

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K11/238

- Applicant** : Energizing Kowloon East Office (EKEO)
- Site** : Kai Tak East Playground bounded by Sze Mei Street, Tsat Po Street and Luk Hop Street, San Po Kong, Kowloon
- Site Area** : About 10,010 m²
- Land Status** : Government Land
- Plan** : Approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan (OZP) No. S/K11/29
- Zonings** : (i) “Open Space” (“O”) – about 9,158m² (about 91%)
- (ii) “Government, Institution or Community” (“G/IC”) – about 359m² (about 4%)
- maximum building height restriction (BHR) of 1 storey (excluding basement)
- minor relaxation of the BHR may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- (iii) Area shown as ‘Road’ – about 493m² (about 5%)
- Application** : Proposed Place of Recreation, Sports or Culture, Public Vehicle Park (Excluding Container Vehicle) with Minor Relaxation of BHR in minor area within “G/IC” zone and permitted Playground

1. The Proposal

- 1.1 The applicant seeks planning permission to redevelop the existing Kai Tak East Playground ¹(KTEP) at the application site (the Site) into an integrated development comprising a 5-storey sports centre with two indoor and two roof-top basketball courts, a 2-storey underground public vehicle park (PVP), an at-grade outdoor basketball court and a 7-a-side football pitch cum handball court.
- 1.2 The Site falls within an area largely zoned “O” with minor portions zoned “G/IC” and shown as ‘Road’ on the approved Tsz Wan Shan, Diamond Hill and San Po

¹ The existing KTEP consists of one 7-a-side football pitch and four outdoor basketball courts.

Kong Outline Zoning Plan (OZP) No. S/K11/29 (**Plan A-1**). According to the Notes of the OZP, the proposed sports centre and PVP, which are regarded as ‘Place of Recreation, Sports or Culture’ and ‘Public Vehicle Parking (Excluding Container Vehicle)’ respectively, require planning permission from the Board within “O” zone and area shown as ‘Road’. Moreover, as the proposed 5-storey sports centre slightly encroaches into a strip of land within the “G/IC” zone with BHR of 1 storey (about 186m²), planning permission thereat for minor relaxation of BHR (to 5 storey) is required from the Board. The provision of outdoor basketball/football/handball courts, which are regarded as ‘Playground’, are always permitted in “O” zone. Besides, the 12m-wide “non-building area” designated within the “O” zones in a northwest-southeast direction creating an air path from Pat Tat Street to Prince Edward Road East would be maintained.

- 1.3 As promulgated in the Policy Agenda in October 2017, the Energizing Kowloon East initiative is extended to San Po Kong (SPK). EKEO (i.e. the applicant) in collaboration with relevant bureau/departments proposes to revamp the open space and sports centre facilities on the Site to re-provision the existing KTEP and the adjacent Kai Tak East Sports Centre (KTESC)², as well as providing an underground PVP to help address the parking demand in SPK area. The floor and section plans, photomontages and tree treatment and compensatory planning proposals submitted by the applicant are shown at **Drawings A-1 to A-15**. The key development parameters are summarized below:

Major Development Parameters	Proposed Scheme
Site Area	About 10,010 m ²
Gross Floor Area (GFA)	About 8,620 m ²
Plot Ratio (PR)	About 0.861
Site Coverage (SC)	Not more than 32% (including the sports centre and the ancillary structures)
Number of Storeys / Building Height (BH)	5 storeys ³ (excluding 2 storeys of basement) Not more than 44mPD
Underground Public Vehicle Park	About 326 parking spaces including: Private Cars (PCs): 258 Light Goods Vehicles (LGVs): 22 Heavy Goods Vehicles (HGVs)/Coaches: 20 Motorcycles (MC): 26
Loading/Unloading Bay (L/UL)	1

- 1.4 The proposed development comprises the 5-storey sports centre, the 2-storey underground PVP, one at-grade outdoor 7-a-side soccer pitch cum handball court and one at-grade outdoor basketball court. The floor uses of the proposed sports centre and underground PVP are set out below:

² The existing one-storey KTESC to the east of the Site does not form part of the application. The future use of the KTESC site after re-provisioning at the Site is being reviewed by government.

