

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-STK/13

<u>Applicant</u>	:	Sha Tau Kok Farm Organic Company Limited represented by Goldrich Planners & Surveyors Limited
<u>Site</u>	:	Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories
<u>Site Area</u>	:	2,150 m ² (about) (including about 334m ² of Government land)
<u>Lease</u>	:	(a) Old Schedule Agricultural Lots held under Block Government Lease (demised for agricultural use) (b) Government land
<u>Plan</u>	:	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
<u>Zoning</u>	:	“Agriculture” (“AGR”)
<u>Application</u>	:	Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) 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 public vehicle park for coaches and private cars only for a period of three years. The Site falls within an area zoned “AGR” on the approved Sha Tau Kok OZP No. S/NE-STK/2 (**Plans A-1**). According to the Notes of the OZP, temporary uses or development of any land or buildings not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board (the Board) notwithstanding that the use is not provided for under the Notes of the OZP.
- 1.2 According to the information submitted by the applicant, the Site is accessible directly from Sha Tau Kok Road. A total of 9 parking spaces for coaches (12m x 3.5m each) and 14 parking spaces for private vehicles (5m x 2.5m each) serving the adjacent Sha Tau Kok Farm will be provided. No structure would be erected on the Site. The operation hours of the temporary public vehicle park are between 7:00 a.m. and 11:00 p.m. daily. A plan showing the site layout is at **Drawing A-1**.
- 1.3 The Site is the subject of a previous planning application (No. A/NE-STK/5), submitted by the same applicant, for the same use as the current application. The previous application was approved by the Committee on 16.1.2015 for a period of three years until

16.1.2018. Its permission was, however, revoked on 16.4.2017 due to non-compliance with approval conditions on the provision of boundary fence on Site and the implementation of tree preservation and landscape proposals.

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

- (a) Application form with Attachments received on 9.1.2018 (Appendix I)
- (b) Letter received on 8.2.2018 requesting for deferment of consideration of the application (Appendix Ia)
- (c) Further Information (FI) received on 2.5.2018 (Appendix Ib)
- (d) Traffic Impact Assessment received on 2.5.2018 (Appendix Ic)
- (e) FI received on 4.6.2018 (Appendix Id)

1.5 At the request of the applicant (Appendix Ia), the Rural and New Town Planning Committee (the Committee) of the Board agreed on 2.3.2018 to defer making a decision on the application for two months pending the preparation of FI to address the departmental comments. The applicant submitted FI on 2.5.2018 and 4.6.2018 (Appendices Ib, Ic and Id). The application is re-scheduled for consideration by the Committee on 15.6.2018.

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 in **Appendix I**. They can be summarized as follows:

- (a) the proposed vehicle park is temporary in nature and may be permitted on application to the Board. The Site is the subject of a previously approved planning application No. A/NE-STK/5. The applicant had made effort in complying with the approval conditions regarding the provision of boundary fencing and implementation of tree preservation and landscape proposal. Approval of the current application would be in line with previous decision made by the Board;
- (b) the operation hours will be from 7:00a.m. to 11:00 p.m. daily. Only private cars and coaches will be parked at the Site. No light goods vehicles, medium goods vehicles and heavy goods vehicles will be parked at the site. Container tractors and trailers are also not allowed at the Site; and
- (c) the Site is situated in the midst of rural landscape. The proposed use is compatible with the surrounding area and there would be no adverse impact to the surrounding environment in terms of visual, landscape, drainage and traffic issues.

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

The applicant is not the “current land owners” 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 taking reasonable steps to obtain the consent of or give notification to the owner including sending a notice to the Sha Tau Kok District Rural Committee and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

According to the Chief Town Planner/ Central Enforcement and Prosecution, Planning Department, the Site is not involved in any active enforcement case under the Town Planning Ordinance.

5. **Previous Application**

The Site is the subject of a previous planning application (No. A/NE-STK/5), submitted by the same applicant, for the same use as the current application. The previous application was approved by the Committee on 16.1.2015 for a period of three years until 16.1.2018 on the grounds that the public vehicle park is not incompatible with the site conditions and surrounding rural environment and would support the leisure and recreational developments in the area under monitoring by the Committee in terms of demand/supply of such spaces. Its permission was, however, revoked on 16.4.2017 due to non-compliance with approval conditions on the provision of boundary fence on Site and the implementation of tree preservation and landscape proposals.

