

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

**APPLICATION NO. A/H10/94**

<b><u>Applicant</u></b>	The University of Hong Kong (HKU) represented by PlanArch Consultants Ltd.
<b><u>Site</u></b>	High West, Pok Fu Lam, Hong Kong
<b><u>Site Area</u></b>	About 29,740 m <sup>2</sup>
<b><u>Lease</u></b>	Rural Building Lot (RBL) No. 925 which was governed by the Conditions of Exchange No. 10660 expiring on 24.6.2011 and currently held over up to 24.6.2020
<b><u>Plan</u></b>	Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/17
<b><u>Zoning</u></b>	Largely “Residential (Group C)” (“R(C)”) (about 98.9%) <sup>1</sup> <ul style="list-style-type: none"><li>- Maximum plot ratio (PR) and site coverage (SC) ranging from 0.6 and 30% respectively for a building of 2 domestic storeys or below, to a maximum PR and SC of 3.0 and 15% respectively for a building of 20 domestic storeys or more or the PR and SC of the existing building, whichever is the greater</li><li>- Minor relaxation clause for the PR and SC restrictions</li></ul> Partly “Green Belt” (“GB”) (about 1.1%)
<b><u>Application</u></b>	Proposed Residential Institution (Student Hostel)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a proposed student hostel at the High West, Pok Fu Lam, Hong Kong (the site) which falls within an area largely zoned “R(C)” on the approved Pok Fu Lam OZP No. S/H10/17 (**Plans A-1 and A-2**). The proposed student hostel is regarded as ‘Residential Institution’ use. According to the Notes of the OZP, ‘Residential Institution’ use within the “R(C)” zone requires planning permission of the Town Planning Board (the Board).
- 1.2 At present, the site is occupied by the High West staff quarters, the University Hall (declared monument), and tennis courts with changing rooms. The existing High

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<sup>1</sup> A minor portion of the site encroaches upon “Green Belt” zone which can be considered as minor boundary adjustment.

West staff quarters would be demolished for the development of the proposed student hostels.

- 1.3 The proposed development involves two 19-storey student hostel blocks on a 1-storey podium at Development Site A and transport facilities at Development Site B (**Drawing A-1**). The proposed student hostel will provide not more than 938 hostel places for students and 30 accommodations for management staff, while common spaces and other supporting facilities including canteen, common rooms, recreation space, landscape garden, management office, and laundry rooms will be provided in the podium (**Drawing A-3**). As there is insufficient room at the G/F of the proposed student hostel for provision of parking spaces and shuttle bus stop/loading/unloading bay, a new internal access road and the proposed transport facilities, such as parking spaces, shuttle bus stop/loading/unloading bay will be provided within Development Site B (**Drawing A-4**). A private open space of not less than 1,100m<sup>2</sup> will also be provided within Development Sites A and B. The proposed landscape garden at Development Site B would have an open frontage that will integrate with the existing narrow pedestrian footpath along Pok Fu Lam Road.
- 1.4 The layout plan, typical floor plan, section plan, landscape master plan and photomontages of the proposed development submitted by the applicant are at **Drawings A-1 to A-13**.
- 1.5 Major development parameters of the proposed development are as follows:

<b>Development Site A</b>	
No. of Blocks	2 Blocks
Building Height	Not more than 65.75m
No. of Storeys	20
- 1/F to 19/F	- student living accommodation, staff living accommodation and support spaces
- G/F	- management office, lobby, canteen, multi-purpose room, meeting room and plant room
No. of Units	Not more than 968 units
<b>Development Site B</b>	
No. of Parking Spaces and Loading/Unloading Spaces	
- Car Parking Space	9 (1 for disabled person)
- Shuttle Bus Stop/ Loading/Unloading Space	1 (for medium/heavy goods vehicles)

- 1.6 Compared with the development restrictions on the OZP, the key development parameters of the site with the proposed development are as follows:

	<b>Restrictions on OZP</b>	<b>Application Site</b>
Site Area	-	29,740m <sup>2</sup> (gross site) 29,040m <sup>2</sup> (net site <sup>1</sup> )

	<b>Restrictions on OZP</b>	<b>Application Site</b>
Plot Ratio (PR)	3	About 0.82 <sup>2</sup> - University Hall (about 0.14) - Proposed Student Hostel (not more than 0.68)
Gross Floor Area (GFA)	-	About 23,766 m <sup>2 3</sup> - University Hall (about 4,000m <sup>2</sup> ) - Proposed Student Hostel (not more than 19,766 m <sup>2</sup> )
Site Coverage (SC)	15%	Not more than 11% <sup>2</sup> - University Hall (about 4.8%) - Proposed Student Hostel (not more than 6.9%)

Remarks:

1. Net site area under the lease (after discounting the hatched Black area, which is a non-building area for drainage reserve).
2. PR and SC are calculated based on the net site area.
3. According to the applicant, the existing High West staff quarters will be demolished and a new staff quarters will be reprovisioned at the site. The applicant has only indicated that the planned staff quarters will have a GFA of 25,859m<sup>2</sup> without any other details. As staff quarters is regarded as 'flat' use which is always permitted under the "R(C)" zone, no planning permission from the Board is required.

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

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|--|----------------------|
| (a) Application form received on 4.7.2019  | <b>(Appendix I)</b>  |
| (b) Supplementary planning statement   | <b>(Appendix Ia)</b> |
| (c) Letter dated 5.8.2019 providing further information (FI)<br><i>(exempted from publication and recounting requirements)</i> | <b>(Appendix Ib)</b> |
| (d) Letter dated 6.8.2019 providing FI<br><i>(exempted from publication and recounting requirements)</i>                       | <b>(Appendix Ic)</b> |
| (e) Letter dated 8.8.2019 providing FI<br><i>(exempted from publication and recounting requirements)</i>                       | <b>(Appendix Id)</b> |
| (f) Letter dated 9.8.2019 providing FI<br><i>(exempted from publication and recounting requirements)</i>                       | <b>(Appendix Ie)</b> |
| (g) Letter dated 12.8.2019 providing FI<br><i>(exempted from publication and recounting requirements)</i>                      | <b>(Appendix If)</b> |

**2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement and the FIs (**Appendices Ia to If**). They can be summarised as follows:

- (a) HKU's expansion plan is in line with the Government's policies to establish Hong Kong as an education hub. HKU is under rapid expansion with increasing student intakes including local and overseas students that generate strong demand for student hostel. To address the hostel shortfalls and to increase hostel facilities at a faster pace, the Finance Committee of the Legislative Council approved a one-off grant of about \$10 billion to six University Grants Committee (UGC)-funded

universities including HKU on 7 July 2018. The proposed development will also allow better utilisation of land currently under the management of HKU;

- (b) the proposed development is in line with the planning intention of “R(C)” zone and compatible with the surrounding environment which consists of a good mix of educational and residential use;
- (c) the proposed development will improve the local environment and bring substantial planning gains to the area, including enhancement of pedestrian safety through provision of a landscape garden with open frontage along Pok Fu Lam Road; provision of greenery with not less than 20% greenery coverage; and provision of landscape open space at 1/F podium of the proposed student hostel;
- (d) the existing ambiance, openness and permeability of the site will be preserved through the design and disposition of the proposed development. The existing slopes with vegetation would serve as buffer to the existing buildings and the University Hall;
- (e) the proposed development will not generate insurmountable technical problems including noise, visual, environmental, heritage, drainage and sewerage impacts to the neighbouring areas; and
- (f) as the proposed development will benefit the student body and local communities with minimal impacts, the approval of the application will not set an undesirable precedent.

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

The applicant was the sole “land owner” of RBL No. 925 and the lease is currently being held over. Detailed information would be deposited at the meeting for Member’s inspection

### **4. Previous Application**

There is no previous application in respect of the site.

