

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SLC/166

<u>Applicant</u>	: Water Supplies Department (WSD), the Government of the Hong Kong Special Administrative Region
<u>Site</u>	: Government Land near Lo Uk Tsuen, Pui O, Lantau Island
<u>Site Area</u>	: About 2,900m ²
<u>Land Status</u>	: Government Land
<u>Plan</u>	: Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21
<u>Zoning</u>	: “Coastal Protection Area” (“CPA”)
<u>Application</u>	: Proposed Excavation and Filling of Land for Permitted Waterworks Implemented by Government

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed excavation and filling of land for permitted waterworks implemented by Government at the application site (the Site) (**Plans A-1 to A-3**). The Site falls within an area zoned “CPA” on the approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 (the OZP). According to the Notes of the OZP, while waterworks (excluding works on service reservoir) co-ordinated or implemented by Government within the “CPA” zone are always permitted, excavation and filling of land within the same zone require planning permission from the Town Planning Board (the Board).
- 1.2 According to the applicant, the Site is located to the south of South Lantau Road near Pui O with an area of about 2,900m² which falls entirely within the government land. The proposed works within the Site are part of the project under Agreement No. CE82/2017 (WS) Siu Ho Wan Water Treatment Works Extension – Investigation, Design and Construction (‘the Project’) (**Drawing A-1**) and include laying of underground raw water mains (a length of 1,800m varying in 1,200mm to 1,400mm in diameter) and ground investigation works. Both open trench and trenchless construction methods will be adopted for the laying of water mains to minimize the disturbance to the villages nearby. The area for proposed excavation and filling of land within the Site is about 120m² (about 80m² for construction of a launching/receiving pit for laying of 1,200mm underground raw water trunk mains

and a total of about 40m² for five drillholes and trial pits for ground investigation) and the proposed depth of excavation for launching/receiving pits for trenchless construction is about 10m (**Plan A-2** and **Drawing A-2 and A-3**). The Site will be reinstated to the existing condition and re-opened to public after completion of the works.

- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 16.10.2020; **(Appendix I)**
 - (b) Planning Study Report including landscape proposal, an extracted Environmental Assessment (EA) Report, extracted Traffic Impact Assessment (TIA); extracted Drainage Impact Assessment (DIA) and plans; and **(Appendix Ia)**
 - (c) Further information (FI) received on 14.12.2020 including a new tree survey and assessment report and responses to departmental and public comments (accepted but not exempted). **(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Planning Study Report and the FI at **Appendices Ia and Ib**. They are summarised as follows:

- (a) The Site is readily available and does not require land resumption/clearance. To minimise impact to the natural area in the “CPA” zone, trenchless construction has been proposed to minimise the excavation work required;
- (b) in view of the development in North Lantau which results in an increase of water demand, it is essential to uprate the raw water transmission system in Pui O in order to ensure that sufficient raw water could be transmitted from Shek Pik Reservoir to SHWWTW. Upon detailed design, it is noted that the existing raw water mains do not have sufficient capacity for the ultimate water demand. Hence, the proposed underground raw water mains are to provide a larger transmission capacity;
- (c) the proposed raw water mains will be placed underground connecting San Shek Wan Portal with a launching/receiving pit and five drillholes and trial pits within the Site involving open open-dig which will be reinstated to the existing condition after the completion of the proposed works;
- (d) the Project is a Designated Project (DP) under the EIA Ordinance (EIAO). The EIA Report was approved on 15.12.2004 and the Environmental Permit (EP) was granted on 20.1.2005. The proposed works will not constitute unacceptable adverse environmental impacts with the implementation of mitigation measures (e.g. watering to limit dust emission, noise monitoring, regular site inspection, etc.) and good site practices;
- (e) an ecological assessment was conducted under the EIA. With proper mitigation measures such as tree protection zone and minimising construction runoff, there would

