

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/940

- Applicant** : Mr. TANG Tin Chi represented by Metro Planning and Development Company Limited
- Site** : Lots 1140 S.D RP, 1141 S.C, 1141 S.D ss. 2, 1141 S.D RP, 1142 S.G, 1142 S.H, 1142 S.I, 1142 S.K (Part) and 1152 S.C RP in D.D. 121 and Adjoining Government Land (GL), Tong Yan San Tsuen Road, Yuen Long, New Territories
- Site Area** : 1,893 m² (about) (including about 7m² of GL)
- Lease** : Lot 1152 S.C. RP in D.D. 121 held under Tai Po New Grant No. 7133 (for agricultural purposes)
- Lots 1140 S.D RP, 1141 S.C, 1141 S.D ss. 2, 1141 S.D RP, 1142 S.G, 1142 S.H, 1142 S.I, 1142 S.K (Part) in D.D. 121 held under Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
- Zonings** : “Government, Institution or Community” (“G/IC”) (about 58.9%)
- “Residential (Group B) 1” (“R(B)1”) (about 41.1%)
[Restricted to maximum plot ratio of 1, maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)]
- Application** : Temporary Carpet Shop and Wholesale of Carpet 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 carpet shop and wholesale of carpet for a period of 3 years. The Site is straddling an area zoned “G/IC” (about 58.9%) and an area zoned “R(B)1” zone (about 41.1%) on the OZP. According to the Notes of the OZP for the “G/IC” and “R(B)1” zones, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board) and ‘Wholesale Trade’ is a Column 1 use in the “G/IC” zone which is always permitted. The Site is currently

occupied for wholesale of carpet without valid planning permission (**Plans A-2, A-4a to A-4c**).

- 1.2 The Site was the subject of 3 previous applications (No. A/YL-TYST/445, 622 and 767) for the same applied use on largely the same/ or the same site (**Plan A-1**) which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board each for a period of 3 years on 7.8.2009, 7.12.2012 and 18.12.2015 respectively. All the approval conditions of the last application (No. A/YL-TYST/767) had been complied with and the permission had lapsed on 19.12.2018. Details of the previous applications are set out at paragraph 5 below and in **Appendix II**. Compared with the last application, the current application is submitted by the same applicant for the same use on the same site with the same development parameters.
- 1.3 The Site abuts Tong Yan San Tsuen Road to its south (**Plan A-2**). According to the submitted internal layout plan (**Drawing A-1**), the on-site structure will be internally partitioned into two portions for retail and wholesale of carpet. Racks for placing carpet samples and carpets for retail and wholesale, a cashier and site office are proposed within the on-site structure. A loading/unloading bay for light goods vehicle not exceeding 5.5 tonnes is provided within the western portion of the structure near the ingress/egress of the Site. According to the applicant, the loading and unloading activities will be infrequent (around 2 to 3 times a week) and such activities will be completed within an hour. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container trailers and tractors, are allowed to access the Site. Sufficient space would be provided within the Site for manoeuvring of vehicles. Also, no vehicle is allowed to queue back to or reverse onto/from public road. Plans showing the internal layout and the as-built drainage facilities on the Site submitted by the applicant are at **Drawings A-1 and A-2** respectively.
- 1.4 The major development parameters of the most recent previously approved application (No. A/YL-TYST/767) and the current application are the same. They are summarised as follows:

| | |
|---------------------------------|-----------------------------------------------------------------------|
| Applied Use | Temporary Carpet Shop and Wholesale of Carpet for a Period of 3 Years |
| Site Area | 1,893 m ² (about) |
| Total Floor Area (Non-domestic) | 1,893m ² |
| No. of Structures | 1 |
| Height of Structures | 7.5m (1 storey) |
| Parking Spaces | Nil |
| Loading/ Unloading Spaces | 1 (for light goods vehicle) |
| Operation Hours | 9:00 a.m. to 6:00 p.m. daily |

- 1.5 In support of the application, the applicant has submitted the following document:

Application Form with Estimated Traffic Generation and Plans (**Appendix I**) received on 4.12.2018

