

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

**APPLICATION NO. A/YL-NTM/372**

- Applicants** : Wan Ip Industrial Limited and Sino-tech Industrial Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 1217 S.A RP, 1217 S.B RP in D.D. 104 and Adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
- Site Area** : About 1,364.5m<sup>2</sup> (including GL of about 31.8 m<sup>2</sup> (2.33%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
- Zoning** : “Residential (Group D)” (“R(D)”)   
  
 [maximum plot ratio: 0.2, maximum building height: 2 storeys (6m); filling of pond or excavation of land requires permission from the Town Planning Board]
- Application** : Proposed Houses

**1. The Proposal**

- 1.1 The applicants seek planning permission for two proposed single-storey houses with a plot ratio (PR) of 0.2 at the application site (the Site) (**Plan A-1**). According to the Notes for “R(D)” zone on the OZP, ‘House (not elsewhere specified)’ use is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently vacant, covered with vegetation and scattered potter plants (**Plans A-2 to A-4b**).
- 1.2 According to the applicants, the proposed two single-storey houses development is of a PR of 0.2 and a building height of one storey ranging from 4.274m to 4.5m. The Site is accessible via Chun Sin Road with its proposed ingress/egress at the northern boundary of the Site (**Plan A-3**). Since the existing level of the Site (i.e. ranging from about +3.9mPD to +4.8mPD) is lower than that of the Chun Sin Road (i.e. about +5.65mPD), the proposed development would require filling of land (of a range from 0.5m to 1.4m) to +5.3mPD to form a platform for the two

proposed houses as well as to facilitate construction of a proper emergency vehicular access (EVA) with a lower gradient to serve the proposed development.

- 1.3 A small portion of the Site (about 27 m<sup>2</sup>) has encroached upon part of an abandoned pond within the Site at its eastern boundary. According to the application, the concerned portion is proposed to be left untouched and would not be encroached upon by the proposed development. The concerned area will be fenced off by green planting fence made by intensive landscape plantings of no less than 1.6m tall (the hatched area on **Drawings A-1** and **A-2**). As the concerned area within Lot 1217 S.B RP is solely owned by the applicants, it has been included in the current application and the applicants will be responsible for any maintenance if necessary. Located about 160m away from San Tin Highway, a fencing wall of 1.8m high is proposed along the site boundary to screen off the traffic noise. The applicants confirm no filling of pond/excavation of land will be involved. The site plan, floor plans, section plan and 3D illustration plan are at **Drawings A-1** to **A-5**. The major development parameters of the proposed development are summarized as follows:

Site Area	1,364.5m <sup>2</sup>
No. of Houses	2
Domestic GFA	about 272.9m <sup>2</sup>
Average Unit Size	about 136.45m <sup>2</sup>
PR	0.2
Site Coverage	20%
No. of Storey	1
BH	4.274m to 4.5m
Car Parking Spaces	3
Expected Completion Year	2023

- 1.4 In support of the application, the applicants have submitted the following documents :

- (a) Application Form received on 5.9.2018 **(Appendix I)**
- (b) Planning Statement with site plan, floor plans, elevations and sections of the proposed houses **(Appendix Ia)**
- (c) Further information (FI) dated 14.12.2018 providing revised site plan, swept path analysis and Geotechnical Planning Review Report (GPRR) (*accepted but not exempted from publication and recounting requirements*) **(Appendix Ib)**
- (d) FIs dated 24.1.2019 and 25.1.2019 providing clarification on existing site levels, site conditions, sewerage arrangement and green ratio with updated site plan, section, elevation plans and 3D illustration plans **(Appendix Ic)**
- (e) FIs dated 21.2.2019 and 26.2.2019 providing **(Appendix Id)**

clarification on the change in layout with revised site plan, section, elevation plans, 3D illustration plans and swept path analysis  
*(accepted but not exempted from publication and recounting requirements)*

- 1.5 On 2.11.2018 and 1.2.2019, the Rural and New Town Planning Committee (the Committee) decided to defer decisions on the application for periods of 2 months and 1 month respectively as requested by the applicants pending submission of FIs to address departmental comments. On 21.2.2019 and 26.2.2019, the applicants submitted FIs, and the application is scheduled for consideration by the Committee at this meeting.

