

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/371

<u>Applicant</u>	: Honour Will Development Limited represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 625 (Part), 626 (Part), 627 (Part), 628 (Part) and 629 (Part) in D.D. 105, and Adjoining Government Land (GL), Shek Wu Wai San Tsuen, Ngau Tam Mei, Yuen Long
<u>Site Area</u>	: 1,570 m ² (about) (including GL of about 250m ² (16%))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
<u>Zoning</u>	: “Comprehensive Development Area” (“CDA”)
<u>Application</u>	: Temporary Goods Compartment Assembling Workshop for Light Goods Vehicle for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary goods compartment assembling workshop for light goods vehicle (LGV) for a period of 3 years (**Plan A-1**). The Site falls within an area zoned “CDA” on the approved Ngau Tam Mei OZP No. S/YL-NTM/12. According to the Covering Notes of OZP, temporary use not exceeding a period of three years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. The Site is not subject of any previous application, and is fenced off and currently used for parking of vehicles/ containers and storage use without valid planning permission.
- 1.2 As shown on the layout plan at **Drawing A-1** and **Plan A-2**, the Site is accessible at the north via a local track off Shek Wu Wai Road. The proposed workshop will provide 4 working bays of 7m x 3.5m for goods compartment assembling works for LGV within a covered structure. Within the Site, about 938m² (60%) was uncovered and about 632m² (40%) are covered. No parking space or loading/unloading bay

will be proposed on site. The major proposed development parameters are as follows:

Site Area	About 1,570 m ²
Proposed Use	Temporary Goods Compartment Assembling Workshop for LGV for a Period of 3 Years
No. of Structure	6 <ul style="list-style-type: none"> • 1 goods compartment assembling workshop with 4 bays • 3 converted containers for storage of spare parts and tools • 1 site office • 1 toilet
Total Floor Area	not exceeding 852m ²
Building Height (No. of Storey)	<ul style="list-style-type: none"> • goods compartment assembling workshop (not exceeding 9m, 1 storey) • structures for storage (7m-9m, 2 storeys) • site office (not exceeding 7m, 2 storeys) • toilet (not exceeding 3m, 1 storey)
Operation Hours	9:00 am to 7:00pm, daily all year round

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application form with landscape proposal and drainage plan, (Appendix I) and supplementary information received on 7.6.2018 and 11.6.2018
- (b) Further Information (FI) received on 6.7.2018 clarifying the proposed vehicle parking arrangement and workshop activities (Appendix Ia)
- (c) FI received on 10.8.2018 providing revised drainage proposal and responses to AFCD's comment (Appendix Ib)
- (d) FI received on 9.11.2018 providing revised drainage proposal (Appendix Ic)
- (e) FI received on 10.12.2018 providing revised drainage proposal (Appendix Id)
- (f) FI received on 17.12.2018 and 18.12.2018 providing revised drainage proposal and background clarifications (Appendix Ie)

1.4 The application was first received on 7.6.2018. On 3.8.2018 and 21.9.2018, the Committee decided to defer decisions on the application as requested by the applicant pending further submissions from the applicant to address departmental comments. On 9.11.2018, the applicant submitted FI, and 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 part 9 of the Application Form at **Appendix I** and FIs at **Appendices Ia to Ie**. They can be summarized as follows:

- (a) The proposed use is temporary in nature and will not frustrate the long-term planning intention of “CDA” zone. The proposed use is not incompatible with the surrounding uses involving mainly open storage uses.
- (b) In view of the nature and scale of the development, and no workshop activity will be carried out at uncovered area, the proposed use would not generate significant impacts on the surrounding environment. The goods compartment assembling workshop would cater for LGV only. The assembling works for LGV will be carried out within a covered structure which will shield the noise generated.
- (c) The applicant would adopt appropriate measures including the provision of oil interceptor and septic tank to avoid disturbing and polluting the watercourse to the south of the Site. Furthermore, the applicant has submitted landscape proposal and drainage plan to support the current application.
- (d) Vehicle other than LGV at the Site will be removed and no medium or heavy goods vehicle including container trailers/tractors, will access the Site at any time. Minimal traffic impact is anticipated as vehicle will stay at the Site for about 2-3 days for the installation of goods compartment. LGV after assembling of goods compartment at the Site would be driven to the client directly without the aid of medium or heavy goods vehicle.

