

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

**APPLICATION NO. A/TM-LTYT/398**

- Applicant** : Hong Kong Institute of Construction, Construction Industry Council represented by PlanArch Consultants Ltd.
- Site** : Government Land under Kong Sham Western Highway (next to Wong Kong Wai Road near Fuk Hang Tsuen), Lam Tei, Tuen Mun, New Territories
- Site Area** : About 10,300 m<sup>2</sup> (all are Government Land (GL))
- Land Status** : GL
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/10
- Zoning** : Area shown as 'Road'
- Application** : Proposed Temporary Training Ground (Hong Kong Institute of Construction, Construction Industry Council (HKIC, CIC)) for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary training ground (HKIC, CIC) for a period of 3 years (**Plan A-1**). The Site falls within an area shown as 'Road' on the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYT/10 (the OZP). According to the covering Notes of the OZP, the proposed use requires planning permission from the Town Planning Board (the Board). The Site is located beneath Kong Sham Western Highway (KSWH). It is currently vacant, overgrown with vegetation and bisected by an existing footpath (**Plan A-2**).
- 1.2 According to the applicant, timber formwork and re-bar fixing training courses will be provided at the Site. The applicant also claims that the proposed development is urgently required to accommodate the classes mainly operated in the current Kwun Tong Training Ground at Wai Lok Street which is going to be vacated and handed back to the Government for development in Q4 2020. The Site will be flexibly partitioned with water-filled barriers without concrete structure to provide space for a maximum of 20 training classes (with 400 students and 20 instructors) and ancillary facilities including office and multi-purpose room (**Drawing A-2**).
- 1.3 The major developments parameters of the application are as follows:

Site Area	About 10,300m <sup>2</sup>
Gross Floor Area (GFA)	Not more than 1,092m <sup>2</sup>
No. of Structures	41 for Shelters, Toilets, Shower Rooms, Storage, Multi-purpose Room, Office and other supporting and ancillary facilities
Maximum Building Height	Not more than 3m and 1 storey
No. of Parking Spaces	10 (i.e. 8 for Private Cars 2 for Motorcycles)
Operation Hours	8:00 a.m. to 5:00 p.m. for Mondays to Fridays 8:00 a.m. to 1:00 p.m. for Saturdays No Operation on Sundays and Public Holidays

1.4 The site plan, layout plan, existing and proposed drainage facilities plan, existing tree plan and pedestrian routing plan are at **Drawings A-1 to A-5** respectively.

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

- (a) Application Form and Supplementary Information received on 20.3.2020 **(Appendix I)**
- (b) Supplementary Planning Statement (SPS) attached to **Appendix I**
- (c) Further Information (FI) providing responses to Antiquities and Monuments Office's comments received on 14.4.2020 **(Appendix Ib)**  
*(accepted and exempted from publication and recounting requirements)*
- (d) FI providing responses to departmental comments, new tree location plan, revised master layout plan and revised Traffic Impact Assessment, Noise Impact Assessment and Sewerage Impact Assessment received on 29.4.2020 **(Appendix Ic)**  
*(accepted but not exempted from publication and recounting requirements)*
- (e) FI providing technical clarifications to the tree location plan submitted vide **Appendix Ic** received on 8.6.2020 **(Appendix Id)**  
*(accepted and exempted from publication and recounting requirements)*
- (f) FI providing further justifications to support the application received on 10.6.2020 **(Appendix Ie)**  
*(accepted and exempted from publication and recounting requirements)*
- (g) FI providing responses to Transport Department's comments received on 17.6.2020 **(Appendix If)**  
*(accepted and exempted from publication and recounting requirements)*

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

The justifications put forth by the applicant in support of the application are detailed in the SPS and FI at **Appendices Ia and Ie**. They can be summarised as follows:

- (a) The proposed training ground is urgently required to accommodate classes currently operated in Kwun Tong Training Ground which needs to be vacated and handed back to the Government for development in Q4 2020.
- (b) The proposed training ground will provide a suitable venue to conduct vocational training classes for the new entrants to support the sustainability of construction industry in Hong Kong.
- (c) The proposed training ground provides timber formwork and re-bar fixing training courses. As the proposed training centre does not involve heavy machinery, according to the Guideline for Use of Land Beneath Flyovers and Footbridges in Chapter 12 of the Hong Kong Planning Standards and Guidelines (HKPSG), the proposed training centre is regarded as a “conditionally acceptable use”.
- (d) The applicant will provide proper management of the Site with 24-hour guard security, pest and mosquito control to improve the environmental hygiene and enhance public safety of the Site and its surrounding areas.
- (e) The staff and students of the proposed training ground will provide business opportunities for local businesses.
- (f) No existing trees will be affected by the proposed training ground and all trees will be retained in-situ and well maintained.
- (g) The proposed training ground is in general compatible with the surrounding environment and has no significant impact on local traffic network, nor sewerage, drainage and visual impacts to the surroundings.

