

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

**APPLICATION NO. A/I-SKC/1**

- Applicant** : Keppel Seghers – Zhen Hua Joint Venture represented by Kenneth To and Associates Limited
- Site** : Artificial Island at the southwest coast of Shek Kwu Chau
- Site Area** : 136,549m<sup>2</sup> (about)
- Lease** : Government Land (GL)
- Plan** : Approved Shek Kwu Chau Outline Zoning Plan (OZP) No. S/I-SKC/2
- Zoning** : “Other Specified Uses” annotated “Integrated Waste Management Facilities” (“OU(IWMF)”)
- (a) Restricted to a maximum building height of 60mPD, except the chimney up to 160mPD
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in (a) above may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (TPO)
- Application** : Proposed Minor Relaxation of Maximum Building Height Restriction for permitted IWMF

**1. The Proposal**

- 1.1 The applicant seeks planning permission for the minor relaxation of building height (BH) restriction for the proposed Integrated Waste Management Facilities (IWMF) at the application site (the Site) (**Plans A-1 to A-2**). The Site is zoned “OU(IWMF)” on the approved Shek Kwu Chau OZP No. S/I-SKC/2. According to the Notes of the OZP, IWMF is always permitted in the “OU(IWMF)” zone. Whilst development within the “OU(IWMF)” zone is restricted to a maximum BH of 60mPD, except the chimney up to 160mPD, the Notes of the OZP stipulate that minor relaxation of the BH restriction may be considered by the Board on application under section 16 of the TPO based on the individual merits of a development or redevelopment proposal.

- 1.2 The Site, to be reclaimed as an artificial island, is reserved for the development of IWMF Phase 1. IWMF Phase 1 is an integral part of the Waste Management System in Hong Kong which mainly comprises an advance waste-to-energy plant, a mechanical sorting and recycling plant as well as various ancillary and supporting facilities. In the current application, the applicant proposes to increase the maximum BH for the IWMF from 60mPD to 65.5mPD (+5.5m or 9.2%) for operational requirement, and the proposal only involves the Main Process Building (MPB) within the Site. According to the applicant, there will be Heat Recovery Boilers in the MPB, which will be installed with specific configuration together with other facilities/functions with special design and requirements. In order to meet the most preferred configuration of the Heat Recovery Boilers and ancillary equipment for various functional and operational reasons, the maximum BH (i.e. 60mPD) applicable to the Site will need to be relaxed to 65.5mPD. A table summing up the required height for the various facilities/functions within the MPB and cross sections of the MPB during operation for illustrating the proposed increase in BH are at Table 3.1 of **Appendix Ia** and **Drawings A-3 to A-4**. The applicant also submitted a comparison between the reference scheme in the approved EIA and the proposed scheme to present the changes in design (**Drawing A-5**).
- 1.3 According to the applicant, the proposed increase in BH of the MPB will not result in change to the visual experience of the visual sensitive receivers (VSRs), nor will it lead to unacceptable visual impact. The extensive landscaping and subtle façade design will help to blend in the proposed development with the surrounding context. Technical assessments on visual impact (i.e. Visual Appraisal) and photomontages submitted by the applicant are at **Appendices Ia, Ib, Ic** and **Drawings A-6 to A-13**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 1.7.2018 (Appendix I)
  - (b) Supporting planning statement including architectural drawings and photomontages of the IWMF Phase 1 received on 1.7.2018 (Appendix Ia)
  - (c) Further information (FI) including responses to departmental and public comments received on 11.9.2018 (Appendix Ib)  
*[Not exempted from publication and recounting requirements]*
  - (d) FI including responses to departmental and public comments received on 23.10.2018 (Appendix Ic)  
*[Exempted from publication and recounting requirements]*
  - (e) FI including responses to departmental comments received on 25.10.2018 (Appendix Id)  
*[Exempted from publication and recounting requirements]*

1.5 The application was originally scheduled for consideration by the Committee on 7.9.2018. On 7.9.2018, the Committee agreed to defer making a decision on the application for 2 months as requested by the applicant to allow time for preparation of FI to address departmental/public comments. The applicant subsequently submitted FIs on 11.9.2018 (**Appendix Ib**), 23.10.2018 (**Appendix Ic**) and 25.10.2018 (**Appendix Id**) in response to departmental/public comments. The application is scheduled for consideration by the Committee at this meeting.