### **5. Similar Application**

There is no similar application within the “R(C)” zone for ‘Residential Institution’ use on the OZP.

### **6. The Site and Its Surrounding Areas (Plans A-1 to A-2 and photos on Plans A-3 and A-4)**

6.1 The site is:

- (a) occupied by the HKU High West staff quarters, the University Hall, tennis courts and vegetated slopes;

- (b) bounded by Pok Fu Lam Road to the southwest, Pok Fu Lam Reservoir Road to the east, a private vehicular access to Middleton Towers (HKU staff quarters) to the west and vegetated slopes to the north; and
- (c) accessible via a private vehicular road diverging from Pok Fu Lam Road.

6.2 The surrounding areas have the following characteristics:

- (a) the surrounding areas are medium-rise and medium-density private residential developments zoned “R(C)”, including Woodbury Court to the west across Pok Fu Lam Road and Middleton Towers (HKU staff quarters) to the northwest;
- (b) to the east and further south across Pok Fu Lam Reservoir Road are several government, institution and community (GIC) developments zoned “Government, Institution or Community”, including Hong Kong PHAB Association Jockey Club PHAB Camp and Bethanie;
- (c) to the immediate north are vegetated slopes zoned “GB” and to the further north are the Pok Fu Lam Reservoir and the Pok Fu Lam Country Park zoned “Country Park”; and
- (d) the Former Watchman’s Cottage (now used as the Country Park Pok Fu Lam Management Centre) and Gauge Basin of Pok Fum Lam Reservoir are declared monuments located at about 70m and 100m respectively away from the site.

## 7. **Planning Intention**

The “R(C)” zone is intended primarily for low to medium-rise and low to medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

## 8. **Comments from Relevant Government Bureaux/Departments**

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

### **Policy Aspect**

8.1.1 The application is to facilitate a hostel project of HKU which is funded by the Hostel Development Fund. Therefore, the Secretary for Education (SED) and the UGC support the planning application.

### **Land Administration**

8.1.2 Comments of the District Lands Officer/Hong Kong West & South, Lands Department (LandsD):-

- (a) the site falls upon RBL No. 925 which was governed by the Conditions of Exchange No. 10660 expiring on 24.6.2011. The site is currently held over up to 24.6.2020 and subject to the Pok Fu Lam Moratorium;
- (b) if planning approval is given to the application, the application for a new land lease will only be considered upon receipt of formal application to LandsD by the lot owner but there is no guarantee that the application for a new land lease will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion; and
- (c) it is noted from the Additional Background Information (**Appendix Ib**) that among other things, the lot owner would redevelop the High West staff quarters into a new staff quarters with a GFA of 25,859m<sup>2</sup>. As claimed by the applicant, the existing High West staff quarters have a total GFA of 17,513m<sup>2</sup> based on a set of approved building plans in the late 1960's. As the redevelopment of the High West staff quarters does not form part of the planning application, comments on such redevelopment are hereby reserved until the formal application for a new land lease for the whole of the site is submitted by the lot owner to LandsD for consideration.

### **Buildings Aspect**

#### 8.1.3 Comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (BD):-

- (a) no objection in-principle under the Buildings Ordinance; and
- (b) detailed comments on the proposal could only be made at formal building plans submission stage.

### **Fire Safety Aspect**

#### 8.1.4 Comments of the Director of Fire Services (D of FS):-

- (a) 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;
- (b) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority; and
- (c) the emergency vehicular access provision in the site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by BD.

### **Urban Design Aspect**

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

the site is surrounded by medium-rise residential developments of 15 to 23 storeys and areas zoned “GB” to the west and southwest, and GIC developments of 1 to 3 storeys to the south and east. To the north are the Pok Fu Lam Reservoir and hillside backdrop of Pok Fu Lam Country Park. Given there is a setback of 46m from adjacent low-rise GIC developments, and that the planning intention is to allow developments on the landward side of Pok Fu Lam Road to be high-rise using the hills as backdrop as stated in paragraph 5.2 of the Explanatory Statement of the OZP, the proposed student hostel with 20 storeys is considered not incompatible with the surrounding context in visual terms.