³ Includes one storey of semi-enclosed roof-top basketball courts with headroom of 10.7m, which needs to be counted as one storey according to the Joint Practice Note No. 5 as it exceeds 10% of BH of the proposed sports centre (i.e. 37.8m).

Floor	Main Uses
B2/F	Public vehicle park for PCs and LGVs
B1/F	Public vehicle park for PCs, HGVs, LGVs, coaches and MC
G/F	Children's play room, indoor rock climbing room
1/F	Multi-purpose activity rooms/dance room, fitness room, storeroom, changing room, staff room
2/F	Main games arena (including two indoor basketball courts), changing room, storeroom
3/F	Voids over main games arena, storeroom, conference room, control room
R/F	Two basketball courts with semi-enclosure above

- 1.5 According to the applicant, an automated parking system is proposed for the proposed PVP. Vehicular ingress/egress with adequate queuing area within the underground PVP is proposed at Luk Hop Street (i.e. to the north of Sze Mei Street roundabout). To avoid possible traffic tailing back onto the nearby roads arising from the PVP, an additional vehicular ingress for private cars to the underground PVP is proposed to the south of the Sze Mei Street roundabout (**Drawing A-1**).
- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 30.10.2020 **(Appendix I)**
 - (b) Supporting Planning Statement (SPS) enclosing Traffic Impact Assessment (TIA), Air Ventilation Assessment (AVA), Visual Appraisal (VA), Tree Preservation and Removal Proposal (TPRP) and Preliminary Environmental Review (PER) received on 30.10.2020 **(Appendix Ia)**
 - (c) Further information (FI) received on 14.12.2020 providing responses to departmental and public comments as well as replacement pages to SPS, TIA, AVA, PER and TPRP **(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the Applicant in support of the application are provided in the SPS and FI (**Appendices Ia to Ib**) which are summarized as follows:

In line with Government policy

- (a) Improvement to the existing facilities on the Site was included in one of the 26 projects in the Five Year Plan for Sports and Recreational Facilities announced in the Policy Address (PA) in January 2017. Moreover, it responds to the initiative of PA 2017 to increase parking spaces in various districts having regard to the local situation in order to combat illegal parking. The proposed development with multiple uses on a single site is also in line with the "Single Site, Multiple Use" principle to provide public car parking spaces in suitable G/IC facilities and public open space (POS) projects promulgated in the PA 2018.

Address the needs and aspirations of the local community

- (b) The existing one-storey KTESC was commissioned in 1973, with a building age of 47 years, and its condition is not up to the current standard. There are demands from the public for upgrading the existing facilities. KTESC has a multi-purpose arena that can be converted into a basketball court/a volleyball court/4 badminton courts. The proposed development will provide a new arena that doubles the existing provision, and can accommodate 2 basketball courts/2 volleyball courts/8 badminton courts, two semi-enclosed basketball courts at the roof-top and an at-grade outdoor basketball court for public enjoyment. The roof-top basketball court and the at-grade ball courts will be free of charge to the public. Lifts and staircases will be provided within the proposed sports centre to facilitate public access to the rooftop basketball courts during opening hours. The existing KTESC will remain in operation to provide leisure and recreational facilities until the commencement of the new KTESC.
- (c) The provision of an underground PVP with more than 300 parking spaces for private cars, goods vehicles and motorcycles would address the local parking demand and illegal parking problem. It will also provide an opportunity to remove some on-street parking spaces for road widening and traffic improvement works. After relocating the existing on-street goods vehicle parking spaces at Sam Chuk Street (in an area zoned “O”) to the proposed underground PVP, that site could be developed into an open space in the future. The proposed no. of parking spaces at the Site has been optimized taking into account the parking space demand provided by Transport Department (TD) and the technical feasibility and cost to accommodate the proposed parking spaces in the underground PVP. TD had agreed on the proposed no. of parking spaces in the proposed development.
- (d) The proposed development was presented to the District Facilities Management Committee of the Wong Tai Sin District Council (WTSDC) on 21 May 2019 and received general support from the members.