## **2. Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in **Appendices I, Ia, Ib, Ic** and **Id**. They can be summarized as follows:

- (a) The proposed development is fully in line with the planning intention of “R(D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. The applicants intend to develop low-rise and low-density residential development with a PR of 0.2 which tallies with the permitted PR stipulated on the OZP.
- (b) The applicants intend to undertake extensive landscape garden work throughout the Site, providing the proposed houses development with a green ratio of 56.1% (covering landscape area and pool area). If the application is approved, the current physical state of the Site which is temporarily being utilized by potter plants, can be converted and upgraded to a permanent verdant and natural environment.
- (c) The proposed development is fully compatible with the surrounding environs which are predominantly characterized by vacant land, village houses and private residential settlement. The proposed development is fully compatible with the surrounding built environment with PR ranging from 0.2 to 0.4 and BH of 2 to 3 storeys.
- (d) The Site is directly accessible to Chun Shin Road and San Tam Road and is considered highly suitable for residential development.
- (e) Sewage treatment will likely rely on on-site septic tank system noting that connecting to public sewer is not feasible at this stage, as advised by the Director of Environmental Protection (DEP). Sewage treatment will be designed and implemented in accordance with the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” at the detailed design stage and will be duly certified by an Authorized Person (AP).

- (f) No adverse environmental impact is anticipated since there is no non-conforming industrial or open storage uses in close vicinity. A fencing wall is proposed along the site boundary to serve as noise barrier to screen off possible traffic noise from San Tin Highway and to serve as a visual barrier. A landscape strip along the periphery of the Site will be provided. The Site is of low traffic volume given the relatively small scale with 3 parking spaces. Adverse drainage, sewerage, visual and traffic impacts due to the proposed development are not anticipated.
- (g) There are similar approved applications in “R(D)” zone on Mai Po and San Tin OZPs. The current application should enjoy the same land use planning treatment as those approved applications.

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

The applicants are the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Site is not subject to any active enforcement action.

### **5. Previous Application**

The Site is not the subject of any previous application.

### **6. Similar Applications**

- 6.1 There are 4 similar applications (Application Nos. A/YL-NTM/47, 58 and 69 on the same site, and Application No. A/YL-NTM/225 on another site) for proposed New Territories Exempted Houses (NTEHs) and houses in the same “R(D)” zone.
- 6.2 Application No. A/YL-NTM/47 for four proposed NTEHs was rejected by the Committee on 11.12.1998 as its proposed PR was considered excessive (from 0.2 to 0.53) and would set an undesirable precedent for other similar applications within the “R(D)” zone. Application Nos. A/YL-NTM/58 and 69, both for three proposed houses and relaxation of PR restriction from 0.2 to 0.3 and 0.25 respectively were rejected by the Committee on 30.4.1999 and by the Board upon review on 10.3.2000 on grounds that the proposed relaxation of PR was not considered minor; there was no strong justification to merit a relaxation of PR restriction; and the approvals would set undesirable precedents.
- 6.3 Application No. A/YL-NTM/225 for proposed NTEH (Small House) on a site partly zoned “R(D)” (45%) and partly zoned “Village Type Development”

(“V”) (55%) was approved with conditions on 4.7.2008, mainly on the grounds that favourable consideration was given to the application with reference to the Interim Criteria taking into account that at least 50% of the site was within “V” zone encircling a recognised village; the development was not incompatible with the surrounding areas; was in line with the planning intention of “R(D)” zone for low-rise, low-density residential developments; and no technical problems were envisaged.

- 6.4 Details of the applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 6.5 Application No. A/YL-NTM/377 for proposed house development located at the west of the Site (**Plan A-1**) is scheduled for consideration by the Committee at this meeting.