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

As the Site involves GL only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No.31A) is not applicable to the application.

## **4. Background**

- 4.1 The Site is located beneath KSWH, which was opened to public use in July 2007. The majority of KSWH is in the form of viaducts. The Site was rezoned from “Residential (Group D)” (“R(D)”) to an area shown as ‘Road’ on the draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYY/7 gazetted on 12.12.2014 to reflect the completed KSWH.
- 4.2 The Site is involved in a designated project named “Deep Bay Link and Widening of Yuen Long Highway between Lam Tei and Shap Pat Heung Interchange (Lam Tei to

Tan Kwai Tsuen Section)” (i.e. KSWH) approved under the Environmental Impact Assessment Ordinance (EIAO). It is subject to the Environmental Permit (EP) of KSWH granted to the Highways Department (HyD) for planting to mitigate the landscape and visual impacts brought by the operation of KSWH (**Appendix II**).

- 4.3 The Site is under the list of vacant government sites for community, institutional or non-profit making purposes on short term basis published by the Lands Department (LandsD). The list is to better utilize land resources, where there are temporary vacant sites available, applications can be submitted by non-governmental organisations or social enterprises to rent such sites for community, institutional or non-profit making uses on a short-term basis.

## 5. **Previous Application**

There is no previous application covering the Site.

## 6. **Similar Application**

There is no similar application within the same area shown as ‘Road’ on the OZP.

## 7. **The Site and Its Surrounding Areas (Plans A-1 to A-4b)**

7.1 The Site is:

- (a) beneath the KSWH;
- (b) a vacant GL overgrown with vegetation and bisected by an existing footpath; and
- (c) accessible via Wong Kong Wai Road (**Drawing A-2**).

7.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) to the east and west are occupied by viaducts of KSWH and its associated slip roads;
- (b) to the immediate north are predominately residential dwellings, to the further north are residential dwellings intermixed with some vacant land and open storage and vehicle workshops, warehouses which are suspected unauthorised developments (UDs) subject to enforcement action taken by the Planning Authority; and
- (c) to the south are amenity areas and vacant land, to the further south are Fuk Hang Tsuen where residential dwellings intermix with parking of vehicles, storage and office use which are suspected UD's subject to enforcement action taken by the Planning Authority.

## 8. Planning Intention

The Site falls within an area shown as 'Road' on the OZP to reflect the completed KSWH.

## 9. Comments from Relevant Government Bureau and Departments

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

### Policy Aspect

9.1.1 Comments of the Secretary of Development (SDEV):

The application is supported as it will provide formwork training and re-bar fixing training to meet the manpower demand in the construction industry.

### Land Administration

9.1.2 Comments of the District Lands Officer/Tuen Mun, LandsD (DLO/TM, LandsD):

- (a) A short term tenancy (STT) application in respect of the Site has been received by his office for the purposes of training grounds but has not yet been approved. If planning approval is given, the applicant will need to apply to LandsD for a fresh STT application or amendment to the STT application to effect the proposal according to the planning permission. However, there is no guarantee that the application will be approved and he reserves his comment on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the STT application is approved, it would be subject to such terms and conditions as the Government shall deem fit, including, among others, payment of rents and administrative fees as may be imposed by LandsD as appropriate.
- (b) According to paragraph 3.1 of the SPS at **Appendix Ia**, the site area is about 10,300 m<sup>2</sup> and the source of the above site area has not been stated. Besides, as per Plan 2 of the SPS at **Appendix Ia (Drawing A-1)**, the boundary of the Site is different from the boundary of the proposed STT being processed by his office. Detailed comments on the site area and boundary will be provided at later stage should the STT application be further processed and there is no guarantee that the site area proposed would be adopted.
- (c) The Site is accessible via Wong Kong Wai Road branching off from Castle Peak Road (Hung Shui Kiu Section). His office does not guarantee that right-of-way will be given to the applicant and reserves his comment on such. There is an existing public footpath in between the two pieces of vacant GL forming the Site. It is noted that the existing footpath will be retained according to the applicant's proposal and the applicant is reminded that the public access to the footpath should not be interfered with. His office reserves the comment on

matters related to the footpath when the STT application is further processed.

