

RNTPC Paper No. A/YL-PH/795
For Consideration by
the Rural and New Town
Planning Committee
on 21.12.2018

APPLICATION FOR PERMISISON
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/795

- Applicant** : Mr. TANG Koon-yung
- Site** : Lots 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long, New Territories
- Site Area** : 8,050m² (including 2,954m² Government Land (about 36.7% of the Site))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Residential (Group D)” (“R(D)”) [maximum plot ratio of 0.2 and building height of 2 storeys (6m)]
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary place of recreation, sports or culture (hobby farm) for a period of 3 years. According to the Notes of the OZP, ‘place of recreation, sports or culture’ is a Column 2 use under the “R(D)” zone which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by some structures for office, resting rooms, keeping of animals, open shelters, and open area with some recreational facilities (**Plans 4a to 4c**).
- 1.2 The Site was the subject of 7 previous applications. Six of them (No. A/YL-PH/301, 418, 527, 592, 615 and 651) were for temporary horse riding school with ancillary barbecue area and field study centre use and the last

application No. A/YL-PH/753 was for temporary place of recreation, sports or culture (hobby farm) for a period of 3 years (**Plan A-1b**). Except application No. A/YL-PH/615, all applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) from 1999 to 2017. However, three of the planning permission including the last application No. A/YL-PH/753 were revoked due to non-compliance with approval conditions.

- 1.3 According to the layout submitted by the applicant, the Site is divided into different portions including farming area (about 3,000ft², i.e. 279m²), a grassland, recreational area, and office/storage area. 22 structures with a total floor area of about 2,449.74m² and building height ranging from 1.76m to 5.08m (1 to 2 stories) are erected within the Site mainly for farming demonstration and tool exhibition areas, pet garden, lecture rooms, karaoke room (showing films about ecology and a place for children dancing class), kitchen, observatory viewing deck, dining area, activity plaza, children tree house, pavilion, warehouses (for storage of cleansing tools, farming tools, desks and chairs, etc.), store rooms (for storage of seeds and crops and foods for pets feeding) and shelters.
- 1.4 The proposed development will receive group of students and organizations, and there will be no individual visitor. The maximum number of visitors per day will be about 120 persons (i.e. 60 in the morning and 60 in the afternoon). The Site is accessible via a local road branching off Kam Tin Road to its southwest (**Plan A-1a**). The operation hours will be from 9:00 a.m. to 6:00 p.m. daily. There will be no camping activities and facilities and no public announcement system will be used. The site layout plan, drainage plan, fire services installation plan and access plan submitted by the applicant are at **Drawings A-1 to A-4**.
- 1.5 As compared to the last application No. A/YL-PH/753, the current application is submitted by the same applicant with the same applied use, similar site layout but slightly decrease in site area from 8,530m² to 8,050m² (i.e. -480m² or -5.6%) and total gross floor area from 2,827.33m² to 2,449.74m² (i.e. -377.59m² or -13.36%).
- 1.6 In support of the application, the applicant has submitted the following documents:
 - (a) Application form with supplementary information and plans received on 23.10.2018 (**Appendix I**)
 - (b) Further Information (FI) received on 26.11.2018 clarifying the site boundary with revised plans (**Appendix Ia**)
 - (c) FI received on 6.12.2018 clarifying the operation details and traffic arrangement (**Appendix Ib**)
 - (d) FI received on 14.12.2018 clarifying the traffic arrangement to the Site (**Appendix Ic**)

- (e) FI received on 17.12.2018 clarifying the operation details (Appendix Id)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in section 9 in the application form at **Appendices I to Ia**. They can be summarized as follows:

- (a) The applicant has spent lots of efforts and resources to convert an abandoned land to a hobby farm with educational, recreational and farming activities. People living in city is under great pressure and lack of space for activities. The applicant would like to use his resources to provide a hobby farm that is close to the nature for family and a place for stress relief.
- (b) Drainage and FSIs proposals have been submitted in the application. The applicant also stated that tree plantings will be properly maintained. Staffs of the development will also help manage the traffic at main junctions of the access to the Site.

