

RNTPC Paper No. A/TM-LTY Y/349
For Consideration by
the Rural and New Town
Planning Committee
on 4.5.2018

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/TM-LTY Y/349

- Applicant** : Mr. TO Hoi Yip represented by Metro Planning and Development Company Limited
- Site** : Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 1,303 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY Y/9
- Zoning** : “Residential (Group C)” (“R(C)”)
- Application** : Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval to continue using the application site (the Site) for temporary public vehicle park (private cars only) for a period of 2 years (**Plan A-1**). The Site is currently used as the applied use with valid planning permission (No. A/TM-LTY Y/306) until 10.6.2018.
- 1.2 According to the Notes for the “R(C)” zone on the OZP, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use, which requires planning permission from the Town Planning Board (the Board). The applicant currently seeks renewal of planning approval for a period of 2 years.
- 1.3 The Site is involved in three previous applications (Nos. A/TM-LTY Y/230, 294 and 306) (**Plan A-1**) for the same use. The last Application No. A/TM-LTY Y/306 was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 10.6.2016. All the time-specific approval conditions have been complied with. The planning permission is valid until 10.6.2018. Details of the previous applications are summarized at paragraph 6 below and at **Appendix III**.

- 1.4 The major development parameters of the current application and the last approved application are the same and as follows:

Major Development Parameters	Last Approved Application (A/TM-LTY/306)	Current Application (A/TM-LTY/349)
Site area	About 1,303 m ²	
Applied use	Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	
Total floor area	384 m ²	
No. of structures	4 <ul style="list-style-type: none"> • 2 rain shelters • 1 site office & shroff • 1 portable toilet 	
No. of parking spaces	30 in total (private cars only)	
Operation hours	7:00 a.m. to 11:00 p.m. daily	

- 1.5 Compared with the last approved application (No. A/TM-LTY/306), the current application is submitted by the same applicant for the same use on the same site with the same development parameters.
- 1.6 The proposed layout plan, as-planted landscape and tree preservation plan and as-built drainage plan are at **Drawings A-1 to A-3** respectively.
- 1.7 According to the applicant, the Site abuts Fuk Hang Tsuen Road. No vehicle other than private cars will be allowed to enter the Site. No vehicle without valid licences will be permitted to park at the Site. No vehicle repairing, dismantling, car beauty, car washing and workshop use will be carried out at the Site. The operation hours of the public vehicle park are from 7:00 a.m. to 11:00 p.m. daily.
- 1.8 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 16.3.2018 **(Appendix I)**
 - (b) Supplementary planning statement with proposed layout plan, as-planted landscape and tree preservation plan and as-built drainage plan **(Appendix Ia)**
 - (c) Letter dated 19.4.2018 confirming that the temporary development at the Site will be terminated when long term development at the Site is realized **(Appendix Ib)**
 - (d) Letter dated 19.4.2018 providing responses to comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) **(Appendix Ic)**
 - (e) Letter dated 19.4.2018 providing responses to comments of the Director of Agriculture, Fisheries and Conservation (DAFC) **(Appendix Id)**
 - (f) Letter dated 26.4.2018 confirming that the applicant is willing to follow the proposed layout plan attached to the supplementary planning statement **(Appendix Ie)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Supplementary Planning Statement at **Appendices Ia, Ib** and **Ie**. They can be summarized as follows:

- (a) The Site is subject to three previous applications (Nos. A/TM-LTYT/230, 294 and 306) for the exactly same use, with the last application approved in 2016. Similar treatment should thus be delivered to the current application.
- (b) All approval conditions for the last approved Application No. A/TM-LTYT/306 have been complied with.
- (c) The proposed development would serve the residential neighbourhood. With such nature and size, it would not affect the character of the zone. The proposed development which is temporary in nature would not jeopardise the planning intention of the “R(C)” zone in the long run. If long term development at the Site is realized, the temporary development at the Site will be terminated.
- (d) The proposed development could ease the acute parking demand of Fuk Hang Tsuen and Lam Tei.
- (e) The proposed development is compatible with the surrounding environment, which is generally surrounded by rural workshops to the south and north; and is a complementary use to nearby residential developments.
- (f) The proposed development for parking of private cars would generate insignificant traffic, environmental and drainage impacts to the surrounding areas.
- (g) The applicant confirms that he is willing to follow the proposed layout plan upon planning approval.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting notice of the application outside the Site and sending a notice to the Tuen Mun Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B) are relevant to the application. The relevant assessment criteria are at **Appendix II**.