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

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

4. Background

Part of the Site is the subject of an active enforcement case for Unauthorized Development (UD) for storage use and parking of vehicles (including container vehicles). Enforcement Notice (EN) was issued to the registered owners of the concerned lots of the UD on 28.12.2017 and expired on 28.3.2018. As the UD still continued upon expiry of the EN, prosecution action may be followed.

5. Previous Application

There is no previous application covering the Site.

6. Similar Applications

There is one application (No. A/YL-NTM/211) for similar temporary open storage of construction materials and vehicle repair workshop use within the same “CDA” zone for a period of 3 years which was rejected by the Committee on 27.4.2007 mainly on the grounds that the proposed development was not in line with the then TPB PG-No.13D in that no previous approval for similar use had been granted for the Site and there were adverse departmental comments; the applicant failed to demonstrate that the proposed development would not generate adverse drainage and landscape impacts on the surrounding areas; and the approval of the application would set an undesirable precedent for similar applications within the “CDA” zone.

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

7.1 The Site is:

- (a) accessible via its ingress/egress along the northern boundary connecting to a local track off Shek Wu Wai Road, and another ingress/egress located in the south connecting to the adjoining area;
- (b) hard-paved and fenced with various structures/ converted containers; and
- (c) currently used for parking of vehicles/ containers and storage use without valid planning permission.

7.2 The surrounding areas are mainly scattered domestic dwellings, open storage yards, warehouse, vehicle parks, unused land and ponds. Some of the open storage and vehicle parking uses are suspected UD subject to enforcement action by the Planning Authority (**Plan A-2**):

- (a) to its northwest and north are residential dwellings and storage areas, and further north across the local track are unused land and graves falling within “Green Belt” zone;
- (b) to its northeast across the local track are open storage of vehicles/construction materials, residential dwellings, farm land, unused land and ponds.
- (c) to its west are warehouses, open storage and parking of vehicles; and
- (d) to its south across the watercourse are open storage of vehicles/construction materials and vehicle parks; and to its immediate southeast is a residential dwelling.

8. Planning Intention

The planning intention of the “CDA” zone is primarily for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control

over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) No permission is given for occupation of GL of about 250m² in area (subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed.
- (c) The Site is accessible to Shek Wu Wai Road through both GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of way.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the application, the lot owners will need to apply to his office to permit the structures to be erected or regularize any irregularity on site. The applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Such application will be considered by LandsD 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 premium or fee, as may be imposed by LandsD.

Traffic

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

- (a) The Site is connected to the public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access road should be clarified with the LandsD by the applicant. Moreover, the management

and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

- (b) It is noted that no parking space for medium/heavy good vehicles will be provided for this application. Therefore, no medium and heavy goods vehicle is allowed to access the Site.

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

- (a) The proposed access arrangement of the Site from Shek Wu Wai Road should be commented by TD.
- (b) HyD does not and will not maintain any access connecting the Site and Shek Wu Wai Road.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains.

9.1.4 Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD 1-1, RDO, HyD):

- (a) He has no in-principle objection to the application for a period of 3 years from railway development point of view.
- (b) The Site may fall within the administrative route protection boundary of the proposed Northern Link (NOL). Although the programme and the alignment of the proposed NOL are still under review, the applicant shall be reminded that those areas within the administrative route protection boundary may be required to be vacated at the time for the construction of the NOL.