Planning intention of the “O” Zone not jeopardized

- (e) The proposed sports centre cum underground PVP on part of the “O” zone will not jeopardize the planning intention of the “O” zone as it will provide space for active recreational uses serving the needs of the local residents as well as the general public, while the underground PVP will make better use of the land resources without any interference to the recreational uses above ground.

Compatible with surrounding land uses/developments

- (f) The proposed development is compatible with the surrounding land uses which are predominately commercial, business and industrial to the north, open space and community uses to the east and west, and residential use to the south. The proposed development would serve as a breathing space amidst the nearby high-rise developments.
- (g) The proposed 5-storey sports centre and ancillary structures are generally compatible with the planned 4-storey holistic centre to the west, as well as the open

space cluster within which it is located. It can generally blend in with the existing and future character of the area.

Preservation and compensation of trees

- (h) According to TPRP submitted by the applicant (Appendix 5 of **Appendix Ia**), among the 31 existing trees within / immediately outside the Site, 16 and 7 trees are proposed to be preserved and transplanted respectively, and 8 trees are proposed to be felled. To enhance the ecological and amenity value in the vicinity of the Site, 14 compensatory trees will be planted along the western and southern edges of the Site (**Drawing A-15**).

No adverse impacts anticipated

- (i) According to the technical assessments (**Appendices Ia and Ib**), no significant adverse traffic, air ventilation, visual, landscape and environmental impacts arising from the development are anticipated.
- (j) To minimize the potential noise generated from the proposed rooftop basketball courts, a semi-enclosed roof structure integrated with louvers and noise barriers are proposed. Normally, the opening hours of the proposed football court and basketball courts are from 7 a.m. to 11 p.m. Lights for the courts will be switched off after operation hours. Noise levels after 11p.m. and before 7 a.m. due to sports activities shall be in compliance with the Noise Control Ordinance (**Appendix Ib**).

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

As the Site involves Government land 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. 31) is not applicable to the application.

4. Previous Application

There is no previous application covering the Site.

5. Similar Application

There is no similar application for proposed place of recreation, sports or culture, and PVP in the Tsz Wan Shan, Diamond Hill & San Po Kong OZP area.

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

6.1 The Site is:

- (a) currently occupied by the existing KTEP with a 7-a-side football pitch and 4 outdoor basketball courts, with a minor portion at the southeastern part of the Site falling within the existing KTESC site; and
- (b) is located at the south-eastern fringe of the SPKBA and bounded by Tsat Po Street to the north, Luk Hop Street to the northeast, the existing KTESC to the east and Kai San Road to the west.

6.2 The surrounding areas have the following characteristics:

- (a) to the immediate east is the existing one-storey KTESC commissioned in 1973 providing a multi-purpose arena that can be used as one basketball court/ one volleyball court/ four badminton courts;
- (b) to the immediate north across Tsat Po Street and Luk Hop Street are the industrial and commercial developments in SPKBA that are zoned “Other Specified Uses” annotated “Business” zone with BHR of 120 mPD;
- (c) to the east across Sze Mei Street is the Phase 1 of the District Open Space at Sze Mei Street project that is under construction and a residential development of Rhythm Garden subject to BHR of 80 mPD further east;
- (d) to the south is a public housing development, King Tai Court which is subject to BHR of 100 mPD; and
- (e) to the immediate west across the Kai San Road is the site for a proposed holistic centre for youth development (the holistic centre), which is zoned “Government, Institution or Community (2)” (“G/IC(2)”) with a BHR of 4 storeys and requirement to provide local open space of not less than 3,530m².