6. **Similar Application**

There is no similar application for temporary public vehicle park use in the vicinity of the Site under the same “AGR” zone in the Sha Tau Kok area.

7. **The Site and Its Surrounding Areas** (Plans A-1 to A-2, aerial photo on **Plan A-3**, and site photos on **Plans A-4a and A-4b**)

7.1 The Site is:

- (a) flat, formed, fenced off and adjacent to Sha Tau Kok Road – Shek Chung Au Section;
- (b) some existing trees are found in the middle and on the periphery of the Site (**Plan A-3**); and
- (c) largely vacant with some vehicles, containers and open sheds deposited / found within the Site (**Plan A-4b**).

7.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is the Sha Tau Kok Farm operated by the applicant and to the further north are scattered with domestic structures and vacant land;
- (b) to its southwest is a local track, across which are some temporary/permanent structures which forms part of the Sha Tau Kok Farm (**Plan A-2**); and
- (c) to the immediate south and southeast is Sha Tau Kok Road - Shek Chung Au Section, across which are temporary/permanent structures which also forms part of the Sha Tau Kok Farm and some domestic structures (**Plan A-2**).

8. Planning Intention

The planning intention of the “AGR” zone in the Sha Tau Kok area is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9. Comments from Relevant Government Departments

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

Land Administration

9.1.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises Lots 443 S.B RP (Part) and 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B (Part) and adjoining Government land in D.D. 41. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access;
- (b) the actual occupation area does not tally with the Site and portions of the adjoining Lots 1321 and 1323 RP in D.D. 41 were also fenced off (**Plan A-2**). An unauthorized structure was erected on Lot No. 446 S.B RP in D.D. 41 within the Site without prior approval from his office. This structure does not tally with the current application and is not acceptable under the lease concerned. His office reserves the right to take necessary lease enforcement actions against the aforesaid structure. Meanwhile, the applicant should make her own arrangement for acquiring access. The Government shall accept no responsibility in such arrangements; and
- (c) should the application be approved, the owners of the lots concerned shall apply to his office for Short Term Waivers (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The application for STW and STT will be considered by Government in its landlord’s capacity and there is no guarantee that they will be approved. If the STW/ STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/ rent and administrative fees as considered appropriate by his office.

Traffic

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

in view of the proposed traffic signs to be erected and maintained by the applicant (**Appendix Id**), he has no comment on the application from traffic engineering point of view.

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

- (a) he has no comment on the application; and
- (b) the section of Sha Tau Kok Road (Shek Chung Au) adjacent to the Site is under HyD's maintenance purview. Should the application be approved, the applicant is required to construct a proper vehicular run-in/run-out according to HyD's Standard Drawings and upon termination of the temporary public vehicle park, the applicant is required to reinstate the run-in/run-out to its original state to the satisfaction of Director of Highways at his own cost.

Environment

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

- (a) he does not support the application as there are domestic structures in the vicinity of the Site; the closest one is located to the immediate southwest of the Site (**Plan A-2**);
- (b) the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by EPD to minimize the potential environmental impacts on the surrounding areas; and
- (c) there was one environmental complaint received by DEP in March 2017 regarding air nuisance created by dump trucks leaving the Site.

Agriculture

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

- (a) she does not support the application from agriculture point of view; and
- (b) while the Site is a paved vacant land, agricultural activities in the vicinity are active. Agricultural infrastructures such as road access and water supply are available. The Site possesses high potential for agricultural rehabilitation, and could be utilised as plant nursery, greenhouse and orchid farms.

Landscape

9.1.6 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 perspective;
- (b) compared the aerial photo of 2013 and 2017, there is no significant change in the surrounding which is of rural landscape character comprising of domestic structures, village houses, some open storage and scattered farmland patches. The proposed use is not incompatible with the surrounding landscape setting;

- (c) in view of the Tree Preservation and Landscape Proposal in current application has taken into account on most of her previous comments, such as preservation of the existing trees including the mature *Celtis sinensis* of high landscape value, more details on tree protection measures should be provided if permission is granted; and
- (d) should the application be approved, an approval condition on the submission and implementation of revised tree preservation and landscape proposals is recommended.

