

REVIEW OF APPLICATION NO. A/KTN/34
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/34

**Temporary Warehouse of Industrial and Construction Materials with
Ancillary Workshop for a Period of 3 Years within “Open Space” and
“Other Specified Uses” annotated “Nature Park”, and an area shown as ‘Road’ in
Lots 744 and 749 in D.D. 92 and Adjoining Government Land,
Yin Kong, Sheung Shui, New Territories**

1. Background

- 1.1 On 28.4.2017, the applicant, Zurich Limited, sought planning permission for temporary warehouse of industrial and construction materials with ancillary workshop for a period of 3 years at the application site (the Site) (**Plan R-1**) under s.16 of the Town Planning Ordinance (the Ordinance).
- 1.2 The Site of about 2,227m² (including about 103m² of Government land) falls within an area partly zoned “Open Space” (“O”) (about 66.1%), “Other Specified Uses” annotated “Nature Park” (“OU(Nature Park)”) (about 10.5%) and an area shown as ‘Road’ (about 23.4%) on the approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2. According to the Notes of the OZP, there is no provision for the applied use in “O” and “OU(Nature Park)” zones. Notwithstanding this, according to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires permission of the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently used for the applied use without valid planning permission.
- 1.3 On 13.10.2017, the Rural and New Town Planning Committee (RNTPC) of the Board decided to reject the application on the grounds that ‘the applicant fails to demonstrate that the applied development would not cause adverse traffic impact on its surrounding areas and the North District’.
- 1.4 For Members’ reference, the following documents are attached:
 - (a) RNTPC Paper No. A/KTN/34A (Annex A)
 - (b) Further information (FI) dated 10.10.2017 tabled at RNTPC meeting on 13.10.2017 (Annex B)
 - (c) Extract of minutes of the RNTPC Meeting held on 13.10.2017 (Annex C)
 - (d) Secretary of the Board’s letter dated 27.10.2017 (Annex D)

2. **Application for Review**

2.1 On 16.11.2017, the applicant applied, under section 17(1) of the Ordinance, for a review of the RNTPC's decision to reject the application. In support of the review, the applicant submitted the following documents:

- (a) Applicant's Letter dated 16.11.2017 (Annex E-1)
- (b) Further Information (FI) dated 28.3.2018 (Annex E-2)
(accepted and exempted from publication and recounting requirements)
- (c) FI dated 7.5.2018 (Annex E-3)
(accepted and exempted from publication and recounting requirements)
- (d) FI dated 24.5.2018 (Annex E-4)
(accepted and exempted from publication and recounting requirements)
- (e) FI dated 30.5.2018 (Annex E-5)
(accepted and exempted from publication and recounting requirements)

2.2 The review application was originally scheduled for consideration by the Board on 2.2.2018. On 2.2.2018, at the request of the applicant, the Board agreed to defer a decision on the review application. Upon receipt of the FI by the applicant on 28.3.2018, the review application is rescheduled for consideration by the Board at this meeting on 8.6.2018.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the review application are at **Annexes E-1 to E-5**. They are summarized as follows:

- (a) The goods vehicles enter/exit the Site through a local road leading to Castle Peak Road (about 16 to 18 times per month) without reversing at Castle Peak Road. The local road has been used for over 30 years¹ and well-managed. The operation of the warehouse has never caused traffic congestion at Castle Peak Road.
- (b) According to the applicant's records, they have minimized traffic during peak hours. The applicant will avoid entering/exiting Castle Peak Road during peak hours of the North District (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m.) in order to enhance the road traffic. The applicant has tried his best to adjust the time for loading/unloading in responses to Transport Department's comment.
- (c) The ingress/egress of the Site at Yin Kong Road is for occasional use by private cars to the Site. Good vehicles to the Site do not use Yin Kong Road.

¹ The first planning permission for warehouse use on the Site was granted in 2003.

3. **The Section 16 Application**

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

- 3.1 The situations of the Site and its surrounding areas at the time of the consideration of the s.16 application by the RNTPC are described in paragraph 7 of **Annex A**. There has been no material change of the situations (**Plan R-2**).
- 3.2 The Site is:
 - (a) currently used for the applied use without valid planning permission; and
 - (b) accessible from a local road and Yin Kong Road leading from Castle Peak Road – Kwu Tung.
- 3.3 The surrounding areas have the following characteristics:
 - (a) to the north is Long Valley with active and fallow agricultural lands, storages and some domestic structures;
 - (b) to the east are a vehicle park, a warehouse and some domestic structures;
 - (c) to the south are a warehouse and some domestic structures and to the south-east are fallow agricultural land and the “Village” zone of Yin Kong Village; and
 - (d) to its west are logistics centres, a workshop and storage, an office and some domestic structures.

