

**APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. Y/SK-PK/7

- Applicant** : Pauline Ha Bich-van represented by Toco Planning Consultants Limited
- Site** : Lots No. 242A S.A and 242A RP (Part) in D.D. 213 and Adjoining Government Land, Lung Mei Tsuen Road, Sai Kung, New Territories
- Site Area** : About 526.063m² (including 26.006m² government land)
- Land Status** : (a) Private Land (95.1%)
(i) To be expired on 30.6.2047
(ii) Old Schedule Agricultural Lot held under Block Government Lease
(iii) Restricted to agricultural purpose

(b) Government Land (4.9%)
- Plan** : Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “GB” to “Residential (Group C)4” (“R(C)4”) with a maximum plot ratio (PR) of 0.4, a maximum site coverage (SC) of 20% and a maximum building height (BH) of 9m and 3 storeys including 1 storey of carport

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) (**Plan Z-1**) from “GB” to “R(C)4” with maximum PR of 0.4, SC of 20% and BH of 9m and 3 storeys including 1 storey of carport to facilitate ‘House’ development at the Site. The proposed schedule of use for the “R(C)4” zone submitted by the applicant is at **Appendix III**.
- 1.2 According to the indicative scheme submitted by the applicant (**Drawing Z-2**), the proposed development consists of a 3-storey house (9m) at the Site. The uncovered area in the eastern part of the Site is proposed to serve as driveway to be connected to Lung Mei Tsuen Road. Part of the driveway near the entrance falls on government land (about 20m²). The development restrictions of the proposed “R(C)4” zone and major development parameters of the indicative development scheme are summarised in the table below. The plans, photomontages and sections of the indicative development scheme submitted by

the applicant are at **Drawings Z-1 to Z-12**.

Proposed Development Restrictions/Parameters	Proposed “R(C)4” Zone	Indicative Development Scheme
Site Area	about 526.063m ² (including 26.006m ² of government land)	
Total Gross Floor Area (GFA)	-	about 209m ²
Site Coverage (SC)	20%	19.93%
Plot Ratio (PR)	0.4	0.397
No. of Storeys	3 including carport	3 including carport
No. of Block	-	1
Maximum Building Height (BH)	9m	9m (80 mPD)
No. of Carparking Spaces	-	2 (5m(L) x 2.5m (W))

- 1.3 According to the landscape planting plan submitted by the applicant (**Drawing Z-10**), the 2 existing trees within the Site will be retained. 20 new native trees will be planted. No tree felling will be involved. Septic tank and soakaway system is proposed to treat the waste water generated by the proposed development.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form dated 27.3.2017 **(Appendix I)**
 - (b) Planning Statement **(Appendix Ia)**
 - (c) Further Information (FI) dated 20.7.2017 providing responses to departmental comments (*exempted from the publication and recounting requirements*) **(Appendix Ib)**
 - (d) FI dated 6.9.2017 providing responses to departmental comments (*exempted from the publication and recounting requirements*) **(Appendix Ic)**
 - (e) FI dated 8.12.2017 providing responses to departmental comments (*exempted from the publication and recounting requirements*) **(Appendix Id)**
 - (f) FI dated 14.12.2017 providing minor clarification on site boundary without changing the site area (*exempted from the publication and recounting requirements*) **(Appendix Ie)**
 - (g) FI dated 14.2.2018 providing responses to departmental comments (*exempted from the publication and recounting requirements*) **(Appendix If)**
- 1.5 The application is originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Board on 23.6.2017. On 9.6.2017 and 13.10.2017 the Committee decided to defer a decision on the

application for two months each in order to allow the applicant to prepare FI. On 20.7.2017, 6.9.2017, 8.12.2017, 14.12.2017 and 14.2.2018, the applicant submitted FIs as listed in para. 1.4 above. The application is scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 5 of the planning statement at **Appendix Ia**. They are summarized as follows:

2.1 The Site is not Served as “GB”

There are significant changes in the land use character of Lung Mei Tsuen area. Many parts of the vegetated area on both sides of Lung Mei Tsuen Road and Chuk Yeung Road have been transformed into low-density residential and village type developments. The “GB” zone had been cut off by the ‘Road’ along Lung Mei Tsuen Road. The original functions of “GB” zone to contain urban sprawl and serve as a buffer have been obsolete.

2.2 In Line with Government’s Policy

The Government has proposed various measures to boost land supply in the short, medium and long terms. The proposed rezoning is generally in line with the government’s policy for enhancing housing land supply.