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

The applicant is not a “current land owner” but has complied with the 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) by posting notice on the Site and sending notice to the Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is the subject of a previous public complaint for suspected unauthorized development and building structures at the Site. Recent inspection revealed that the Site was landscaped but could not observe any active use of the Site during the time of the visit. As such, there is currently no enforcement action against it. The Site will continue to be monitored. Should there be sufficient evidence to prove that the said use is an unauthorized development under the Town Planning Ordinance, appropriate enforcement action will be instigated.

5. Previous Applications

- 5.1 The Site was the subject of 7 previous applications. Six applications (No. A/YL-PH/301, 418, 527, 592, 615 and 651) were for temporary horse riding school with ancillary barbecue area and field study centre use. Except Application No. A/YL-PH/651 which was rejected by the Committee on 2.8.2013, all of them were approved with conditions by the Committee in 1999 to 2011. The last application No. A/YL-PH/753 for hobby farm use was approved with conditions by the Committee on 13.10.2017. Details of the previous applications are summarized in **Appendix II** and the locations of the sites are shown on **Plan A-1b**. Except for Application No. A/YL-PH/301, all the previous applications were submitted by the applicant of the current application.
- 5.2 Application Nos. A/YL-PH/301, 418 and 527 were approved by the Committee on 22.10.1999, 3.1.2003 and 15.9.2006 respectively for a period of 3 years mainly for the reasons that the developments were recreational and educational in nature and were not incompatible with the surrounding area. Given the small scale of developments and limited users, it was not expected to generate adverse environmental and traffic impacts on the surrounding areas. Besides, departments consulted had no adverse comment on the applications.
- 5.3 Application No. A/YL-PH/592 for renewal of planning approval (No. A/YL-PH/527) was approved by the Committee on 4.9.2009 for a period of 3 years. The renewal application was approved mainly for the reasons that approval on a temporary basis would not frustrate the long-term planning intention; the development was not incompatible with the character of the surrounding area; generally in line with the Town Planning Board Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” in that there had not been any material change in planning circumstances since the previous approval and the approval conditions of the previous application had been complied with; relevant departments had no adverse comments on the application and no local objection had been received. However, the permission was revoked on 4.3.2010 due to non-compliance with approval conditions on the submission and provision of fire service installations proposal.
- 5.4 Application No. A/YL-PH/615 was approved with conditions by the Committee on 14.1.2011 for similar reasons as mentioned in paragraph 5.3 above. However the permission was revoked on 14.7.2012 due to non-compliance with approval conditions related to submission and provision of FSIs proposal.
- 5.5 Application No. A/YL-PH/651 was rejected by the Committee on 2.8.2013 based on the grounds that previous planning permissions granted to the applicant under Applications No. A/YL-PH/592 and 615 were revoked due to non-compliance with approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning

applications for temporary uses which were also subject to the requirement to comply with the approval conditions, thus nullifying statutory planning control; and the proposed development was considered not acceptable from fire safety point of view.

- 5.6 The last application No. A/YL-PH/753 were approved by the Committee on 13.10.2017 for the reasons that temporary approval would not frustrate the long-term planning intention; the development was not incompatible with the surrounding area; and departments consulted had no adverse comment on the application. The applicant has complied with the approval conditions on submission of drainage record and tree preservation proposal. However, the permission was revoked on 13.4.2018 due to non-compliance of approval conditions on submission and implementation of fire services installation and implementation of tree preservation proposal.

6. Similar Application

There is no similar application for the applied use within the subject “R(D)” zone.

7. The Site and Its Surrounding Areas (Plans A-1a and A-2, A-3, A-4a and A-4b)

7.1 The Site is:

- (a) currently occupied by some structures for office, resting rooms, keeping of animals, open shelters, and open area with some recreational facilities; and
- (b) accessible via a local track leading from Kam Tin Road.

7.2 The surrounding areas have the following characteristics:

- (a) to its north, east and south are well-wooded hill slopes (**Plan A-3**) fall within the “R(D)” and “Conservation Area” (“CA”) zones (**Plans A-1a and A-2**). Lam Tsuen Country Park is located to its further east (**Plan A-1a**); and
- (b) to its west are open storage yard of construction machinery, vehicle repair workshops, and parking of vehicles.