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 at **Appendix I**. They can be summarised as follows:

- (a) Wholesale use is always permitted within the subject “G/IC” zone. The applicant will provide an internal partition to divide the temporary structure into 2 portions for retail and wholesale of carpets. The eastern part of the Site which is zoned “R(B)1” will be occupied for sale of carpet and the western part of the Site will be used for wholesale of carpet.
- (b) There are a number of residential developments in the proximity to the Site. Thus, there is a strong demand for carpet in the area.
- (c) The development would not generate adverse environmental, visual, drainage and traffic impacts. Only vehicles not exceeding 5.5 tonnes will be deployed for the operation of the Site. The loading/unloading activities will be infrequent (about 2 to 3 times a week) and such activity could be completed within an hour. Surface u-channels had been provided along the site periphery and thus no drainage impact is anticipated. As the Site is covered by a temporary structure, no landscape planting is proposed. Nevertheless, the exterior of the structure will be colored in recessive green color so as to blend in with the environment.
- (d) The Site is subject to 3 previous planning permissions under applications No. A/YL-TYST/445, 622 and 767 for the same use. The planning circumstance pertaining to the Site since the granting of the first planning approval in 2009 has remained unchanged. Besides, the applicant has complied with all the approval conditions under the last planning permission.

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 a notice of application outside the Site and sending the notice to Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to planning enforcement action.

5. Previous Applications

- 5.1 The Site was involved in 3 previous applications (No. A/YL-TYST/445, 622 and 767) for the same use on largely the same/ or the same site. Details of the applications are summarised in **Appendix II** and the locations of the sites are shown on **Plan A-1**.

- 5.2 Applications No. A/YL-TYST/445, 622 and 767 were approved with conditions by the Committee on 7.8.2009, 7.12.2012 and 18.12.15 respectively each for a period of 3 years on the consideration that the applied use was not incompatible with the surrounding environment; the applications could be tolerated since there was no confirmed school development programme for the part of the Site within the “G/IC” zone and no current proposal for residential development on the part of the Site within the “R(B)1” zone; and adverse environmental impact on the surrounding areas was not anticipated. The former planning permission was revoked on 7.6.2012 due to non-compliance with approval conditions on the fire safety aspect. All the approval conditions of applications No. A/YL-TYST/622 and 767 had been complied with.
- 5.3 Compared with the last application (No. A/YL-TYST/767), the current application is submitted by the same applicant for the same use on the same site with the same development parameters. All the approval conditions had been complied with and the planning permission had lapsed on 19.12.2018.

6. Similar Applications

- 6.1 There are 7 similar applications (No. A/YL-TYST/473, 709, 785, 799, 820, 859 and 915) for various shop and services with or without eating place use within the subject “R(B)1” zone or straddling the adjacent “R(D)” zone. Details of the applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1**. There is no similar application within the same “G/IC” zone.
- 6.2 Out of these 7 similar applications, 6 were approved by the Committee on a temporary basis with conditions. Application No. A/YL-TYST/473 for temporary retail shop for selling stationery and paper products; application No. A/YL-TYST/709 for proposed temporary eating place (small restaurant) and shop and services (convenience store/supermarket and laundry and real estate agency); application No. A/YL-TYST/799 for proposed temporary shop and services (retail shop for hardware); applications No. A/YL-TYST/785 and 859 for proposed temporary shop and services (real estate agency); and application No. A/YL-TYST/820 for proposed temporary shop and services (retail shop for metal and home appliances) at the subject “R(B)1” or straddling the adjacent “R(D)” zones (for the latter application only), were all approved with conditions on temporary basis for a period of 1 (for the former application only) or 3 years by the Committee on 7.5.2010, 17.4.2015, 12.8.2016, 8.4.2016, 10.11.2017 and 23.12.2016 respectively. They were approved mainly on the consideration that the uses were not incompatible with the surrounding environment; the development would not jeopardise the long-term planning intention of the “R(B)1” zone and would not generate adverse environmental impact on the surrounding areas; there were no adverse comments from relevant departments; and the departmental concerns on the application could be addressed by imposing approval conditions. However, the planning permissions No. A/YL-TYST/473 and A/YL-TYST/785 were revoked on 7.2.2011 and 8.10.2017 respectively due to non-compliance with approval conditions.
- 6.3 The remaining application No. A/YL-TYST/915 for temporary shop and services (motor-vehicle showroom) was rejected by the Committee on 21.9.2018 on the considerations that the proposed development was not in line with the planning

