

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/763

<u>Applicant</u>	: Ms. NG Oi Sim represented by R-riches Property Consultants Limited
<u>Site</u>	: Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.
<u>Site Area</u>	: About 179m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary animal boarding establishment for a period of 5 years and filling of land. According to the Notes of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use in the “AGR” zone, which requires planning permission from the Town Planning Board (the Board). Filling of land in “AGR” zone also requires planning permission from the Board. The Site is currently used for the applied use without planning permission (**Plans A-2 and A-4**).
- 1.2 The Site is the subject of a previous application No. A/YL-KTN/616 for proposed temporary animal boarding establishment for a period of 3 years submitted by a different applicant. It was approved with conditions by the Rural and New Town Planning Committee (the Committee) in 2018. However, the planning permission was revoked in 2021 due to non-compliance with approval conditions.
- 1.3 The development involves 1 two-storey structure covered by canopy with building height of not more than 5.5m and a total floor area of about 88m² for animal boarding establishment and site office. The whole Site is proposed to be filled with concrete by not more than 0.2m in depth (from about 14.0mPD to 14.2mPD) for site formation and vehicular circulation and parking purposes. The operation hours are from 9:00 a.m. to 6:00p.m. (including public holidays) with 24-hour animal boarding services. Not more than 10 dogs will be accommodated at the Site. According to the applicant, all dogs will be kept indoor at all times and the structures for animal boarding will be equipped with soundproofing materials and mechanical ventilation and air-conditioning systems. No public announcement

system and whistle blowing will be used on the Site. One parking space for private car will be provided at the Site. The Site is accessible from Fung Kat Heung Road via a local track. The site layout plan and paved ratio plan submitted by the applicant are at **Drawings A-1 and A-2**.

- 1.4 Compared with the previous approved application (No. A/YL-KTN/616), the current application is submitted by a different applicant for the same use, layout and floor area, but the approval period sought is changed from 3 years to 5 years, and with filling of land.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application form and plans received on 18.3.2021 **(Appendix I)**
 - (b) Further Information (FI) received on 15.7.2021 in response to departmental comments
[exempted from publication requirement] **(Appendix Ia)**
 - (c) FI received on 6.9.2021 in response to departmental comments
[exempted from publication requirement] **(Appendix Ib)**
- 1.6 At the request of the applicant, the Committee, on 14.5.2021, agreed to defer consideration of the application for two months to allow time for the applicant to prepare FI to address the departmental comments. After the deferral request, the applicant submitted FI in July 2021 in response to departments' comments. The application is scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the application form, plans and FI at **Appendices I and Ia** which are briefly summarized as follows:

- (a) The proposed use is on a temporary basis and will not jeopardize the long-term planning intention of the "AGR" zone. The applicant will reinstate the Site to a condition suitable for agricultural uses upon expiry of the planning approval period.
- (b) No adverse traffic, environmental, landscape and drainage impacts will be induced to the surrounding areas. Vehicles exceeding 5.5 tonnes will be prohibited to park at the Site. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding area and the Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment.
- (c) The land filling is for formation of structure, circulation and parking of vehicles. Due to the heavy loading of the structure, concrete site foundation is required to stabilize the existing soiled ground and prevent erosion from surface run-off.

- (d) The Site has been operating as animal boarding establishment since the last approval. However, the operator changed in late 2020. Due to change of the operator and the lack of communications between the two operators, the applicant of the previous application (No. A/YL-KTN/616) failed to comply with approval condition on implementation of landscape proposal which led to revocation. The applicant of the current application will make effort to comply with approval conditions after planning approval is obtained.

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

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

4. Background

The Site is currently not subject to any active enforcement action.

5. Previous Application

The Site is the subject of a previous application (No. A/YL-KTN/616) submitted by a different applicant for proposed temporary animal boarding establishment, which was approved with conditions by the Committee on 17.8.2018 for a period of 3 years for the reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the development was not incompatible with the surrounding area; and relevant departments in general had no adverse comment on the application. The applicant complied with the approval conditions on submission of landscape and fire service installations (FSIs) proposals and implementation of FSI proposal. However, due to non-compliance of approval condition on the implementation of landscape proposal, the planning permission was revoked on 17.1.2021. Details of the previous application are summarized in **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Applications

Animal Boarding Establishment

- 6.1 There are 31 similar applications for temporary animal boarding establishment involving 20 sites within the same “AGR” zone in the vicinity of the Site. Except Application No. A/YL-KTN/759, which was rejected by the Rural and New Town Planning Committee (the Committee), the remaining 30 applications were approved with conditions by the Committee. Details of these applications are summarized in **Appendix III** and their locations are shown on **Plan A-1**.