8. Planning Intention

The planning intention of the “R(D)” zone is 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 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 Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) No permission is given for occupation of GL (about 3,000m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.
- (c) The Site is accessible from Kam Tin Road via GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (e) Part of the Site falls within Burial Ground No. YL/21. (**Plan A-2**)
- (f) Should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Furthermore, the applicant has to either excluding the GL portion from the Site or apply for a formal approval to exclude the area within the burial ground prior to the actual occupation of the GL portion. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion

and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering point of view.
- (b) Approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included in the planning permission.
- (c) The Site is connected to the public road network via a section of local access road which is not managed by TD. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) His department does not and will not maintain the accesses connecting the Site and Kam Tin Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

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

- (a) Provided that the applicant would minimize any noise from the proposed use such as prohibiting the use of public announcement system, portion loudspeakers or any form of audio amplification system so that it would not cause any environmental nuisance to nearby sensitive receivers, he has no objection to the application from environmental planning perspective.
- (b) The applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on

Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimize any potential environmental nuisance. Adequate supporting infrastructure / facilities should be provided for proper collection, treatment and disposal of waste / wastewater generated from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN/5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”. Effluent discharges from the applied use are subject to control under the Water Pollution Ordinance (WPCO). A discharge licence under the WPCO should be obtained before a new discharge is commenced. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures.

- (c) There was no environmental complaint received for the Site in the past three years.

Landscape

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

- (a) She has no objection to the application from the landscape planning point of view.
- (b) Existing open storages are found within “R(D)” zone to the west and “CA” zone is located to the immediate south of the Site. The Site is connected to Kam Tin Road via an existing paved driveway to the west of the Site. The Site is the subject of seven previous planning applications for temporary horse riding school with ancillary barbecue area and field study centre and temporary hobby farm uses. She had no objection to the last application (No. A/YL-PH/753) from the same applicant for the same use from the landscape planning perspective.
- (c) Based on the aerial photo taken in March 2018, the Site is situated in an area of rural landscape character comprising of scattered woodland patches, grassy uplands and open storages. The proposed use is not incompatible to the surrounding environment.
- (d) Referring to the site visit in November 2018, most existing vegetation and landscape planting implemented through previous applications are generally in acceptable condition.

According to the applicant document, no tree is proposed to be removed within the Site. Adverse impact on landscape resources within the Site from the proposed development is not anticipated.

- (e) Should the application be approved, the condition to maintain the existing tree within the Site satisfactorily at all times during the approval period is suggested to be included in the planning permission.
- (f) Detailed comments are at **Appendix III**.

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 development. As shown in the submission, the applicant would maintain the same drainage facilities as those implemented under previous approved Application No. A/YL-PH/753.
- (b) Should the application be approved, approval conditions on maintenance of the existing drainage facilities on site and submit records of the existing drainage facilities on site to his satisfaction or of the Board should be included in the planning permission.

Building Matters

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

- (a) As there is no record of approval by the Building Authority 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) If the structures (not being New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's

enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.

- (d) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (e) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Nature Conservation

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

- (a) As the Site falls within “R(D)” zone, he has no comment on the application from agricultural point of view.
- (b) There are some mature trees within the Site. Should the application be approved, the applicant shall be reminded to take necessary measures to avoid damages to the trees within the Site. As the Site is also adjacent to a wooded area zoned as “CA”, the applicant should avoid causing damages and disturbance to the wooded area adjacent to the south-eastern/southern boundary of the Site.
- (c) The applicant is also be reminded that any person who exhibits animals or birds in return for a fee (paid by the public for entering the venue for the exhibition) must apply for an Exhibition Licence / Temporary Exhibition Permit from his department.

Fire Safety

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

- (a) He has no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) 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.

- (c) Details comments on the submitted fire services installations proposal are at **Appendix IV**.

Environmental Hygiene

9.1.10 Comments of the Director of Food and Environment Hygiene (DFEH):

- (a) If any FEHD's facility is affected by the development, Food and Environmental Hygiene Department (FEHD)'s prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD.
- (b) Proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.
- (c) If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

District Officer's Comments

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

He has not received any comments from locals upon close of consultation and he has no particular comments on the application.

