

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/49

- Applicant** : Sun Loyal Holdings (HK) Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 673 (Part), 674 (Part), 675 S.A, 675 S.B and 676 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 1,480 m² (about) (including about 21m² of Government Land (GL))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/1
- Zoning** : “Open Space” (“O”)
- Application** : Temporary Warehouse for Storage of Food Provision for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary warehouse for storage of food provision for a period of 3 years (**Plan A-1**). The Site is zoned “O” on the Draft HSK and HT OZP. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zone requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP.
- 1.2 The site is related to two previous applications for temporary open storage of metal scaffolds for a period of 12 months and temporary warehouse for storage of food provision for a period of 3 years. The last application (No. A/YL-HT/976) for the same warehouse use submitted by the same applicant was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 18.9.2015 for a period of 3 years but was subsequently revoked on 18.12.2017 (**Plan A-1**). The site is currently being used for the applied use without valid planning permission.

- 1.3 The Site is accessible from San Sik Road via local tracks, with the ingress/egress located at the southern side of the Site (**Plan A-2** and **Drawing A-1**). As shown on the proposed layout plan at **Drawing A-2**, 4 structures with a total floor area of about 1,068m² are proposed (including a 8m high single-storey structure with floor area of 860m², occupying the northern portion of the Site for warehouse use, a 2-storey (7.5m high) structure with a total floor area of 120m² for site office use, a single-storey (3m high) toilet block with floor area of 8m² and a 2-storey (7.5m high) structure for water tank and pump room with floor area of 80m². A loading/unloading bay for light goods vehicle is also proposed. The proposed tree preservation and as-built drainage plan are at **Drawings A-3 to A-4**. According to the applicant, the operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. According to the applicant, delivery will be carried out by light goods vehicle not exceeding 5.5 tonnes and no medium goods vehicle, heavy goods vehicle, container tractor/trailer will be allowed to access the Site. No workshop activities is proposed.
- 1.4 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

Major Development Parameters	Last Approved Application (A/YL-HT/976) (a)	Current Application (A/HSK/49) (b)	Difference (b) – (a)
Site Area	about 1,480m ²	about 1,480m ²	same
Applied Use	Proposed Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	Proposed Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	same
No. of Structures	3	4	+1 (an additional water tank and pump room)
Total Floor area	988m ²	1,068m ²	+80m ²
No. of Loading/unloading bay	1 for light goods vehicle	1 for light goods vehicle	same

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 4.1.2018 **(Appendix I)**
 - (b) Supplementary Planning Statement with location and access plan, proposed layout plan, proposed tree preservation plan and as-built drainage plan **(Appendix Ia)**
 - (c) Further Information (FI) dated 1.2.2018 providing a fire service installations (FSI) proposal **(Appendix Ib)**

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 **Appendix Ia**. They can be summarized as follows:

- (a) The planning intention of the “O” zone could not be realized within the coming 3 years since land resumption for the development of Hung Shui Kiu new town is yet to commence.
- (b) The Site is subject to a previous planning permission for the same use. All the approval conditions were complied with, except the non-compliance of implementation of FSIs proposal, which was due to a separate water and electricity supply from Water Supplies Department and CLP not yet provided for the FSI at that time which is out of control of the applicant. The operation hours are from 9:00 a.m. to 7:00 p.m. from Monday to Saturdays and no operation on Sundays and public holidays.
- (c) The proposed development is intended for the storage of food provision which is a tidy and a non-polluting use.
- (d) The delivery of food provision will be carried out by light goods vehicle not exceeding 5.5 tonnes and no medium goods vehicle, heavy goods vehicle, container tractor/trailer will be allowed to access the Site.
- (e) Open storage and port back-up uses such as logistics centre, open storage and container depot were found in the same “O” zone and therefore the proposed development is not incompatible with the surrounding landscape. Some of the open storage yards and port back-up uses in the “O” zone were granted with planning permission.
- (f) The site falls within the “Category 2 areas” of the Town Planning Board’s Guidelines for Application for Open Storage and Port Back-Up Uses (TPB PG-No. 13E) where a good number of open storage yards and port back-up sites have been approved by the Committee within the same “REC” zone.
- (g) The proposed development would not generate significant impact to the surrounding environment. To minimize potential environmental impact, a number of environmental mitigation measures have been recommended.

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

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

4. Background

The Site is currently not a subject of any active planning enforcement case. Notwithstanding, as the previous planning permission (A/YL-HT/976) on the Site was revoked on 18.12.2017, investigation is underway to ascertain whether current use of the site constitutes an unauthorized development. If confirmed, the Planning Authority will instigate enforcement action under the Town Planning Ordinance.

