

RNTPC Paper No. A/YL-TT/505C
For Consideration by
the Rural and New Town
Planning Committee
on 9.7.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/505

- Applicant** : Ms. CHAN Mo-kan represented by R-riches Property Consultants Ltd
- Site** : Lots 1403, 1404, 1406, 1408 to 1412, 1413RP (Part), 1415, 1419 to 1422, 1423RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories
- Site Area** : 10,370m² (about) (including about 266 m² of GL (about 2.6%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/17
- Zonings** : “Agriculture” (“AGR”) (about 95.4%)
“Green Belt” (“GB”) (about 2.7%)
“Open Storage” (“OS”) (about 1.9%)
- Application** : Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary place of recreation, sports or culture (hobby farm) for a period of 3 years and filling of land (**Plan A-1**). According to the Notes of the OZP for the “AGR” and “GB” zones, ‘Place of Recreation, Sports or Culture’ is a Column 2 use¹, which requires planning permission from the Town Planning Board (the Board). Furthermore, filling of land within the “AGR” and “GB” zones also require planning permission from the Board. The Site is currently occupied by the applied use without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The southern portion of the Site involves two previous applications (No. A/YL-TT/394 and 417) for the same use as the current application submitted by the same applicant. The applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board each for a period of 3 years in 2016 and 2018 respectively. However, the planning permissions under the applications were subsequently revoked in 2017 and 2020 respectively due to non-

¹ For “AGR” zone, only applicable to ‘Horse Riding School, Hobby Farm and Fishing Ground’.

compliance with time-limited approval conditions on provision of boundary fence as well as submission or implementation of run-in/out, landscape, drainage and fire service installations (FSIs) proposals. Compared with the last application, the current application is submitted by the same applicant for the same use on a larger site with different site layout and development parameters.

- 1.3 According to the applicant, the hobby farm will provide sustainable and organic farming experiences to visitors. A maximum of ten staff will work at the Site and visits to the Site will be on booking basis. The maximum number of visitors per day are about 40 and 80 for weekdays and weekends respectively. The produces are mainly fruits and vegetables, which can be taken away by visitors. Majority of the Site will be used as farming area (about 51.5%), soil ground for car parking and play/seating area (about 23.6%) and landscaping area (about 4.7%), with the remaining area hard-paved for emergency vehicular access, seating area and some structures (about 20.2%). Usage of loudspeakers, audio amplifier and public announcement systems are prohibited at the Site. Furthermore, no medium or heavy goods vehicles, including container tractor/trailer, will be allowed to access the Site. Plans showing the site layout, extent of paving of the Site as well as the landscape, drainage, FSIs and run-in/out proposals submitted by the applicant are at **Drawings A-1 to A-6** respectively.
- 1.4 The major development parameters of the previously approved application and the current application are summarised as follows:

Major Development Parameters	Previously Approved Application No. A/YL-TT/417 (a)	Current Application No. A/YL-TT/505 (b)	Difference (b)-(a)
Applied Use	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land		--
Site Area	5,310.4 m ² (about) (including about 280 m ² of GL)	10,370 m ² (about) (including about 266 m ² of GL)	+5,059.6 m ² (+95.3%)
Total Floor Area (Non-domestic)	435.5 m ² (about)	1,095.9 m ² (about)	+660.4 m ² (+152%)
Thickness of Filling of Land	Not Specified	About 0.2 m	N/A
Extent of Filling of Land	About 289.2 m ² (i.e. about 5.4% of the Site)	About 2,092 m ² (i.e. about 20.2% of the Site)	+1,802.8 m ² (+623%)
No. and Height of Structures	9 • for toilet, site office, receptions, greenhouse, storage, lounges and restroom (3-3.5m, 1 storey)	32 • for storages, resting rooms, covered seating/activities areas, reception, agricultural education room, refreshment kiosk, meter room, water tank and greenhouse	+23 (+256%)

Major Development Parameters	Previously Approved Application No. A/YL-TT/417 (a)	Current Application No. A/YL-TT/505 (b)	Difference (b)-(a)
		(2.3-6m, 1 storey)	
No. of Parking and Loading/ Unloading Spaces	<ul style="list-style-type: none"> • 23 for private cars (5m x 2.5m each) • one for light goods vehicle (LGV) (3.5m x 7m) 	<ul style="list-style-type: none"> • 25 for private cars (5m x 2.5m each) • two for minibuses (3m x 8m each) • one for LGV (3.5m x 7m) 	+4 (+16.7%)
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 documents:

- (a) Application Form with planning statement received on 11.8.2020 **(Appendix I)**
 - (b) Supplementary Information received on 17.8.2020 providing a replacement page of the Application Form **(Appendix Ia)**
 - (c) Further Information (FI) received on 10.9.2020 responding to departmental comments **(Appendix Ib)**
 - (d) FI received on 29.12.2020 responding to departmental comments **(Appendix Ic)**
 - (e) FI received on 18.1.2021 responding to departmental comments **(Appendix Id)**
 - (f) FI received on 26.3.2021 responding to departmental comments **(Appendix Ie)**
 - (g) FI received on 8.4.2021 providing revised plans **(Appendix If)**
 - (h) FI received on 21.5.2021 providing a landscape proposal and revised paving plan **(Appendix Ig)**
 - (i) FI received on 29.6.2021 providing a revised landscape proposal **(Appendix Ih)**
- [(c) to (i) exempted from publication and recounting requirements]*

1.6 On 9.10.2020, 5.2.2021 and 16.4.2021, the Committee agreed to defer a decision on the application for a period of two months each, as requested by the applicant. Since the last deferral, FI have been received and the application is submitted to the Committee for consideration at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are mainly detailed in the planning statement **(Appendix I)**. They can be summarised as follows:

- (a) The current application is to effectuate a proposal with larger site area for farming activities. It can meet the growing demand for recreational farming and the

temporary proposal will not frustrate the long-term planning intentions of the subject zones. Majority of the Site is proposed for farming activities which are similar to the permitted 'Agricultural Use' under the "AGR" zone. The Site will be reinstated for agricultural use upon expiry of the planning permission.

- (b) Approval of the application will not set an undesirable precedent as the Site was subject to previous planning permissions for the same use as the current application.
- (c) The proposal is not incompatible with the surrounding uses. Adverse traffic, environmental, landscape and drainage impacts arising from the proposal are not anticipated. Relevant proposals on drainage, landscape and fire safety aspects will be submitted and implemented. Pesticides will not be used. The "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" (Code of Practice) will also be followed to minimise environmental impacts on the nearby sensitive receivers.

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 publishing newspaper notice and sending the notice to Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members' inspection. For GL, the requirements as set out in TPB PG-No. 31A are not applicable.

4. **Background**

The Site is currently not subject to planning enforcement action.

5. **Previous Applications**

- 5.1 The southern portion of the Site involves two previous applications (No. A/YL-TT/394 and 417) for the same use as the current application submitted by the same applicant. The applications were approved with conditions by the Committee each for a period of 3 years in 2016 and 2018 respectively, mainly on the considerations that the proposals were not entirely in conflict with the planning intention of the "AGR" zone; not incompatible with the surrounding areas; and the concerns of relevant government departments could be addressed by imposing approval conditions. However, both planning permissions were subsequently revoked in 2017 and 2020 respectively due to non-compliance with time-limited approval conditions on provision of boundary fence as well as submission or implementation of run-in/out, landscape, drainage and FSIs proposals. Details of the applications are summarised at **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.
- 5.2 Compared with the last application (No. A/YL-TT/417), the current application is submitted by the same applicant for the same use on a larger site with different site layout and development parameters.

6. Similar Applications

- 6.1 There are two similar applications for temporary place of recreation, sports or culture (hobby farm) with/without filling of land within/straddling the subject “AGR” and “GB” zones. Details of these applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1a**.

Rejected Application (1 Case)

- 6.2 Application No. A/YL-TT/353 for temporary place of recreation, sports or culture (hobby farm) in “AGR” zone for a period of 3 years was rejected by the Committee in 2015, mainly on the grounds that the proposed development was not in line with the planning intention of the “AGR” zone; there was potential adverse landscape impact; and approval of the application would set an undesirable precedent.

Approved Application (1 Case)

- 6.3 Application No. A/YL-TYST/515 for proposed temporary hobby farm and filling of land in “AGR” and “GB” zones was approved with conditions by the Committee for a period of 5 years in 2021, mainly on the considerations that the proposal was not entirely in conflict with the planning intentions of the “AGR” and “GB” zones; generally not incompatible with the surrounding areas; and departmental concerns could be addressed by imposing approval conditions.

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

- 7.1 The Site is:

- (a) abutting Tai Tong Shan Road to its southwest (**Plans A-2 and A-3**);
- (b) partly paved and partly fenced-off; and
- (c) currently occupied by the applied use without valid planning permission (**Plans A-2, A-4a and A-4b**).