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

The justifications put forth by the applicant in support of the application are detailed in the supporting planning statement and FI at **Appendices Ia** and **Id** respectively. They are summarised as follows:

- (a) the IWMF project will be developed with the most optimum design and construction sequence, and the waste-to-energy technology to be adopted therein is the best available and will be able to meet the most stringent environmental standards;
- (b) to facilitate the timely implementation of the IWMF project (i.e. completion by 2024), the construction of the main equipment of the Heat Recovery Boilers will adopt an off-site pre-fabrication method which can be carried out in parallel with the reclamation work as well as the subsequent infrastructural development and building works;
- (c) only a portion of the MPB (i.e. 7.2% of the site area) requires BH relaxation in accordance with the latest building design which accommodates the same functional processes approved in the Environment Impact Assessment (EIA). The MPB, after BH relaxation, offers improvements in operation efficiency and enhanced operational safety conditions for the operation staff;
- (d) according to the detailed design of the IWMF project, there are operational and functional reasons for the relaxation of BH of the MPB. The proposed BH relaxation of the MPB meets the clearance requirement between the structural steel trusses and the pre-fabricated units and the roll-in clearance for the pre-fabricated main equipment;
- (e) the proposed minor relaxation of BH of the MPB will not bring about adverse visual impact to the VSRs, or lead to unacceptable visual impact. The proposed development will blend in with the surrounding context with the help of the extensive landscaping and subtle façade design; and
- (f) the current proposal and proposed minor relaxation of BH restriction for the provision of IWMF conforms with the prevailing planning intention of the OZP for “OU(IWMF)” zone.

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

As the application 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 Section 12A and 16 of the Town Planning Ordinance (TPB PG-No.31) is not applicable to the application.

### **4. Background**

- 4.1 In December 2005, the Administration published a Policy Framework for the Management of Municipal Solid Waste (MSW) (2005-2014) (The Policy Framework) which set out a comprehensive waste management strategy encompassing initiatives on waste avoidance at source, waste recovery and recycling as well as bulk reduction of waste requiring disposal. One of the initiatives was to reduce the volume of waste that required disposal and to conserve the landfill space by developing IWMF. A site search exercise was completed by the Environmental Protection Department (EPD) in 2008 under the study ‘Site Search for IWMF in Hong Kong for MSW’ to identify potential sites for the development of IWMF. Based on the recommendations from the Advisory Group on Waste Management Facilities, and a series of screening and evaluation taking into account a range of criteria, two potential sites, namely (i) an artificial island near Shek Kwu Chau, and (ii) Tsang Tsui Ash Lagoons (TTAL) in Tuen Mun were recommended for further engineering and EIA studies.
- 4.2 In 2012, EPD completed an engineering feasibility and EIA study of the two potential sites. According to the findings of the EIA, with implementation of appropriate mitigation measures, construction and operation of the first IWMF on the artificial island next to Shek Kwu Chau or the TTAL would be environmentally acceptable. Having considered the IWMF EIA findings, the spatial distribution of waste management facilities, environmental factors and transport efficiency, the Government had chosen the artificial island next to Shek Kwu Chau as the site for the first IWMF. In May 2013, the Government unveiled Hong Kong: Blueprint for Sustainable Use of Resources 2013-2022, which mapped out a comprehensive, targets, policies and action plans for waste management with a view to tackling the waste situations in Hong Kong. As IWMF was an integral part of the Blueprint, the Government would secure funding for provision of IWMF. Subsequently, LegCo’s Finance Committee approved funding for the design and construction of the IWMF Phase 1 in January 2015.
- 4.3 The EP for the development of the IWMF Phase 1 at an artificial island near Shek Kwu Chau, amendment to the EP and further EP were granted in January 2012, September 2016 and November 2017 respectively. The EP and subsequent variation to EP for the IWMF at an artificial island near Shek Kwu Chau do not have specific requirement on the BH but stipulate that the chimney height should be 150m above ground. As one of the approval conditions in the EP, submission of Landscape and Visual Plan is required. In November 2017, EPD awarded the contract to the applicant for the design, construction and operation of the IWMF Phase 1. The IWMF is expected to be completed for commissioning in 2024.