5. Previous Applications

- 5.1 The Site is the subject of two previous applications (No. A/YL-HT/156 and 976) for temporary open storage of metal scaffolds for a period of 12 months and temporary warehouse for storage of food provision for a period of 3 years. Details of these applications are summarized at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 The first application (No. A/YL-HT/156) was rejected by the Committee on 14.7.2000 for the reasons that the proposed development was not in line with the planning intention of the “REC” zone and there was no information in the submission to demonstrate that the development would not have adverse traffic, environmental and drainage impact on the surrounding areas.
- 5.3 The last application (No. A/YL-HT/976) for the same warehouse use submitted by the same applicant was approved by the Committee on 18.9.2015 for a period of 3 years but was subsequently revoked on 18.12.2017. All the time-limit approval conditions were complied with, except the non-compliance of implementation of FSIs proposal.
- 5.4 Compared with the previous approved application No. A/YL-HT/976, the current application is submitted by the same applicant for the same warehouse for storage of food provision use. The site area is the same but with an additional structure for water tank and pump room. There is an increase of total floor area from about 988m² to 1,068m² (+80m²). The no. of loading/unloading bays for light goods vehicle remains the same.

6. Similar Application

There are no similar application at the same “O” zone on the OZP.

7. The Site and Its Surrounding Areas (Plan A-1 to Plan A-4a to 4b)

- 7.1 The Site is:
 - (a) currently being used for the applied use without a valid planning permission; and
 - (b) accessible to San Sik Road via local tracks.

7.2 The surrounding areas have the following characteristics:

- (a) to its immediate north are vacant structures and to its immediate northeast is a yard for storage uses which are suspected unauthorized developments (UDs). To its further north and northwest are fallow agricultural land;
- (b) to its immediate east is a yard for storage which is a suspected UD while to its further east is a number of structures for residential use, known as 'Grantham' within the adjoining "Village Type Development" ("V") zone;
- (c) to its south, within the adjoining "V" zone is a yard for parking of vehicles, fallow agricultural land and some temporary structures for residential uses, while to its southwest are yards for open storage of vehicles & motorbikes and recycling materials which are suspected UD; and
- (d) to the immediate west are a yard for open storage of recycling materials which is a suspected UD and a residential dwelling. To the further west are some structures for residential use and a yard for open storage of recycling materials, 2 yards for storage, a warehouse, a yard for car dismantling workshop, and parking of vehicles which are suspected UD; and two open storage yards for recycling materials and construction materials under the planning permission of Application Nos. A/YL-HT/1066 and A/HSK/4.

8. Planning Intention

The Site falls within an "O" zone on the draft HSK and HT OZP. The planning intention of the "O" zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9. Comments from Relevant Government Departments

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

Land Administration

9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The GL in the Site is covered by a Short Term Tenancy (STT) No. 2979 for the purpose of "Temporary Warehouse for Storage of Food Provision".

- (c) The private land of Lots Nos. 675 S.A and 675 S.B both in D.D. 125 is covered by a Short Term Waiver (STW) No. 4523 to permit structures for the purpose of “Temporary Warehouse for Storage of Food Provision”.
- (d) The Site is accessible to San Sik Road through a local road on both private lots and GL. His Office provides no maintenance work to the GL involved and does not guarantee any right-of-way.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) Should planning approval be given to the subject planning application, the STT/STW holders will need to apply to his Office for modification of the STT/STW conditions if there are any irregularities on Site and the lot owner(s) of the lots without STW will need to apply to his Office for permit the structures to be erected or regularize any irregularities on Site. Such application(s) will be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the Lands Department.

Traffic

- 9.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):
 - (a) He has no adverse comment to the application from traffic engineering viewpoint.
 - (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to public road or reverse onto/from the public road.
 - (c) The local track leading to the Site is not under TD’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.
- 9.1.3 Comments of the Chief Highways Engineer/New Territories West (CHE/NTW, HyD):
 - (a) The access arrangement should be commented by TD.
 - (b) Adequate drainage measures should be provided at the site access to prevent surface water running from the Site to the nearby public roads/drains.
 - (c) HyD shall not be responsible for the maintenance of any access connecting the Site and San Sik Road.

Environment

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

- (a) There was no environmental complaint pertaining to the Site received in the past 3 years.
- (b) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' (COP).

Drainage

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-HT/976 will be maintained for the subject development. He has no objection in principle to the development from a drainage point of view.
- (b) Should the application be approved, he would suggest a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

Landscaping

9.1.6 Comments of Chief Town Planning/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) The Site, located at the northern part of Tseung Kong Wai, falls within an area zone "O". The Site is the subject of a planning application No. A/YL-HT/976 for temporary warehouse use which was revoked due to non-compliance with approval conditions not related to landscape matters. The current application is seeking planning permission for the same use for a period of 3 years by the same applicant.
- (b) With reference to the site photo dated 15.1.2018 and aerial photo of 2017, the majority of the Site is currently occupied by temporary structures with trees observed generally along the site boundary. The applied use is observed to be already in operation. The Site is situated in an area of rural landscape character but disturbed by open storage use. Significant change to the landscape character arising from the continued use of the application is not envisaged. In consideration that the applicant proposes to retain all existing trees, he has no objection to the application from the landscape planning perspective.

