

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

**APPLICATION NO. A/YL-PS/620**

<b><u>Applicant</u></b>	: Paws United Charity Limited represented by PlanArch Consultants Ltd.
<b><u>Site</u></b>	: Former Tat Tak Public School, Ping Shan Nam Pak Road, Ping Shan, Yuen Long, New Territories
<b><u>Site Area</u></b>	: About 4,060 m <sup>2</sup> (all are Government Land (GL))
<b><u>Land Status</u></b>	: GL
<b><u>Plan</u></b>	: Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
<b><u>Zoning</u></b>	: “Government, Institution or Community” (“G/IC”)
<b><u>Application</u></b>	: Proposed Temporary Animal Boarding Establishment (ABE) for a Period of 5 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) (i.e. Former Tat Tak Public School) for proposed temporary ABE for a period of 5 years (**Plan A-1**). The Site falls within an area zoned “G/IC” on the OZP. According to the Notes for “G/IC” zone of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by a vacant school premises (VSP) (**Plans A-2 and A-4**).
- 1.2 According to the applicant, the proposed development involves conversion of a VSP for ABE and its ancillary facilities including accessories outlet, office and storage. It will provide animal care and adoption services and also serve as an educational resource to the community. The proposed development comprises 3 existing building blocks with a total floor area of about 1,660 m<sup>2</sup> (Plot Ratio (PR) of about 0.41) and a maximum building height of 2 storeys (**Drawing A-1**). No modification works would be carried out on the existing structures. The operation hours are from 10:00 a.m. to 6:00 p.m. daily (including Sundays and public holidays), with 24-hour animal boarding services with security and peripheral fencing wall along the site boundary. No public announcement system and whistle blowing will be used at the Site. All dogs will be kept indoor between 9:00 pm and 7:00 a.m. and the structures for ABE will be enclosed with soundproofing materials and equipped with 24-hour mechanical ventilation and air conditioning system. All existing trees within the Site will be

retained. The layout plan and floor plans submitted by the applicant are at **Drawings A-1 to A-3** respectively.

1.3 The major developments parameters of the application are as follows:

Site Area	About 4,060 m <sup>2</sup>
Non-domestic Gross Floor Area (GFA)	About 1,660 m <sup>2</sup>
PR	About 0.41
Site Coverage	About 25%
No. of Buildings	3 Existing Buildings ( <b>Drawings A-2 and A-3</b> ) for Adoption Room, Volunteer Training Room, Dog Kennel, Cattery, Observation Wards, Dog Assessment/ Socialisation Room, Isolation Rooms, Dog Training Area, Animals Bathing Area, Reception, Office, Guard Room, Meeting Room, Kitchen/Pantry, Toilet/Shower, Store Room and Ancillary Accessories Outlet
No. of Parking Spaces	1 for Private Car
No. of Loading/Unloading Spaces	1 for Light Good Vehicles (LGV)
No. of Dogs and Cats	<ul style="list-style-type: none"> <li>• Not more than 150 dogs</li> <li>• Not more than 40 cats</li> </ul>
Operation Hours	<ul style="list-style-type: none"> <li>• 24-hour animal boarding services from Mondays to Sundays including public holidays</li> <li>• Open to the public from 10:00 a.m. to 6:00 p.m. daily. Prior appointment is required.</li> </ul>
Anticipated Completion Year	2022

1.4 The applicant, which is a charitable institution approved under s.88 of the Inland Revenue Ordinance (Cap. 112), will be responsible for renovation, management and maintenance of the proposed development. While the application is on a temporary basis of 5 years, the applicant intends to run the proposed development for at least 10 years (including approximately 2 years of renovation period) in total and will submit renewal application if the current application is approved.

Traffic

1.5 The Site is accessible from Ping Shan Nam Pak Road (**Drawing A-2 and Plans A-2 and A-3**) and its ingress/egress point is located at the southern boundary of the Site (**Drawing A-1 and Plan A-2**). The Site is located at close proximity to the Light Rail Ping Shan Stop (about 240 m) (**Plan A-3**) thus visitors or volunteers are expected to visit the Site by public transport. 1 private car parking space and 1 loading and unloading space for LGV will be provided at the Site to meet the operational need of the proposed development only. As such, adverse traffic impact arising from the proposed development is not anticipated.