4.4 The OZP covering the Shek Kwu Chau area to facilitate the development of IWWMF was exhibited for public inspection under section 5 of the TPO on 29.4.2011. Under the “OU(IWWMF)” zone, the maximum height of the facilities would be restricted to 60mPD except the chimney which would be up to 160mPD, which accorded with the dimensions of major building structures of IWWMF, including stack (150m or 155mPD) and incineration plant (50m or 55mPD), in the reference design for the IWWMF in the EIA report. It was stipulated in the OZP that minor relaxation of the BH restrictions may be considered by the Board through the planning application system.

**5. Previous Applications**

There is no previous application covering the Site.

**6. Similar Application**

There is no similar application in “OU(IWWMF)” zone within this OZP.

**7. The Site and Its Surrounding Areas (Plans A-1, A-2, photos on Plans A-3, A-4)**

7.1 The Site is:

- (a) located offshore, southwest of Shek Kwu Chau;
- (b) currently seawater;
- (c) to be reclaimed for IWWMF Phase 1 project; and
- (d) surrounded by sea to its east, south and west, and there is no residential settlement in its close proximity.

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate east is a narrow sea channel beyond which is the south coast of Shek Kwu Chau, the main buildings of the Shek Kwu Chau Treatment and Rehabilitation Centre is located to the further north;
- (b) to the south is currently seawater;
- (c) to the west is seawater, the area of which is designated for vessel anchorage; and
- (d) Cheung Chau is located about 3.6 km to the northeast and Tong Fuk in South Lantau area is about 7.1 km to the northwest.

## **8. Planning Intention**

The planning intention of the “OU(IWMF)” zone is primarily to designate land for integrated waste management facilities which provide waste treatment by advanced thermal incineration and waste sorting and recycling for the municipal solid waste generated in Hong Kong.

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

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

### **Land Administration**

9.1.1 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) The Site falls on GL under the proposed Permanent Government Land Allocation (PGLA) No. IS 611 to be allocated to the Director of Environmental Protection for the IWMF Phase 1 in Shek Kwu Chau. Under the Engineering Conditions (EC) of the proposed PGLA, no part of any structures or building erected or to be erected on the application site may exceed the height of 60m above HKPD, subject to:
  - (i) a chimney of height of not exceeding 160m above HKPD may be erected; and
  - (ii) structures or buildings of other heights as may be permitted with the prior written approval from DLO/Is, LandsD.
- (b) According to the applicant, extra BH of the MPB is required to accommodate the Heat Recovery Boilers and ancillary equipment for various functional and operational reasons which results in the proposed BH of +65.5mPD exceeding the permitted one (i.e. +60mPD) under the proposed PGLA.
- (c) DLO/Is, LandsD has no objection to the application. If the application is approved by the Board, the project proponent is required to apply to DLO/Is, LandsD for amendment of the ECs of the proposed PGLA.

### **Traffic**

9.1.2 Comments of the Director of Marine (D of Marine):

From the perspective of marine traffic safety, he has no objection to the subject application and no additional condition is required since the proposal would not affect the marine navigation in the vicinity of IWMF.

## **Environment**

### 9.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) In the subject application, the applicant proposes relaxation of BH of the MPB for boiler plant from 60mPD to 65.5mPD. The overall environmental acceptability of the IWMF Phase 1 project has been demonstrated in the EIA study completed under the EIAO. For the subject application of relaxation of BH restriction, air quality would be the key environmental concern under EPD's ambit. DEP considers that the proposal would not cause any significant change in air quality assessment results as assessed in the EIA report for the IWMF Phase 1 project, which was approved under the EIAO in January 2012. Hence, DEP has no objection to the current application.
- (b) Detailed air modelling assessment was conducted in the EIA study in predicting the air quality impact. The identified nearest air sensitive receiver (ASR) is Shek Kwu Chau Treatment and Rehabilitation Centre at 74mPD and 278m away. In the current proposal, i.e. an increase of MPB for boiler plant from 60mPD to 65.5mPD (i.e. 59.5m above ground at 6mPD) with the chimney height of 150m above ground and emission parameters remain unchanged, the building wake effect (which can affect air dispersion) remains insignificant. Thus, the proposal should have no implication on the air quality concentration results of air quality impact assessment in the approved EIA report.