2.3 The Site is Suitable for Low-density Residential Development

The Site is suitable for residential development in terms of accessibility and compatibility with the adjacent land uses. It is surrounded by a number of existing residential developments and institutional facilities. The topography of the Site is generally flat covered with shrubs and common trees, no site formation work and clearance of existing natural vegetation are involved. Besides, the current scheme has been formulated based on the previous s.16 planning application (Application No. A/SK-PK/213), relevant government departments had no major comment on the design and technical aspects.

2.4 There are Design Merits from a Small Scale Development Approach

The proposed development has demonstrated that there are visual and landscape improvement to the neighbourhood. Natural materials will be used for construction of the building façade. The landscape proposal will retain all the existing trees within the Site with planting of additional 20 native trees. The current PR, SC and BH are considered in line with the planning constraints stated in Town Planning Board Guidelines, it is compatible with the adjoining developments.

2.5 No Adverse Impacts

The proposed rezoning has been made reference to Town Planning Board Guidelines No. 10 and demonstrated that it would not result in adverse impacts on “GB” zone from planning assessments conducted:

- (a) the proposed house is low in density, the landscape proposal has provided sufficient screening for the development. No adverse visual and landscape impacts are anticipated;
- (b) the proposed house is small in scale and will not overstrain the capacity of existing and planned infrastructure. The proposed house will not be susceptible to adverse environmental effects and will not adversely affect the slope stability;
- (c) the proposed house which involves a single unit domestic use will not result in any significant traffic impact to the locality. There is provision of ingress/egress access point leading to Lung Mei Tsuen Road. Cumulative traffic impact arising from the proposed house is not anticipated; and
- (d) the proposed house will not result in any significant environmental impact due to small scale, appropriate noise mitigation measures and stormwater drainage works.

2.6 No Undesirable Precedent

The approval of the proposed house will not set an undesirable precedent for other similar applications in the area and the cumulative effect of approving such similar applications would not result in encroachment of the “GB” zone.

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

For the portion of private land

- 3.1 The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

For the portion of government land

- 3.2 The “owner’s consent/notification” requirement as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) is not applicable on the government land portion of the Site.

4. **Previous Applications**

- 4.1 There are four previous section 16 planning applications at the Site, all submitted by the current applicant (Applications No. DPA/SK-SKM/7, A/SK-PK/128, 131 and 213) (**Plans Z-1 and Z-2**). Application No. DPA/SK-SKM/7 for three village type houses was rejected by the Board upon review on 12.2.1993 mainly on the grounds of incompatibility with the planning intention of “GB” zone; massive tree felling and setting of an undesirable precedent for other similar applications within the “GB” zone.
- 4.2 Application No. A/SK-PK/128 for proposed development of two 3-storey houses

was rejected by the Committee on 19.12.2003 mainly on the grounds that the proposed development was not in line with the planning intention of “GB” zone; significant site formation and clearance of natural vegetation were involved; there was no information in the submission to demonstrate that the proposed development would not have cumulative adverse traffic impact on the surrounding areas; and approval of the application would set an undesirable precedent for other similar applications within the ‘GB’ zone.

- 4.3 Applications No. A/SK-PK/131 and 213 both for proposed development of one 3-storey house with similar development intensity of the current application were rejected by the Board upon review on 20.8.2004 and 14.8.2015 respectively mainly on the grounds that the proposed development was not in line with the planning intention of “GB” zone; the proposed development did not meet Town Planning Board Guidelines No. 10 for Application for Development within “GB” Zone in that there were no exceptional circumstances to justify the application; and approval of application would set an undesirable precedent for other similar applications within the “GB” zone.

5. Similar Application

There is no similar application within the “GB” zone on the Pak Kong and Sha Kok Mei OZP.

6. The Site and Its Surrounding Areas (Plans Z-1 to Z-3 and photos on Plans Z-4a to 4c)

6.1 The Site is:

- (a) currently occupied by a single-storey temporary structure situated on a concrete platform with some grasses and shrubs; and
- (b) abuts Lung Mei Tsuen Road to the immediate north.

6.2 The surrounding areas have the following characteristics:

- (a) the area is mainly in rural landscape character dominated by woodland, tree groups, agricultural land, village houses and low-rise developments. There are clusters of trees near the periphery of the Site;
- (b) to the west of the Site is the “GB” zone covered with natural vegetation;
- (c) to the north across Lung Mei Tsuen Road is the “Conservation Area” zone, which comprises densely vegetated natural slope extending from the Ma On Shan Country Park;
- (d) to the south is the Hong Kong Shumei Church of Divine Guidance Limited which is 3 storeys high; and
- (e) the village type houses at Springfield Villa and the low-rise residential development at Sea View Villa are located to the northwest and east of the Site respectively.