One Rejected Application

- 6.2 Application No. A/YL-KTN/759 for temporary animal boarding establishment for a period of 3 years and filling of land was rejected by the Committee on 14.5.2021 mainly for the reason that the site was fragmented in that the boundary had enclosed existing structures which were used for the applied use without planning permission but outside the application site and approving the application would result in piecemeal development and was undesirable from land-use planning and planning control point of view.

30 Approved Applications

- 6.3 30 applications at 19 sites were approved with conditions by the Committee for 2 to 5 years between July 2005 and July 2021 for similar reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the developments were not incompatible with the surrounding land uses; previous approvals were granted and the applicants had complied with the approval conditions; and the relevant government departments generally had no adverse comments on the developments. However, planning permissions for 10 applications were revoked due to non-compliance with approval conditions.

Land Filling

- 6.4 There are nine applications involving filling of land within the same “AGR” zone. Three are for temporary hobby farm and/ or caravan holiday camp (Applications No. A/YL-KTN/ 693, 745 and 772), which involved filling of about 10% to 23% of the site area and with a depth of 0.2m. The remaining six are for animal boarding establishment (Applications No. A/YL-KTN/716, 752, 759, 769, 771 and 775), which involved filling of about 9% to 38% and the entire site respectively for the applied use. Except No. A/YL-KTN/759, all applications were approved with conditions by the Committee between May 2020 and July 2021 for the reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the developments were not incompatible with the surrounding land uses; and the relevant government departments generally had no adverse comments on the developments.
- 6.5 Apart from the above similar applications which have been considered by the Committee, Application No. A/YL-KTN/781, involving the site of the rejected application (No. A/YL-KTN/759), for proposed temporary animal boarding establishment for a period of 3 years and filling of land within the same “AGR” zone will be considered at the same meeting.

7. The Site and Its Surrounding Areas (Plans A-2 to A-4)

7.1 The Site is:

- (a) partly fenced off and hard paved;
- (b) erected with a temporary structure which is currently used for the applied use without planning permission; and

- (c) accessible from Fung Kat Heung Road via a local track.
- 7.2 The surrounding area is rural in character predominated by residential structures/dwellings, parking of vehicles, open storage/storage yards, animal boarding establishment, warehouse, cultivated agricultural land and vacant/unused land:
- (a) to its north across a local track is an animal boarding establishment, open storage/ storage yards and residential structures/ dwellings;
 - (b) to its east and south are residential structures/ dwellings (the nearest about 30m to the southwest), open storage/ storage yards, parking of vehicles, cultivated agricultural land, vacant/ unused land and a site approved for temporary hobby farm (No. A/YL-KTN/670); and
 - (c) to its immediate west is an open storage yard. To its further west is “Industrial (Group D)” zone with warehouse, storage yard and residential structures/ dwellings.

8. Planning Intention

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 As filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government Department

- 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 an Old Schedule Agricultural Lot 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) Should planning approval be given the planning application, the lot owner will need to apply his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered

by LandsD 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 rent or fee, as may be imposed by the LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) Fung Kat Heung Road is not maintained by his office.
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.

Environment

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

- (a) There was no environmental complaint concerning the Site received in the past three years.
- (b) Provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the application subject to the following approval conditions:
 - (i) The animals shall be kept inside the enclosed structures on the Site, as proposed by the applicant, during the planning approval period.

- (ii) No public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any times, as proposed by the applicant, during the planning approval period.
- (c) Moreover, the applicant is also advised (i) that the proposed structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditional system; (ii) to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; (iii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design, construction and operation should follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environment Protection Department”, including percolation test; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

Landscape

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

- (a) He has no objection to the application from the landscape planning point of view.
- (b) The Site is located to the west of Lam Tsuen Country Park. Based on the aerial photo, the Site is situated in an area of rural inland plains landscape character comprising of temporary structures, scattered tree groups, vacant land and farmlands. The proposed use is considered not entirely incompatible with the surrounding landscape setting. According to the site photos taken in 2021, the Site is fenced off and hard paved with existing structures. Four undersized trees of common species and a number of potted plants are found within the Site. There is no substantial change in the layout of the applied use and further significant impact on existing landscape resources within the Site arising from the applied use and filling of land is not anticipated.

Agriculture and Nature Conservation

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

- (a) The Site falls within “AGR” zone and is currently comprised of a

cemented vacant land and a temporary structure. Agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water sources are also available. The Site can be used for agricultural activities such as greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.

- (b) Nevertheless, he has no comment from the conservation and animal establishment boarding licence aspects. The Site does not associate with any licences granted by his department, nor has he received any application regarding the Site. Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. He will provide detailed information and guidance on Animal Boarding Establishment when the applicant submits the licence application.

Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the application be approved, approval conditions requiring the submission of a drainage proposal including how the raised land as a result of the land filling will not adversely affect the overland flow across the Site, and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.

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 granted by the Building Authority (BA) for existing structures at the Site, he is not in a position to offer comments on the suitability for the use proposed in the application.
- (b) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO).