## **Nature Conservation**

### 9.1.4 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

Since the applicant has confirmed in the FI submission that the ecological impact assessment and the ecological mitigation measures in the approved EIA are still valid in the light of the proposed changes in development, DAFC has no comment on the subject application.

## **Urban Design and Visual**

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

- (a) The application involves minor relaxation of BH for a portion of the MPB from 60mPD to 65.5mPD to accommodate the latest design of the Heat Recovery Boilers and ancillary equipment for optimising the operation of the IWMF at the Site. The Site is an artificial island at the southwest coast of Shek Kwu Chau surrounded by sea to its east, south and west. The green mountain at Shek Kwu Chau (with the highest point at 187mPD) serves as a green backdrop to the north of the Site.

- (b) Having considered the site context and judging from the photomontages provided by the applicant in the FI submission (**Appendix Ic**), the proposed minor relaxation would not materially change the visual character of representative public viewpoints and no significant adverse visual impact is anticipated.

9.1.6 Comments of the Chief Architect/CMD2, Architectural Services Department (CA/CMD2, ArchSD):

Based on the information provided, it is noted that the proposal involves minor relaxation of BH restriction from 60mPD to 65.5mPD (i.e. about +9.2%) for the IW MF Phase 1 with slight adjustment of BH. In this regard, he has no comment from visual impact point of view.

**Landscape**

9.1.7 Comments of CTP/UD&L, PlanD:

- (a) No objection to the application from landscape planning point of view.
- (b) With reference to aerial photo of 2015, it appears that the site is situated in a planned artificial island which is currently seawater. With reference to paragraph 5.2(h) of the ‘Supporting Planning Statement’ (**Appendix Ia**), it is noted that “*compared with the reference scheme of 60mPD in the approved EIA, the increase in building height of the MPB will not result in change to the visual experience of the VSRs. The extensive landscaping and subtle façade design will help to blend in the proposed development with the surrounding context*”. The proposed minor relaxation of BH is not incompatible to the planned use, and no further disturbance to landscape resources is anticipated. Therefore, she has no objection from the landscape planning point of view.
- (c) In view of the fact that the Site falls within an area which is not a landscape sensitive zoning, and the applicant should be in a position to take care of the facilities (i.e. IW MF) and the associated landscape provision, if any is to be proposed and implemented. Hence, landscape condition is considered not necessary should the Board approve this application.
- (d) Good practices of compliance with minimum requirements on site coverage for greening should be followed. Reference should be made to Development Bureau Technical Circular (Works) No. 3/2012 ‘Site Coverage of Greenery for Government Building Projects’.

**Fire Safety**

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

- (a) No specific comment on the application subject to fire service installations and water supplies for firefighting being provided to the



satisfaction of Fire Services Department.

- (b) Detailed fire safety requirement will be formulated upon receipt of formal submissions.
- (c) In addition, the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by Buildings Department.

### **Building Matters**

9.1.9 Comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (CBS/NTE1&L, BD):

- (a) It is noted that the application site falls on GL under a proposed PGLA to be allocated to DEP.
- (b) The subject site is exempted from the provisions of Buildings Ordinance (BO) under BO s.41(1), and therefore CBS/NTE1&L, BD is not in a position to offer any comments.

### **Water Supply**

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

- (a) No objection to the application.
- (b) The Site is outside WSD's water supply zone, and that there will be no water supply available to the proposed development. Private water supply shall be arranged by the applicant.

### **District Officer's Comments**

9.1.11 Comments of the District Officer (Islands), Home Affairs Department (DO(Is), HAD):

He has not received any views from the local community on the subject application.

9.2 The following government departments have no comment on the application:

- (a) Director of Electrical and Mechanical Services;
- (b) Chief Engineer/Port Works, Civil Engineering Office, Civil Engineering and Development Department;
- (c) Director of Leisure and Cultural Services;
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (e) Commissioner for Transport;
- (f) Director of Food and Environmental Hygiene;
- (g) Chief Engineer/Hong Kong & Islands, Drainage Services Department; and

- (h) Head of the Sustainable Lantau Office, Civil Engineering and Development Department.