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

- (a) no comment from visual point of view; and
- (b) it is noted that the proposed development consists of 2 nos. of 19 storeys tower blocks on 1 storey podium may not be incompatible with the adjacent Woodbury Court with building height of 23 storeys.

### **Landscaping Aspect**

#### 8.1.7 Comments of CTP/UD&L, PlanD:-

- (a) based on the submitted information and aerial photo of 2018, the site is located in an area of urban landscape character. The proposed development areas namely Development Site A and Site B are currently occupied by High West staff quarters and existing tennis courts respectively. According to Appendix 5 of **Appendix Ia** – Tree Preservation Proposal, 19 nos. of existing trees of common species will be affected by the proposed development. 2 nos. of Old and Valuable Trees (OVTs) (i.e. T010A and T010B) in close proximity of the site and 2 nos. of potential OVTs (i.e. T051 and T133) within the site are proposed to be retained;
- (b) as per Appendix 4 of **Appendix Ia** – Landscape Master Plan and Section 6.0 of Appendix 5 of **Appendix Ia**, it is noted that 35 nos. of new tree plantings in heavy standard size and landscape areas will be provided within the development sites; hence, significant adverse impact arising from the proposed use on existing landscape resources is not anticipated. Furthermore, according to paragraph 6.2 of Appendix 4 of **Appendix Ia**, not less than 1,100m<sup>2</sup> of open space provision has been proposed to meet the Hong Kong Planning Standards and Guidelines requirements. In view of the above, she has no objection to the application from the landscape planning perspective; and

- (c) the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree removal applications should be submitted direct to LandsD for approval.

8.1.8 Comments of the Director of Leisure and Cultural Services:-

- (a) two Leisure and Cultural Services Department (LCSD) OVTs, T10A (OVT LCSD S/2) and T10B (OVT LCSD S/1), might be affected by the development plan, while the lot boundary of the project might encroach into the Tree Protection Zone (TPZ) of the 2 OVTs as indicated in the drawing (No. PLAP025-TC002) of Appendix 5 – Tree Preservation Proposal. The applicant should confirm if there are any construction works, such as reconstruction of walk path inside the TPZ of the 2 OVTs. The applicant should also ensure that within the TPZ of the OVTs, construction works such as excavation, trenching, piling and landfilling etc. should be avoided in accordance with the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004;
- (b) the TPZ of the 2 OVTs along its driplines should be illustrated in the tree preservation plan on scale;
- (c) adequate tree protection measures should be provided according to Tree Management Office’s guidelines “Guidelines on Tree Preservation during Development”, TPZ must be surrounded by strong fences sturdy enough to withstand impacts from the construction activities including vehicles and machinery before the construction on site;
- (d) no change of soil level and compaction to soil inside TPZ of the OVTs should be allowed; and
- (e) in general, from the tree preservation point of view, the project proponent should review the proposed project and to make every effort to preserve and protect the trees on-site from being adversely affected by the works through careful and proper planning, design, implementation of protective measures, site monitoring and post-construction maintenance. The project proponent is also reminded to adhere to the relevant guidelines and requirements promulgated by the Greening, Landscape and Tree Management Section of the Development Bureau on tree preservation. If trees are inevitably affected by the proposed works, tree preservation and removal proposal should be submitted to relevant government departments for approval in accordance with Development Bureau Technical Circular (Works) no.7/2015.

**Nature Conservation**

8.1.9 Comments of the Director of Agriculture, Fisheries and Conservation:-

- (a) no comment on the application; and



- (b) it is noted from the Tree Preservation Proposal (Appendix 5 of **Appendix Ia**) that most trees to be felled and trees to be planted as compensation are within the private lot. Only two trees of common species (i.e. T004 and T040) outside the lot are proposed to be felled. The Tree Preservation Proposal should be submitted to relevant authorities for comment/approval in accordance with prevailing circulars/guidelines.