Planning Intentions

- 3.4 There has been no change of planning intention of both the “O” and “OU(Nature Park)” zones, which is mentioned in paragraph 8 of **Annex A**.
- 3.5 The planning intention of the “O” zone is 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.
- 3.6 The planning intention of the “OU(Nature Park)” zone is primarily for the development of a nature park to protect and enhance existing wetland habitats for the benefit of the local ecology and promotion of nature conservation and education. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland habitats or the development of an essential infrastructure project with overriding public interest.

Previous Applications

- 3.7 The previous applications at the time of the consideration of the s.16 application are mentioned in paragraph 5 of **Annex A**. Details of the applications are summarized at Appendix II of **Annex A** and their locations are shown on **Plan R-1**.

- 3.8 The Site is involved in 6 previous applications (No. A/NE-KTN/104, A/NE-KTN/112, A/NE-KTN/132, A/NE-KTN/148, A/KTN/6 and A/KTN/28) for temporary warehouse use which were submitted by the same applicant. They were all approved with conditions. The first one was approved in 2003 on considerations that there was no programme for development of the area zoned “O” where the Site is located; most government departments consulted did not raise any objections to the application; the local concerns on potential traffic and environmental impacts could be addressed by incorporating relevant approval conditions in the planning permission; and temporary use of the Site for the applied use was not incompatible to the surrounding land uses. The subsequent previous applications were approved on similar grounds. The last application No. A/KTN/28 for temporary warehouse of industrial and construction materials with ancillary workshop for a period of 3 years was approved with conditions by the Committee on 14.9.2016 on the similar grounds of the previous case. However, the planning permission was revoked on 18.2.2017 due to non-compliance with approval condition on the submission of FSI and water supplies for fire fighting proposal. The current application is submitted by the same applicant for the same use.

Similar Application

- 3.9 The relevant similar application at the time of the consideration of the s.16 application is mentioned in paragraph 6 at **Annex A**. Detail of the application is summarized at Appendix III of **Annex A** and its location is shown on **Plan R-1**. There is no new similar application since then.
- 3.10 There is one similar application for temporary cold store with ancillary storage and office for a period of 3 years (No. A/KTN/31) within/partly within the same “O” zone and area shown as ‘Road’ in the vicinity of the Site. It was approved with conditions by the RNTPC on 3.3.2017 on the considerations that the applied use at the site was not incompatible with the surrounding land uses; and the consulted Government departments had no objections/ adverse comments to the application.

4. Comments from Relevant Government Departments

- 4.1 Comments on the s.16 application made by relevant Government departments are stated in paragraph 9 and Appendix V of **Annex A**.
- 4.2 For the review application, the following Government departments have been further consulted and their comments are summarized as follows:

Traffic

- 4.2.1 Comments of the Commissioner for Transport (C for T):

he has no comment on the application in light of the expression of the applicant’s intention for trying their best to adjust the time for loading/unloading, its location at Kwu Tung North and in average less than 2 heavy goods vehicles (HGV) per day from applicant’s records. The applicant should endeavour to restrict the traffic generation during off-peak hours (e.g. 10:00 a.m. to 4:00 p.m.).

4.2.2 Comments of the Commissioner of the Police (C of P):

- (a) in view of the scale of the temporary warehouse, he has concern over the impact on traffic flow and the potential problem of vehicle obstruction brought by this application; and
- (b) this may well attract noise and obstruction complaint from the local people.

Future Development

4.2.3 Comments of the Project Manager/North, CEDD (PM/N, CEDD):

the Site partly falls within the boundary of First Stage Works of Kwu Tung North New Development Area (KTN NDA) and the application period is 3 years. As First Stage Works of Kwu Tung North NDA are scheduled for commencement by end 2019 subject to funding approval, he has reservation on the application.

4.2.4 Comments of the Chief Estate Surveyor/Acquisition, Lands Department (CES/A, LandsD):

he has no comment on the application as long as the applicant will be advised that the Site might be subject to land resumption at any time before the expiry of the planning permission.