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

10.1 On 20.7.2018 and 21.9.2018, the application and the FI submitted by the applicant were published for public inspection. During the first three weeks of the statutory public inspection periods, which ended on 10.8.2018 and 12.10.2018, a total of 79 public comments objecting to/expressing views on the application were received from South Lantau Rural Committee (**Appendix IIa**), Mui Wo Rural Committee (**Appendix IIb**), Chairperson of South Lantau Rural Committee (**Appendix IIc**), Indigenous Inhabitant Representative (IIR) of Tai Long Tsuen, South Lantau (**Appendix II d**), 2 green groups (**Appendix IIe**), 4 local concern groups (**Appendix II f**), residents and individuals (**Appendices IIg**). All the public comments received are deposited at the Board's Secretariat for Members' reference.

10.2 The objecting comments are summarised as follows:

- (a) Increasing the height of the main building by 5.5m is not a 'minor relaxation of a height restriction' but a rather large material change to the existing specification. There is question on whether the EIA of the incinerator has been amended to account for the increase in size of the building. The reasons for increasing the height of the main building at this late stage of planning and to speed up the construction process give cause for safety concern. The overall size, shape and construction of the internal plant as well as exterior building should have been considered from the start.
- (b) The proposed increase will change the visual impact considerably. The island site is across from one of Hong Kong's most beautiful beaches and any increase to the height of the structure creates even more of a blight on South Lantau. The incinerator at Shek Kwu Chau will end the tranquil and beauty of South Lantau forever, and ruin the south Lantau coastline.
- (c) The incinerator project is being built on a pristine natural environment, on which environmental consideration must be made. There is a lack of evidence from the applicant to support the claim that the approval 'will not lead to any unacceptable visual impact'. The EIA assessment of visual impact needs to be amended.
- (d) The original proposal should never have been considered in the first place. The environmental impact created will destroy part of the natural beauty of the western harbour, and the South Lantau shoreline. The proposal in the current application will make the eyesore even worse than the current plan.
- (e) The proposed incinerator is likely to destroy the feng shui and veins of South Lantau and may affect the health of the villagers.
- (f) Construction and operation of an incinerator at Shek Kwu Chau will bring traffic, environmental and development impacts to Mui Wo.

- (g) The approval of this application will not only create additional visual impact but also set a precedent allowing contractors to easily vary approved EIAs. This could lead to further damage being caused to the marine environment, in particularly the critically endangered dolphin and porpoise populations. It could even be a precedent to expanding the size of the project further and further reclamation on the already congested site.

10.3 Comments providing views are summarised as follows:

- (a) The incinerator will pollute the environment. The use of incineration facilities will further aggravate air pollution problems in Hong Kong. Allowing a relaxation of the higher restriction will not only make it more obvious, it may also affect the pollution distribution. It is very far to transport the waste to Shek Kwu Chau. The method planned in this incinerator is outdated.
- (b) Shek Kwu Chau is the biologically richest island in Hong Kong and is a known nesting site for White-bellied Sea Eagle, which should be preserved as a National Park. Any disturbance generated during construction and by traffic during operation may lead to abandonment of the nesting site. The proposed IWMF is likely to cause adverse ecological impacts.
- (c) The applicant should not seek to vary the planning and tendering process for a project so recently awarded.

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

- 11.1 The application involves relaxation of BH for the proposed IWMF Phase 1 at the Site near Shek Kwu Chau, which is zoned “OU(IWMF)”. The Site is an artificial island which will be reclaimed from the sea for the development of IWMF Phase 1 in accordance with the EP issued by DEP. The IWMF Phase 1 project is an integral part of Hong Kong’s waste management strategy as set out in ‘Hong Kong: Blueprint for Sustainable Use of Resources 2013-2022’ and is in line with the planning intention of the “OU(IWMF)” zone, which is primarily to designate land for integrated waste management facilities which provide waste treatment by advanced thermal incineration and waste sorting and recycling for the municipal solid waste generated in Hong Kong.
- 11.2 The applicant seeks approval for minor relaxation of BH restriction by about 5.5m (from 60mPD to 65.5mPD). According to the applicant, only a small portion (i.e. 7.2% of the site area) of the MPB would require BH relaxation (from 60mPD to 65.5mPD) to accommodate the latest design of the Heat Recovery Boilers and ancillary equipment for optimising the operation of the IWMF at the Site. The MPB, after BH relaxation, offers improvements in operation efficiency and enhanced operational safety conditions for the operation staff. The height difference between the original scheme (i.e. reference scheme in the approved EIA) and the proposed scheme is shown in **Drawing A-5**. The relaxation in BH would provide design flexibility in meeting the special functional and operational requirements of some of the facilities to be accommodated within the MPB.