- 7.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) predominantly rural fringe in character with mainly agricultural land and residential structures intermixed with unused land and vacant land in the subject “AGR” and “GB” zones;
- (b) to the west of the Site in the subject “OS” zone and an area zoned “Village Type Development” (“V”) on the OZP are mainly open storage/storage yards and warehouses with car parks, graves, unused land and vacant land/structures;
- (c) to the east of the Site in an area zoned “Country Park” on the OZP are mainly woodland with some graves;
- (d) there are residential structures in the vicinity of the Site with the nearest one

located about 20m to its north; and

- (e) the car park in the adjacent “V” zone is suspected unauthorised development (UD) subject to enforcement action taken by the Planning Authority.

8. Planning Intention

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.

9. Comments from Relevant Government Departments

- 9.1 The following government departments have been consulted and their views on the application and public comments, where relevant, 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 GL and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) No permission is given for occupation of GL (about 266m² subject to verification) included in the Site. Any occupation of GL without Government’s prior approval is not allowed.
- (c) Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to her office to permit the structures to be erected or regularise any irregularities on site. Furthermore, the applicant has to either exclude the GL portion from the Site or apply for a formal approval prior to the actual occupation of the GL portion. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 her department.

Traffic

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

- (a) The applicant should be reminded that they should apply for approval of the minibus service from relevant authorities separately.

- (b) The land status of the access road/path/track leading to the Site from Tai Tong Shan Road shall be checked with the lands authority.
 - (c) The management and maintenance responsibilities of the access road/path/track shall be clarified with the relevant management and maintenance authorities accordingly.
 - (d) 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 submitted run-in/out proposal (**Drawing A-6**) is considered acceptable.
 - (b) His department shall not be responsible for the maintenance of any access connecting the Site and Tai Tong Shan Road.
 - (c) The applicant should be reminded of the detailed comments at **Appendix V**.

Agriculture and Nature Conservation

- 9.1.4 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
- (a) She has no strong view on the application from agricultural point of view on the understanding that agricultural activities are involved in the applied use and the Site will be reinstated upon expiry of the planning permission. She also has no adverse comment on the application from nature conservation point of view.
 - (b) Majority of the Site falls within the “AGR” zone. It possesses a potential for agricultural rehabilitation. Should the application be approved, the applicant should be advised to avoid disturbing nearby trees on GL and avoid encroachment into the areas zoned “GB” outside the Site.

Environment

- 9.1.5 Comments of the Director of Environmental Protection (DEP):
- (a) There was no substantiated environmental complaint concerning the Site received in the past three years.
 - (b) Should the application be approved, the applicant should be reminded of the detailed comments at **Appendix V**.

Landscape

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

- (a) She has no objection to the application from landscape planning perspective and the submitted landscape proposal (**Drawing A-3**) is considered acceptable.
- (b) According to the aerial photo of 2020 (**Plan A-3**) and the site photos (**Plans A-4a** and **A-4b**), the northern and middle portions of the Site are occupied by farmlands, temporary structures, seating area and children's play area covered with artificial turf, while the southern portion is occupied by vehicle parking spaces and temporary structures. Existing trees of common species, including *Dimocarpus longnan* (龍眼) and *Litchi chinensis* (荔枝) in very good condition are found within the Site. The Site is located in an area of miscellaneous rural fringe landscape character predominated by woodland, open storage yards and warehouses. The development is considered not incompatible with the landscape character of the surrounding area.
- (c) Some hard paving and temporary structures are proposed at the northern part of the Site but their scales appear not substantial. Given that approvals under previous planning applications No. A/YL-TT/394 and 417 were granted at the southern portions of the Site, no adverse landscape impact arising from the development is envisaged.
- (d) The applicant should be reminded of the detailed comments at **Appendix V**.

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 development from the public drainage point of view and no adverse comment on the submitted drainage proposal (**Drawing A-4**). Nevertheless, the applicant should be reminded of the detailed comments at **Appendix V**.
- (b) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the agreed drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

- (a) He has no objection in principle to the proposal and the submitted FSI's proposal (**Drawing A-5**) is considered acceptable to his department.
- (b) The applicant should be reminded of the detailed comments at **Appendix V**.

Building Matters

9.1.9 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 for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should be reminded of the detailed comments at **Appendix V**.

Electricity Supply

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

The Site is within the preferred working corridor of 400kV extra high voltage overhead lines (**Plan A-2**) as stipulated in the Hong Kong Planning Standards and Guidelines. He has no objection in principle to the application subject to the comments pertaining to electricity supply safety and reliability at **Appendix V** being strictly complied with by the applicant and his contractors.

District Officer's Comments

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

Her office has not received any comment from the village representatives in the vicinity regarding the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- (c) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

On 18.8.2020, the application was published for public inspection. During the three weeks of the statutory public inspection period, two public comments were received from The Conservancy Association and an individual. The Conservancy Association objected to the

application on the grounds that the proposal is not in line with the planning intention of the “AGR” zone; there would be adverse environmental impacts arising from the increased extent of paving and larger scale of the development; and approval of the application would set an undesirable precedent as the applicant had failed to comply with the approval conditions under the previous applications (**Appendix IV-1**). The individual mainly queried the proposed parking provision of the proposal (**Appendix IV-2**).