District Officer's Comments

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

- (a) he has consulted the locals from 8.12.2017 to 22.12.2017. All respondents, including the North District Council (NDC) members of subject constituency, the Chairman of Sheung Shui District Rural Committee (SSDRC), the Indigenous Inhabitant Representative (IIR) and Resident Representatives (RRs) of Yin Kong and Kwu Tung (South) objected to the application mainly on the grounds that:
 - (i) the Site is close to farmlands. The industrial and construction materials might release toxic chemicals polluting the environment. Quality and safety of agricultural products might be affected;
 - (ii) the warehouses and workshops will cause noise and nuisance to the surrounding villagers and residents; and
 - (iii) the fire service installation is not up to standard.

4.3 The following Government departments have no further comments on the review application and maintain their previous views on the s.16 application (**Annex A**). Their previous views are summarized as follows:

Land Administration

4.3.1 The District Lands Officer/North, Lands Department (DLO/N, LandsD)'s previous comments on the application are stated in paragraph 9.1.1 of **Annex A** and recapitulated below:

- (a) the Site comprises private lots, namely Lots. Nos. 744 and 749 in D.D. 92 (the Lots) and the adjoining Government Land. The Lots are Old Schedule agricultural lots held under the Block Government Lease, and covered by Short Term Waiver (STW) No. 1018 for the purposes of a factory for manufacturing of rattan products and a timber yard;
- (b) a portion of Government land within the Site is covered by Short Term Tenancy (STT) No. 784 for the purpose of open storage of rattan whereupon no structure should be erected;
- (c) the actual occupation area does not tally with the Site under application. It was noted that portions of the adjoining Lots Nos. 746 and 747 in D.D. 92, which are covered by STW No. 945, are being occupied by the structures erected on the Lots and the adjoining Government land is larger than the proposed development schedule mentioned in the planning application. The unauthorized structures are not acceptable with reference to the terms and conditions of STW No. 1018 and STT No. 784. His office reserves the right to take necessary enforcement actions against the irregularities;
- (d) it was noted that the proposed vehicular access leading to the Site will pass through various lots in the vicinity, and portion of the area covered by STT No. 573. The applicant should make his own arrangement for acquiring access. The Government shall accept no responsibility in such arrangements;
- (e) the Site falls within the resumption boundary of Civil Engineering and Development Department (CEDD)'s project namely "First Stage of Site Formation and Engineering Infrastructure at Kwu Tung North and Fanling North New Development Areas (Road Works)"; and
- (f) applications for modification of the terms and conditions of STW No. 1018 and STT No. 784 are being handled by his office, if the planning application is approved, the applications will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the applications are approved, their commencement date(s) will be backdated to the first date of occupation and subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office.

Environment

4.3.2 The Director of Environmental Protection (DEP)'s previous comments on the application are stated in paragraph 9.1.6 of **Annex A** and recapitulated below:

- (a) he does not support the application as there are sensitive uses in the

vicinity of the Site (the nearest domestic structures are in the immediate north, south, south-east, west and north-west of the Site). Environmental nuisance to nearby residents is anticipated;

- (b) there is no environmental complaint case related to the Site in the past 3 years; and
- (c) 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'.

Landscape

4.3.3 The Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)'s previous comments on the application are stated in paragraph 9.1.7 of **Annex A** and recapitulated below:

- (a) she has no objection to the application from the landscape planning perspective;
- (b) the Site is the subject of a previous application No. A/KTN/28 to which he had no objection from the landscape planning perspective and the previous landscape condition on submission and implementation has been complied with; and
- (c) according to the submitted existing tree photo record, the trees implemented under previous approval condition are in acceptable condition. In view of the above, should the Board approve the application, he would recommend the inclusion of approval condition to maintain all existing trees in healthy condition throughout the approval period in the permission.

Drainage

4.3.4 The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)'s previous comments on the application are stated in paragraph 9.1.8 of **Annex A** and recapitulated below:

- (a) he has no in-principle objection to the application;
- (b) as the existing drainage proposal was implemented over a decade ago, should the application be approved, submission and implementation of drainage proposal is required; and
- (c) the drainage proposal should be supplemented with:
 - (i) the ground level of the Site, the invert levels of the existing/proposed surface channels, catchpits and sand trap, the routes and the condition of the drainage downstream of the sand trap to the discharge points near Sheung Yue River should be shown on the drainage proposal; and

- (ii) record photos should be provided showing the current conditions of all existing channels, drains, catchpits/sand traps and the drainage downstream of the sand trap to the discharge points near Sheung Yue River.