intention of the “R(B)1” zone and no strong planning justification has been given in the submission for a departure from the planning intention even on a temporary basis; the scale of the proposed motor-vehicle showroom was excessive, and the applicant had failed to demonstrate the need for the proposed development in the area.

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

7.1 The Site is:

- (a) abutting Tong Yan San Tsuen Road to its south;
- (b) straddling the “G/IC” (about 58.9%) and “R(B)1” (about 41.1%) zones (**Plans A-1 and A-2**); and
- (c) currently occupied for wholesale of carpet under a temporary structure made of corrugated metal sheets and operating without valid planning permission.

7.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) comprise of a mix of residential developments/structures (including a residential development named “The Parkhill” to the southeast across Tong Yan San Tsuen Road), open storage/storage yards, warehouses, parking of trailers, orchard, ruins and vacant land/structures; and
- (b) except the open storage of construction materials within the same “R(B)1” zone located to the further northwest of the Site which is tolerated under the Town Planning Ordinance, the other open storage/storage yards, warehouses and parking of trailers are suspected unauthorised developments subject to enforcement action taken by the Planning Authority.

8. Planning Intentions

8.1 The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. According to the Explanatory Statement of the OZP, this “G/IC” zone within which the Site falls is reserved for the provision of a primary school, but the programme for the development has not yet been confirmed.

8.2 The planning intention of the “R(B)1” zone is primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighborhood may be permitted on application to the Board.

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/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises of a New Grant Lot and 8 Old Schedule Agricultural Lots (OSALs). Lot 1152 S.C. RP in D.D. 121 is held under Tai Po New Grant No. 7133 for agricultural purposes. The OSALs were 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) No permission is given for occupation of GL (about 7m² subject to verification) included in the Site. Attention is drawn to the fact that any occupation of GL without Government's prior approval is not allowed.
- (c) Lots 1141 S.D RP (Portion), 1142 S.I (Portion) and 1152 S.C RP in D.D. 121 within the Site are covered by Short Term Waiver (STW) No. 1476 to permit structures erected thereon for the purpose of 'metal works factory'.
- (d) The Site is accessible from Tong Yan San Tsuen Road via GL. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (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 STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Furthermore, the applicant has to either exclude the GL portion from the Site or apply for a direct grant Short Term Tenancy for use of the Site. Applications for any of the above will be considered by her department acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application 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 her department.

Traffic

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

The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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

- (a) The access arrangement should be commented by the Transport Department.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) His department shall not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Road.

Environment

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

The latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice) issued by the Environmental Protection Department should be observed by the applicant.

Landscape

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

- (a) The Site falls within an area zoned “R(B)1” and “G/IC” on the approved Tong Yan San Tsuen OZP No. S/YL-TYST/12, seeking approval for the temporary carpet shop and wholesale of carpet for a period of 3 years. The Site is subject to 3 previously approved applications (No. A/YL-TYST/445, 622 and 767) for the same uses.
- (b) With reference to the information submitted and her previous site record of application No. A/YL-TYST/767, the temporary carpet shop and wholesale of carpet is already in use and no existing tree is found within the Site. Therefore, she has no objection to the application from the landscape planning perspective.
- (c) Since there is no major public frontage along the boundary and the space within the Site for effective planting is very limited, should the Board approve the application, it is not necessary to impose a

landscape condition as its effect on enhancing the quality of public realm is not apparent.