Environment

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

It is noted that the applicant committed that no medium/heavy goods vehicle will access the Site. Should the planning application be approved, the applicant is advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by DEP, including paragraphs 4.3, 5.4, 5.5, 5.6 and relevant mitigation measures listed in Annex I of the COP to abate water pollution to the watercourse abutting the southern boundary of the Site. The use of septic tank and the installation of oil interceptor for this particular temporary use of compartments assembly workshop proposed by the applicant should follow the requirements stipulated in the COP.

Nature Conservation

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

He has no strong view on the application from the nature conservation point of view as the Site is located within “CDA” zone. There is a watercourse to the south of the Site. Should the application be approved, the applicant is advised to adopt appropriate measures which should be considered adequate and acceptable by EPD to avoid disturbing and polluting the watercourse in particular from surface runoff and sewerage production.

Building Matters

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

- (a) If the existing structures (not being New Territories Exempted Houses) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (c) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (d) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (e) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Drainage

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

- (a) He has no objection in-principle to the application from drainage operation and maintenance point of view and the drainage proposal is considered acceptable. Nevertheless, the applicant should be reminded that the Site is located in an area where flooding/drainage have been recorded based on DSD's records. It is revealed that the area adjoining the Site is subject to overland flows and possible flooding. Although the applicant has submitted a satisfactory drainage proposal to mitigate the flooding susceptibility of the area, he is still requested to review whether he still prefers to proceed with the application.
- (b) Should the application be approved, the applicant should be advised on the following:
 - (i) after completion of the drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
 - (ii) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - (iii) no public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - (iv) the applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (v) the applicant should consult DLO/YL regarding all the proposed drainage works outside the Site boundary in order to ensure the unobstructed discharge from the Site in future; and
 - (vi) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site.

Landscape

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

- (a) He has reservation on the application from the landscape planning perspective.
- (b) The surrounding area is in rural landscape character with fallow and active agriculture land, temporary structures and village houses. No similar planning application at the Site or its vicinity has been approved by the Committee.
- (c) According to their site inspection photos taken on 22.6.2018, the Site is hard-paved and fenced off with the proposed temporary structures already in place. According to the aerial photo taken on 13.4.2014, the Site was covered with vegetation. It is apparent that most of the then existing vegetation cover had been removed and most of the site was cleared after 13.4.2014. The proposed development, if approved, would encourage similar site modification prior to application, thus resulting in piecemeal developments destroying the tranquil nature of the rural area.
- (d) He has the following comments on the landscape plan submitted:
 - (i) the applicant should clarify whether the proposed trees will be planted at-grade. Tree pit of 1m x 1m x 1.2m soil depth with free drain soil should be provided for at-grade planting;
 - (ii) for trees to be planted along vehicular access within the Site, a fence/kerb/bollard at a minimum distance of 1m from the tree trunk should be provided between the tree and vehicle to guard against potential physical damages to the trees arising from vehicular movement; and
 - (iii) drainage design within the Site should be indicated on plan and proposed tree should be at least 1m away from the drainage channel and 3m away from any structures.
- (e) Should the application be approved by the Board, the following approval condition is recommended to be included in the planning permission:

The submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.

Fire Safety

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

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

Others

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

- (a) If any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD.
- (b) Proper licence / permit issued by this 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.
- (c) If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

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

He has no comment in principle subject to there being no activities in any form, whatsoever associated with Parallel Trading/General Merchandize Operations (GMO) activities or illicit refueling activities on site.

District Officer's Comments

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

His office has no comment on the application and the local comments shall be submitted to the Board direct, if any.

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

- (a) Director of Electricity and Mechanical Services (DEMS);
- (b) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
and
- (e) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD).

10. Public Comments Received During Statutory Publication Period

On 15.6.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 6.7.2018, 1 public comment was received from a Yuen Long District Council (YLDC) member objecting to the application. However, he did not provide any reason for objection (**Appendix II**).