7. Planning Intention

- 7.1 The “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as general public.
- 7.2 The planning intention of the “G/IC” zone is primarily for the provision of GIC 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.

8. Comments from Relevant Government Departments

8.1 The following Government bureaux/departments have been consulted and their views on the application are summarized as follows:

Land Administration

8.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):

- (a) She has no objection to the application.
- (b) The Site falls within the KTEP and KTESC held by Leisure and Cultural Services Department (LCSD) under permanent government land allocation (“the PGLA”), work site (for District Open Space Phase 1 at Sze Mei Street) held by Housing Department under temporary government land allocation, public pavement along Luk Hop Street and unallocated Government land. While land resumption and major land clearance are not required, a boundary revision application of the PGLA for the subject proposal has been received from LCSD and is under processing. Her other comments on the PGLA and related road works are at included in the advisory clauses at **Appendix III**.

Traffic Aspect

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

- (a) He has no comment on the proposed development from traffic impact perspective.
- (b) It is noted that the project will be procured by Design and Build contract, detailed design of the PVP will be prepared by contractor during construction stage. The applicant is reminded that the internal layout of the PVP, including design of circulation lane, traffic sign and road marking, etc. shall comply with the requirements of Transport Planning & Design Manual and be submitted for further comment in later stage.
- (c) Should the application be approved, an approval condition for submission of the design and provision of vehicular assess, vehicle parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board is suggested.

Urban Design, Air Ventilation and Landscape

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

Urban Design and Visual

- (a) The site is characterized by industrial/commercial developments to the immediate north and northwest with an intended BH of 120 mPD. To the immediate west is a 4-storey holistic centre for the youth which is under construction. To the immediate south is a residential development with maximum BH of 100 mPD. Located at the fringe of SPKBA, the Site serves as a buffer between the industrial operations and the residential developments to the south and east. Given the context, the accommodation of the proposed development will unlikely cause any significant adverse visual impact.

Air Ventilation

- (b) She has no comment on the conclusion of the AVA-EE that the proposed development would unlikely induce significant adverse air ventilation impact. As gathered from the submission, the 12m-wide NBA in a northwest-southeast direction as stipulated on the OZP has been generally maintained for creating an air path from Pat Tat Street to Prince Edward Road East. It is noted that some spectator stands with height of 1.5m will be provided within the NBA, which will adopt movable and permeable design as far as possible. To achieve a better air path network, setbacks of about 7m-wide from Luk Hop Street and 3m-wide abutting King Fuk Street have been provided.

Landscape

- (c) The proposed development is not incompatible with the landscape character of the surrounding environment. As demonstrated in the TPRP submitted by the applicant (Appendix 5 in **Appendix Ia**), most of the existing trees at the Site will be preserved/transplanted and compensatory tree planting has been proposed (**Drawings A-14 and A-15**). In view that adverse landscape impact caused by the proposed development is not anticipated, she has no objection to the application from landscape planning perspective. Her other comments on the approval of tree works are included in the advisory clauses at **Appendix III**.

Environment

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

- (a) He has no in-principle objection to the application. With proper design and the proposed environmental mitigation measures in place as well as good operational practices, no insurmountable environmental impacts arising from the proposed redevelopment is anticipated. Regarding the potential noise nuisance arising from proposed sports facilities to nearby residents, it is understood that a semi-closure design with acoustic material will be installed at the

roof-top ball courts according to the submitted PER. Also, good operational practices, e.g. restriction of opening hours, will be in place by the future management of the facilities, to address potential noise nuisances.

- (b) His other comments on the further assessment of sewerage impact, potential air quality nuisance from the proposed PVP, waste management implications and asbestos control are included in the advisory clauses at **Appendix III**.