7. Planning Intention

The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

8. Comments from Relevant Government Departments

8.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

8.1.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) The Site comprises Lots No. 242A S.A and 242 A RP (Part) in D.D. 213 and adjoining unleased government land. According to the record, Lot No. 242A in D.D. 213 (“the Lot”) was sold by public auction as agricultural lot (where no building shall be erected) in 1912, and it has a site area of about 526.1 m². A letter of approval was issued by DLO/SK on 29.4.2010 for the erection of three single-storey agricultural structures on the Lot, i.e. two fungus sheds (one shed of 10.8m (length) x 9.8m (width) x 4.5m (height) and the other of 7.2m (length) x 9.8 (width) x 4.5m (height) and one post-harvest treatment room (3m (length) x 2.8m (width) x 4.5m (height), for agricultural purposes only, which is subject to 3 months’ notice of withdrawal. No other structures have been approved; and
- (b) if the planning application is approved by the Committee, the lot owner will need to apply to his office for a land exchange to effect the proposed development. However, there is no guarantee that any application for land exchange with or without government land would be approved by the Government. Such land exchange application, if eventually approved, would be subject to such terms and conditions including payment of a premium and an administrative fee as the Government considers appropriate.

Traffic

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

- (a) he has reservation on the application;
- (b) although the traffic generated due to the proposed rezoning from “GB” to “R(C)4” is not expected to be significant, such

proposed rezoning, if permitted, will set an undesirable precedent for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and

- (c) notwithstanding the above, he considers that the application can be tolerated unless it is rejected on other grounds.

Environment

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

he has no comment on the application from air quality and noise perspective.

Urban Design and Visual

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

- (a) the Site is located in a residential neighbourhood with low-rise development of about 3-storey at 72mPD to 88mPD. In view of the small scale of the proposed development and its main roof level at about 80.5mPD, the proposal is considered not incompatible with the surroundings; and
- (b) it is not anticipated that the proposal would induce significant adverse visual impact on the surrounding area.

Landscape

8.1.5 Comments of the CTP/UD&L, PlanD:

- (a) she has reservation on the application from landscape planning point of view;
- (b) the Site is located on a mound abutting Lung Mei Tsuen Road and a vertical retaining wall in north-south direction cut across the Site. The eastern portion of the Site is occupied by temporary structures while the western portion is covered with vegetation. With reference to the aerial photo, the Site is situated in an area of rural landscape character dominated by woodland, tree groups, agricultural land, village houses, low rise developments and Government, Institution or Community use;
- (c) the feasibility of retaining the existing boundary wall as well as keeping the existing trees (TR13 and TR14) outside the boundary wall undisturbed is not fully verified, since the existing and proposed levels and information/data for both topographic survey and proposed scheme as shown in Plan 2

“Topographic Survey (with Proposed Scheme Overlaid)” (**Appendix Id**) provided by the applicant is blurred and illegible;

- (d) the minimization of site formation due to the proposed development within the current “GB” zone is not fully ascertained, since for the cross-section in Plan 3 “Section Plan” provided by the applicant in its FI dated 8.12.2017 (**Drawing Z-12**), there is no information of existing and changes of site formation levels and any temporary construction works area affecting adjoining slope profile with existing trees and vegetation;
- (e) potential impact to the 7 nos. of existing trees outside the Site boundary but not adjoining the Site is not assessed/ascertained as a whole (**Drawing Z-10**). There is no information or assessment on potential impact on the concerned existing trees in relationship with the nearby site formation works. There would be no planning control mechanism regarding tree felling and/ or root damage together with the landscape proposal once the rezoning application is approved. Hence, the impacts and mitigation measures on existing landscape resources beyond the application boundary could not be ascertained at the time being;
- (f) there is no landscape treatment for the 9m tall boundary wall as shown on the section in Annex IV “Minimum Site Formation” from the applicant’s FI submission on 6.9.2017 (**Appendix Ic**). Besides, the size of boundary wall and site formation platform with adjoining slope profile near the application boundary is different from Plan 3 of the FI submission on 8.12.2017 (**Drawing Z-12**). Given there is no other related information, it is not clear whether the 9m tall boundary wall (without any landscape treatment) is still proposed by the applicant; and
- (g) there is a general presumption against development in the green belt. Approval of this rezoning application may attract similar applications in the “GB” zone and thus undermining the intactness of the “GB” zone.