- be no adverse ecological impact during the construction stage. Trenchless method (i.e. pipe jacking) or exposed pipe laying method are proposed to avoid direct impact to the streams in Pui O. Appropriate mitigation measures would be implemented during construction phase to ensure no adverse impact to the Pui O Ecologically Important Stream (EIS) which is located outside the Site;
- (f) according to the tree survey and assessment report (Appendix E of **Appendix Ib**), 113 trees are found within the Site, in which 112 trees would be retained while one tree (i.e. *Alangium chinense* (八角楓)) located within the proposed launching/receiving pit would be felled (**Drawing A-5**). The tree to be felled will be compensated within the Site or near Pui O Raw Water Pumping Station, subject to agreement / approval of relevant departments. Measures for tree preservation and protection have been proposed. There is existing access road within the Site for the construction and no formation for temporary access road is required (**Drawing A-2**). The visual impact will be minimal as the proposed raw water mains would be laid underground;
 - (g) a traffic impact assessment (TIA) was conducted and the traffic impact arising from the construction and operation of the proposed works will be minimal. There is no impact to the existing right-of-way and traffic diversion is not required. Temporary traffic arrangement will be implemented during the construction stage if necessary. The Site will be reinstated and re-opened to public upon the completion of the proposed works;
 - (h) a drainage impact assessment (DIA) was conducted and no adverse drainage impact is anticipated. During the construction stage, strict control on runoff discharge would be implemented and adequate designed sand/silt removal facilities might be provided if necessary. Active liaison with Drainage Services Department (DSD) would be maintained for the interface issue between the Project and the DSD's project of 'Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works and Other Works – Design and Construction';
 - (i) South Lantau Rural Committee was consulted and they support the proposed works; and
 - (j) to avoid unauthorised dumping of construction & demolition (C&D) waste, trip-ticket system would be implemented to control disposal of inert and non-inert construction waste at public fill reception facilities and landfills respectively. The use of Global Positioning System (GPS) or equivalent system would be further explored.

3. **Background**

- 3.1 In order to cater for the rising water demand from residential and commercial developments on Lantau Island, including the Hong Kong International Airport and Tung Chung New Town, WSD has commenced the Siu Ho Wan Water Treatment Works Extension – Investigation, Design and Construction (the Project) in 2018 to expand the treatment capacity of Siu Ho Wan Water Treatment Works (SHWWTW) with the purpose mainly to upgrade the water treatment capability, enhance the treatment efficiency, improve and uprate the transmission system for the raw water supply source from Shek Pik Reservoir to SHWWTW (**Drawing A-1**). The Project is subject to an Environmental Impact Assessment (EIA) Report (Register No. AEIAR-082/2004) approved by the Director of Environmental Protection (DEP) and

an Environmental Permit (EP) (No. EP-207/2005) issued to the applicant on 20.1.2005. The proposed works and underground raw water mains within the Site forms part of the Project. The Site will be reinstated to the existing condition after the completion of the proposed works.

- 3.2 The proposed raw water mains in South Lantau provide connections along South Lantau Road between the Pui O Au Portal and San Shek Wan Portal (**Drawing A-1**), which mainly fall within an area zoned “CPA”, “Village Type Development” (“V”) and shown as ‘Road’ on the OZP. The particular section of proposed water mains and excavation works within the Site falls within the “CPA” zone. It is the most direct alignment connecting the existing San Shek Wan Portal located within the “CPA” zone to other sections of the proposed water mains along South Lantau Road which is outside the “CPA” zone.

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

As the Site only involves government land, the ‘Owner’s consent/notification’ requirements as set out in the TPB PG-No. 31A are not applicable to the application.

5. Previous Application

There is no previous application at the Site.