Drainage

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

- (a) Based on the drainage proposal enclosed in the application (**Drawing A-2**), apparently the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-TYST/767.
- (b) In view of the above, he has no objection in principle to the applied development. Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the existing drainage facilities and the submission of condition record of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to 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. In addition, the applicant should also be advised on the following points:
 - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (ii) The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

9.1.8 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 for the existing structures on the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant's attention is drawn to the following points:
 - (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application.
 - (ii) 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 BO.
 - (iii) 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 BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO.
 - (iv) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
 - (v) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Others

9.1.9 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) CEDD and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation". According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site falls within an area zoned as "Residential- Zone 5" ("R5").
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing

and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

9.1.10 Comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

He has no objection to the subject application. However, the Site falls within the boundary of the proposed YLS Development – Stage 4. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and its detailed implementation programme with phasing and packaging of works for YLS Development is being formulated.

District Officer's Comments

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

His office has not received any feedback from the locals.

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

- (a) Secretary for Education (SED);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services (DEMS); and
- (e) Commissioner of Police (C of P).

10. Public Comment Received During the Statutory Publication Period

On 14.12.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 4.1.2019, one objecting public comment (**Appendix IV**) was received from a general public who considered that the Board should discontinue the brownfield use.

11. Planning Considerations and Assessments

11.1 The subject application is for temporary carpet shop and wholesale of carpet at a site straddling the “G/IC” and “R(B)1” zones on the OZP. The planning intentions of the “G/IC” and “R(B)1” zones are primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory and for sub-urban medium-density residential developments respectively. The proposed development is located at the fringes of the subject “G/IC” and “R(B)1” zones. The main component of the applied wholesale trade use is always permitted

within the “G/IC” zone. The minor component of the applied carpet shop use is not entirely in line with the planning intention of the “R(B)1” zone. Whilst the “G/IC” zone covering part of the Site is reserved for the provision of a primary school, there is no programme for the school development and SED has no comment on this aspect. Moreover, there is no current proposal for residential development on the part of the Site which is zoned “R(B)1”. Whilst the Site falls within the area zoned “R5” on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(W) of CEDD has no objection to the proposed temporary use for 3 years. In this regard, approval of the application on a temporary basis of 3 years would not jeopardise the long-term development of the area.

- 11.2 The development is considered not incompatible with the existing uses in the surrounding areas which are predominantly rural residential intermixed with some open storage and warehouse/storage uses (**Plan A-2**).
- 11.3 There is no adverse comment on the application from concerned government departments. Furthermore, relevant approval conditions are recommended in paragraph 12.2 to minimise any potential environmental nuisances or to address the technical requirements of other concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorised development on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the Code of Practice in order to minimise any potential environmental nuisances.
- 11.4 Given that 3 previous approvals for the same applied uses have been granted to the Site and 6 similar applications have been approved in the same “R(B)1” zone, approval of the current application is in line with the Committee’s previous decisions.
- 11.5 There is one objecting public comment (**Appendix IV**) received on the application during the statutory publication period as summarised in paragraph 10 above. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 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 1.2.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;

- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road, as proposed by the applicant, at any time during the planning approval period;
- (d) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the Site 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 1.5.2019;
- (f) the submission of a fire service installations proposal 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 1.8.2019;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.11.2019;
- (h) if any of the above planning conditions (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning conditions (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

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

the proposed development is not in line with the planning intention of the "R(B)1" zone which is primarily intended for sub-urban medium-density residential developments in rural areas. No strong planning justification has been given in the submission to justify a departure 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.
- 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

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|---------------------------|------------------------------------------------------------------------------------|
| Appendix I | Application Form with Estimated Traffic Generation and Plans received on 4.12.2018 |
| Appendix II | Previous Applications covering the Site |
| Appendix III | Similar Applications in the same “R(B)1” zone on the OZP |
| Appendix IV | Public comment received during the statutory publication period |
| Appendix V | Recommended Advisory Clauses |
| Drawing A-1 | Internal Layout Plan |
| Drawing A-2 | As-built Drainage Plan |
| Plan A-1 | Location Plan |
| Plan A-2 | Site Plan |
| Plan A-3 | Aerial Photo |
| Plans A-4a to A-4c | Site Photos |

**PLANNING DEPARTMENT
FEBRUARY 2019**