

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/357

<u>Applicant</u>	: Mr. Wong Chung Foon represented by Mr. Cheng Ka Cheung and Mr. Chong Kim Wah
<u>Site</u>	: Lot 715 (Part) in D.D. 104, Ngau Tam Mei , Yuen Long
<u>Site Area</u>	: 605 m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
<u>Zoning</u>	: “Recreation” (“REC”)
<u>Application</u>	: Proposed Temporary Open Storage of Construction Machinery and Ancillary Storage Area for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary open storage of construction machinery and ancillary storage area for a period of 3 years (**Plan A-1**). The Site falls within an area zoned “REC” on the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12. According to the Notes of OZP, temporary use not exceeding a period of three years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. Part of the Site is currently used for the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site is not the subject of any previous application. As shown on the layout plan at **Drawing A-1** and **Plan A-2**, the Site is accessible at the east via a local track off Ngau Tam Mei Road. The major development parameters of the application is as follows:

Major Development Parameters	
Site Area	About 605 m ²
No. of Structure	1 (storeroom)
Building Height (No. of Storey)	7m (single-storey)
Total Floor Area	About 150 m ²
Operation Hours	9:00 am to 6:00pm, Monday to Saturday (No operation on Sunday and Public Holiday)

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

- (a) Application form received on 15.11.2017 (Appendix I)
- (b) Further Information (FI) received on 18.12.2017 (Appendix Ia) providing responses to Transport Department's comment (*accepted and exempted from publication and recounting requirements*)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in part 9 of the Application Form at **Appendix I** and further information at **Appendix Ia**. They can be summarized as follows:

- (a) The proposed use in temporary nature will not frustrate the long-term planning intention of "REC" zone.
- (b) There is an existing vehicular access to the Site. Construction of new road is not required. The applicant will be responsible for the maintenance of the existing access road. No medium/heavy goods vehicles exceeding 5.5 tones or longer than 7 m are allowed to access the Site. The proposed use will not generate frequent traffic to the area. (**Appendix Ia**)
- (c) The proposed use will only involve storage use. No workshop activities such as dismantling, maintenance, repair, cleansing, etc. will be conducted on 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. 31) by sending notice to San Tin Rural Committee and posting notice on the Site. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The Site is the subject of active enforcement cases for unauthorized storage use/ storage use (including deposit of containers). Enforcement Notices (ENs) were issued to the registered owners of the concerned lots on 20.9.2017. The ENs were expired on 20.12.2017. The unauthorized use (UD) on the Site was found partially discontinued according to the latest site investigation. The Authority will keep monitoring the site conditions and will take further enforcement/prosecution action if the unauthorized use on the Site is not discontinued in due course.

5. Town Planning Board Guidelines

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E) provides guidelines for open storage and port back-up uses. The Site falls within Category 3 areas under the guidelines. The following criteria are relevant:

Category 3 areas: applications would normally not be favourable considered unless the applications are on site with previous planning approvals. Sympathetic consideration may be given if the applicant have demonstrated genuine efforts in compliance with approval condition of the previous planning application and included in the fresh applications relevant technical assessments/proposals to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 year, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

6. Previous Application

The Site is not the subject of any previous application.

7. Similar Applications

7.1 Since 2008, following the latest updating of the TPB PG-No.13E, there are two applications No. A/YL-NTM/325 and A/YL-NTM/351 for similar temporary open storage uses within the "REC" zone on the Ngau Tam Mei OZP (**Plan A-1**). Application No. A/YL-NTM/351 was located to the immediate north of the Site. Both applications were rejected by the Committee on 18.9.2015 and 22.12.2017 respectively mainly on the grounds that the proposed developments were not in line with the planning intention of the "REC" zone, which was primarily for recreational developments for the use of the general public; there was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; the proposed development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that no previous approval had been granted for the site, there were adverse departmental comments and the approval of the application would set an undesirable precedent for similar applications within the "REC" zone. The

cumulative effect of approving such application would result in a general degradation of the environment of the area.