5. Background

The Site is currently not subject to planning enforcement action.

6. Previous Applications

- 6.1 The Site is involved in three previous applications (Nos. A/TM-LTY Y/230, 294 and 306). Details of the previous applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application Nos. A/TM-LTY Y/230 and A/TM-LTY Y/294 for temporary public vehicle park (private cars only) for a period of 3 years at the Site submitted by different applicants were approved with conditions by the Committee on 24.2.2012 and 17.4.2015 respectively. The major considerations were not incompatible with the surrounding land uses and no objection or adverse comments from government departments. However, the planning permissions were revoked on 24.10.2013 and 17.7.2015 respectively due to non-compliance with approval conditions on the provision of peripheral fencing, implementation of run-in/run-out proposal and submission and implementation of drainage proposal (A/TM-LTY Y/230); and non-compliance with approval conditions on the submission of drainage, fire service installations and run-in/run-out proposals and provision of boundary fencing (A/TM-LTY Y/294).
- 6.3 Application No. A/TM-LTY Y/306 for temporary public vehicle park (private cars only) for a period of 2 years was approved with conditions by the Committee on 10.6.2016 on similar considerations. All time-specific approval conditions have been complied with. The planning permission is valid until 10.6.2018.
- 6.4 Compared with the last approved Application No. A/TM-LTY Y/306, the current application is submitted by the same applicant for the same use on the same site with the same development parameters.

7. Similar Application

There is no similar application in the same "R(C)" zone.

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

8.1 The Site is:

- (a) paved with concrete;
- (b) currently occupied by the applied use with valid planning permission; and
- (c) abutting Fuk Hang Tsuen Road.

8.2 The surrounding areas have the following characteristics:

- (a) to the north and northeast are parking of vehicles, storage yards, residential dwellings and farmland;
- (b) to the east is an office, residential dwellings, cultivated agricultural land, storage yards and unused land;

- (c) to the south and southeast are logistics company, residential dwellings, storage yards and car trading and servicing;
- (d) to the further south across Fuk Hang Tsuen Road are parking of vehicles, and Agricultural Fa Pao Committee; and
- (e) to the northwest, west and southwest across Fuk Hang Tsuen Road are residential dwellings including Green View and Botania Villa, car park, shop and vacant land.

9. Planning Intention

The planning intention of the “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

10. Comments from Relevant Government Departments

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

Land Administration

10.1.1 Comments of the DLO/TM, LandsD:

- (a) The Site falls within the Lot which is held under Block Government Lease. The lease contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) A Letter of Approval (L of A) was issued by his office to permit erection of some agricultural structures within the Site. However, his site inspection revealed that the agricultural structures covered by the L of A had been demolished and two porches had been erected on the Site without approval. Hence, his office will consider cancellation of the L of A and reserves the right to take any other lease enforcement actions as considered appropriate against any unauthorized structures on the Lot.
- (c) Neither the existing porches nor the proposed structures are allowed under the existing lease.
- (d) The Site is accessible via a strip of government land leading from Fuk Hang Tsuen Road. His office does not carry out maintenance works for the said road nor guarantee any right-of-way will be given to the Site.
- (e) His office has received a Short Term Waiver application for erection of the proposed structures on the Lot subject to demolition of the existing one. The case is still handled by his office in progress. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity

as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administration fee etc.

- (f) Notwithstanding the above, his office reserves the right to take enforcement actions as considered appropriate against any unauthorized erection/extensions/alterations of the structures affected irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structures are found erected without any prior approval given by his office or any unauthorized occupation of government land.

Building Matters

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

- (a) There is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.
- (b) If the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (c) 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 the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (d) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (e) In connection with (c) above, 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 respectively.
- (f) Formal submission under the BO is required for any proposed new works, including any temporary structures.