6. Similar Applications

- 6.1 There are eight similar applications for proposed public utility installation at Pui O, Cheung Sha and Tong Fuk which falls within the “CPA” zone on the OZP (i.e. applications No. A/SLC/87, 109, 141, 145, 154, 160, 162 and 167). Among the eight similar applications, six of them (i.e. application No. A/SLC/87, 109, 141, 145, 154 and 160) were approved with/without condition(s) by the Committee between 2008 and 2020 while the two applications No. A/SLC/162 and 167 were rejected by the Committee in 2020 and 2021 respectively.
- 6.2 For the six approved applications No. A/SLC/87, 109, 141, 145, 154 and 160, they were for the essential infrastructures to the area or the territory with overriding public interest. Application No. A/SLC/87 for proposed submarine telecommunication cable at Tong Fuk was approved with conditions by the Committee in 2008 mainly on the considerations of meeting the future telecommunication requirement of the territory and no adverse impact on the landscape character and natural features in the surrounding areas. Applications No. A/SLC/109 and 141 both submitted by the Agriculture, Fisheries and Conservation Department (AFCD) for proposed irrigation pipeline with/without excavation of land at Pui O were approved by the Committee in 2010 and approved with conditions in 2015 respectively mainly for the reasons that the proposed facilities could support the permitted agricultural related activities in the area and were not incompatible with the planning intention of the “CPA” zone; and the proposed development was small in scale. Applications No. A/SLC/145 and 154 both submitted by DSD covering much larger areas in Pui O for proposed public utility installation (sewage pumping station, underground sewers and/or underground

effluent pipe) and excavation of land for underground sewers were approved with conditions by the Committee in 2017 and 2019 respectively. They were considered to be essential infrastructure project in the public interest and there would be no adverse ecological, environmental, noise, air, landscape and visual impacts to the surrounding areas. Application No. A/SLC/160 for proposed public utility pipeline (underground power cable) and filling and excavation of land at Cheung Sha Beach connecting the Integrated Waste Management Facilities (IWMF) in Shek Kwu Chau and the Cheung Sha Substation was approved by the Committee in 2020 mainly on the considerations that the proposed installation could enable the gainful use of the recovered energy by the IWMF which embraces the long term strategy of ‘Waste-to-Energy’; and no adverse impacts from ecological, environmental, landscape and visual impact perspectives.

- 6.3 As for the rejected applications No. A/SLC/162 and 167 for proposed public utility installation (underground power cable) and filling and excavation of land, the proposed underground cable was to provide electricity to a storage use and drying wet cloth respectively at private lots which were not permitted uses within the “CPA” zone. The applications were rejected by the Committee on 6.11.2020 and 22.1.2021 respectively mainly for the reasons that the proposed installations were not in line with the planning intention of the “CPA” zone as the applicant failed to demonstrate that the proposed installation was to support the conservation of the existing natural landscape or scenic quality of the area or was an essential infrastructure project with overriding public interest; and setting an undesirable precedent for similar applications to provide utility installation for uses not permitted within the “CPA” zone.
- 6.2 Details of the previous application are summarized at **Appendix II** and the location is shown on **Plan A-1**.

7. The Sites and Its Surrounding Areas (Plans A-1 to A-2 and photos on Plans A-3 to A-6)

- 7.1 The Sites have the following characteristics:
- (a) located to the south of South Lantau Road;
 - (b) a stream passes through the Site; and
 - (c) major part of the Site are covered by vegetation with a small portion of the Site at the northeast and the southwest forming part of road/footpath which is accessible by vehicle. The south-western end of the Site where the launching/receiving pit is located is an existing formed platform with grass.
- 7.2 The surrounding areas have the following characteristics:
- (a) rural in character and predominantly shrubland/grassland and rural settlement;
 - (b) the Pui O wetland is located to the east of the Site and the Pui O EIS is located about 600m further east of the Site;
 - (c) the planned San Shek Wan Sewage Treatment Works is located to the west of the Site; and

- (d) several villages including Pui O San Wai and Lo Wai Tsuen, Lo Uk Tsuen are located to the further northeast across South Lantau Road.