### **Heritage Conservation**

#### 8.1.10 Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO):

- (a) the proposed development site is located around 70m to 100m away from the declared monuments, namely the University Hall (the exterior declared as monument), Former Watchman's Cottage and the Gauge Basin of the Pok Fu Lam Reservoir. The applicant should ensure that there will be no physical impact/disturbance to the abovementioned declared monuments induced by the proposed development;
- (b) the applicant is reminded to make sure that there will be no adverse visual impact to the abovementioned declared monuments by the proposed development; and
- (c) a detailed monitoring proposal should be prepared for better protection of the abovementioned declared monuments. The detailed monitoring proposal, together with the building plans of the proposed development, should be submitted to AMO for comment and agreement well before implementation of the proposed development.

### **Environmental Aspect**

#### 8.1.11 Comments of the Director of Environmental Protection:-

- (a) no adverse environmental impacts as a result of the proposed development is anticipated since the proposed use is not polluting in nature and not incompatible with the surrounding environment (e.g. residential, student hostel, green belt, etc.). As such, she has no objection to the application and no approval condition on the application is required; and
- (b) notwithstanding the above, the applicant is advised to minimise the generation of construction and demolish (C&D) materials, and reuse and recycle the C&D materials on-site as far as possible.

### **Water Supplies Aspect**

#### 8.1.12 Comments of Chief Engineer/Development(2), Water Supplies Department (CE/D(2), WSD):-

having the commitment of HKU that a detailed waterworks impact assessment report will be submitted at a later stage of the project, he has no further comment on the application.

### **Geotechnical Aspect**

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

the site fulfils the requirements for submitting a Geotechnical Planning Review Report (GPRR) in support of the application in accordance with the GEO advice note for Planning Applications under Town Planning Ordinance. The GPRR should include an assessment of the geotechnical feasibility of the works under application including an outline of any further studies that may be required. In particular, the GPRR should address the following issues:

- (i) there are existing man-made slope feature Nos. 11SW-C/F29 and 11SW-C/C329 located at close proximity to the proposed development sites and may be affected by the development. The slope gradient of the features are greater than 30° and the maximum heights are greater than 6m; and
- (ii) the development site is overlooked by steep natural terrain. According to GEO's information, a study for the area had been completed under Agreement No. CE 15/2009 and mitigation works were completed under Contract No. GE/2011/02 in December 2012. The applicant should review the adequacy of the study and existing mitigation works in view of the proposed development.

#### 8.2 The following government departments have no objection to/no comment on the application:

- (a) Commissioner for Transport;
- (b) Chief Highway Engineer/Hong Kong, Highways Department;
- (c) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (d) Director of Electrical and Mechanical Services;
- (e) Commissioner of Police; and
- (f) District Officer (Southern), Home Affairs Department.

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

On 12.7.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period ended on 2.8.2019, two public comments were received from individuals (**Appendix II**). One of them expressed grave concern about the traffic impact on Pok Fu Lam Road, while the other objects to the application on the grounds of too much paving at the development sites, reduced green space, adverse visual impacts; and no provision of outdoor recreational facilities.