Environment

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

- (a) He notes that the Site was subject of 3 previous applications (Nos. A/TM-LTYY/230, 294 and 306) for the same use which were all approved by the Board.
- (b) The current application is for renewal of planning approval for 2 years, it is stated in the planning statement that:
 - (i) The Site is applied for temporary parking of private cars only and 30 parking spaces will be provided.
 - (ii) In view of that the Site is in proximity to residential dwellings, no night time operation between 11:00 p.m. and 7:00 a.m. next morning is proposed.
 - (iii) No vehicle repairing, dismantling, car beauty, car washing and workshop use will be carried out at the Site.
 - (iv) The Site, the access area at the site frontage and 5m strip of the area beyond the access gate has been hard paved to avoid any fugitive dust impact due to vehicle movements.
- (c) Based on the above information, especially the vehicle is for parking of private cars but not heavy vehicles, the proposed use will unlikely cause significant environmental impact and he has no objection to the application.
- (d) Should the application be approved, the applicant will be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.
- (e) There was no substantiated environmental complaint pertaining to the Site received in the past 3 years.

Traffic

10.1.4 Comment of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

He has no adverse comment on the application from traffic engineering viewpoints.

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

- (a) The proposed access arrangement of the Site from Fuk Hang Tsuen Road should be commented and approved by TD.
- (b) There is a strip of unallocated government land between the Site and Fuk Hang Tsuen Road, which is not and will not be maintained by HyD.

- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.

Drainage

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

- (a) He has no objection in principle to the application from public drainage point of view.
- (b) It is noted that the applicant intended to adopt the drainage facilities, which as per applicant's submission section 2.5 had been accepted in the previous planning Application No. A/TM-LTYT/306. In this regard, he has no comment from public drainage point of view to the drainage proposal. The applicant should provide a report showing the current condition of these drainage facilities and demonstrate that they are still functioning properly. Should the application be approved, a condition should be included to request the applicant to maintain the drainage facilities as per the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.
- (c) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (d) The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
- (e) Environmental Protection Department should be consulted regarding the sewerage aspects of the proposed development.

10.1.7 Comment of the Chief Engineer/Project Management, Drainage Services Department (CE/PM, DSD):

The proposed temporary public vehicle park may have potential conflict with the proposed sewage works at Fuk Hang Tsuen (Lower). However, the concerned sewer is technically feasible to be re-aligned for avoiding the potential conflict. Thus, he has no objection to the application. The above-mentioned sewerage works are tentatively scheduled to commence in 2020 subject to the availability of land and funding.

Fire Safety

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

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

- (b) 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.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (d) 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.

Landscape

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

With reference to site records and aerial photos of 2017, the Site is hard paved with trees observed generally along the site periphery. The Site is situated in an area of urban fringe landscape character surrounded by mixed rural uses. The applied use is observed to be already in operation. Significant change arising from the continued use of the application is not envisaged.

Long Term Development

10.1.10 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) and the Chief Town Planner/Housing & Office Land Supply, Planning Department (CTP/HOLS, PlanD):

The Site falls within the Study Area of the on-going Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas (the Study) jointly commissioned by CEDD and the Planning Department. He has no specific comment as far as the Study is concerned.

Others

10.1.11 Comments of Director of Leisure and Cultural Services (DLCS):

He has no objection for the application on the understanding that there is no roadside amenity or facility under his purview will be affected.

District Officer's Comments

10.1.12 Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

He has distributed consultation letters to the locals concerned and understands that they would provide their comments (if any) to the Board direct. He has no further comment.

10.2 The following government departments have no comment on the application:

- (a) Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Commissioner of Police (C of P);
- (d) Director of Agriculture, Fisheries and Conservation (DAFC);
- (e) Director of Electrical and Mechanical Services (DEMS); and
- (f) Director of Food and Environmental Hygiene (DFEH).

11. Public Comments Received During Statutory Publication Period

11.1 On 23.3.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 13.4.2018, three public comments were received, with one supporting the application and two objecting to the application (**Appendix IV**).

11.2 An individual expresses support to the application, whereas two individuals object the application on grounds that the existing layout does not conform to the proposed layout plan submitted by the applicant, inefficient use of land and undesirable precedent.