- 11.3 The Site is an artificial island at the southwestern coast of Shek Kwu Chau surrounded by sea to its east, south and west, with a green mountain to its north serving as a green backdrop. Due to the hilly topography of Shek Kwu Chau, the location of the IWMF Phase 1 at the Site is not visible (except the chimney) from most of the locations at South Lantau and Cheung Chau. CTP/UD & L advises that having considered the site context and the judging from the photomontages provided by the applicant, the proposed minor relaxation would not materially change the visual character of representative public viewpoints and no significant adverse visual impact is anticipated, and no further disturbance to landscape resources is anticipated. CA/CMD2, ArchSD also has no comment from visual impact point of view.
- 11.4 The overall environmental acceptability of the IWMF Phase 1 project has been demonstrated in the EIA study completed under the EIAO in which detailed air modelling assessment was conducted in predicting the air quality impact. DEP considers that the current proposal would not cause any significant change in air quality assessment results as assessed in the EIA report for the IWMF Phase 1 project, which was approved under the EIAO in January 2012. In the current proposal, i.e. an increase of BH for the MPB from 60mPD to 65.5mPD (i.e. 59.5m above ground at 6mPD) for boiler plant with the chimney height of 150m above ground and emission parameters remain unchanged, the building wake effect (which can affect air dispersion) remains insignificant.
- 11.5 The public comments (79 nos) received objecting to/expressing views on the application are mainly on the potential adverse impacts (i.e. visual impact) brought by the proposed IWMF Phase 1 project at the Site and the need for revised EIA for the proposed development as detailed in paragraph 10. Detail assessments as set out in paragraphs 11.1 to 11.4 above are relevant. Regarding the comments on ‘feng shui’ and tendering process, they are not relevant planning considerations. With regard to the comments on adverse ecological impacts, the applicant has confirmed that the ecological impact assessment and the ecological mitigation measures in the approved EIA are still valid in the light of the proposed changes in development and DAFC has no adverse comment on this aspect.

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

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 2.11.2022, 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 also suggested for Members’ reference:

### Approval Condition

the provision of fire services installations and water supplies for fire fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

### Advisory Clauses

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

12.3 There is no strong reason to recommend rejection of the application.

## **13. Decision Sought**

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

## **14. Attachments**

<b>Appendix I</b>	Application form received on 1.7.2018
<b>Appendix Ia</b>	Supporting planning statement including architectural drawings and photomontages of the IWMF Phase 1 received on 1.7.2018
<b>Appendix Ib</b>	FI including responses to departmental and public comments received on 11.9.2018
<b>Appendix Ic</b>	FI including responses to departmental and public comments received on 23.10.2018
<b>Appendix Id</b>	FI including responses to departmental comments received on 25.10.2018
<b>Appendix IIa</b>	South Lantau Rural Committee
<b>Appendix IIb</b>	Mui Wo Rural Committee
<b>Appendix IIc</b>	Chairperson of South Lantau Rural Committee
<b>Appendix IId</b>	Indigenous Inhabitant Representative (IIR) of Tai Long Tsuen, South Lantau
<b>Appendix IIe</b>	Green Groups
<b>Appendix II f</b>	Local Concern Groups
<b>Appendix IIg</b>	Residents and Individuals
<b>Appendix III</b>	Advisory Clauses
<b>Drawing A-1</b>	Site Location Plan
<b>Drawing A-2</b>	Site Layout Plan
<b>Drawings A-3 to A-4</b>	Section Plan
<b>Drawing A-5</b>	A comparison between the reference scheme in the approved EIA and the proposed scheme

<b>Drawings A-6 to A-13</b>	Photomontages
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
NOVEMBER 2018**