7.2 Details of these 2 similar applications are summarized at **Appendix III**. Their location are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) accessible at the east via a local track off Ngau Tam Mei Road;
- (b) flat and fenced; and
- (c) partly used for applied use.

8.2 The surrounding areas are mainly open storage yards, vehicle parks, rural workshops, domestic dwellings, vacant and unused land. Some of these uses are suspected unauthorized developments (UDs) subject to enforcement action by the Planning Authority (**Plan A-2**):

- (a) to its east are vehicle parks, workshop, open storage of construction materials and machinery, and residential dwellings are located about 30 m northeast of the Site;
- (b) to its immediate south are open storage of construction materials; to its southwest is vegetated unused land;
- (c) to its west is open storage of construction materials; further west across the local track are mainly vegetated unused land and residential dwellings; and
- (d) to its immediate north are open storage of construction materials, further north is vegetated unused land.

9. Planning Intention

The planning intention of the “REC” zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Use in support of the recreational developments may be permitted subject to planning permission.

10. Comments from Relevant Government Departments

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

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
 - (b) The Site is accessible to Ngau Tam Mei Road through both Government land (GL) and private land. This office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
 - (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
 - (d) Should planning approval be given to the subject planning application, the lot owners will need to apply to DLO/YL, LandsD to permit the structures to be erected or regularize any irregularity on site. Such application will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 LandsD.

Traffic

- 10.1.2 Comments of the Commissioner for Transport (C for T):

He does not support the application for the following reasons:

- (a) Prohibition of vehicles longer than 7m entering Ngau Tam Mei Road from San Tam Road is currently implemented. Recently, Transport Department consulted the public via DO/YL on relaxing the restriction from 7m to 11m in view of the increasing usage of longer vehicles along Ngau Tam Mei Road. However, we received overwhelming objection from the neighborhoods who opined that the presence of the long vehicles are already causing noise nuisance and traffic congestion on Ngau Tam Mei Road with only one traffic lane and passing-bays. The temporary use will likely attract complaints from the local residents.
- (b) Although the applicant advised that vehicles with length over 7m will not be used and the daily transportation trips are infrequent, there is however no control over the delivery operation. It is noted that it is quite normal to use long vehicles (over 7m) to transport construction machinery. Any violation of the traffic

prohibition will exert burden on the police enforcement resources. There is insufficient information in the submission to demonstrate that the proposed development would not generate any adverse traffic impact on the surrounding areas.

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

He has no comment on the application from railway development point of view as the Site neither falls within any administrative route protection boundary, gazetted railway schemes, nor railway protection boundary of heavy rail system.

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

- (a) The proposed access arrangement of the Site should be commented by TD.
- (b) HyD is not and shall not be responsible for the maintenance of any existing vehicular access connecting the Site and any public road under HyD's maintenance. The section of Ngau Tam Mei Road near the Site is also not maintained by HyD.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains.

Environment

10.1.5 Comment of the Director of Environmental Protection (DEP):

- (a) According to the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" (COP), he does not support the application as the Site is within 100m from the nearest sensitive uses (i.e. residential structures are located at about 30 m northeast of the Site) and environmental nuisance is expected.
- (b) Should the planning application be approved, the applicant is advised to follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) issued by DEP.

Nature Conservation

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

He has no strong view on the application from nature conservation point of view as the Site is currently paved and occupied by temporary structures based on recent aerial photos.

Fire Safety

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

- (a) He has no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The applicant should also be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) good practice guidelines for open storage (**Appendix II**) should be adhered to.
- (c) Having considered the nature of the open storage, the following approval condition shall be added:

The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS
- (d) To address the subject approval condition, applicant should submit a valid fire certificate (FS 251) to his Department for approval.
- (e) 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.

Building Matters

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

- (a) Before any new building works (including containers and open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained,

otherwise they are Unauthorized Building Works (UBW) under the Building Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

- (b) For UBW erected on leased land, enforcement action may be taken by 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.
- (c) 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.
- (d) 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.