11. Planning Considerations and Assessments

- 11.1 The application is for temporary place of recreation, sports or culture (hobby farm) for a period of 3 years and filling of land at the Site mainly zoned “AGR” on the OZP. 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. According to the proposal, the applied use is mainly intended to provide sustainable and organic farming experiences to the visiting public. Majority of the Site will be used as farming area (about 51.5%), parking spaces and play/seating area on soil ground (about 23.6%) and landscaping area (about 4.7%), with the remaining area hard-paved for emergency vehicular access, seating area and some structures (about 20.2%). The extent of land filling with hard paving is considered not excessive. In this regard, DAFC has no strong view on the application on the understanding that agricultural activities are involved in the applied use. As such, the proposal is considered not entirely in conflict with the planning intention of the “AGR” zone, and approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the Site.
- 11.2 The surrounding area is rural fringe in character with mainly agricultural land, open storage/storage yards and warehouses (**Plan A-2**). The proposal is considered not incompatible with the landscape character of the surrounding area.
- 11.3 There is no adverse comment on the application from concerned government departments, including C for T, DEP, CE/MN, DSD and CTP/UD&L, PlanD. Adverse traffic, environmental, drainage and landscape impacts arising from the applied use are not anticipated. Furthermore, relevant approval conditions are recommended in paragraph 12.2 to minimise any potential environmental nuisances and the technical requirements of other concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will be advised to comply with relevant environmental legislation and follow the latest Code of Practice to minimise any potential environmental impact on the surrounding areas.
- 11.4 The Site involves two previous applications (No. A/YL-TT/394 and 417) covering the southern portion of the Site for the same use as the current application. The applications were approved with conditions each for a period of 3 years by the Committee in 2016 and 2018 respectively. Subsequently, the planning permissions were revoked in 2017 and 2020 respectively due to non-compliance with time-limited approval conditions on provision of boundary fence as well as submission or implementation of run-in/out, landscape, drainage and FSIs proposals. The current application is submitted by the same applicant and the Site is currently occupied by the applied use. Nevertheless, the applicant has submitted landscape, drainage, FSIs

and run-in/out proposals for the current application (**Drawings A-3 to A-6**), which were considered acceptable by the respective concerned departments. As such, sympathetic consideration may be given to the current application. Should the application be approved, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. The applicant will be advised that should she fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would unlikely be given to any further application.

- 11.5 Given that two previous approvals have been granted to the Site and one similar application within/straddling the subject “AGR” and “GB” zones has been approved by the Committee, approval of the application is generally in line with the Committee’s previous decisions. There was one similar application rejected by the Committee mainly on the consideration that there was potential adverse landscape impact, amongst others. However, such consideration is generally not applicable to the current application as CTP/UD&L, PlanD has no objection to the current application from landscape planning point of view.
- 11.6 There were two public comments 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 11.5 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 as summarised in paragraph 10, 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 9.7.2024. 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 usage of loudspeakers, audio amplifiers and public announcement systems is allowed on 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 at any time during the planning approval period;
- (d) the provision of boundary fence on the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 9.1.2022;
- (e) the implementation of the accepted run-in/out proposal within **6** months

from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 9.1.2022;

- (f) the implementation of the accepted landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 9.1.2022;
- (g) the implementation of the accepted 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 9.1.2022;
- (h) in relation to (g) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (i) the implementation of the accepted 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 9.1.2022;
- (j) if any of the above planning conditions (a), (b), (c) or (h) 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;
- (k) if any of the above planning conditions (d), (e), (f), (g) or (i) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (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 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 applied use is not in line with the planning intention of the "AGR" zone, which 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. 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 planning statement received on 11.8.2020
Appendix Ia	Supplementary Information received on 17.8.2020
Appendix Ib	FI received on 10.9.2020
Appendix Ic	FI received on 29.12.2020
Appendix Id	FI received on 18.1.2021
Appendix Ie	FI received on 26.3.2021
Appendix If	FI received on 8.4.2021
Appendix Ig	FI received on 21.5.2021
Appendix Ih	FI received on 29.6.2021
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications within/straddling the same “AGR” and “GB” zones
Appendices IV-1 and IV-2	Public Comments received during Statutory Publication Period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Site Paving Plan
Drawing A-3	Landscape Proposal
Drawing A-4	Drainage Proposal
Drawing A-5	FSIs Proposal
Drawing A-6	Run-in/out Proposal
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2021**