Environment

- 1.6 With the incorporation of proposed noise mitigation measures such as sound proofing materials, 24-hour air conditioning system and absent of public announcement system and whistle blowing, no adverse noise impact arising from the proposed development is anticipated.
- 1.7 Odour impact is not anticipated as 24-hour mechanical ventilation will be provided and possible smell will be discharged away from surrounding residential developments.
- 1.8 The applicant committed to adopt strict disinfecting and sanitization protocols to ensure proper hygiene. Smooth and non-porous finishes will be adopted to facilitate cleaning work and disinfecting.

Sewerage

- 1.9 The applicant would obtain a discharge license required by the Water Pollution Control Ordinance (WPCO) for the proposed development upon the approval received from the Board. Waste water generated from the proposed development would be discharged to the public sewerage in the vicinity. Adverse sewerage impact resulting from the proposed development is not anticipated.
- 1.10 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form received on 13.11.2020 and **(Appendix I)**  
Supplementary Information received on 16.11.2020
  - (b) Supplementary Planning Statement (SPS) **(Appendix Ia)**
  - (c) Further Information (FI) providing responses to Transport Department's (TD's) comments and public comments received on 14.12.2020 **(Appendix Ib)**
  - (d) FI providing clarifications on the operation of the ABE **(Appendix Ic)**  
received on 30.12.2020  
*[(c) and (d) 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 at **Appendices I to Ib**. They can be summarised as follows:

- (a) The proposed development could provide proper facilities and services to take care of and rehome homeless animals. It can facilitate to reduce number of animal euthanised and safeguard animal welfare.
- (b) The Site is listed on the "Vacant Government Sites Available for Application for Greening or Government/Institution/Community (GIC) Uses" managed by Lands Department (LandsD). The Site has been left vacant for more than 20 years and there

is no long-term planned use of the Site. The proposed development is a good opportunity to utilise the Site potential.

- (c) The proposed development is in line with the planning intention of the “G/IC” zone of the OZP and compatible with the surrounding environment.
- (d) No adverse impacts on traffic, environmental and sewerage aspects. All trees within the Site will be retained.
- (e) The proposed use is in line with Town Planning Board Guidelines No. 16 “Application for Development/Redevelopment within “G/IC” Zone for Uses other than “GIC” Uses”.

### **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 Tat Tak Public School was established in 1931 and moved to the Site in 1965. The Site was first included in the draft Ping Shan Development Permission Area Plan No. DPA/YL-PS/1 gazetted on 18.6.1993 and was zoned “G/IC” to reflect the use at that time. There is no change in the zoning since then. Tat Tak Public School ceased operation in 1998 and the premises has been left vacant since then.
- 4.2 In accordance with the Central Clearing House mechanism by PlanD, the long-term use of the Site is recommended for GIC use. To optimise land resources, pending implementation of the long-term uses for individual VSP sites, relevant departments may arrange these sites for temporary government uses or make these sites available for applications for uses by non-governmental organisations (NGOs) or social enterprises.
- 4.3 The Site is one of the VSP sites currently under the management of LandsD. The Site is also 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 NGOs or social enterprises to rent such sites for community, institutional or non-profit making uses on a short-term basis.

### **5. Town Planning Board Guidelines**

Town Planning Board Guidelines for Application for Development/Redevelopment within “G/IC” Zone for Uses other than “GIC” Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 16) (**Appendix II**) is relevant to the application. The relevant assessment criteria are extracted as follows:

- (a) In general, sites zoned “G/IC” are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised and the concerned Government departments have no objection to releasing a particular “G/IC” site or a certain part of it for non-GIC uses. For applications for development/redevelopment for non-GIC uses within a “G/IC” site, the applicant should satisfactorily demonstrate the following:
  - (i) in the case of an undesignated “G/IC” site, the application site is no longer required to be reserved for any GIC uses; and
  - (ii) the proposed development/redevelopment would not adversely affect the provision of GIC facilities in the district on a long-term basis;
- (b) The proposed development should be compatible in land use terms with the GIC uses on the site, if any, and with the surrounding areas;
- (c) The scale and intensity of the proposed development should be in keeping with that of the adjacent area and have regard to the character and massing of the building in the surrounding area;
- (d) The proposed development should not cause adverse traffic and environmental impact, and should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas; and
- (e) The proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area.

## **6. Previous Application**

There is no previous application covering the Site.

## **7. Similar Application**

There is no similar application within the same “G/IC” zone on the OZP.

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

8.1 The Site is:

- (i) currently occupied by a vacant and dilapidated school premises (**Plans A-2 to A-4c**); and
- (ii) accessible via Ping Shan Nam Pak Road (**Plans A-2 and A-3**).

8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (i) to the immediate north is unused land covered with vegetation. To the further north is the office, car park and ancillary facility of Ping Shan Tang Clan Gallery, graves and unused land;

- (ii) to the immediate east is Ping Shan Nam Pak Road, vacant structures and residential dwellings;
- (iii) to the immediate south is Ping Shan Nam Pak Road. To the further south is a low-density residential development namely the Green Orchid, parking of vehicles, which are suspected unauthorised developments (UDs) and vacant land, a factory and unused land; and
- (iv) to the west is Ping Shan Farewell Hall (屏山孝思堂), Hang Mei Tsuen Sitting-out Area and land for parking of coach. To the further west is Hang Mei Tsuen (Plan A-3).

## **9. Planning Intention**

The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

## **10. Comments from Relevant Government Bureau/Departments**

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

### **Policy Aspects**

10.1.1 Comments of the Secretary for Food and Health (SFH):

Policy support is granted to the applicant's Short Term Tenancy (STT) application to establish a temporary animal boarding establishment at the Site (i.e. Former Tat Tak Public School) since it is in line with Agriculture, Fisheries and Conservation Department's (AFCD's) rehoming scheme and policy of promoting animal adoption.

10.1.2 Comments of the Director of Agricultural, Conservation and Fisheries (DAFC):

The applicant is an animal welfare organization established in December 2018 and have become AFCD's rehoming partner since October 2019. Also, the applicant has successfully applied for AFCD's subvention funding in 2020-21 for projects related to rehoming and promotion of adoption. The proposed development by the applicant is in line with AFCD's rehoming scheme and policy of promoting animal adoption.

### **Land Administration**

10.1.3 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site falls within the unleased and unallocated GL which is currently identified as a VSP namely Former Tat Tak Public School. It is accessible from Ping Shan Nam Pak Road through GL. The applicant has submitted a STT application for using the Site as the proposed development.
- (b) Should planning approval be given to the application, the STT application received will be considered by LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it is subject to such terms and conditions, including among others the payment of fee, as may be imposed by LandsD.

### **Traffic**

#### 10.1.4 Comments of the Commission for Transport (C for T):

- (a) He has no adverse comment to the application from traffic engineering point of view.
- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under Transport Department's (TD's) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

#### 10.1.5 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road. Ping Shan Nam Pak Road is not maintained by HyD.

### **Environment**

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

- (a) According to the information provided by the applicant, the applicant will carry out environmental mitigation measures on noise, air ventilation, odour and sewage aspects. He has no objection to the application subject to the following approval conditions to be imposed:
  - (i) the applicant should be required to provide a Sewerage Impact Assessment to the satisfaction of DEP and seek comment from Director of Drainage Services for the proposed connection to public sewerage;

- (ii) the animal living spaces and facilities in the proposed development should adopt the enclosed design with proper noise reduction features such as provision of soundproofing materials, including window insulation and doors, and with provision of 24-hour mechanical ventilation and air-conditioning (MVAC) system, as proposed by the applicant;
  - (iii) no public announcement system and whistle blowing is allowed, as proposed by the applicant;
  - (iv) the animals should be kept inside the enclosed structures from 9:00 p.m. to 7:00 a.m., as proposed by the applicant; and
  - (v) 24-hour air ventilation with discharge away from residential building should be provided to the kennels, cattery, observation, isolation rooms, socialisation and adoption rooms to reduce the potential odour nuisance, as proposed by the applicant.
- (b) The applicant should note the detailed comments at **Appendix IV**.

### **Landscape**

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

- (a) With reference aerial photo of 2020 and the site photos taken by his office on 1.12.2020, the Site is a VSP comprised of several school buildings, hard-paved playground and planting areas. All existing trees within the Site and along the site boundary are common species in Hong Kong and they are generally in good condition. Most of the trees are found at the planting area at the western part of the Site and parallel to the northern and southern site boundaries. The Site is located in an area of miscellaneous urban fringe landscape character predominated by tree clutters, warehouses, village houses and open storage yards. Extensive clearance of landscape resources and changes to landscape character arising from the proposed use is not envisaged. As such, he has no objection to the application from the landscape planning perspective.
- (b) The applicant is advised that the approval of the application does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government departments direct to obtain necessary approval on tree works.

### **Drainage**

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

- (a) He has no objection in principle to the application from the drainage point of view. Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a



condition requiring the applicant to submit a drainage and sewerage proposal, to implement and maintain the proposed drainage and sewerage facilities to the satisfaction of the Director of Drainage Services.

- (b) The applicant should note the detailed comments at **Appendix IV**.

### **Fire Safety**

#### 10.1.9 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. The applicant should note the detailed comments at **Appendix IV**.

### **Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note the detailed comments at **Appendix IV**.

### **Others**

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

- (a) Two registered man-made slopes (Feature Nos. 6NW-B/C63 and 6NW-B/C134) are located in the vicinity of the Site. According to his records, LandsD is responsible for maintenance of these slopes.
- (b) The stability conditions of Feature Nos. 6NW-B/C63 and 6NW-B/C134 are unknown. Should the proposal be proceeded under a STT arrangement, these features should be studied, and where necessary upgraded to meet the current safety standards, before the Site could be occupied by the tenant. The study/upgrading works could be done by LandsD or their agent, or alternatively by the tenant before the Site is occupied for its intended purposes. Proper maintenance of these slopes should be carried out by the tenant unless the maintenance agent (i.e. LandsD) agrees to continue to undertake the maintenance responsibility.
- (c) The applicant should note the detailed comments at **Appendix IV**.

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

10.1.12 Comments of District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

Consultation letters have been sent to the Village Representatives of Hang Tau Tsuen, Hang Mei Tsuen, Ping Shan San Tsuen and Sheung Cheung Wai for the application. One reply was received (Identical to **Appendix III-18**).

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

- (i) Director of Leisure and Cultural Services (DLCS);
- (ii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (iii) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (iv) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO);
- (v) Director of Electrical and Mechanical Services (DEMS); and
- (vi) Commissioner of Police (C of P).

## **11. Public Comments Received During the Statutory Publication Periods**

11.1 On 20.11.2020, the application was published for public inspection. During the statutory public inspection period, 192 public comments were received, 190 of them support the application, 1 of them raises objection to the application, and the remaining 1 public comment expressing views on the application. Samples of the supporting comments are attached at **Appendices III-1 to III-18** while the remaining two comments are at **Appendices III-19 and III-20**. All the public comments received are deposited at the Secretariat for Members' inspection at the meeting.

11.2 The 190 supporting public comments are from individuals. The major reasons of supporting the application are:

- (i) the proposed development would make use of VSP and help utilise land resources;
- (ii) the proposed development would promote and help raise public awareness on animal welfare, adoption of abounded pets and responsible ownership;
- (iii) the proposed development would be run by the applicant who is experienced and dedicated in rescuing and rehoming animals with good reputation and track record;
- (iv) a long-term location is essential for the applicant to develop further services to promote animal welfare; and
- (v) the location is ideal for the proposed use as it is easily accessible and is located away from residential uses which would unlikely causing nuisance to the neighbourhood.

11.3 The public comment objecting to the application is from a group of village representatives of the Tang Clan of Ping Shan Heung (with 19 signatures) (**Appendix III-19**). The major grounds of objection to the application are:

- (i) the former Tat Tak Public School, built by the Tang Clan of Ping Shan Heung, is a symbol of culture and education of Ping Shan. It is intended for education use since the very beginning. The proposed use has no linkage with education;
- (ii) the proposed development would have negative impact to the Ping Shan Heritage Trail;
- (iii) the proposed development would generate noise impact to the residential dwellings in the surrounding areas; and
- (iv) the proposed development brings environmental pollution and increases the risk of spreading diseases.

11.4 The remaining one public comment from an individual (**Appendix III-20**) suggesting that the major consideration of the application would be on environmental protection aspect.

## **12. Planning Considerations and Assessments**

12.1 The application is for proposed temporary animal boarding establishment for a period of 5 years at the Site zoned “G/IC” on the OZP. The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Although the proposed use is not entirely in line with the planning intention of the “G/IC” zone, there is no designated use and no known programme for long-term use of the Site. The proposed development is in line with the Government policy of promoting animal adoption and AFCD’s rehoming scheme. SFH supports the application and confirms that policy support has been granted to the applicant, which is an NGO, for a STT application for the proposed development at the Site. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the “G/IC” zone.

