilities being observed;

- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) the applicant should note his advisory comment is at **Appendix III**.

Urban Design and Landscape

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

Urban Design and Visual

- (a) being located on the vegetated hillside, the Site is surrounded by some rural settlements/low-rise residential developments (ranging from about 18mPD to 39mPD in BHs) from its southwest to northwest in Tan Kwan Tsuen across Yuen Long Highway, Tan Kwai Tsuen South Fresh Water Service Reservoir and Tan Kwai Tsuen Salt Water Service Reservoir to its north and natural hillside from its east to south (with peak elevation up to about 300mPD) near Tai Lam Country Park;
- (b) the proposed scheme with maximum BH of 193m/240mPD and three podium structures (about 120m to 160m) on the site formation levels ranging from 42mPD to 82mPD, is not fully in keeping with the existing surrounding rural character and natural hillside topography. In a wider context, the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) as well as the YLS Development Area comprising planned high-rise residential and commercial developments with BH restrictions up to 200mPD and 160mPD respectively are located to the further northwest and northeast of the Site;
- (c) it is noted that the application seeks for proposed minor relaxation of the BH restriction which is already 205mPD. As explained in the submitted information, the proposed BHs ranging from 235mPD to 240mPD and the large podium structures are due to the existing topography and extensive facilities required, and the site coverages of the proposed scheme reach about 33% for Phases 1 & 2 and about 40% for Phase 3;
- (d) according to the revised LVIA in **Appendix Ia**, as compared with the conforming scheme, the proposed scheme would have additional visual impacts ranging from negligible to slightly adverse to most of the 11 selected public viewing points (VPs) and moderate to the two remaining VPs;

Air Ventilation

- (e) according to the revised AVA in **Appendix Ia**, the proposed scheme may obstruct some wind flow to the downwind areas, but would not have significant air ventilation impacts to the surrounding environment as compared with the conforming scheme. It is recommended in the AVA-Expert Evaluation to conduct a quantitative AVA at detailed design stage to ascertain the air ventilation impacts of the proposed development for scheme optimisation;
- (f) in the proposed scheme, various design/mitigation measures including building separations of not less than 15m wide, setbacks of up to 84m from the site boundary at different wind directions, amenity planting/landscaping, etc. are incorporated to alleviate the visual and air ventilation impacts. According to the applicant's response and submitted information, more design measures for further building permeability, minimisation of podium bulk, permeable design, etc. would be further considered in the detailed design stage;

Landscape

- (g) no comment on the application from landscape planning perspective;
- (h) according to the submitted LVIA report, it is observed that about 464 affected trees at Landscape Resource (LR) 1, LR2, LR6 and LR13 (**Drawing A-29**) are not recommended for transplanting within the site boundary, and the applicant clarified "the trees which are not suitable for transplant will need to be removed instead.", it is assumed these 464 affected trees are proposed to be removed. No Old and Valuable Tree, protected species under Cap. 586 and tree of particular interest have been identified at the affected LRs; and
- (i) numbers of new trees for "Amenity Planting of Housing Estates" are revised to 280. For areas which fall outside the proposed public housing development, the proposal to plant 944 new trees proposed on these areas remains unchanged.

8.1.8 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) based on the information provided, it is noted that the proposed public housing development consists of seven blocks with overall PR of 7.2 (including about 11.8% increase of overall PR) and the proposed BH ranging from 235mPD (Phase 2 and 3) to 240mPD (Phase 1), which are about 14.6% to 17.1% higher than the maximum BH (205mPD) permitted in the OZP. As the proposed relaxation of BH restriction is relatively minor, he has no comment from architectural and visual impact points of view; and
- (b) the applicant should also note his detailed comments at **Appendix**

IV.

District Officer's Comments

8.1.9 Comment of the District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

8.2 The following Government bureau/departments have no objection to/no adverse comment on the application:

- (a) Secretary of Education (SED);
- (b) Director of Social Welfare (DSW);
- (c) Chief Building Surveyor/New Territories West (CBS/NTW), BD;
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Head of Geotechnical Engineering Office (Head (GEO)), CEDD;
- (f) Project Manager (West) (PM(W)), CEDD;
- (g) Chief Engineer/Mainland North, Drainage Services Department (CE/MN,DSD);
- (h) Director of Agriculture, Fisheries and Conservation (DAFC);
- (i) Director of Electrical and Mechanical Services (DEMS);
- (j) Director of Leisure and Cultural Services (DLCS); and
- (k) Commissioner of Police (C of P).

9. Public Comments Received During the Statutory Publication Period

The application and the FIs were published for public inspection. During the statutory public inspection periods, a total of 18 public comments were received (**Appendix IV**). 16 comments are from Tan Kwai Tsuen Hang Mei Squatters concern group and individuals objecting to the application mainly on the grounds that adverse visual/traffic/landscape impacts will arise from the proposed development; inadequate provision of recreation and community facilities; and the concern on land acquisition of existing residential structures. One comment from an individual supports the application on the grounds that the proposal could facilitate rural-urban integration and supplement with other private development projects. The Hong Kong and Gas Company Limited comments that a quantitative risk assessment should be conducted by the project proponent since the proposed development is in close vicinity to a high pressure pipeline at Yuen Long Highway.