Drainage

- 8.1.5 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

He has no objection to the application subject to the further studies on the sewerage impact would be provided in detailed design stage and relevant information would be submitted for his agreement.

Leisure Services

- 8.1.6 Comments of the Director of Leisure and Cultural Services (DLCS):

He supports the proposal to redevelop the KTEP at the Site into an integrated sports centre development and new ball courts, which would be subsequently handed over to LCSD upon completion. His other comments on the compensatory tree planting are included in the advisory clauses at **Appendix III**.

Fire Safety

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

- (a) He has no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (b) As no details of the emergency vehicular access (EVA) have been provided, he could not offer comments at the present stage. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department (BD).

8.2 The following Government departments have no comment on the application:

- (a) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (b) Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (e) Comments of the Commissioner of Police (C of P);
- (f) Director of Electrical and Mechanical Services; and
- (g) District Officer (Wong Tai Sin), Home Affairs Department (DO(WTS), HAD).

9. Public Comments Received During Statutory Publication Periods

9.1 The application was published for public inspection on 6.11.2020. During the first three weeks of the statutory public inspection period, which ended on 27.11.2020, a total of eighteen public comments from individuals were received, including six comments opposing the proposed developments (**Appendices IIa to IIf**) and twelve comments expressing concern/suggestions to the proposed development (**Appendices IIg to IIr**).

9.2 Six opposing comments are mainly on the grounds that the proposed sports centre and underground PVP would create adverse traffic, noise and air ventilation impacts to the surrounding as well as adverse impact on safety and health of the users; the number of outdoor basketball court free-of-charge for public use would be reduced; proposed relocation of the existing 7-a-side football pitch would create more noise nuisance to the residents of King Tai Court; the existing recreational facilities would be affected during the construction stage; the Site should be preserved as outdoor space for community use and KTESC should not be relocated to the Site but instead be redeveloped in-situ; and the quality of open space and recreational facilities would be diminished as some basketball courts are put on the rooftop.

9.3 Major concerns / suggestions raised by the commenters include naming of the proposed development should reflect the local history; public usage of the proposed facilities should be facilitated; noise and air pollution during the construction stage should be mitigated; the existing KTESC site should be redeveloped into a multi-purpose building with library, swimming pool and public carpark; motor vehicle parking spaces in the PVP should be increased; the proposed development should provide roller hockey court, jogging track, park for elderly and kids, bicycle park and covered pedestrian walkway; PVP can be put in other locations; noise nuisance and operation hour of the proposed outdoor ball courts should be considered; and the proposed development should provide more planting to minimize adverse air and noise impacts.

10. Planning Considerations and Assessments

Planning Intention and Land Use Compatibility

10.1 The application is to seek planning permission to redevelop the existing KTEP into the integrated development (comprising the sports centre, PVP, outdoor basketball

court and 7-a-side football pitch cum handball court) to improve the existing facilities of the Site. The proposed at-grade basketball/football/handball courts which are considered as ‘playgrounds’ are always permitted in the “O” zone, whereas the proposed sports centre and PVP require planning permission from the Board. Utilizing part of the open space as the proposed sports centre is generally in line with the planning intention of “O” zone for active and/or passive recreational uses serving the needs of local residents as well as general public. The underground PVP will help address the parking demand in SPK area.

- 10.2 The Site is located at the south-eastern fringe of the SPKBA surrounded by industrial and commercial developments to the north, residential developments to the east and south, and the proposed holistic centre to the east. The proposed sports centre and playground with underground PVP are considered not incompatible with the surroundings from land use perspective.

