

RNTPC Paper No. A/YL-PH/794C
For Consideration by
the Rural and New Town
Planning Committee
on 16.8.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/794

- Applicant** : Mr. Malik Afsar Khan represented by Metro Planning and Development Company Limited
- Site** : Lots 208 (Part), 209 S.D, 209 S.E, 209 S.F, 209 S.G (Part), 209 RP (Part) and 215 S.B ss.2 (Part) in D.D. 111, Sheung Che, Pat Heung, Yuen Long
- Site Area** : About 1,500 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Village Type Development” (“V”)
[maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Public Vehicle Park for Private Cars 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 public vehicle park for private cars for a period of 3 years. According to the Notes of the OZP, ‘public vehicle park (excluding container vehicle)’ is a Column 2 use under the “V” zone which requires planning permission from the Town Planning Board (the Board). The Site is the subject of 5 previous applications for open storage and car park uses. The last application No. A/YL-PH/762 for temporary public vehicle park was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 22.12.2017. However, the planning permission was revoked on 30.8.2018 due to non-compliance with approval conditions on no parking of vehicles without licences and exceeding 5.5 tonnes. The Site is currently paved, fenced and vacant (**Plans A-2 to A-4b**).
- 1.2 According to the applicant, 24 parking spaces for private car and a one-storey temporary structure (building height not exceeding 3.5m) with a total floor area

not exceeding 62m² will be provided on site for site office and toilet uses. No vehicle without valid licences issued under Traffic Regulations, and no light/ medium/ heavy goods vehicles and container tractor/ trailer will be allowed to park within the Site. The operation hours are from 7:00 a.m. to 11:00 p.m. daily, including public holidays. A boundary fencing of 2.5m high corrugated metal sheets will be provided. The Site is accessible via a local track from Fan Kam Road. The layout plan, landscape and drainage proposals submitted by the applicant are at **Drawings A-1 to A-3**.

- 1.3 A comparison of the major development parameters of the current application and the last approved application is given in the following table:

	Previous Approved Application No. A/YL-PH/762 (a)	Current Application (b)	Differences (b) – (a)
Applied Use	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	Same	-
Site Area (m ²)(about)	980	1,500	+520 (+53%)
No. of Parking Spaces (private car)	18	24	+6 (+33%)
No. of Structure(s)	1	Same	-
Total Floor Area (m ²)	20	62	+42 (+210%)
Building Height of Structure(s) (m)	3.5	Same	-
No. of Storey(s)	1	Same	-

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

- (a) Application form with planning statement and plans received on 22.10.2018 **(Appendix I)**
- (b) Further Information (FI) received on 7.12.2018 in response to departmental comments **(Appendix Ia)**
- (c) FI received on 17.12.2018 in response to departmental comments **(Appendix Ib)**
- (d) FI received on 20.2.2019 in response to departmental comments **(Appendix Ic)**

- (e) FI received on 8.3.2019 in response to departmental comments **(Appendix Id)**
- (f) FI received on 26.3.2019 in response to departmental comments **(Appendix Ie)**
- (g) FI received on 27.6.2019 in response to departmental comments **(Appendix If)**
- (h) FI received on 9.8.2019 and 12.8.2019 in response to departmental comments **(Appendix Ig)**

1.5 The application was originally scheduled for consideration by the Committee on 21.12.2018. Upon the request of the applicant, the Committee agreed to defer making a decision on the application on 21.11.2018, 22.3.2019 and 3.5.2019 respectively to allow time for the applicant to address the departmental comments. Upon receipt of the FI on 27.6.2019, the application is scheduled for consideration at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the planning statement and FIs in **Appendices I to Ig**. They can be summarized as follows:

- (a) Part of the Site is the subject of an approved application No. A/YL-PH/762 for the same applied use. However, the planning permission was revoked due to non-compliance with approval conditions on no parking of vehicles without licences and exceeding 5.5 tonnes. The applicant lost the opportunity to rectify the site situation as he did not receive the first warning letter issued in August 2018. He has learnt from the mistake and promises to strictly follow the planning conditions.
- (b) The proposed vehicle park is primarily for the use of villagers and is a community/ commercial use to serve the villagers' demand for parking. The need of public parking of private car for villagers in Sheung Che and Ha Che has long been existed. The proposed use solely intended for villagers' and their visitors' use is in line with the planning intention of "V" zone and is compatible with the surrounding. There are similar applications for public vehicle parks in "V" zone approved by the Board in rural Yuen Long.
- (c) The Site will be used for parking of private cars only. Vehicles other than private cars and vehicles without valid licences will not be permitted to park at the Site. The impacts on traffic, environment, noise and drainage aspects generated by the proposed development would be insignificant. Measures to minimize environmental impact will be implemented.

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 posting site notice and sending notice to the Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is the subject of two active enforcement cases (Nos. E/YL-PH/772 and E/YL-PH/773), both against an unauthorized development with Enforcement Notices issued to the lot owners on 3.10.2017 alleging for storage use. Since the unauthorized development had not been discontinued upon expiry of the notice, prosecution action has been taken. The Site will continue to be monitored.