## 10. Planning Considerations and Assessment

- 10.1 The applicant seeks planning permission for a proposed student hostel at the site, which falls largely within the “R(C)” zone. The proposed scheme involves two 19-storey blocks on top of a 1-storey podium on the platform of the existing High West staff quarters at the northern part of the site (Development Site A), whereas transport facilities (including car parking spaces and shuttle bus stop/loading/unloading space) would be provided at the western part of the site (Development Site B). As the proposed student hostel is residential in nature, it is generally in line with the planning intention of the “R(C)” zone. The proposed total PR and SC of the site (including the existing University Hall and the proposed student hostel) will be about 0.82 and not more than 11% respectively (based on the net site area), which do not exceed the maximum PR and SC of the “R(C)” zone as stipulated on the OZP (i.e. 3 and 15% respectively).
- 10.2 The proposed development, which would provide about 938 student hostel units, is to support HKU’s development with the increasing student intakes and the promulgation of the 3-3-4 education reform. According to HKU, the projected shortfall of publicly-funded student hostel places of HKU for the 2018/19 Academic Year is about 2,450. SED and UGC support the application which is to facilitate hostel development by HKU funded by the Hostel Development Fund.
- 10.3 The proposed student hostel is considered not incompatible with the existing University Hall (the exterior declared as monument) at the site and the surrounding developments which are medium-rise residential developments of 15 to 23 storeys and low-rise GIC developments of 1 to 3 storeys. Both CTP/UD&L, PlanD and CA/ASC, ArchSD have no adverse comment on the proposed development from urban design and visual points of view.
- 10.4 According to the applicant, the proposed development will improve the local environment. The landscape garden at Development Site B would have an open frontage that will integrate with the existing narrow pedestrian footpath along Pok Fu Lam Road (**Drawing A-4**). This could provide an alternative route, which is wider, for pedestrians to navigate along that section of Pok Fu Lam Road, while preserving the two OVTs along the existing footpath.
- 10.5 The technical assessments submitted by the applicant in support of the application have demonstrated that the proposed development would not generate any adverse impacts in terms of traffic, drainage, sewerage, landscape, environmental and heritage aspects. All relevant government departments have no objection to/no comment on the application. As for the issue of Pok Fu Lam Moratorium raised by LandsD, it will be dealt with separately during the application for a new land lease. As for D of FS’ concern on the provision of water supplies for firefighting and fire service installations, it will be dealt with at the general building plan submission stage. For other technical concerns raised by AMO, WSD and GEO, CEDD on the heritage, water supplies and geotechnical aspects, relevant approval conditions are recommended in paragraph 11.2 below.
- 10.6 As for the adverse public comment, the planning assessments above and comments of concerned departments in paragraph 8 above are relevant. Regarding the public concern on the provision of outdoor recreational facilities, according to the applicant, the existing tennis courts affected by Development Site B are no longer

in use and there are sports facilities available for students and staff across the campus of HKU.

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

- 11.1 Based on the assessment made in paragraph 10 and having taken into account the public comment mentioned in paragraph 9, PlanD 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 16.8.2023, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Member's reference:

### Approval Conditions

- (a) the submission of a detailed monitoring proposal for the declared monuments in the vicinity of the proposed development prior to the implementation of works to the satisfaction of the Executive Secretary of the Antiquities and Monuments Office or of the Town Planning Board;
- (b) the submission of a waterworks impact assessment report and implementation of a monitoring plan and any mitigation measures identified in the assessment report to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (c) the submission of a Geotechnical Planning Review Report and implementation of the necessary geotechnical remedial works identified therein to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board.

### Advisory Clauses

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

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

the applicant fails to demonstrate that the proposed development would not have any adverse impact on the surrounding areas.

## **12. Decision Sought**

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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 reasons for rejection should be given to the applicant.

**13. Attachments**

<b>Appendix I</b>	Application form received on 4.7.2019
<b>Appendix Ia</b>	Supplementary planning statement
<b>Appendix Ib</b>	Further information dated 5.8.2019
<b>Appendix Ic</b>	Further information dated 6.8.2019
<b>Appendix Id</b>	Further information dated 8.8.2019
<b>Appendix Ie</b>	Further information dated 9.8.2019
<b>Appendix If</b>	Further information dated 12.8.2019
<b>Appendix II</b>	Public comment
<b>Appendix III</b>	Advisory clauses
<b>Drawing A-1</b>	Layout plan
<b>Drawing A-2</b>	Typical floor plan
<b>Drawing A-3</b>	Section plan
<b>Drawing A-4</b>	Landscape master plan
<b>Drawings A-5 to A-13</b>	Photomontages
<b>Plan A-1</b>	Location plan
<b>Plan A-2</b>	Site plan
<b>Plans A-3 and A-4</b>	Site photos

**PLANNING DEPARTMENT  
AUGUST 2019**