Urban Design, Air Ventilation and Landscape Aspects

- 10.3 The proposed 5-storey sport centre with underground PVP is compatible with the industrial/commercial developments to the north with BHR of 120mPD, the proposed 4-storey holistic centre to the west, and Rhythm Garden and King Tai Court to the east and south with BHR of 100 mPD. As the proposed 5-storey sports centre only slightly encroaches into the “G/IC” site with BHR of 1 storey (covering an area of about 186m²), the proposed minor relaxation of BH from 1 to 5 storeys for that strip of land is considered acceptable. Located at the fringe of SPKBA, the Site serves as a buffer between the industrial/commercial operations and the residential developments. Besides, with the proposed development at the Site, the 12m-wide NBA in a northwest-southeast direction as stipulated on the OZP can be maintained for creating the air path from Pat Tat Street to Prince Edward Road East. In this regard, CTP/UD&L, PlanD advised that the proposed development at the Site will unlikely cause any significant adverse visual and air ventilation impacts.
- 10.4 On the landscape aspect, as demonstrated in the TPRP submitted by the applicant (Appendix 5 in **Appendix Ia**), of the 31 existing trees surveyed at/near the Site, 16 will be preserved, 7 will be transplanted, 8 will be felled and 14 compensatory trees are proposed. In this regard, CTP/UD&L, PlanD has no objection to the application from landscape planning perspective.

Traffic Aspects

- 10.5 The TIA submitted (**Appendices Ia and Ib**) reveals that the proposed development would have no adverse traffic impacts on the surrounding road network. According to the applicant, the underground PVP providing 326 public vehicle parking spaces can help to address the parking demand in the vicinity. In this regard, C for T has no in-principle objection to the application.

Other Technical Aspects

- 10.6 Other technical assessments submitted including PER, AVA, VA and TPRP (**Appendix Ia**) reveal that the proposed development would have no adverse environmental, air ventilation, visual and landscape impacts. Relevant departments including EPD, DSD and CTP/UD&L of PlanD have no adverse comments on the application.

Public Comments

- 10.7 Regarding the public concerns on the adverse traffic, noise and air ventilation impacts, the assessments above are relevant. As mentioned in para. 2(j), according to the applicant, a semi-enclosed roof structure integrated with louvers and noise barriers are proposed on the rooftop basketball courts to minimize its potential noise generated. The ball courts at the Site will normally be closed from 11 p.m. to 7 a.m. so the noise levels at nighttime due to sports activities shall be in compliance with the Noise Control Ordinance. For the concerns on the reprovisioning of the existing facilities in KTEP, as compared to the existing four at-grade open air basketball courts and the existing arena in KTESC which can be used as one basketball court, the proposed development will also allow for five basketball courts, including one outdoor at-grade and two on the rooftop which will be free of charge, together with two indoor at the main games arena. The 7-a-side football pitch and one basketball court are still outdoor and placed at-grade. DLCS who will take over the management of the proposed development have no objection to the proposal. The uses considered appropriate for the existing KTESC site are noted for government's review of the future uses of the site. For the concerns on the affected recreational facilities during the construction stage, the applicant advised that the existing KTESC will remain in operation until the commencement of the proposed development while Sze Mei Street District Open Space Phase 1 (**Plan A-2**) will be opened for public enjoyment by 2021 before the closure of the Site for construction.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, 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 18.12.2024, 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 condition of approval and advisory clauses are suggested for Members' reference:

Approval Condition

the design and provision of vehicular access, vehicle parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Advisory Clauses

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

- 11.3 There are no strong reasons to recommend 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 30.10.2020
Appendix Ia	Supplementary Planning Statement received on 30.10.2020
Appendix Ib	FI vide letter received on 14.12.2020
Appendices IIa to IIr	Public comments received during the statutory publication period
Appendix III	Recommended advisory clauses
Drawings A-1 to A-9	Proposed floor plans and sections submitted by the applicant
Drawings A-10 to A-13	Photomontages submitted by the applicant
Drawing A-14	Tree treatment plan submitted by the applicant
Drawing A-15	Compensatory planting plan submitted by the applicant
Plan A-1	Location Plan on OZP
Plan A-2	Site Plan
Plans A-3 to A-4	Site Photos