Drainage

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

- (a) He has no in-principle objection to the application from drainage operation and maintenance point of view.
- (b) Should the Board approve the application, he would recommend conditions on:
 - (i) the submission of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
 - (ii) the implementation of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Landscape

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

- (a) He has reservation on the application from the landscape planning perspective.

- (b) The Site falls within an area zoned “REC” on the approved Ngau Tam Mei OZP. The surrounding area is in rural landscape character with village houses, temporary structures, fallowed farmlands and scattered tree groups. Suspected unauthorized storage use can be found in proximity of the Site and thus the proposed temporary open storage/workshop uses are not incompatible with the surrounding setting.
- (c) According to the aerial photo taken on 25.3.2014, the Site is a vacant land covered with vegetation. However, according to CTP/UD&L’s site inspection photos taken on 28.11.2017, the Site was already cleared with only 1 existing tree in good condition left at the east of the Site. It is apparent that most of the then vegetation cover had been removed and the Site was formed after March 2014. There is a temporary structure on site which is in direct conflict with the only remaining tree. The applicant has not taken into account the existing tree and its growing condition. The proposed development, if approved, would encourage similar site modification prior to application, resulting in piecemeal developments destroying the tranquil nature of the rural area.
- (d) Moreover, the approval of the application would set an undesirable precedent for similar applications and encourage more temporary open storage/workshop use within the “REC” zone that will lead to general deterioration of rural landscape resources.
- (e) Should the application be approved by the Board, the following approval condition is recommended to be included in the planning permission:

Submission and implementation of a tree preservation and landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.

Environmental Hygiene

10.1.11 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) If any FEHD's facility is affected by the development, 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) 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.

- (c) Proper licence / permit issued by this 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.

Security Aspect

10.1.12 Comments of the Commissioner of Police (C of P):

He has no objection in principle subject to there being no activities in any form, whatsoever associated with Parallel Trading/General Merchandize Operations (GMO) activities on site.

Water Supply

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

- (a) He has no objection to the application.
- (b) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection.
- (c) The applicant should also resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

District Officer's Comments

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

His office has no comment on the application and the local comments shall be submitted to the Board direct, if any.

10.2 The following Government departments have no comments on/no objection to the application:

- (a) Director of Electricity and Mechanical Services (DEMS);
- (b) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);

- (c) Director of Leisure and Cultural Services (DLCS); and
- (d) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD).

11. Public Comments Received During Statutory Publication Period

On 24.11.2017, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 15.12.2017, 2 objecting public comments were received from a landowner of the adjacent lots and a private individual (**Appendix VI**) on grounds that the application is not in line with the planning intention of “REC” zone, approval of the application would set an undesirable precedent for legitimizing UDs in the area, and the landowner of the adjacent lots would not allow access of vehicles to the Site through his lots.

12. Planning Considerations and Assessments

12.1 According to the TPB PG-No. 13E, the Site falls within Category 3 areas. The following criteria are relevant:

Category 3 areas: applications would normally not be favourable considered unless the applications are on site with previous planning approvals. Sympathetic consideration may be given if the applicant have demonstrated genuine efforts in compliance with approval condition of the previous planning application and included in the fresh applications relevant technical assessments/proposals to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 year, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions

12.2 The Site falls within “REC” zone which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission from the Board. The applied development is not in line with the planning intention of the “REC” zone. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

12.3 The surrounding areas are mainly domestic dwellings and vacant land, open storage yards, vehicle parks and rural workshops of which some are suspected UDs (**Plan A-2**). C for T does not support the application as long vehicles (over 7m) are likely to be used for transporting construction machinery and there is insufficient information in the submission to demonstrate that the proposed development would not generate any adverse traffic impact on the surrounding areas. DEP does not support the application as there are sensitive uses in the vicinity of the Site (i.e. nearest residential dwellings is at about 30 m northeast of the Site) and environmental

nuisance is expected. CTP/UD&L has reservation on the application as the Site was a vacant land covered with vegetation according to aerial photo taken on 25.3.2014, but was now formed with only one tree remained on site. Approval of the application will encourage similar site modification prior to application and set an undesirable precedent for similar applications for temporary open storage uses in the “REC” zone resulting in general deterioration of rural landscape resources.