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

- 7.1 The Site is:
- (a) accessible via Chun Shin Road which branches off from San Tam Road (**Plan A-3**); and
  - (b) currently vacant, covered with vegetation and scattered potter plants.
- 7.2 The surrounding areas have the following characteristics:
- (a) rural in character and predominated by ponds, vegetated/vacant/unused land;
  - (b) to the south, southwest and southeast are ponds and some vegetated/vacant/unused land; to the further southeast are scattered temporary structures for storage use and residential dwelling, and village area of Yau Tam Mei Tsuen;
  - (c) to the west are ponds, unused land and the site for proposed house development under Application No. A/YL-NTM/377 to be considered by the Committee at this meeting; to the further west are San Tam Road and San Tin Highway; and
  - (d) to the north across Chun Shin Road are a nullah, vacant/unused land and village houses of Yau Tam Mei San Tsuen; to the further north is the residential development, La Maison Vineyard; to the further northeast is the Wai Tsai Tsuen within “V” zone.

## **8. Planning Intention**

The planning intention of the “R(D)” zone is intended primarily for improvement and

upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

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

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

### **Land Administration**

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

- (a) The Site comprises Lot Nos. 1217 S.A RP and 1217 S.B RP both in D.D. 104 and adjoining GL. Those private lots are old schedule agricultural lots held under Block Government Lease and no structure is allowed to be erected without the prior approval of the Government.
- (b) The private lots within the Site are currently owned by different owners. The ownership particulars of the lots forming the Site have to be examined in details at the land exchange application stage, if applied.
- (c) The Site has an area of about 1,364.5 m<sup>2</sup>, of which site area, site boundaries, lease details, etc. are subject to verification upon application received by his office at land exchange stage.
- (d) If planning approval is given, the applicants have to apply to the LandsD for a land exchange to effect the proposed development. Such application will be considered by LandsD acting in its capacity as a landlord at its sole discretion and there is no guarantee that the land exchange for the proposed development, including the grant of any additional GL, will be approved. In the event that the land exchange application is approved, it would be subject to such terms and conditions, including, among other things, the payment of premium and administrative fee as may be imposed by LandsD at its sole discretion.

### **Traffic**

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

- (a) He has no comment from traffic engineering point of view.
- (b) No vehicle is allowed to queue back to or reverse onto/from the Site at any time.

- (c) Should the application be approved, the following condition should be incorporated:
  - (i) the design and provision of vehicular access and parking arrangement for the proposed development to the satisfaction of the C for T or of the Board; and
  - (ii) the submission and implementation of run-in/run-out proposal to the satisfaction of the C for T and Director of Highways.

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

- (a) If the proposed run-in is agreed by C for T, the applicants should construct a run-in/out at the access point at Chun Shin 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) His department does not and will not maintain any access connecting the Site and Chun Shin Road. The applicant should be responsible for his own access arrangement.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

9.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

He has no comment from railway development viewpoint. The Site neither falls within any administrative route protection boundary, gazetted railway schemes, nor railway protection boundary of heavy rail systems.

**Environment**

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

- (a) In view of the small scale of the proposed development, the application is unlikely to cause major pollution.
- (b) It is noted that the distance to San Tin Highways is about 160m and that the proposed house is 1 storey. He has no particular comment on the 1.8m fencing wall.
- (c) Concerning the sewage arrangement, the applicants are advised

that the design and construction of septic tank and soakaway system should follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person (AP). The applicants should note that connecting to a public sewer as proposed in one of the possible sewage methods is not feasible at this stage as there is no public sewer in the subject area.

- (d) Regarding the public comments related to water quality impact and sewage disposal, the applicants are reminded to minimize water quality impact by observing good design and practices such as ProPECC PN 1/94 and PN 5/93 during construction and operation, with special attention in setting up perimeter drainage channels at site boundaries.

### **Landscape**

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

- (a) He has no objection to the application from the landscape planning perspective as no significant landscape impact is envisaged. The Site is located at north-western side of Yau Tam Mei Tsuen and southern side of Chun Shin Road and falls within an area zoned “R(D)”. The Site is not covered by previous planning application. It was noted that fencing and landscape planting were proposed.
- (b) Compared with the aerial photos of 2007 to latest photo of 2017, there is no significant change in the rural landscape character where the Site is located. It comprises of vacant land, ponds, farmlands, scattered tree groups, temporary structures and small houses. The proposed use is not incompatible with the surrounding environment. According to the site photos provided in the Planning Statement (**Appendix Ia**), some trees planted in ‘brick planters’ were found surrounding the Site. Para. 4.1.1 of the Planning Statement stated that development was proposed “without posing any encroachment onto the neighbouring vegetation and ponds”.
- (c) The landscaping requirement should be governed by other existing administrative measures for residential development, and thus not necessarily to be imposed as planning condition.
- (d) In consideration that the Site is not located at landscape sensitive areas and the proposed development is unlikely to cause any adverse visual and landscape impacts, it is opined that the landscape condition is not necessary.