Drainage

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

- (a) he has no objection to the application from public drainage viewpoint;
- (b) should the application be approved, approval condition should be included to request the applicant to submit drainage condition record for the Site to ensure that there will be no adverse drainage impact to the adjacent area. If existing drainage system is found to be inadequate or ineffective during operation, the applicant is required to rectify the system to the satisfaction of the relevant Government departments and also at his own cost; and
- (c) there is public sewerage connection available in the vicinity of the Site. A sewerage proposal should be submitted for approval if sewer connection to public sewerage is required.

Building Matters

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

- (a) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (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) in connection with (a) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively; and

- (d) if the Site does not abut 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)Rs at the building plan submission stage.

Water Supply

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

- (a) he has no objection to the application;
- (b) the applicant is required to either divert or protect the water mains found on Site (**Plan A-2**). If diversion is required, existing water mains inside the Site are needed to be diverted out the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/ applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
- (c) If diversion is not required, the following conditions shall apply:
 - (i) existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (vi) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains; and
- (d) 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. The applicant shall 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.

Fire Safety

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

- (a) he has no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for fire-fighting being provided to the satisfaction of his department; and
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of the general building plans.

District Officer's Comments

9.1.11 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- (a) the Resident Representative (RR) of Tong To supports the application as the parking problem can be resolved;
- (b) the Chairman of Sha Tau Kok District Rural Committee and the Indigenous Inhabitant Representative (IIR) of Tong To object to the application on the ground that the concerned landowners reside overseas and do not acknowledge the submission of the application, illegal site formation works had been undertaken on Site and the proposed vehicle park would pose road safety risk to the villagers by using the narrow roads within the village; and
- (c) the incumbent North District Council member of subject constituency has no comment on the application.

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

- (a) Divisional Commander (Sha Tau Kok Division), Hong Kong Police Force (DVC STKDIV, HKPF); and
- (b) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), NDO, CEDD).

10. Public Comments Received During Statutory Publication Period

On 16.1.2018 and 8.5.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection periods, seven public comments were received (**Appendix III**). The incumbent North District Council member supports the application and has no comment on the FI submitted. Two comments from the Chairman of Sheung Shui District Rural Committee indicate no comment on the application. The Chairman of Sha Tau Kok District Rural Committee and the the Indigenous Inhabitant Representative (IIR) of Tong To object to the application on the grounds that the concerned landowners reside overseas and do not acknowledge the submission of the application, illegal site formation works had been undertaken on Site and the proposed vehicle park would pose road safety risk to the villagers by using the narrow roads within the village. An individual commented that the proposed

temporary public vehicle park is not in line with the planning intention of “AGR” zone; parking facilities should be accommodated in high rise buildings, underground or in stacked facilities; and the setting of undesirable precedent.

11. Planning Considerations and Assessments

- 11.1 The Site falls within an area zoned “AGR” on the OZP (**Plan A-1**). The temporary use under application is not in line with the planning intention of the “AGR” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application from the agricultural development point of view as the Site has potential for agricultural rehabilitation. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- 11.2 The temporary use under application is considered not entirely incompatible with the surrounding land uses which are of rural landscape character comprising domestic structures, village houses, some open storage and scattered farmland patches (**Plan A-2**). Since the submitted tree preservation and landscape proposal has taken into account most of the previous comments from CTP/UD&L, PlanD, she has no objection to the application from the landscape planning point of view.
- 11.3 Upon review of the further information regarding the traffic signs to be erected and maintained by the applicant (**Appendix Id**), C for T has no comment on the application from traffic engineering point of view. To address the comments from CHE/NTE of HyD on the vehicular run-in/ run-out of the Site, should the application be approved, an approval condition on the design of ingress and egress points to the Site along Sha Tau Kok Road – Sheung Chung Au is recommended. DEP does not support the application as there are sensitive receivers, i.e. temporary domestic structures, in the vicinity of the Site (**Plan A-2**) and environmental nuisance is expected. To address DEP’s concerns, relevant approval conditions including restricting the operation hours, and prohibiting vehicle washing, vehicle repairing, dismantling, paint spraying or other workshop activity at the Site are recommended. Moreover, the applicant will be advised to follow the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by EPD to minimize the potential environmental impacts on the surrounding areas. Other relevant Government departments consulted, including CE/MN of DSD, PM(N) of CEDD, CE/C of WSD, D of FS and HKPF have no objection to or no comment on the application.
- 11.4 The Site is the subject of a previous planning application (No. A/NE-STK/5) which was approved by the Committee in 2015 on the grounds that the public vehicle park was not incompatible with the site conditions and surrounding rural environment and would support the leisure and recreational developments in the area under monitoring by the Committee in terms of demand/supply of such spaces. That application was subsequently revoked on 16.4.2017 due to non-compliance with approval conditions on the provision of boundary fencing and implementation of tree preservation and landscape proposal. According to the latest site inspection carried out on 8.5.2018, the Site has been fenced off and trees were found within the Site. Should the Committee decide to approve the application, shorter compliance periods on the approval conditions are proposed to monitor the progress of compliance of the relevant approval conditions. Should the applicant fails to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration will not be given