Building Matters

4.3.5 The Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) 's previous comments on the application are stated in paragraph 9.1.9 of **Annex A** and recapitulated below:

- (a) the Temporary Building Permit No. NT 9/88 for the two warehouses at the subject lots issued by the Building Authority has expired on 16.7.2000 (i.e. 17 years ago). The owner should enlist an Authorized Person (AP) to apply for the renewal. The owner is also reminded that the temporary buildings shall be removed as they are Unauthorized Building Works (UBW);
- (b) there is no record of approval by the Building Authority for the remaining existing zinc cover structure at the Site and BD is not in a position to offer comments on their suitability for the use related to the application; and
- (c) the advisory comments are at **Annex G**.

Natural Conservation

4.3.6 The Director of Agriculture, Fisheries and Conservation (DAFC)'s previous comments on the application are stated in paragraph 9.1.10 of **Annex A** and recapitulated below:

- (a) he has no adverse comment on the application from nature conservation point of view, noting that the Site has already been used for the applied use; and
- (b) the future Long Valley Nature Park in the "OU(Nature Park)" zone will be constructed under a CEDD project.

Fire Safety

4.3.7 The Director of Fire Services (D of FS)'s previous comments on the application are stated in paragraph 9.1.11 of **Annex A** and recapitulated below:

- (a) he has no in-principle objection to the application subject to FSI and water supplies for firefighting being provided to the satisfaction of the Fire Services Department. Emergency vehicular access (EVA) arrangement shall comply with Section 6. Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD; and
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

Water Supply

4.3.8 The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)'s previous comments on the application are stated in paragraph 9.1.12 of **Annex A** and recapitulated below:

- (a) he has no objection to the application;
- (b) existing water mains located on the footpath accessible by the public will be affected. A waterworks reserve within 1.5m from the centreline of the water main shall be provided to WSD. No structure shall be erected over this waterworks reserve and such area shall not be used for storage purposes. The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water Authority may require or authorize. If not, the applicant shall bear the cost of the diversion works; and
- (c) the Site is within flood pumping gathering grounds.

4.4 The following Government departments maintain their previous views of having no comment on the s.16 application as below:

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (b) Head of Geotechnical Engineering Office, CEDD;
- (c) Director of Leisure and Cultural Services; and
- (d) Director of Electrical and Mechanical Services (his advisory comments are at **Annex G**).

5. Public Comments on the Review Application Received During Statutory Publication Periods

5.1 A total of 4 public comments were received at s.16 application. Details are in paragraph 10 of **Annex A**.

5.2 On 1.12.2017, the review application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 22.12.2017, a total of 5 public comments were received (**Annexes F-1 to F-5**). One comment from a general public has no comment on the application. The remaining 4 commenters from a North District Council member, 2 members of the general public and a group of nearby residents, tenants and land owners with 17 signatures object to the application mainly on the grounds that:

- (a) the development cause noise and environmental pollution to the surrounding villagers and residents;
- (b) the Site is near farmlands. Industrial and construction materials of the development might release pollutants which will affect the quality and safety of

agricultural products as well as public health;

- (c) the development will cause adverse impacts to the ecology; and
- (d) the applicant has not provided material to prove that the development would not cause adverse traffic impact to the surrounding areas and the North District.

6. **Planning Considerations and Assessments**

- 6.1 On 13.10.2017, the RNTPC rejected the application on the ground that ‘the applicant fails to demonstrate that the applied development would not cause adverse traffic impact on its surrounding areas and the North District’. In response, the applicant indicates in the written submission that the goods vehicle traffic generated from the warehouse is about 16 to 18 times per month; the road has been used for over 30 years and well-managed; and the applicant will avoid vehicle entering/exiting Castle Peak Road during peak hours of the North District (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m.) in order to enhance the road traffic. The planning assessments on the application are in the following paragraphs.
- 6.2 The application is for temporary warehouse of industrial and construction materials with ancillary workshop for a period of 3 years. The applied development is not in line with the planning intention of “O” and “OU(Nature Park)” zones and area shown as ‘Road’ (**Plan R-1**). The Site partly falls within the First Stage Works of KTN NDA. CES/A, LandsD considered that as long as the applicant will be advised that the Site might be subject to land resumption at any time before expiry of the planning permission, the land resumption programme of the KTN NDA would not be disturbed. In view of the above, approval of the application on a temporary basis would not jeopardize the long-term development of the concerned zonings on the OZP.
- 6.3 The applied development is not incompatible with the existing surrounding land uses which comprise mainly logistics centres, warehouses, open storage yards, vehicle park and fallow agricultural land intermixed with some domestic structures. The s.16 application was rejected mainly due to TD’s concern. Having considered applicant’s written submission at s.17 review stage, C for T has no comment on the application in light of its location at Kwu Tung North and the applicant’s intention to adjust the time of loading/unloading schedule to avoid the peak hours. Besides, the Site has been being used for similar warehouse use since 2003.
- 6.4 The applied use will unlikely have significant adverse drainage and landscape impacts on the surrounding areas. CE/MN, DSD and CTP/UD&L, PlanD have no adverse comment on the application. DAFC also has no comment on the application. Although DEP does not support the application as there are sensitive uses near the Site, there is no environmental complaint received in the past 3 years. The concern of DEP on possible environmental nuisance to surrounding areas could be addressed through the incorporation of approval conditions restricting the operating hours and days in paragraphs 7.2 (a) and (b) below. Any non-compliance with the approval conditions will result in revocation of the planning permission. Besides, the applicant would be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the DEP in order to minimize any possible environmental nuisances.