[The applicant submitted FI on 14.2.2018 in response to CTP/UD&L’s comments (Appendix If)]

Sewerage

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

the applicant states that it may be considered not practicable to construct gravity sewers to connect the Site and the first manhole of the municipal sewerage system due to site level difference. However, the site level difference is not the major determining factor for sewerage connection. The applicant has to evaluate the feasibility of sewerage

connection based on the level difference between the sewage outlet of the development and the invert level of the communal sewer and provide further justification in this regard.

[The applicant submitted FI on 14.2.2018 in response to DEP's comments (Appendix If)]

Drainage

8.1.7 Comments of Chief Engineer/Mainland South, Drainage Services Department (CE/Mainland South, DSD):

- (a) no in-principle objection to the application from drainage point of view; and
- (b) no adverse comment on the FI submitted by the applicant.

Building Matters

8.1.8 Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD):

- (a) no in-principle objection under the Buildings Ordinance (BO) to the application;
- (b) detailed comments are as follows:
 - (i) unless the Site abuts on a specified street under Building (Planning) Regulation (B(P)R) 18A(3) of not less than 4.5m wide, its development intensity should be determined by the Building Authority under B(P)R 19(3);
 - (ii) the means of obtaining access to the Site from a street including the land status of the existing access road (i.e. Lung Mei Tsuen Road) should be clarified to demonstrate compliance of B(P)R 5;
 - (iii) Authorized Person must be appointed to coordinate all building works on leased land;
 - (iv) Emergency Vehicular Access (EVA) should be provided in accordance with B(P)R 41D; and
 - (v) detailed comments will be given during general building plans submission stage.

Nature Conservation

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

- (a) he has no strong view on the application from nature conservation point of view; and
- (b) the Site is mainly covered with grass, a few common trees and some existing structures.

Fire Safety

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

- (a) no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- (b) EVA arrangement shall comply with Part 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administrated by BD; and
- (c) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

Water Supply

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

- (a) no objection to the application;
- (b) existing water mains might be affected (**Plan Z-2**). The applicant is required to either divert or protect the water mains found on Site:
 - (i) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in government land. A strip of land of minimum 1.5 metres width should be provided for the diversion of the existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposals to WSD for consideration and agreement before the works commence;
 - (ii) if diversion is not required, the following conditions shall apply:

- a. existing water mains are affected and no development which requires resitting of water mains will be allowed;
- b. details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
- c. no structures shall be built or materials stored within 1.5 metres from the centre lines of water mains. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- d. no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 metres or less, and the barrier must extend below the invert level of the pipe;
- e. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
- f. tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains.

Geotechnical

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

- (a) no geotechnical objection to the application; and
- (b) the applicant is reminded to submit necessary statutory plans in accordance with the provisions of the BO.

8.2 The following government departments have no objection to or no comment on the application:

- (a) Chief Engineer (Works), Home Affairs Department;
- (b) District Officer/Sai Kung, Home Affairs Department;
- (c) Chief Highway Engineer/New Territories East, Highways Department;
- (d) Antiquities and Monuments Office, Leisure and Cultural Services Department; and

- (e) Commissioner of Police.

9. Public Comments Received During Statutory Publication Period

The application was published for public inspection on 7.4.2017. During the first three weeks of the statutory public inspection period which ended on 28.4.2017, a total of 5 comments were received from two individuals, Sai Kung Rural Committee, Designing Hong Kong Limited and Kadoorie Farm & Botanic Garden Corporation (**Appendix II**). All commenters raise objection to the application on the grounds of not in line with the planning intention of the “GB” zone; setting of undesirable precedent for similar applications within “GB” zone; and adverse traffic and environmental impacts.