to any further application.

- 11.5 There are adverse public comments against the application mainly on the grounds of not in line with the planning intention of “AGR” zone, illegal site formation works on Site, potential road safety risk to the villagers; and the setting of undesirable precedent. In this regard, the relevant Government departments’ comments and planning assessments above are relevant. With respect to the acknowledgement issue for submission of the application as revealed in the public comments, it should be noted that the applicant, not being the “current land owner”, has taken reasonable steps to give notification to the owner(s) as set out in TPB PG-No. 31A.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and public comments in paragraph 10 above, the Planning Department considers that the temporary use under application could be tolerated 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 **15.6.2021**. The following conditions of approval with shorter compliance periods and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/ stored on the Site at any time during the planning approval period;
- (c) only coaches and private cars as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked on the Site at any time during the planning approval period;
- (d) a notice should be posted at a prominent location of the Site to indicate that only coaches and private cars as defined in the Road Traffic Ordinance are allowed to be parked on the Site at any time during the planning approval period;
- (e) no vehicle washing, vehicle repairing, dismantling, paint spraying or other workshop activity is allowed on the Site at any time during the planning approval period;
- (f) no queuing and reverse movement of vehicle onto public road is allowed at any time during the planning approval period;
- (g) the maintenance of peripheral fencing on Site at all times during the planning approval period;
- (h) the maintenance of the existing drainage facilities on the Site at all times during the planning approval period;
- (i) the submission of the design of vehicular run-in/ run-out to the Site along Sha Tau

Kok Road – Sheung Chung Au within 3 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by **15.9.2018**;

- (j) in relation to (i) above, the provision of vehicular run-in/ run-out to the Site along Sha Tau Kok Road – Sheung Chung Au within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by **15.12.2018**;
- (k) the submission of revised tree preservation and landscape proposals within 3 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **15.9.2018**;
- (l) in relation to (k) above, the implementation of revised tree preservation and landscape proposals within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **15.12.2018**;
- (m) the submission of a drainage condition record 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 **15.9.2018**;
- (n) the submission of proposals for water supplies for fire-fighting and fire service installations 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 **15.9.2018**;
- (o) in relation to (n) above, the implementation of proposals for water supplies for fire-fighting and 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 **15.12.2018**;
- (p) the submission of a traffic signage and pedestrian facilities proposal and within 3 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by **15.9.2018**;
- (q) in relation to (p) above, the implementation of traffic signage and pedestrian facilities proposal identified therein within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by **15.12.2018**;
- (r) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) 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;
- (s) if any of the above planning conditions (i), (j), (k), (l), (m), (n), (o), (p) or (q) 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;
- (t) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of Director of Planning or of the Town Planning

Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:
- (a) the proposed temporary use is not in line with the planning intention of the "AGR" zone for the Sha Tau Kok area, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong justification in the submission for a departure from such planning intention, even on a temporary basis; and
 - (b) the applicant fails to demonstrate that the proposed development would not cause adverse environmental impacts on the surrounding areas.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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.

Attachments

Appendix I	Application form with Attachments received on 9.1.2018
Appendix Ia	Letter received on 8.2.2018 requesting for deferment of consideration of the application
Appendix Ib	Further Information received on 2.5.2018
Appendix Ic	Traffic Impact Assessment received on 2.5.2018
Appendix Id	Further Information received on 4.6.2018
Appendix II	Previous Application
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Proposed Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and Ab	Site Photos