12. Planning Considerations and Assessments

12.1 The current application is for renewal of the planning approval under previous Application No. A/TM-LTYT/306 for temporary public vehicle park (private cars only) for a period of 2 years. The Site falls within "R(C)" zone, which is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Whilst the applied development is not entirely in line with the planning intention of the "R(C)" zone, the development could provide car parking spaces to serve any such demand in the area. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the zone.

12.2 The Site is mainly surrounded by a logistics company, storage yards and residential dwellings (**Plan A-2**). The applied use is not incompatible with the surrounding land uses.

12.3 The application is generally in line with TPB PG-No. 34B in that there is no material change in planning circumstances since the previous temporary approval was granted; adverse planning implications arising from the renewal of the

planning approval are not envisaged; all conditions under previous approval have been complied with; and the approval period sought is the same as that of the previous approval.

- 12.4 Relevant government departments, including AC for T/NT of TD, CE/MN of DSD, CHE/NTW of HyD, CTP/UD&L of PlanD, DEP and D of FS have no objection to or no adverse comment on the application. The proposed use will unlikely create significant adverse traffic, environmental and drainage impacts to the surrounding areas. There has been no substantiated environmental complaint concerning the Site received in the past 3 years. To minimize any potential environmental nuisances and to address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on Site will be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the possible environmental impacts on the nearby sensitive receivers.
- 12.5 The Committee has approved three previous applications for the same use at the Site. Approval of the current application is in line with the previous decisions of the Committee.
- 12.6 There are three public comments received during the statutory publication period, one supporting the application and two objecting to the application on grounds as summarised in paragraph 11.2 above. On the concern of the existing car park layout not conforming to the proposed layout plan, should the application be approved, it will be approved on the terms of the application as submitted to the Board. Furthermore, in response to this public comment, the applicant has confirmed that he is willing to follow the proposed layout plan upon planning approval. For other concerns, the planning considerations and assessments above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department considers that the temporary public vehicle park (private cars only) could be tolerated for a further period of 2 years.
- 13.2 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 2 years from **11.6.2018 until 10.6.2020**. The following conditions of approval and advisory clauses are also 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) only private cars as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to enter/be parked on the Site at all times during the planning approval period;
- (c) a notice shall be posted at a prominent location of the Site to indicate only private cars as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on the Site at all times during the planning approval period;
- (d) no vehicle without valid licence issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the Site at any time during the planning approval period;
- (e) no vehicle repair, dismantling, car beauty, car washing or workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing screen planting including trees and shrubs on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **11.9.2018**;
- (i) in relation to (h) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (j) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **11.12.2018**;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **11.3.2019**;
- (l) the existing boundary fencing shall be maintained at all times during the planning approval period;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (i) or (l) is not complied with during the 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 (h), (j) or (k) is not complied with by the above 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 Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

[Approval conditions (a) to (f), (j) to (k) and (m) to (o) are the same as the previous Application No. A/TM-LTY/306, while conditions (g) to (i) and (l) are added to reflect the latest departmental comments and the applicant's proposal]

Advisory clauses

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

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

the continuous occupation of the Site for temporary public vehicle park use is not in line with the planning intention of the "R(C)" zone which is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

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 16.3.2018
Appendix Ia	Supplementary planning statement with proposed layout plan, as-planted landscape and tree preservation plan and as-built drainage plan
Appendix Ib	Letter dated 19.4.2018 confirming that the temporary development at the Site will be terminated when long term development at the Site is realized
Appendix Ic	Letter dated 19.4.2018 providing responses to comments of DLO/TM, LandsD
Appendix Id	Letter dated 19.4.2018 providing responses to comments of DAFC
Appendix Ie	Letter dated 26.4.2018 confirming that the applicant is willing to follow the proposed layout plan attached to the supplementary planning statement

Appendix II	Extract of Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B)
Appendix III	Previous applications covering the Site
Appendices IV-1 to IV-3	Public comments received during statutory publication period
Appendix V	Advisory Clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	As-planted Landscape and Tree Preservation Plan
Drawing A-3	As-built Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
MAY 2018**