12.2 The Site is located in an area predominantly rural in character, comprising residential developments, Ping Shan Tang Clan Gallery, religious venue (i.e. Ping Shan Farewell Hall (屏山孝思堂)), vehicle parks, graves and unused vegetated land (**Plans A-2 and A-3**). The proposed development is considered not incompatible with the developments in the surrounding areas.

12.3 The Site is one of the VSP sites currently under the management of LandsD and it is under the list of vacant government sites for community, institutional or non-profit making purposes on short-term basis published by LandsD with the intention to better utilize land resources. The Site has been left vacant since 1998 (i.e. for over 20 years), the proposed development is in line with the Government’s intention to optimise land resources by utilising VSP sites.

- 12.4 With the incorporation of the proposed environmental mitigation measures, environmental impacts including noise and odour arising from the proposed development is not anticipated and DEP has no objection to the application. It is considered that the proposed use, which will be accommodated in the existing VSP on the Site, is not incompatible with the surrounding context and would not significantly alter the visual character of the area. Relevant government bureau and departments including C for T, CE/MN of DSD and D of FS have no objection to or adverse comment on the application on traffic, drainage and fire safety aspects. On the provision of GIC facilities, all government departments consulted have no plan or programme to provide any GIC facilities at the Site. In this connection, the application complies with the relevant assessment criteria stated in the Town Planning Board Guidelines for Application for Development/Redevelopment within “G/IC” Zone for Uses other than “GIC” Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 16).
- 12.5 There is no previous application on the Site or similar application within the same “G/IC” zone.
- 12.6 Amongst the 192 public comments received during the statutory publication, 190 support the application with only 1 objecting to the application on grounds as summarised in paragraph 11 above. Regarding the objecting comments in relation to the potential environmental impacts, negative impact to Ping Shan Heritage Trail and education use of the Site, the applicant has proposed to enclose the ABE with soundproofing materials and equipped with 24-hour mechanical ventilation and air conditioning system; relevant government departments including EPD, DSD and AMO have no objection to or adverse comment on the application; and the applicant has also stated the proposed development would conduct animal-centered educational and therapeutic programs for the community.

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

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application for a period of 5 years.
- 13.2 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 5 years until 8.1.2026. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval Conditions

- (a) no operation between 6:00 p.m. and 10:00 a.m. (except for overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the Site between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, during the planning approval period;

- (c) no public announcement system or whistle blowing is allowed to be used on the Site, as proposed by the applicant, at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing tree planting within the Site shall be maintained in good condition at all times during the planning approval period;
- (f) the provision of the accepted environmental mitigation measures, as proposed by the applicant, 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 8.10.2021;
- (g) 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 8.7.2021;
- (h) in relation to (g) above, the implementation of the 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 8.10.2021;
- (i) in relation to (h) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (j) the submission of a sewerage impact assessment within **6** months from the date of planning approval to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the Town Planning Board by 8.7.2021;
- (k) in relation to (j) above, the implementation of the mitigation measures identified in the sewerage impact assessment within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the Town Planning Board by 8.10.2021;
- (l) 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 8.7.2021;
- (m) in relation to (l) 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 8.10.2021;
- (n) if any of the above planning condition (a), (b), (c), (d), (e) or (i) 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
- (o) if any of the above planning condition (f), (g), (h), (j), (k), (l) or (m) 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**.

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

the development is not in line with the planning intention of the "G/IC" zone which is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. No strong planning justification has been given in the submission for a departure from the planning intentions, even on a temporary basis.

## **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

## **15. Attachments**

<b>Appendix I</b>	Application Form received on 13.11.2020 and Supplementary Information Received on 16.11.2020
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	FI received on 14.12.2020
<b>Appendix Ic</b>	FI received on 30.12.2020
<b>Appendix II</b>	Relevant Extracts of Town Planning Board Guidelines for Application for Development/ Redevelopment within "G/IC" Zone for Uses other than "G/IC" Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 16)
<b>Appendices III-1 and III-20</b>	Public Comments Received During the Statutory Publication Periods
<b>Appendix IV</b>	Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	G/F Plan
<b>Drawing A-3</b>	1/F 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 to A-4c</b>	Site Photos