### **Drainage**

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

- (a) He has no in-principle objection to the proposed development. There are no existing DSD's sewerage facilities in the vicinity. The applicants are reminded to meet the full satisfaction of DEP, the planning authority of sewerage infrastructure, for the proposed sewage disposal scheme.
- (b) Should the application be approved, approval condition on the submission and implementation of drainage proposal to his satisfaction should be imposed.

### **Building Matters**

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

- (a) He has no in-principle objection to the application under the Buildings Ordinance.
- (b) The Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulations (B(P)R) 5 and emergency vehicular access shall be provided for all the buildings to be erected on the site in accordance with the requirements under the B(P)R 41D.
- (c) Detailed checking of plans will be carried out upon formal submission of building plans.
- (d) In accordance with the Government's committed policy to implement building design to foster a quality and sustainable built environment, the applicants should observe the sustainable building design requirements (including building separation, building setback and greenery coverage).

### **Nature Conservation**

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

- (a) He has no strong view against the application from the nature conservation perspective noting that the Site has been zoned as "R(D)" and the development scale and height of the proposed development is low and within the parameters set in the OZP.
- (b) However, there are some abandoned ponds in the vicinity of the

Site and a drainage channel to the north. Should the application be approved, the applicants should be advised to adopt necessary measures to avoid causing pollution to the surrounding ponds and the drainage channel during both construction and operation of the development.

### **Fire Safety**

#### 9.1.10 Comments of the Director of Fire Services (D of FS):

- (a) He has no in-principle objection to the application subject to the provision of water supplies for fire-fighting and fire service installations (FSIs) to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority.
- (c) The EVA provision in the Site shall comply with the standard as stipulated in Section 6 Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by BD.

### **Others**

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

He has no in-principle objection to the application from geotechnical point of view and no comment on the submitted GPRR in **Appendix Ib**.

#### 9.1.12 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) He has no comment from tree preservation perspective. However, he reserves the right to comment on the Tree Preservation and Removal Proposal, if applicable, when he receives LandsD's request for advice.
- (b) According to Figure 1 of Annex B of the FI dated 14.12.2018 (**Appendix Ib**), there is a roadside landscaped area fallen within the Site's proposed ingress/egress, and shrubs and trees have been planted on the roadside planter whilst Leisure and Cultural Services Department (LCSD) is responsible for horticultural maintenance and the hard structure is being maintained by HyD. The project proponent should inform her office with detailed information, i.e. affected dimensions and the approval for use of land from LandsD. In general, her office requires a lead time of at least 3 months to adjust the schedule for associated horticultural maintenance. The project proponent should strictly

follow the tree preservation procedures in DEVB's TC(W) No. 7/2015 and conduct tree survey if the proposed works would affect the tree during land exchange application stage.

9.1.13 Comments of the Director of Electrical and Mechanical Services (DEMS):

He has no comment on the application from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground electricity cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

**District Officer's Comments**

9.1.14 Comment of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office conducted a local consultation from 7.3.2019 to 26.3.2019 consulting Village Representatives of Yau Tam Mei (I) and did not receive any comments from the locals. Local comments should be submitted to the Board directly, if any.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Commissioner of Police (C of P); and
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD).

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

On 14.9.2018, 28.12.2018 and 5.3.2019, the application and the FIs were published for public inspection. During the first 3 weeks of the statutory public inspection periods, 93 public comments were received objecting to the application. Amongst them, one comment was submitted by a Yuen Long District Council member without providing reasons, and 92 were submitted by members of the public (of which 88 are in three formats of standard letters) raising concerns that the proposed development failed to provide information on sewerage arrangement, noise, traffic and environmental

impacts, and impacts on the nearby ponds and drainage channels; there was no strong justification submitted for the case, which would set a precedent if approved; the site coverage was excessive; and it was a scattered development which could not bring actual housing supply (**Appendix III**).