8 Planning Intention

The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

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) he has no adverse comment on the application;
- (b) the Site is within an unleased government land. The Site is in close proximity to a sewerage project of DSD, namely Part of Public Works Project Item No. 4433DS – Construction of San Shek Wan Sewage Treatment Works (**Plan A-2**) and Pui O Village Sewerage along South Lantau Road. The applicant is advised to resolve all interface issues with DSD. The Site also affects the waterworks tunnel (No. ER 123/CGS/59) for which WSD is responsible;
- (c) according to **Drawing A-5**, two launching/receiving pits are proposed. The one situated to the north of South Lantau Road (outside the Site) is in close proximity of some private lots. The applicant is advised to carry site survey to confirm the land status of the concerned area to avoid encroaching onto or affecting the private land;
- (d) the applicant advises in the FI that there are existing access roads to the Site shown on Annex D of the FI (**Drawing A-2**). According to desktop research, the two access roads are on unleased Government land. Notwithstanding that the applicant confirms that ‘no formation of temporary access road is required’, the applicant is advised to seek comment from District Officer (Islands) (DO(Is)) to see if the access road(s) are maintained by DO(Is);

- (e) according to the FI, one tree within the Site is to be felled and compensatory tree planting of a ratio of 1:1 will be implemented in accordance with Development Bureau Technical Circular (Works) No. 4/2020 (DevB TC(W) No. 4/20). The applicant is advised to follow up the Tree Preservation and Removal Proposal according to and DevB TC(W) No. 4/20 and maintain the compensatory tree until the maintenance/management of the tree concerned is taken by another appropriate Government department. In case some tree plantation may / will fall on Government land without designated management party, it does not imply that LandsD will become tree maintenance department; and
- (f) if the application be approved, the applicant shall apply to his office for approval for the proposed works. There is no guarantee that the application processed by his office will be approved.

Lantau Development

9.1.2 Comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD):

- (a) the alignment of the water mains is in close vicinity to the EIS (**Plan A-1**) and the wetland at Pui O, both are habitats of sensitivity and high ecological value. Some sections of the alignment, with some locating outside the boundary of the Site, will run pass the upper stream of the EIS and the stream course to Pui O wetland. Under the principles of ‘Development in the North; Conservation for the South’ promulgated under the Sustainable Lantau Blueprint, any development in Pui O wetland must ensure that the development should not result in adverse impact to the wetland habitat. The applicant may wish to minimise the interface with the EIS and consider appropriate monitoring measures to prevent potential adverse impact to the EIS and the Pui O wetland stream course;
- (b) his office commenced a consultancy study namely ‘Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study’ (‘the Study’) in December 2017 which is still on-going. Based on the results of ecological surveys conducted under the Study, the overall ecological significance of Pui O has been rated ‘High’. Amongst all the habitats in Pui O, the wetlands, especially the lowland freshwater marsh, are of particular importance. The streams connecting to Pui O are sources of water supply to maintain the lowland wetlands in good condition. Drying up of wetlands has been identified as a threat to these habitats under the Study; and
- (c) in view that there are frequent incidents of dumping or landfilling of C&D waste in Lantau, causing environmental nuisance and damage to areas of ecological value, and close proximity to the Pui O wetland and EIS, the applicant should make the best effort to minimise the affected area and to ensure the C&D waste generated from the project would be properly handled. The applicant should consider

requiring the construction vehicles involved in the project to be equipped with Global Positioning System (GPS) or equivalent system for real time tracking and monitoring the movement of the vehicles, with the view to enhancing protection to the ecologically sensitive area.

Environment

9.1.3 Comments of the DEP:

- (a) no objection to the application from the environmental perspective as there are no major environmental issues envisaged with the proposed development in view of the scope and nature of the proposed works; and
- (b) the proposed works is covered under the Project and is subject to an approved EIA Report (Register No. AEIAR-082/2004) and an EP (No. EP-207/2005) issued to the applicant on 20.1.2005. The applicant is also required to comply with the statutory provision of the EIAO.