- (d) There are overgrown shrubs and trees within the Site. In the event that felling of trees within the Site, and compensatory planting on roadside area is proposed, the proposal should be subject to the comment or agreement from the relevant government departments, including Director of Leisure and Cultural Services (DLCS) and Director of Agriculture, Fisheries and Conservation (DAFC). Detailed comments will be provided should the tree felling and compensatory planting proposal is received at later stage when processing the proposed STT.
- (e) Notwithstanding to the above, he would defer to the relevant departments to comment on the technical assessments, e.g. noise impact assessment, air quality impact assessment, drainage impact assessment, sewerage impact assessment, water supply impact assessment and traffic impact assessment etc. and in particular whether the proposal is technically acceptable as it is located underneath the existing KSWH.
- (f) Irrespective of whether planning permission will be given or not, it is reminded that occupation of GL is not allowed unless with the prior approval of LandsD. His office reserves the right to take action against any unauthorized occupation of GL.

### **Traffic**

9.1.3 Comments of the Chief Highway Engineer/New Territories West, HyD (CHE/NTW, HyD):

- (a) The applicant should construct a run in/out at the access point at Wong Kong Wai Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads and exclusive road drains.
- (c) Any damage to the public carriageway, footpath, road drainage, highway structures and other street furniture due to the works shall be made good to the satisfaction of his department at the applicant's cost.

### **Environment**

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

- (a) He has no objection to the application. Should the application be approved, an approval condition requiring the applicant to submit a Noise Impact Assessment Report and to implement the noise mitigation measures identified therein to achieve 100% compliance with the noise criteria of the HKPSG to his satisfaction.

- (b) The applicant should be advised that this project is subject to control by Water Pollution Control Ordinance (Cap. 358) and its Technical Memorandum. The applicant should make reference to the good practices stated in ProPECC PN 1/94 “Construction Site Drainage” and ProPECC PN 5/93 “Drainage Plan to be commented by the Environmental Protection Department” to minimize water quality impacts to its watercourse nearby. Regarding the proposed adoption of chemical toilet and portable shower rooms for sewage and wastewater disposal on-site, adequate capacity of wastewater/sewage storage should be implemented. Besides, licensed sewage collector should be employed to regularly collect and dispose wastewater. The applicant should also regularly arrange wastewater collection on-site to minimize the nuisance and hygiene issues due to the wastewater generated in operation phase.
- (c) It is observed that the trees on the Site are a measure implemented to mitigate the landscape and visual impacts arising from the operation of the EIA project of “Deep Bay Link and Widening of Yuen Long Highway between Lam Tei and Shap Pat Heung Interchange (Lam Tei to Tan Kwai Tsuen Section)”. As the applicant advised that all existing trees within the Site will be retained, he has no comment from the EIAO perspective.

### **Landscape**

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

- (a) With reference to the site visit by his office conducted on 22.5.2020, the Site is partly covered by KSWH with a number of existing tree clusters and shrubs of common species within the Site. Other existing trees are found along the site boundary outside the Site. The Site is situated in an area of rural fringe landscape character predominated by tree clusters and temporary structures.
- (b) Having reviewed the submitted FI at **Appendix Ie**, it is noted that all existing trees are proposed to be retained in-situ with additional buffer planting proposed along the site boundary. Significant change to the landscape character arising from the application is not envisaged. Hence, he has no objection to the application from landscape planning perspective.
- (c) In view that there are existing trees screening the Site, it is considered adequate to impose a planning condition to maintain all existing trees within the site in good condition for the duration of the planning approval period should the application be approved by the Board.
- (d) The applicant is advised that approval of s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant

authority / government department(s) direct to obtain the necessary approval on tree works.

- (e) The applicant is reminded of the importance of undertaking proper tree care for existing trees within the site. Useful information published by the GLTM Section, DEVB on general tree maintenance and tree risk management is available for reference at **Appendix IV**.

### **Drainage**

9.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from public drainage point of view.
- (b) Should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.
- (c) The applicant should be reminded of the detailed comments at **Appendix IV** regarding the drainage facilities.