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

- 11.1 The application is for proposed development of two single-storey houses in “R(D)” zone. The planning intention of the “R(D)” zone is primarily for improving and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Board. The proposed houses development is in line with the planning intention of the “R(D)” zone, and the proposed development parameters of PR of 0.2 and BH of 1 storey (4.274m to 4.5m) also conform to the development restrictions as stipulated for the “R(D)” zone under OZP.
- 11.2 The proposed low-rise development is considered not incompatible with the surrounding environment which is predominated by ponds, residential dwellings/structures, vacant/unused land with scattered storage use. A small portion of the Site (27 m<sup>2</sup>) which forms part of an abandoned pond in the eastern periphery of the Site (**Drawings A-1** and **A-2**, and Photo 8 on **Plan A-4b**) is proposed to be left untouched and not be encroached upon by the proposed development, and will be screened off by green planting fence made by intensive planting of no less than 1.6m tall. Approval of the house development could serve as a catalyst to phase out the non-conforming and undesirable rural industrial-related uses in the vicinity of the Site and help achieve an early implementation of the planning intention of the “R(D)” zone. The proposed filling of land is to facilitate the provision of a proper EVA with a lower gradient to serve the proposed development.
- 11.3 DAFC, DEP and CTP/UD&L of PlanD have no adverse comment on the application from ecological, environmental and landscape points of view. H(GEO) of CEDD has no objection to the application from geotechnical point of view and no comment on the submitted GPRR. Other departments including C for T, CHE/NTW of HyD, DEP, CE/MN of DSD and D of FS have no adverse comment on the proposed development. The technical requirements could be addressed by imposing approval conditions as recommended in paragraphs 12.2 (a) to (d). In view of the above, the proposed development is not anticipated to generate adverse impacts on traffic, environmental, sewerage, drainage and infrastructural aspects on the surrounding area.
- 11.4 While two similar applications within the same “R(D)” zone (Application Nos. A/YL-NTM/58 and 69) were rejected by the Committee/Board between 1999 and 2000, they were for house developments involving relaxation of PR restriction, and the proposed PR relaxation was considered not minor and with

no strong justification to merit a relaxation. The planning circumstance of the current application is different in that it is for houses development with proposed PR and BH in compliance with the OZP restrictions.

- 11.5 93 objecting public comments were received raising concerns on sewerage arrangement, noise, traffic and environmental impacts, and impacts on the nearby ponds and drainage channels, setting of precedence and inability of the proposal to meet housing supply. The planning assessment above and comments of relevant departments are of relevance.

## 12. Planning Department's Views

- 12.1 Based on the assessment 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 12.4.2023, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval conditions

- (a) the design and provision of vehicular access and parking arrangement for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission and implementation of run-in/run-out proposal to the satisfaction of the Commissioner for Transport and the Director of Highways;
- (c) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (d) the submission and implementation of water supplies for fire-fighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board.

### Advisory Clauses

The recommended advisory clauses are in **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 date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicants.

#### **14. Attachments**

<b>Appendix I</b>	Application Form received on 5.9.2018
<b>Appendix Ia</b>	Planning Statement with site plan, Floor Plans, Elevations and Sections of the Proposed Houses
<b>Appendix Ib</b>	FI dated 14.12.2018
<b>Appendix Ic</b>	FIs dated 24.1.2019 and 25.1.2019
<b>Appendix Id</b>	FIs dated 21.2.2019 and 26.2.2019
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site Plan
<b>Drawing A-2</b>	Ground Floor Plan (Part 1)
<b>Drawing A-3</b>	Ground Floor Plan (Part 2)
<b>Drawing A-4</b>	Section Plan
<b>Drawing A-5</b>	3D Illustration of the Proposed Development
<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a &amp; 4b</b>	Site Photos

**PLANNING DEPARTMENT  
APRIL 2019**