Landscape

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

- (a) she has no objection to the application from landscape planning perspective in view that her comments have been fully addressed in the FI; and
- (b) in view that the Site is not abutting any prominent public frontage and there are existing trees in surrounding areas, a landscape condition is considered not required should the application be approved by the Committee.

Nature Conservation

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

- (a) he has no strong view on the application;
- (b) it is noted that the proposed excavation and filling of land is for laying underground raw water mains by trenchless method and conducting ground investigation for operation of Siu Ho Wan Water Treatment Works Extension by WSD and the applicant's responses in the FI on the ecological concern raised by other parties, in particular the Pui O EIS, by referring to the assessment and implementation of mitigation measures in the approved EIA and a protection plan specifically designed for Pui O EIS. The potential ecological impacts due to the Extension of Siu Ho Wan Water Treatment Works were assessed in the approved EIA Report (AEIAR-082/2004) under the EIA

Ordinance; and

- (c) the applicant is reminded to implement the ecological mitigation measures recommended in the approved EIA Report and observe the relevant Environmental Permit.

Drainage

9.1.6 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no existing DSD facilities would be affected by the application based on the latest record; and
- (b) the proposed waterworks would have interface with his sewerage project under Consultancy Agreement No. 17/2012(DS) – ‘Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works and Other Works – Design and Construction’. Comments should be sought from the project office (Special Duty Division) of his department in future in order to identify / resolve any interface issues during the ground investigation works and water mains laying works.

Fire Safety

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

he has no specific comment on the application provided that any nearby means of escapes, the operation of fire service installations, emergency vehicular access, the operation of fire hydrants and their ground valves shall not be obstructed at all time during the work period.

Geotechnical

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

- (a) the applicant should follow the requirements of the preventive measures to reduce the impact of leakage of water-carrying services on the stability of geotechnical features in accordance with the ‘Code of Practice on Monitoring and Maintenance of Water-carrying Services Affecting Slopes’; and
- (b) the study and design of all permanent geotechnical works should be submitted to his office for checking in accordance with Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 (ETWB TC(W) No. 29/2002). The submission should usually include the design of all new man-made slopes / retaining walls and investigations and studies of existing man-made slopes and retaining walls within or in the vicinity of the Site, if such slopes or retaining walls could affect or be affected by the development under the project. Resulting from the study or design and if found necessary, all

upgrading works to existing man-made slopes and retaining walls or construction of new man-made and retaining wall should meet the current safety standards. A list of constituents of geotechnical submission is given in Appendix 4.8 of the Project Administration Handbook.

District Officer's Comments

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

- (a) he has no specific comment on the proposed works; and
- (b) the proposed works will not affect the current or impending works of his office in the vicinity.

Others

9.1.10 Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO):

he has no comment on the application from heritage conservation perspective as the Site does not fall within the Pui O Site of Archaeological Interest.

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

- (a) Chief Building Surveyor/New Territories East 1 & Licence, Buildings Department (CBS/NTE1&L);
- (b) Chief Highway Engineer/NT East, Highways Department (CHE/NTE, HyD);
- (c) Commissioner for Transport (C for T); and
- (d) Director of Electrical and Mechanical Services (DEMS).

10 Public Comments Received During Statutory Publication Period

On 22.10.2020 and 28.12.2020, the application was published for public inspection. During the first three-week statutory public inspection periods which ended on 13.11.2020 and 19.1.2021 respectively, three public comments (**Appendix III**) from the Kadoorie Farm & Botanic Garden Corporation and an individual were received raising concerns on the application. The main grounds of concerns include ecological impact arising from the proposed works.