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

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

10. Public Comment Received During the Statutory Publication Period

On 30.10.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 20.11.2018, one comment from an individual (**Appendix V**) was received. The commenter objects to the application mainly on the grounds that the applicant has failed to comply with the fire regulations even though there are many buildings and facilities (including some for children and karaoke) on-site which are prone to fatal fires.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years at a site zoned “R(D)”. The planning intention of the “R(D)” zone is 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. Although the applied use is not in line with the planning intention of the “R(D)”, there is no known proposal for permanent development at the Site and the temporary hobby farm could provide a place of recreation facilities in the area. Approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “R(D)” zone.
- 11.2 According to the information provided by the applicant, the applied use including farming and agricultural teaching, pet garden and other ancillary facilities mainly for recreational and educational purposes. In view of the nature, the applied use is considered not incompatible with the character of the surrounding area which comprises open storage yard, workshops, parking of vehicles and wooded hill slopes.
- 11.3 There is no adverse comment from relevant departments consulted including DEP, CTP/UD&L of PlanD, C for T, DAFC and FEHD on the application. To minimize the potential environmental nuisance generated by the development, approval condition restricting the operation hours is recommended in paragraph 12.2 (a) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on site will be subject to enforcement action by the Planning Authority. Besides, the applicant will be advised to adopt the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP. In addition, the technical requirements of C for T, DEP, CE/MN of DSD, CTP/UD&L of PlanD and D of FS could be addressed by approval conditions in paragraphs 12.2 (b) to (h) below.

- 11.4 The Site was subject to 6 previous applications for temporary horse riding school with ancillary barbecue area and field study centre and one application for temporary place of recreation, sports or culture (hobby farm). Except the application No. A/YL-PH/651, all applications were approved with conditions by the Committee as detailed in paragraph 5 above. For the last application No. A/YL-PH/753 submitted by the same applicant for the same use as the current application, the applicant complied with the approval conditions on submission of drainage records and tree preservation proposal. However, the permission was revoked due to non-compliance of approval conditions related to submission and implementation of FSIs and implementation of tree preservation proposal. In the current application, the applicant had submitted drainage and FSI proposals to support the application. FSD and CE/MN of DSD have no adverse comments to the current application. Hence, sympathetic consideration could be given to the application. In this regard, shorter compliance periods are recommended to monitor the progress on compliance with approval conditions should the Committee decide to approve the application. Moreover, the applicant would be advised that sympathetic consideration would not be given to any further application if the planning permission is revoked again due to non-compliance with approval conditions.
- 11.5 One public comment against the application was received mainly on fire safety issue. In this regard, D of FS has no adverse comment on the application and approval conditions on FSIs are recommended to be included should the application be approved. The planning assessments and considerations as stated above are also relevant.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, Planning Department has no objection to the proposed temporary place of recreation, sports or culture (hobby farm) 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 21.12.2021. The following conditions of approval with shorter compliance periods and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (c) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
- (e) the existing trees within the Site should be maintained at all times during the planning approval period;
- (f) the submission of records of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 21.3.2019;
- (g) the submission of fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 21.3.2019;
- (h) in relation to (g) above, the provision of fire service installations 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 21.6.2019;
- (i) if any of the above planning conditions (a), (b), (c), (d) or (e) 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
- (j) if any of the above planning conditions (f), (g) or (h) 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 attached at **Appendix VI**.

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

the proposed development is not in line with the planning intention of the "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. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. There is no strong planning justification given in the submission for the departure from the planning intention, even on a temporary basis.

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

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| Appendix I | Application form with supplementary information and plans received on 23.10.2018 |
| Appendix Ia | FI received on 26.11.2018 |
| Appendix Ib | FI received on 6.12.2018 |
| Appendix Ic | FI received on 14.12.2018 |
| Appendix Id | FI received on 17.12.2018 |
| Appendix II | Previous s.16 applications covering the application site |
| Appendix III | Detailed comments of CTP/UD&L, PlanD |
| Appendix IV | Detailed comments of D of FS |
| Appendix V | Public comment received during the statutory publication period |
| Appendix VI | Advisory Clauses |
| Drawing A-1 | Site Layout Plan |
| Drawing A-2 | Drainage Plan |
| Drawing A-3 | Fire Services Installation Plan |
| Drawing A-4 | Vehicular access Plan |

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| Plan A-1a | Location Plan |
| Plan A-1b | Previous Application Plan |
| Plan A-2 | Site Plan |
| Plan A-3 | Aerial Photo |
| Plans A-4a to A-4c | Site Photos |

**PLANNING DEPARTMENT
DECEMBER 2018**