10. Planning Considerations and Assessments

10.1 The Site falls within an area rezoned to "R(A)2" on the OZP (**Plan A-1**) in 2018 for high-density public housing development. The application is for minor relaxation of PR and BH restrictions from 6.5 to 7.2 (i.e. +11%) and from 205mPD to 240mPD (i.e. +17%) respectively for permitted public housing development and additional social welfare facilities. The proposed public housing development comprises seven residential blocks over three 5-7 storeys podia with BHs ranging from 50 to 60 storeys (**Drawings A-1 to A-3**). The proposed public housing

development is in line with the planning intention of the “R(A)” zone, which is primarily for high-density residential development. The development proposal is also in line with Government policy of enhancing development intensity of public housing sites (up to domestic PR of 6.5, i.e. +30%) to increase housing supply and better utilise land resources.

Compatibility with Surrounding Areas

- 10.2 While the surrounding areas are mixed in character with scattered rural settlement and low-rise residential structures (**Plans A-2 and A-3**), residential developments with PR of 6.5 and BH not exceeding 205mPD within the Site is always permitted within the subject “R(A)2” zone. Furthermore, high-rise residential and commercial developments with BH restrictions up to 200mPD and 160mPD are planned in the HSK/HT NDA and YLS Development Area respectively to the northwest and northeast of the Site (**Plan A-1**). In this regard, residential developments of higher density in the locality are anticipated thus the proposed minor relaxation of total PR from 6.5 to 7.2 is considered not incompatible with the existing and planned development context. In terms of BH, taking into account the design measures stated in paragraph 10.3 below and the photomontages for the indicative scheme (**Drawings A-15 to A-26**), CTP/UD&L, PlanD has no adverse comments on the application from urban design perspective. CA/CMD2, ArchSD also has no adverse comment on the application. The proposed increase in BH by 17% is considered acceptable in scale.

Planning and Design Merits

- 10.3 The proposal is primarily to maximise public flat production to meet the acute demanding for public housing. The applicant also proposed various design measures, such as stepped BH profile for visual interest, setback of 84m from the Yuen Long Highway, 15m-wide building separations and air paths for better air and visual permeability, as well as various landscape measures to minimise the perceived bulk of the development. Green coverages of 20% to 30% are proposed within the Site to enhance the environment and soften the building edges of the Site. In this regard, CTP/UD&L, PlanD has no adverse comment on the application from the urban design, visual and landscape perspectives.

Provision of Open Space and GIC Facilities

- 10.4 Social welfare and community facilities including RCHE, NEC, DAC and kindergartens and LOS with children’s play areas are provided at the Site to serve the needs of the future residents and the local community (**Drawings A-1 to A-14**). Taking into account the requirements of the HKPSG and the advice of relevant departments, the overall planned provision of G/IC facilities and LOS will be adequate to serve the needs of the new population and will not have significant adverse impact on the provision of open space and G/IC facilities in the Tong Yan San Tsuen area. Relevant concerned departments, including SED, DSW and DLCS no objection to/no adverse comments on the application.

Technical Aspects

- 10.5 The applicant has submitted various technical assessments, such as TTIA, SIA, WIA, AVA and PEA to demonstrate that the proposed minor relaxation in PR and

BH restrictions is acceptable from traffic, sewerage, water supply, air ventilation and environmental perspectives. Relevant concerned departments, including C for T, CE/MN, DSD, CE/C, WSD, CTP/UD&L, PlanD and DEP have no objection to/no adverse comments on the application.

Similar Application

- 10.6 There is no previous application covering the Site. There is a similar application (No. A/YL-TYST/1074) for minor relaxation of PR and BH restrictions for permitted public housing development on another “R(A)” zone within the Tong Yan San Tsuen OZP which was approved by the Committee on 30.4.2021 (**Plan A-1**), mainly on grounds as summarised in paragraph 5 above. Approval of the current application is in line with the Committee’s previous decision.

Indicative Scheme

- 10.7 It should be noted that the layout plan and section plans submitted by the applicant are indicative in nature and solely for technical assessment purpose. It is used to illustrate that the proposed increase in PR and BH would have no significant adverse environmental, air ventilation and visual impacts, etc. Should the Committee approve the application, the approval is given for the minor relaxation of PR and BH restrictions of the Site as proposed under the application. The indicative development scheme of the Site does not form part of the approval. This is to allow flexibility to accommodate various types of housing units and GIC facilities in the Site, which can only be finalised by the project proponent(s) as detailed design proceeds.

Public Comments

- 10.8 Regarding the public comments as summarised in paragraph 9 above, the planning considerations and assessments in paragraphs 10.1 to 10.7 above are relevant. Regarding the concern on town gas safety, DEMS has been consulted and it is considered that a quantitative risk assessment is not required and the risk levels of the current application are in compliance with the Hong Kong Risk Guidelines.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 above and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **28.7.2027**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses attached at **Appendix IV** are suggested for Members’ reference.
- 11.3 There is no strong reason to recommended rejection of the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 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.

13. Attachments

Appendix I	Application Form received on 17.1.2023
Appendix Ia	FI received on 20.7.2023
Appendix II	Similar Application
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Proposed Layout Plan
Drawings A-2 and A-3	Section Plans
Drawings A-4 to A-10	Landscape Master Plans
Drawings A-11 to A-14	Local Open Space Diagrams
Drawing A-15	Plan of Zone of Visual Influence and Visually Sensitive Receivers
Drawings A-16 to A-26	Photomontages
Drawing A-27	Proposed Local Road Network
Drawing A-28	Proposed Air Ventilation Mitigation Measures for the Proposed Public Housing Development
Drawing A-29	Plan of Landscape Resource
Plan A-1	Location Plan with Similar Application
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JULY 2023**