11 Planning Considerations and Assessments

11.1 The applicant seeks permission for proposed excavation and filling of land within the "CPA" zone for permitted waterworks implemented by Government at the Site. The proposed works include excavation for construction of launching/receiving pit (80m²) for laying of underground raw water mains and five drillholes and trail pits (40m²) for underground investigation. The applicant will reinstate the Site to the existing

condition after the completion of the proposed works. The planning intention of the “CPA” zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 11.2 The Siu Ho Wan Water Treatment Works Extension – Investigation, Design and Construction commenced in 2018 for the purpose of catering for the rising water demand from residential and commercial developments mainly by upgrading the water treatment capability, enhancing the treatment efficiency and improving and uprating the transmission system for the raw water supply source from Shek Pik Reservoir to SHWWTW (**Drawing A-1**). The new raw water mains at Pui O are part of the Project aiming at increasing the raw water transfer capacity from Shek Pik Reservoir to SHWWTW. They are considered as essential infrastructure works with overriding public interest.
- 11.3 The proposed excavation and filling of land for laying the raw water mains with a total area of about 120m² and the proposed depth of excavation for trenchless pits for trenchless construction is about 10m. Both open trench and trenchless construction methods will be adopted to minimize the disturbance to the villages nearby. The Site will be reinstated to the existing condition after completion of the works. According to the applicant, the alignment of the proposed water mains is the most direct one and the locations selected for the construction of launching/receiving pits and for drillholes/trail pits are mostly vacant land to minimise impact to the natural environment. The proposed works are considered small in scale. DAFC has no strong view on the application as the potential ecological impacts have been assessed in the approved EIA Report. According to the tree survey and assessment report by the applicant, one tree located within the proposed launching/receiving pit would be felled (**Drawing A-5**) while one compensatory tree would be proposed within the Site or near Pui O Raw Water Pumping Station subject to agreement/approval of relevant departments. Having reviewed the submission, CTP/UD&L of PlanD has no objection from landscape planning perspective.
- 11.4 The proposed works are subject to a EIA and an EP granted for the Project. DEP has no objection to the application as there are no major environmental issues envisaged with the proposed development in view of the scope and nature of the proposed works. According to the TIA and DIA, there will be no adverse impacts on traffic and drainage aspects. C for T and CE/HK&I of DSD have no objection to / no adverse comment on the application. Other relevant government departments also have no objection to/adverse comments on the application.
- 11.5 There are eight similar applications (No. A/SLC/87, 109, 141, 145, 154, 160, 162 and 167) for public utility installation considered by the Committee between 2008 and 2021. Except applications No. A/SLC/162 and 167 which were rejected by the Committee mainly for the grounds of being not in line with the planning intention of the “CPA” zone and setting of undesirable precedent, the other six applications were

approved with/without conditions by the Committee mainly on the considerations that the proposed developments were essential infrastructures to the area with overriding public interest; and there would be no adverse impacts to the surrounding areas. Approving the subject application is in line with the Committee's previous decision on other similar approved application as the proposed works are the essential infrastructures to the area with overriding public interest and there would no adverse impacts to the surrounding areas.

- 11.6 As per the public comments as detailed on paragraph 10 above, the planning assessments in paragraph 11.1 to 11.5 above are relevant.

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 **5.2.2025**, 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 advisory clauses at **Appendix IV** are also suggested for Members' reference.
- 12.3 There is no strong reason to reject 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 clauses, 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 reason(s) for rejection should be given to the applicant.

14 Attachments

Appendix I	Application form received on 16.10.2020
Appendix Ia	Planning Study Report
Appendix Ib	Further information received on 14.12.2020
Appendix II	Similar applications
Appendix III	Public Comments received during the Statutory Publication Period
Appendix IV	Advisory Clauses
Drawing A-1	General Layout Plan
Drawing A-2	Layout Plan

Drawing A-3	Proposed Alignment and Longitudinal Profile Plan
Drawing A-4	Existing Site Conditions of Application Site
Drawing A-5	Tree Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-6	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2021**