- 6.5 The Site is involved in six previous applications, all for warehouse uses approved (**Plan R-1**) mainly on considerations that the applied use was not incompatible to the surrounding land uses; the local concerns on potential traffic and environmental impacts could be addressed by incorporating relevant approval conditions in the planning permission; the temporary use of the Site would not pose as a constraint to the development of the Kwu Tung North NDA; and there was no adverse comment from Government departments including TD. Approval of the current application is in line with the decision of the RNTPC on the previous applications. The previous planning permission for application No. A/KTN/28 was revoked on 18.2.2017 due to non-compliance with approval condition on the submission of FSI and water supplies for fire fighting proposal. To support this application, the applicant had submitted the drainage proposal, FSI proposal and the information of landscape provision (Appendix I and Ia of **Annex A**). Shorter compliance periods for approval conditions are recommended to monitor the progress of the compliance with the approval conditions. Should the applicant fails to comply with the approval condition(s) again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the RNTPC to any further application.
- 6.6 At the s.17 stage, 4 objecting public comments were received objecting to the application mainly on the grounds of traffic impact to the area and the North District, noise and environmental impacts to the area and nuisance to nearby villagers and residents, and adverse impacts to the nearby farmlands and their agricultural products as mentioned in paragraphs 4.2.5 and 5 above. Relevant Government departments' comments and planning considerations set out in paragraphs 6.2 to 6.5 above are relevant.

7. **Planning Department's Views**

- 7.1 Based on the assessment made in paragraph 6 and having taken into account the local views and public comments in paragraphs 4.2.5 and 5, the Planning Department considers that the temporary warehouse of industrial and construction materials with ancillary workshop could be tolerated for a period of 3 years.
- 7.2 Should the RNTPC 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 8.6.2021. The following conditions of approval with shorter compliance periods and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 6 p.m. and 8 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and statutory holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) all existing trees on the application site shall be maintained in healthy condition during the planning approval period;
- (d) the submission of a drainage proposal 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 **8.9.2018**;

- (e) in relation to (d) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **8.12.2018**;
- (f) the submission of fire service installations and water supplies for fire fighting proposal 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 **8.9.2018**;
- (g) in relation to (f) above, the implementation of fire service installations and water supplies for fire fighting 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 **8.12.2018**;
- (h) if any of the above planning conditions (a), (b) or (c) 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; and
- (i) if any of the above planning conditions (d), (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 attached at **Annex G**.

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

the applicant fails to demonstrate that the applied development would not cause adverse traffic impact on its surrounding areas and the North District.

8. Decision Sought

- 8.1 The Board is invited to consider the application for a review of the RNTPC's decision and decide whether to accede to the application.
- 8.2 Should the Board decide to approve the review application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 8.3 Alternatively, should the Board decide to reject the review application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

9. **Attachments**

| | |
|---------------------------|--|
| Annex A | RNTPC Paper No. A/KTN/34A |
| Annex B | FI dated 10.10.2017 tabled at RNTPC meeting on 13.10.2017 |
| Annex C | Extract of Minutes of the RNTPC Meeting held on 13.10.2017 |
| Annex D | Secretary of the Board's Letter dated 27.10.2017 |
| Annex E-1 | Applicant's Letter dated 16.11.2017 |
| Annex E-2 | FI dated 28.3.2018 |
| Annex E-3 | FI dated 7.5.2018 |
| Annex E-4 | FI dated 24.5.2018 |
| Annex E-5 | FI dated 30.5.2018 |
| Annexes F-1 to F-5 | Public Comments on the Review Application |
| Annex G | Advisory Clauses |
| Plan R-1 | Location Plan |
| Plan R-2 | Site Plan |
| Plan R-3 | Aerial Photo |
| Plans R-4a to 4b | Site Photos |

**PLANNING DEPARTMENT
JUNE 2018**