- 12.4 According to the TPB PG-No. 13E, the Site falls within Category 3 areas and application would normally not be favourably considered unless the applications are on site with previous planning approvals. The application is not in line with the TPB PG-No. 13E in that no previous approval for open storage use has been granted for the Site, there are adverse comments from concerned departments including C for T, DEP and CTP/UD&L of PlanD, and the applicant has not submitted any technical assessment/proposal to demonstrate that the applied use would not have adverse traffic, environmental and landscape impacts on the surrounding areas. Approval of the application would set an undesirable precedent and encourage other applications for similar development in the area. The cumulative effect of approving the applications would result in a general degradation of the environment of the area.
- 12.5 No approval has ever been given to any application for temporary open storage use within the “REC” zone on the Ngau Tam Mei OZP. Two similar applications No. A/YL-NTM/325 and A/YL-NTM/351 (the latter application was located to the immediate north of the Site) for similar temporary open storage use within the “REC” zone were rejected by the Committee on 18.9.2015 and 22.12.2017 respectively mainly on the grounds that the proposed developments were not in line with the planning intention of the “REC” zone; there was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and the proposed developments were not in line with the TPB PG-No. 13E. Rejection of the current application is in line with the previous decision of the Board on similar applications in the area.
- 12.6 There are two objecting comments raising concern that the application is not in line with the planning intention of “REC” zone, approval of the application would set an undesirable precedent for legitimizing UDs in the area, and the landowner of the adjacent lots would not allow access of vehicles to the Site through his lots.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11, the Planning Department does not support the application for following reasons:
- (a) The proposed development is not in line with the planning intention of the “REC” zone, which is primarily for recreational development for the use of the general public. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

- (b) The proposed development is not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that no previous approval has been granted for the Site, there are adverse departmental comments on the traffic, environmental and landscape aspects and the proposed development would have adverse traffic, environmental and landscape impacts on the surrounding areas; and
- (c) The approval of the application would set an undesirable precedent for similar applications within the “REC” zone. The cumulative effect of approving such application would result in general degradation of the environment of the area.

13.2 Alternatively, 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 year up to 12.1.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 6:00p.m. and 9:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no car washing, vehicle repair, dismantling, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period;
- (d) no medium/heavy goods vehicles above 5.5 tones as defined in the Road Traffic Ordinance or container trailers/tractors are allowed to enter, park or operate on the Site at any time during the planning approval period;
- (e) the provision of fire extinguisher(s) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.2.2018;
- (f) the submission of fire service installations proposals 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 12.7.2018;
- (g) in relation to (f) above, the provision of fire service installations 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 12.10.2018;
- (h) the submission of tree preservation and landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town planning Board by 12.7.2018;
- (i) in relation to (h) above, the implementation of tree preservation and

landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town planning Board by 12.10.2018;

- (j) the submission of 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 12.7.2018;
- (k) in relation to (j) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 12.10.2018;
- (l) the provision of fencing of the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 12.7.2018;
- (m) if any of the above planning conditions (a), (b), (c) or (d) 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;
- (n) if any of the above planning conditions (e), (f), (g), (h), (i), (j), (k) or (l) 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; and
- (o) upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix V**

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 reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form received on 15.11.2017
Appendix Ia	FI received on 18.12.2017
Appendix II	Good practice guidelines for open storage issued by D of FS
Appendix III	Similar Applications within the Same “REC” zone on the Ngau Tam Mei OZP
Appendix IV	Public comment received during publication period
Appendix V	Recommended advisory clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan with similar s.16 applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JANUARY 2018**