- (c) His detailed comments on UBW, provision of access, temporary or licensed structures are at **Appendix V**.
- (d) Detailed checking under the BO will be carried out at building plan submission stage.

Fire Safety

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

Environmental Hygiene

9.1.10 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) Proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.
- (b) If the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.

District Officer's Comments

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

He has not received any comment from the locals and has no comment on the application.

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

- (a) Project Manager(West), Civil Engineering and Development Department;
- (b) Chief Engineer/ Construction, Water Supplies Department;
- (c) Director of Electrical and Mechanical Services; and
- (d) Commissioner of Police.

10. Public Comments Received During the Statutory Publication Period

On 26.3.2021, the application was published for public inspection. During the three-week statutory publication period, three public comments from the Kadoorie Farm and Botanic Garden Corporation and two individuals were received (**Appendices IV-1 to IV-3**). They object to the application mainly on the grounds that the development will cause adverse environmental, hygiene, sewage, traffic and safety impacts; the existing structure is used for residential purpose rather than the proposed use; the viability of animal boarding establishment on such a small site should be questioned; the development is not in line with the planning intention of the “AGR” zone; there would be potential impact to the agricultural activities in the “AGR” zone and it is concerned that the potential cumulative impact of approving such applications should be considered.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary animal boarding establishment for a period of 5 years at the “AGR” zone and filling of land at the entire Site by not more than 0.2m in depth for site formation, vehicular circulation and parking purposes. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The development is not entirely in line with the planning intention of the “AGR” zone. DAFC does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation. Nevertheless, approval of the application on a temporary basis for a period of 5 years would not jeopardize the long-term planning intention of the “AGR” zone. Filling of land within “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, CE/MN of DSD and DEP have no adverse comment from the drainage and environmental perspectives.

11.2 The development is considered not incompatible with the surrounding area which is rural in character predominated by residential structures/dwellings, cultivated agricultural land and vacant/unused land. Although there are residential dwellings/structures in the vicinity of the Site (the nearest about 30m to its southwest) (**Plan A-2**), the applicant stated that all the animals will be kept within the enclosed structures at all times and the structures will be equipped with soundproofing materials and mechanical ventilation and air conditioning. In addition, no public announcement system and whistle blowing will be used at the

Site. DEP has no objection to the application.

- 11.3 Relevant departments consulted including C for T, DEP, CE/MN of DSD, CTP/UD&L of PlanD and D of FS, except DAFC, have no adverse comment on the application. To minimise any possible environmental nuisance, approval conditions restricting the operation hours and outdoor animal activities, and prohibiting the use of public announcement system and whistle blowing are recommended in paragraphs 12.2 (a) to (c) below. The applicant will also be advised to adopt the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions (d) to (i) recommended in paragraph 12.2 below.
- 11.4 The Site is the subject of a previous application (No. A/YL-KTN/616) for same use submitted by a different applicant which was approved with conditions by the Committee in 2018. Nevertheless, the planning permission was revoked in 2021 due to non-compliance with approval conditions on the implementation of landscape proposal. The applicant explained that the Site has been used for animal boarding establishment since the last approval, but the operator changed in late 2020. Due to the lack of communication between operators, approval condition on implementation of landscape proposal was not complied with which led to revocation of the planning permission. The applicant committed to comply with the approval conditions if the current application is approved. When compared with the approved application, the current application is for the same use, scale and layout.
- 11.5 There are 30 similar applications for temporary animal boarding establishment on 19 sites and 8 similar applications involving filling of land in the vicinity of the Site within the same "AGR" zone approved by the Committee between 2005 and 2021 for reasons as stated in paragraph 6 above. The circumstances of the only rejected application (No. A/YL-KTN/759) is different from the current application as stated in paragraph 6.2 above. Approval of this application is in line with the Committee's previous decisions.
- 11.6 Three public comments were received during the statutory publication period objecting to the application as stated in paragraph 10 above. In this regard, the departmental comments and planning considerations and assessments as stated 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 comments mentioned in paragraph 10 above, the Planning Department has no objection to the temporary animal boarding establishment for a period of 5 years and filling of land.
- 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 5 years until 10.9.2026. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 9:00 p.m. and 6:00 a.m. (except for overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the Site, as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a 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 10.3.2022;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 10.6.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) 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 10.3.2022;
- (i) in relation to (h) 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 10.6.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (e), (f), (h) or (i) 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; and
- (l) 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 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 "AGR" zone which is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for 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 reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with Plans received on 18.3.2021
Appendix Ia	FI received on 15.7.2021
Appendix Ib	FI received on 6.9.2021
Appendix II	Previous Application covering the Site
Appendix III	Similar Applications within the Same "AGR" zone in the vicinity of the Site
Appendices IV-1 to IV-3	Public Comments received during the Statutory Publication Period
Appendix V	Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Paved Ratio Plan

Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2021**