### **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire services installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
  - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - (ii) The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.



### **Water Supplies**

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

- (a) He has no objection to the application
- (b) Existing fresh water mains will be affected by the proposed temporary training ground. The proposal is considered acceptable and an approval condition is recommended to request the applicant to submit a design report of the development, including a detailed layout plan, to the satisfaction of the Director of Water Supplies. The applicant is requested to include the conditions at **Appendix IV** when preparing the design report.

### **Cultural Heritage**

9.1.9 Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

The Site falls within an archaeological potential area in Lam Tei identified by the Final Report on Archaeological Field Survey for Hung Shui Kiu New Development Area – Planning and Engineering Study – Investigation. In view of the location and scope of the proposed works, he has no objection to the application from cultural heritage viewpoint. However, the applicant should inform his office immediately in case of discovery of antiquities or supposed antiquities in the Site in the course of works.

### **Building Matters**

9.1.10 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) He has no in-principle objection under the Buildings Ordinance (BO) to the proposed use on the Site subject to the following:

It is mentioned in the proposal that the existing footpath between two pieces of site (i.e. CS-225 and CS-226 in **Drawing A-1**) will be retained. If it is the case and the footpath is remained as GL, the development intensity and the site areas of the two pieces of site shall be separately considered. Otherwise, if the case of existing footpath is to be included in site areas and required to be retained as part of any street under Regulation 2 of the Building (Planning) Regulations (B(P)R), it may be deducted from the site area for the purpose of plot ratio and site coverage calculations under Regulation 23(2)(a) of the B(P)R.

- (b) The applicant's attention is drawn to the salient points at **Appendix IV**.
- (c) Detailed comments will be provided at the building plans submission stage.

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

9.1.11 Comments of District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

- (a) He has distributed consultation letters to the concerned locals and understand that they will provide their comments to the Board direct.
- (b) He notes that the proposed training ground will serve 400 students and 20 instructors. The locals living in the vicinity have been concerned about the congested traffic conditions in the area. From the Traffic Impact Assessment provided by the applicant, we are given to understand that the junction of Castle Peak Road—Lam Tei/Fuk Hang Tsuen Road will operate beyond its capacity without junction improvement works. It is envisaged that residents and villagers living nearby may be attentive to the potential adverse traffic impacts brought by the proposed training ground.
- (c) It is also noted that potential construction airborne noise impacts may be generated during the use of powered mechanical equipment (PME) in formwork training and re-bar fixing training which will be provided in the proposed training ground. There are a number of the existing residences (such as Tsoi Yuen Tsuen and Fuk Hang Tsuen) are located in the vicinity of the Site. While he understands that the applicant has preliminarily proposed noise mitigation measures (such as noise barriers), it is envisaged that villagers and residents living in the adjoining areas may have concerns about the potential noise and other adverse environmental impacts to the surrounding areas.
- (d) In respect of retaining the existing pedestrian walkway bisecting the site by the applicant, his office has no particular comment from district perspective.
- (e) He trusts the Boards will take into account the public views comprehensively when further deliberating on the application.

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

- (a) Commissioner for Transport (C for T);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) Project Manager/Major Works, HyD (PM/MW, HyD);
- (e) Director of Food and Environmental Hygiene (DFEH);
- (f) Director of Electrical and Mechanical Services (DEMS); and
- (g) Commissioner of Police (C of P).

## **10. Public Comment Received During the Statutory Publication Periods**

During the statutory public inspection periods, two public comments were received from an individual supporting the use of land under highways and expressing views on the publication mechanism (**Appendices III-1 and III-2**).