11. Planning Considerations and Assessments

11.1 The application is for temporary goods compartment assembling workshop for light goods vehicle for a period of 3 years. The Site falls within the "CDA" zone which is for comprehensive development/ redevelopment of the area for residential use with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. The proposed use is not in line with the planning intention of the "CDA" zone. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

11.2 The surrounding areas are mainly domestic dwellings, open storage yards/warehouses and vehicle parks of which some are suspected UD's (**Plan A-2**). The proposed use is considered not entirely compatible with the surrounding land use. While other concerned departments have no adverse comments on the application, CTP/UD&L of PlanD has reservation on the application as the surrounding area is in rural landscape character and the Site was covered with

vegetation according to aerial photo taken on 13.4.2014, but is now formed with most of the vegetation removed. Approval of the application will encourage similar site modification prior to application and set an undesirable precedent for similar applications for workshop uses in the “CDA” zone, resulting in piecemeal development destroying the tranquil nature of the rural area and general degradation of the environment of the area.

- 11.3 No planning approval has ever been given to any application for similar temporary workshop or open storage uses within the same “CDA” zone on the Ngau Tam Mei OZP. One similar application (No. A/YL-NTM/211) for temporary open storage of construction materials and vehicle repair workshop for a period of 3 years was rejected by the Committee on 27.4.2007 mainly on the grounds that the proposed development was not in line with the then TPB PG-No.13D in that no previous approval for similar use had been granted for the Site and there were adverse departmental comments; the applicant failed to demonstrate that the proposed development would not generate adverse drainage and landscape impacts on the surrounding areas; and the approval of the application would set an undesirable precedent for similar applications within the “CDA” zone.
- 11.4 Three applications in close vicinities of the Site within the same “CDA” zone for proposed temporary Shop and Services (Grocery Store) (No. A/YL-NTM/360) and open storage of construction materials (Nos. A/YL-NTM/362 and 365) (**Plan A-2**) were rejected by the Committee on 21.9.2018 and 19.10.2018 respectively mainly on the grounds that the proposed developments were not in line with the planning intention of the “CDA” zone and/or TPB PG-No.13E, had failed to demonstrate that the proposed development would not have any adverse drainage impact on the surrounding areas, and the approval would set an undesirable precedent for similar applications within the “CDA” zone. Rejection of the application is in line with the previous decision of the Committee on similar applications in the area.
- 11.5 One objecting comment on the application was received from a YLDC member and the above planning assessment is of relevance.

12. Planning Department’s Views

- 12.1 Based on the assessment made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11, the Planning Department does not support the application for following reasons:
 - (a) The proposed development is not in line with the planning intention of the “CDA” zone, which is primarily for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
 - (b) The approval of the application would set an undesirable precedent for similar applications within the “CDA” zone. The cumulative effect of approving such application would result in general degradation of the environment of the area.

12.2 Alternatively, 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 year until 4.1.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 7:00p.m. and 9:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no medium/heavy goods vehicles as defined in the Road Traffic Ordinance or container trailers/tractors are allowed to enter, park or operate on the Site at any time during the planning approval period;
- (c) the provision of fencing within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 4.7.2019;
- (d) the implementation of 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 4.7.2019;
- (e) the submission of 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 4.7.2019;
- (f) in relation to (e) above, the implementation of landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town planning Board by 4.10.2019;
- (g) the submission of fire service installations proposals 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 4.7.2019;
- (h) in relation to (g) above, the provision of fire service installations 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 4.10.2019;
- (i) if any of the above planning conditions (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning conditions (c), (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

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

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form and supplementary information received on 7.6.2018 and 11.6.2018
Appendix Ia	FI received on 6.7.2018
Appendix Ib	FI received on 10.8.2018
Appendix Ic	FI received on 9.11.2018
Appendix Id	FI received on 10.12.2018
Appendix Ie	FI received on 17.12.2018 and 18.12.2018
Appendix II	Public comment received during publication period
Appendix III	Recommended advisory clauses
Drawing A-1	Layout plan
Drawing A-2	Landscape Plan
Plan A-1	Location Plan with similar application
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos