

RNTPC Paper No. A/YL-NTM/381  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 17.5.2019

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-NTM/381**

- Applicant** : Melody Gain Limited represented by Everbright Surveyors Limited
- Site** : Lots 1399, 1485 and 1486 in D.D. 105, Ngau Tam Mei, Yuen Long
- Site Area** : About 2,387.6 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
- Zoning** : “Residential (Group C)” (“R(C)”)
- Application** : Proposed Temporary Shop and Services (Sales of Building Materials) for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services (sales of building materials) for a period of 3 years (**Plan A-1a**). The Site falls within an area zoned “R(C)” on the approved Ngau Tam Mei OZP No. S/YL-NTM/12. According to the Notes for the “R(C)” zone, ‘shops and services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is mainly vacant with a small portion of the Site currently used for open storage of construction material without valid planning permission.
- 1.2 The Site is the subject of two previous applications (Nos. A/YL-NTM/175 and 227) on larger sites for logistics use/container vehicle park and sales centre for new private vehicles and lorries uses which were rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 17.12.2004 and 5.7.2008 respectively.
- 1.3 The Site is accessible to San Tam Road through an existing local access road and Ko Hang Road, with its egress and ingress located at the south-western boundary of the Site. The layout plan and traffic plan are at **Drawings A-1 and A-2** respectively. The proposed development parameter are summarised as follows:

	<b>Major Development Parameters</b>
Site Area	About 2,387.6 m <sup>2</sup>
Applied Use	Proposed Temporary Shop and Services (Sales of Building Materials) for a Period of 3 Years
No. of Structures	11 (1 storey, 4m)
	<ul style="list-style-type: none"><li>• 7 (14m x 8m x 4m each)</li><li>• 4 (10m x 6m x 4m each)</li></ul>
Total Floor Area	About 1,024m <sup>2</sup>
No. of Parking Spaces	2 for private car / light goods vehicle (LGV) (7m x 3.5m)
No. of Loading/ Unloading Bays	2 for private car / LGV (7m x 3.5m)
Operation Hours	10:00 a.m. to 7:00 p.m., Mondays to Saturdays, closed on Sundays and public holidays

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

- (a) Application form received on 2.1.2019 **(Appendix I)**
- (b) Further Information (FI) dated 25.1.2019 clarifying the proposed use **(Appendix Ia)**
- (c) FI dated 15.4.2019 providing revised layout plan and traffic plan, and a table of responses to comments of the Transport Department (TD) and Environmental Protection Department (EPD) **(Appendix Ib)**
- (d) Further information received on 9.5.2019 to address local comment (accepted and exempted from the publication and recounting requirements) **(Appendix Ic)**

## **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 Ic** respectively. They can be summarized as follows:

- (a) The proposed use is in line with the planning intention of the “R(C)” zone in which commercial uses may be permitted on application to the Board.
- (b) The proposed use which is temporary in nature is to provide samples of construction and/or decoration materials for contractors engaging in decoration works for private developments in the vicinity and is considered not incompatible with the surrounding residential use. The proposed structures will be constructed of metal sheets on trusses which are non-fire hazardous and easy to set up and be removed on Site.

- (c) The products to be displayed for sale on site for home improvement and decoration include floor tiles/wall tiles, bathroom and kitchen fixtures and accessories, and hardware for door and window. The abovementioned building materials will not be substantial in size and will be kept in minimum amount on site for display only. The stocks for those materials are stored in the warehouse in Mainland China. And those ordered materials will be delivered directly from warehouse located in Mainland China rather than from the Site to customers.
- (d) The Site is mainly for display of building materials. No heavy goods vehicles or container truck will be involved, so no heavy traffic flow is anticipated. The proposed shop will not attract mass public but only building contractors who will access the Site mainly by private cars/light goods vehicles. Due to no direct goods delivery from the Site to customers and limited transportation service to the Site, the Site will not generate heavy traffic flow as it is estimated that not more than two vehicles will be entering the Site on hourly basis.
- (e) Regarding the comment relayed by District Office (Yuen Long), it is considered that the proposed use would only involve basic site formation works and adverse drainage impact is not anticipated. Besides, there are drains constructed by Government along San Tam Road and flooding was not observed in times of the recent yellow/red rainstorm warning signals. The ingress/egress is re-arranged at the south-western boundary of the Site and would not pass through nor share the access of the neighbouring site at DD105 Lot 1401 (under Application No. A/YL-NTM/369).

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

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

Part of the Site was involved in and form parts of three planning enforcement cases against unauthorized developments (UD) involving storage use (including deposit of containers). Enforcement Notices were issued on 10.4.2018 requiring discontinuation of UD. Subsequent site inspections revealed that the UD had been discontinued. Compliance Notices for the three cases had already been issued.

### **5. Previous Applications**

- 5.1 The Site is the subject of 2 rejected previous planning applications covering larger site areas submitted by different applicants. Application No. A/YL-NTM/175 for temporary logistics use and container vehicle park, and No. A/YL-NTM/227 for proposed temporary sales centre for new private vehicles and lorries (include medium goods vehicles and container tractors) respectively for 3 years were rejected

by the Committee on 17.12.2004 and 5.9.2008 mainly on the consideration that the proposed developments were not in line with the planning intention of the “R(C)” zone and incompatible with the rural character of the surrounding areas; not in line with the then Town Planning Board Guidelines No. 13C for Application for Open Storage and Port Back-up Uses as there were adverse departmental comments and objecting public comments; the applicants failed to demonstrate that the proposed developments would not have adverse environmental, drainage and traffic impacts on the surrounding areas; and the approval of the applications would set undesirable precedent.

5.2 Details of these applications are summarized at **Appendix II**. Their locations are shown on **Plan A-1b**.

## 6. Similar Applications

6.1 There are 2 similar applications for temporary shop and services uses within the same “R(C)” zone on Ngau Tam Mei OZP. Application Nos. A/YL-NTM/369 and A/YL-NTM/375 for sales of building materials and metalware shop respectively were approved with conditions by the Committee for 3 years on 6.7.2018 and 7.12.2018 for reasons that the temporary nature would not frustrate the long-term planning intention of the “R(C)” zone; the developments were not incompatible with the surrounding areas; and relevant Government departments generally had no adverse comments on/objecting to the applications. Application No. A/YL-NTM/369 on the private land adjoining the Site was submitted by the same applicant for the same use as the current application.

6.2 Details of these 2 applications are summarized at **Appendix III**. Their locations are shown on **Plan A-1a**.

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

7.1 The Site is:

- (a) accessible at its south-western boundary from San Tam Road through an existing local access road and Ko Hang Road.;
- (b) paved; and
- (c) mainly vacant with a small portion of the Site currently used for open storage of construction material without valid planning permission.

7.2 The surrounding areas are intermixed with open storage yards, scattered residential dwellings, agricultural land and unused/vacant/ruin land; some of the open storage yards are suspected UDs subject to enforcement action by the Planning Authority:

- (a) to its immediate northwest is the shop and services use for sales of building materials under approved application No. A/YL-NTM/369. Further northwest across San Tam Road and the watercourse is Mai Po Substation falling within “Other Specified Use (Electric Sub-station)” zone;
- (b) to its north and northeast are some unused/vacant land, fellow agricultural land, residential dwelling and open storage yard;
- (c) to its immediate east is vacant land. Further east are some residential dwellings;
- (d) to its immediate south is the open storage yard for construction materials. Further south and southeast are open storage yards, fellow agricultural land, scattered residential dwellings and some unused/vacant land; and
- (e) to its southwest and west are open storage yards and some unused/vacant land.

## 8. **Planning Intention**

The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application.

## 9. **Comments from Relevant Government Departments**

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

### **Land Administration**

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

- (a) Without recent inspection, his comments based on the applicant’s information are as follows:
  - (i) 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;
  - (ii) the Site is accessible from San Tam Road through both private land and Government Land (GL). LandsD provides no maintenance work for the GL involved and does not guarantee any right-of-way; and

- (iii) the Site does not fall within Shek Kong Airfield Height Restriction Area.
- (b) Should planning approval be given to the application, the lot holders will need to apply to LandsD to permit the structures to be erected or regularize any irregularities on site, if any. Given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above 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 TD. The land status of the local access road and private lot(s) should be clarified with the LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (b) Should the application be approved, the following conditions should be incorporated:
  - (i) Only LGV and private car are allowed to access the Site.
  - (ii) No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.
- (c) Regarding the local comment relayed by DO(YL) raising concerns on the heavy vehicles traffic and traffic safety issues along the bending section of San Tam Road, since the vehicular access to the Site has been re-arranged and connected with Ko Hang Road vide a local access, he has no further comment on the application.

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

- (a) If the access arrangement is agreed by TD, the applicant should construct a run in/out at the access point at San Tam Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. The

detail design of the run-in/out should be submitted to HyD for agreement before commencement of any works.

- (b) HyD does not and will not maintain any access connecting the Site and San Tam Road. The applicant should be responsible for his own access arrangement.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

9.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

The Site neither falls within any administrative route protection boundary, gazetted railway scheme boundary, nor railway protection boundary of heavy rail systems. As such, he has no comment on the application from railway development viewpoint.

**Environment**

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

According to the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP), he has no comment on the application. This temporary use will not cause traffic of heavy vehicles and dust nuisance is not expected.

**Landscape**

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

It is noted that the Site is located within a landscape non-sensitive zoning and there is no significant landscape resource within the Site as observed from the aerial photo of 2018. According to his site inspection on 17.1.2019, existing tree group outside the Site formed an effective screening to the main road (San Tam Road). As such, it is opined that landscape condition is not recommended should the application be approved by the Board.

**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 application from drainage operation and maintenance point of view.
- (b) Should the application be approved, the applicant should be advised on the followings:

- (i) he notes that the Site was under previous planning application No. A/YL-NTM/227 rejected by the Board on 5.9.2008. Under the current application, the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. (For preparation of the drainage proposal, Guideline on preparation of the drainage proposal is available in DSD homepage at [http://www.dsd.gov.hk/EN/Files/Technical\\_Manual/dsd\\_guideline/Drainage\\_Submission.pdf](http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf)). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site;
  - (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) the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
  - (iv) no public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
  - (v) the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot 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 at all times.
- (c) Regarding the local comment relayed by DO(YL) raising concerns on the drainage arrangement, the applicant is requested to submit a drainage proposal to his satisfaction. After obtaining the respective approval, the applicant would carry out the works accordingly. Upon completing the works, the applicant should then arrange a joint site inspection with his department to ensure that the works have been completed as per the approved proposal.



### **Building Matters**

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

The applicant's attention is drawn to the following points:

- (i) before any new building works (including containers and open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Buildings Department (BD) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) 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 works or UBW on the Site under the BO;
- (iii) 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) Regulation (B(P)R) respectively; and
- (iv) 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.

### **Nature Conservation**

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

As the Site is located within "R(C)" zone and has been paved for some years, he has no objection to the application from nature conservation perspective.

### **Fire Safety**

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

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to

D of FS 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 Commissioner of Police (C of P):

He has no comment on the application. The applicant is reminded to adopt sufficient security measures at the Site.

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

If the proposal involves any commercial/trading activities, its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

### **District Officer's Comments**

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

His office has received a local comment on the application (**Appendix IV**). The commenter expresses concerns on (i) possible flooding after raining due to the alteration works to the existing drains at San Tam Road; (ii) whether the access road near the Site has obtained approval; and (iii) traffic safety issues along the bending section of San Tam Road caused by heavy vehicle traffic.

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

- (a) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);

- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services (DEMS); and
- (e) Director of Leisure and Cultural Services (DLCS).

## **10. Public Comments Received During Statutory Publication Period**

On 11.1.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 1.2.2019, 10 public comments were received, with 9 supporting comments from two Village Representatives of Mai Po Tsuen and members of the public, and 1 comment from a member of the public expressing adverse views on the application. The supporting comments considered that the proposed development would generate local job opportunities, optimize the use of vacant land, serve the local residents and would not have adverse impacts to the surrounding areas; while the adverse comment expressed concerns on the brownfield use at the Site (**Appendix V**).

## **11. Planning Considerations and Assessments**

- 11.1 The application is for temporary shop and services (sales of building materials) for a period of 3 years at the Site. The Site falls within “R(C)” zone which is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Although the proposed shop and services (sales of building materials) is not in line with the planning intention of the “R(C)” zone, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “R(C)” zone as there is no immediate permanent development proposal for the Site.
- 11.2 The proposed development is not incompatible with the surrounding land uses which are mostly open storage yards, agricultural land, scattered residential dwellings and vacant/unused land (**Plan A-2**). The Site is located at fringe of “R(C)” zone with access connected to San Tam Road. According to the applicant, the proposed temporary shop and service use could serve the needs of contractors for developments in the vicinity.
- 11.3 Concerned Government departments, including C for T, DAFC, DEP, CE/MN of DSD, D of FS and CTP/UD&L, PlanD, have no objection to or no adverse comment on traffic, ecological, environmental, drainage, fire safety and landscape aspects respectively. Their technical concerns/requirements could be addressed by imposing approval conditions recommended in paragraph 12.2 (f) to (k) below should the Board decide to approve the application. To mitigate potential environmental impacts on the surrounding areas, approval conditions restricting the operation hours, traffic arrangement and the provision of boundary fencing are recommended in paragraphs 12.2 (a) to (e) below. Any non-compliance with these approval conditions would result in revocation of the

planning permission. Besides, the applicant will be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses'.

- 11.4 The Site is the subject of two previous applications covering larger site areas submitted by different applicants for temporary logistics use and container vehicle park/ proposed temporary sales centre for new private vehicles and lorries (include medium goods vehicles and container tractors), which were rejected by the Committee on 17.12.2004 and 5.9.2008 respectively. Comparing with the previous applications, the current application covers a smaller area for a different use in different scale of development, and does not involve use of heavy goods/container vehicles.
- 11.5 10 public comments were received during the statutory public inspection period, 9 of which support the application mainly on the grounds that the proposed development would generate local job opportunities, optimize the use of vacant land, serve the local residents and would not have adverse impacts to the surrounding areas. One comment raises concerns on the brownfield use on the Site. And a local comment relayed by DO (YL) expressed concerns on the drainage and traffic impacts. The departmental comments and planning assessments above are relevant.

## 12. Planning Department's Views

- 12.1 Based on the assessments in paragraph 11 and having taken into account the public comments mentioned 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 17.5.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions:

- (a) no operation between 7:00 p.m. and 10:00 a.m. on Mondays to Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) only private cars and light goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance are allowed to be parked on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period;

- (e) the provision of boundary fencing 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 17.11.2019;
- (f) the submission of a 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 17.11.2019;
- (g) in relation to (f) above, the provision of a run-in within **9** months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 17.2.2020;
- (h) 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 17.11.2019;
- (i) in relation to (h) 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 17.2.2020;
- (j) the submission of 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 17.11.2019;
- (k) in relation to (j) 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 17.2.2020;
- (l) if any of the above planning conditions (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning conditions (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

The recommended advisory clauses are attached at **Appendix VI**.

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

the planning intention of the "R(C)" zone is primarily low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. The development is not in line with the planning intention of the "R(C)" zone. 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**

<b>Appendix I</b>	Application Form received on 2.1.2019
<b>Appendix Ia</b>	FI received on 25.1.2019
<b>Appendix Ib</b>	FI received on 15.4.2019
<b>Appendix Ib</b>	FI received on 9.5.2019
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Similar Applications
<b>Appendix IV</b>	Comment relayed by DO(YL)
<b>Appendix V</b>	Public Comments
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Traffic Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Application Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and 4b</b>	Site Photos