- (c) Should the application be approved, in view of the above, the applicant is advised to maintain the screen planting including trees and shrubs in good condition for the duration of the approval period.
- (d) The applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and/or felling. Application for tree works should be submitted direct to DLO for approval.
- (e) Useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解 (http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) and the Handbook of Tree Management (Chinese Version: https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html) published by the GLTM Section, DEVB.

Building Matters

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

- (a) As there is no record of approval by the Building Authority (BA) for the existing structures at the Site, Buildings Department (BD) is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (e) 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) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

Fire Safety

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

- (a) He has no objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of D of FS.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are 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.

Long Term Development

9.1.9 Comments of Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):

- (a) He has no objection to the temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) However, the Site falls within the boundary of the Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The concerned lot(s) falls within a site under Stage 3 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

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

- (a) The Site falls within the area zoned “Open Space” on the Draft HSK & HT OZP. It is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.
- (b) Since the application mainly involves private lots, he has no in-principle objection to the application.

Others

9.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

District Officer’s Comments

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

His office has not received any comment from the locals on the application.

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

- (a) Director of Food and Environmental Hygiene (DFEH);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Chief Engineer/Development(2), Water Supplies Department (CE/Dev(2), WSD);
- (d) Commissioner of Police (C of P);
- (e) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD); and
- (f) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD).

10. Public Comments Received During Statutory Publication Period

On 12.1.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 2.2.2018, no public comment was received.

11. Planning Considerations and Assessment

11.1 The site is zoned “O” on the OZP. The planning intention of the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Whilst the development is not in line with the planning intention,

the implementation programme for this part of NDA is still being formulated and PM/NTW of CEDD and DLCS have no objection to the proposed temporary use for 3 years on the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for implementation of government projects.

- 11.2 The Site is located in an area which is predominantly occupied by open storage, warehouse, car workshop and vehicle park uses. The applied use is not incompatible with the surrounding land uses (**Plan A-2**).
- 11.3 There is no adverse comment from concerned Government departments and there is no environmental complaint pertaining to the Site in the past three years. Furthermore, relevant approval conditions have been recommended in paragraph 12.2 to minimize any potential environmental nuisances or to address the technical requirements of the other concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and UD on Site would subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimize the possible environmental impacts on the nearby sensitive receivers.
- 11.4 The last application No. A/YL-HT/976 was revoked due to non-compliance of implementation of FSIs proposal. According to the applicant, the non-compliance was due to a separate water and electricity supply from Water Supplies Department and CLP not yet provided for the FSI at that time. For the current application, the applicant has submitted a FSIs proposal. D of FS has no objection to the application subject to FSIs being provided to his satisfaction. As such, sympathetic consideration may be given to current application. Nevertheless, shorter compliance periods are recommended in order to closely monitor the progress of compliance with approval conditions. Should the application be approved, the applicant should be advised that should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration would not be given to any further application.
- 11.5 There is no public comment received on the application during the statutory publication period.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 above, the Planning Department considers that the temporary warehouse for storage of food provision 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 **2.3.2021**. The following conditions of approval with shorter compliance periods and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no workshop activity, as proposed by the applicant, is allowed on site at any time during the planning approval period ;
- (d) no goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to enter on the Site at any time during the planning approval period;
- (e) no vehicle queuing back to or reverse onto/from the public road is allowed at any time during the planning approval period;
- (f) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of existing drainage facilities within **3** months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **2.6.2018**;
- (i) the existing landscape planting on the Site shall be maintained at all time during the planning approval period;;
- (j) the submission of fire service installations proposals 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 **2.6.2018**;
- (k) in relation to (j) above, the provision of fire service installations within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **2.9.2018**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (i) 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;
- (m) 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
- (n) upon 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.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

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

The temporary warehouse for storage of food provision is not in line with the planning intention of the "O" zone which is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. There is no strong justification to deviate from the planning intention even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission for renewal of the planning 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 reasons for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 4.1.2018
Appendix Ia	Supplementary Planning Statement with location and access plan, proposed layout plan, proposed tree preservation plan and as-built drainage plan
Appendix Ib	Further Information dated 1.2.2018 providing a fire service installations proposal
Appendix II	Previous applications covering the site
Appendix III	Advisory clauses
Drawing A-1	Location and Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Tree Preservation Plan
Drawing A-4	As-built Drainage Plan
Plan A-1	Location Plan with Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a-4b	Site Photos