10. Planning Considerations and Assessments

- 10.1 The application is to rezone the Site from “GB” to “R(C)4” to facilitate the development of one 3-storey house. The planning intention of the “GB” zone is primarily to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The Site forms an integral part of the “GB” zone which serves as a green and visual buffer amidst the existing developed areas. The Site comprises agricultural lots restricted to agricultural purpose under the lease. The applicant fails to provide strong justifications for the rezoning of the Site for residential development in the application.
- 10.2 The Site is the subject of four previous section 16 planning applications all for development of Houses at the Site, two of which are with very similar PR, SC and layout arrangement as compared to the proposed scheme of the current application. All the previous applications were rejected by the Board upon review on the grounds that the proposed development was not in line with the planning intention of “GB” zone; the proposed development did not meet TPB Guidelines No. 10 for ‘Application for Development within “GB” zone in that there were no exceptional circumstances to justify the application; and approval of application would set an undesirable precedent for other similar applications within the “GB” zone. The last application No. A/SK-PK/213 was rejected on 14.8.2015 upon review by the Board and there has been no change in planning circumstances since then.
- 10.3 The Site is situated in an area of rural landscape character dominated by woodland, tree groups, agricultural land, village houses and low rise development. There are two existing trees within the Site and some trees in close proximity to the periphery of the Site. While the proposed development of a 3-storey house is considered not incompatible with the adjacent low-rise development and the applicant claims to retain all the existing trees by adopting a split level design, CTP/UD&L advises that the feasibility of retaining the existing boundary wall as well as keeping the existing trees (TR13 and TR14) (**Drawing Z-10**) undisturbed is not fully verified. The minimization of site formation is also not fully ascertained without any information of existing and changes of site formation levels and any temporary construction works area affecting adjoining slope profile with existing trees and vegetation. There is no information or assessment

on potential impact on the existing trees adjoining the Site in relationship with the nearby site formation works. There would be no planning control mechanism regarding tree felling and/ or root damage together with the landscape proposal once the rezoning application is approved. The impacts and mitigation measures on existing landscape resources beyond the application boundary could not be ascertained at the time being. In this regard, CTP/UD&L has reservation on the application from landscape planning point of view. The applicant fails to demonstrate that the proposal would have no adverse landscape impact on the Site and the surrounding areas.

- 10.4 The applicant proposes to use septic tank/soakaway system to treat the waste water generated by the proposed development as construction of gravity sewer to the nearest manhole of the municipal sewerage system is considered not practicable. However, DEP advises that the site level difference is not the major determining factor for sewerage connection and further justification from the applicant is required.
- 10.5 Approval of the proposed rezoning from “GB” to “R(C)4” would set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving similar applications would result in a general degradation of the natural environment and affect the intactness of the “GB” zone.
- 10.6 It is noted that public comments raise objection to the application on the grounds of not in line with planning intention, setting of undesirable precedent for similar applications within the “GB” zone; and adverse impacts on the surrounding areas. In this regard, the planning assessments in paragraphs 10.1 to 10.5 above are relevant.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department does not support the application.
- 11.2 Should the Committee decide not to agree to the application, the following reasons are suggested for Members’ reference:
 - (a) the Site is situated in an area of rural landscape character dominated by woodland, tree groups and low-rise development. It forms an integral part of the “GB” zone. The “GB” zone serves as a green and visual buffer amidst the existing developed areas. The applicant fails to provide strong justifications for rezoning of the Site for residential development in the application;
 - (b) the applicant fails to demonstrate that the proposal will have no adverse landscape impact on the Site and the surrounding areas; and
 - (c) approval of the proposed rezoning from “GB” to “R(C)4” would set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving similar applications would result in a general degradation of the natural environment and affect the intactness

of the “GB” zone.

11.3 Alternatively, should the Committee decide to agree/partially agree to the application, the Site would be rezoned to “R(C)4” as proposed by the applicant. The Notes for the “R(C)4” zone would be reviewed and amendments to the approved Pak Kong and Sha Kok Mei OZP No. S/SK-PK/11 would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance.

12. Decision Sought

12.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.

12.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

13. Attachments

Appendix I	Application Form received on 27.3.2017
Appendix Ia	Planning Statement
Appendix Ib	Letter dated 20.7.2017 providing FI
Appendix Ic	Letter dated 6.9.2017 providing FI
Appendix Id	Letter dated 8.12.2017 providing FI
Appendix Ie	Letter dated 14.12.2017 providing FI
Appendix If	Letter dated 14.2.2018 providing FI
Appendix II	Public Comments
Appendix III	Proposed Schedule of Use for “R(C)4” zone submitted by the applicant
Drawing Z-1	Site Plan submitted by the applicant
Drawing Z-2	Ground Floor Plan submitted by the applicant
Drawing Z-3	Lower Ground Floor Plan submitted by the applicant
Drawing Z-4	Second Floor Plan submitted by the applicant
Drawing Z-5	Roof Floor Plan submitted by the applicant
Drawing Z-6	Section Plan submitted by the applicant
Drawings Z-7 and 8	Elevations submitted by the applicant
Drawing Z-9	Landscape Master Plan submitted by the applicant
Drawing Z-10	Landscape Planting Plan submitted by the applicant
Drawing Z-11	Photomontages submitted by the applicant
Drawing Z-12	Section Plan submitted by the applicant
Plan Z-1	Location Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4a to 4c	Site Photos