## 11. Planning Considerations and Assessments

- 11.1 The applicant seeks planning permission for a proposed temporary training ground (Hong Kong Institute of Construction, Construction Industry Council) for a period of 3 years within an area shown as 'Road' on the OZP to reflect the completed KSWH. The Site is subject to EP of KSWH to mitigate the landscape and visual impacts brought by the operation of KSWH. The applicant has committed that no existing trees will be affected by the proposed training ground and all trees will be retained in-situ and well maintained. In this regard, DEP and PM/MW, HyD were consulted and they have no comment on the application. The approval of this application would not jeopardise the requirement under the EP.
- 11.2 The Site is located beneath KSWH and currently a piece of vacant GL. The surrounding areas comprise predominately residential structures, amenity areas covered with vegetation and vacant land (**Plan A-2**). The proposed development under application is considered not incompatible with the surrounding land uses.
- 11.3 According to the applicant, the proposed training ground will provide formwork training and re-bar fixing training. SDEV supports the application as the proposed development will provide training to meet the manpower demand in the construction industry.
- 11.4 The Site is under the list of vacant government sites for community, institutional or non-profit making purposes on short term basis published by LandsD. The list is to better utilize land resources, where there are temporary vacant sites available, applications can be submitted by non-governmental organisations or social enterprises to rent such sites for community, institutional or non-profit making uses on a short-term basis. In this regard, it is considered that the application for temporary training ground use is in line with the intention of the list of vacant government sites to utilise land on a short-term basis.
- 11.5 According to HKPSG, construction training grounds/centres involving no heavy machinery (for government/non-government organisations) located beneath flyovers and footbridges is considered as a conditionally acceptable use. The use may generate some degree of impacts based on all relevant considerations but such impacts could be easily and effectively mitigated through imposition of conditions in the land documents. In this regard, relevant government departments, including C for T, CE/MN of DSD, CTP/UD&L of PlanD and DEP have no objection to or no adverse comment on the application. The proposed development will unlikely create significant adverse traffic, drainage, landscape and environmental impacts on the surrounding areas thus it is considered as an acceptable use in accordance with HKPSG. Regarding DO(TM)'s concern on the potential noise impact generated by the use of PME in the training, DEP has no objection to the application. To address the concern, approval conditions on submission of a noise impact assessment report and the implementation of the mitigation measures identified therein are recommended. Other relevant approval conditions are recommended in paragraphs 12.2 below to minimise any potential environmental nuisances and to address the technical requirements of other concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized occupation of GL will be subject to enforcement action by LandsD. Should the application be approved, the applicant will be advised to

follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the possible environmental impacts on the nearby sensitive receivers.

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

12.1 Based on the assessment made in paragraph 11 above, and having taken into account the public comments mentioned in paragraph 10, the Planning Department considers that the proposed temporary training ground (Hong Kong Institute of Construction, Construction Industry Council) could be tolerated for a period of 3 years.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 26.6.2023. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval Conditions

- (a) no operation between 5:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation between 1:00 p.m. and 5:00 p.m. on Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) the existing tree planting within the Site shall be maintained in good condition at all times during the planning approval period;
- (e) the submission of a design report of the development, including a detailed layout plan, within **6** months to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 26.12.2020;
- (f) the submission of a run-in/out proposal within **6** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 26.12.2020;
- (g) in relation to (f) above, the implementation of run-in/out proposal within **9** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 26.3.2021;
- (h) the submission of a noise impact assessment report within **6** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 26.12.2020;
- (i) in relation to (h) above, the implementation of the noise mitigation measures identified therein within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 26.3.2021;

- (j) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 26.12.2020;
- (k) in relation to (j) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 26.3.2021;
- (l) the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (m) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 26.12.2020;
- (n) in relation to (m) above, the implementation of fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 26.3.2021;
- (o) if any of the above planning conditions (a), (b), (c), (d) or (l) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (p) if any of the above planning conditions (e), (f), (g), (h), (i), (j), (k), (m) or (n) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

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 period of which the permission should be valid on a temporary basis.
- 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**

<b>Appendix I</b>	Application Form received pm 20.3.2020
<b>Appendix Ia</b>	SPS attached to <b>Appendix I</b>
<b>Appendix Ib</b>	FI Received on 14.4.2020
<b>Appendix Ic</b>	FI Received on 29.4.2020
<b>Appendix Id</b>	FI Received on 8.6.2020
<b>Appendix Ie</b>	FI Received on 10.6.2020
<b>Appendix If</b>	FI Received on 17.6.2020
<b>Appendix II</b>	Extract of the Environment Permit of KSWH
<b>Appendices III-1 and III-2</b>	Public Comments Received During Statutory Publication Periods
<b>Appendix IV</b>	Advisory Clauses
<b>Drawing A-1</b>	Site Plan
<b>Drawing A-2</b>	Layout Plan
<b>Drawing A-3</b>	Existing and Proposed Drainage Facilities Plan
<b>Drawing A-4</b>	Existing Tree Plan
<b>Drawing A-5</b>	Pedestrian Routing Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
JUNE 2020**