5. **Previous Applications**

5.1 The Site is the subject of six previous applications (Nos. A/YL-PH/425, 437, 450, 476, 517 and 762) for open storage and car park uses. The last application No. A/YL-PH/762 was submitted by the applicant of the current application. Details of the applications are summarized in **Appendix II** and the locations of the sites are shown on **Plan A-1b**.

Rejected applications

5.2 The northern part of the Site was involved in two applications for temporary open storage of private cars and vehicle parts prior to sale (Nos. A/YL-PH/425 and 437). The northeastern part of the Site was involved in an application for temporary open storage of excavators prior to sale (No. A/YL-PH/476). A major portion of the Site was also involved in an application for temporary sale of second-hand private cars (No. A/YL-PH/517). They were rejected by the Committee or Board on review in 2003, 2004 and 2006 mainly on the grounds that the developments were not in line with the planning intention of the “V” zone; did not comply with the TPB Guidelines for “Application for Open Storage and Port Back-up Uses” in that it was not compatible with the residential dwellings in the vicinity; and there was insufficient information in the submission to demonstrate that the developments would not have adverse drainage, environmental and/or landscape impacts on the surroundings.

Approved applications

5.3 Application No. A/YL-PH/450 covering northern part of the Site for proposed temporary car park for a period of 3 years was approved with conditions by the Committee on 7.11.2003 mainly for the reasons that the proposed use would serve the parking need of the local villagers and was considered compatible with and

functional in supporting the village type development in the area; Director of Environmental Protection could tolerate the proposed use in view of the scale of the site and that the vehicular access leading to the site would not pass by residential settlements to the south of the site; other departments consulted had no adverse comment on the application; and departmental concerns could be addressed by approval conditions. However, the application was revoked on 7.8.2004 due to non-compliance with approval conditions on submission and implementation of landscaping and drainage proposal.

- 5.4 The last application No. A/YL-PH/762 for proposed temporary public vehicle park (private car) for a period of 3 years was approved with conditions by the Committee on 22.12.2017 mainly for similar reasons in paragraph 5.3 above. Approval conditions on submission and provision of fire service installations proposals have been complied with. However, the planning permission was revoked on 30.8.2018 due to non-compliance with approval conditions on no parking of vehicles without valid licences and exceeding 5.5 tonnes.

6. Similar Applications

There were a total of 5 similar applications for temporary car park in the same “V” zone (Nos. A/YL-PH/473, 743, 747, 759 and 769) which were all approved with conditions by the Committee between 1999 and 2018. They were approved mainly for similar reasons that the proposed car park would serve the parking need of the local villagers in supporting the village type development; and the relevant departments had no major adverse comment on the applications. However, application Nos. A/YL-PH/473, 743, 747 and 759 were revoked due to non-compliance with approved conditions. Details of the applications are summarized in **Appendix III** while the locations of the sites 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) paved, fenced and vacant; and
- (b) accessible via a local track from Fan Kam Road (**Plan A-2**).

7.2 The surrounding areas are predominately rural in character mixed with open storages yards of vehicles, vehicle workshops, residential dwellings/structures and vacant/unused land. Apart from those within “Open Storage” (“OS”) zone (**Plan A-2**), the open storage uses within the “V” zone are suspected unauthorized development subject to enforcement action by the Planning Authority:

- (a) to its north are mainly open storage yards and vehicle repair workshops on land zoned “OS”;
- (b) to its east across Fan Kam Road is unused land. Further east and southeast are unused land, open storage yards and residential structures/dwellings;

- (c) to its immediate south is a residential cluster. Sheung Che Tsuen, open storage yards and parking of vehicles are at its further southwest and south; and
- (d) to its west are open storage of vehicles and parking of vehicles. Further west are residential structures/dwellings.

8. Planning Intention

The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

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) The Site is accessible from Fan Kam Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (d) The Site falls within Fung Shui Area of Fung Shui Cemented Grave.

- (e) Should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Application for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.
- (f) There is no Small House application approved or under processing within the Site.

Traffic

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

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

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

- (a) HyD does not and will not maintain the access connecting the Site and Fan Kam Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

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

There was no environmental complaint with respect to the Site received in the past three years. The applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP.

Landscape

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

- (a) He has no objection to the application from the landscape planning point of view.
- (b) The Site is surrounded by Small Houses and open storage within “V” zone. He had no objection to the last application No. A/YL-PH/762 for the same use from landscape planning perspective.
- (c) According to the latest aerial photo taken on 3.1.2018, the Site is situated in an area of rural landscape character comprising of small houses, scattered tree groups, car parks and open storages in its vicinity. Although the proposed use is not entirely in line with the planning intention of “V” zone, it is not incompatible to the surrounding environment.
- (d) Referring to the site visit dated 9.11.2018, the Site is vacant and hard paved. No existing tree is found within the Site. Adverse impact on landscape resources arising from the proposed development is not anticipated.
- (e) Should the application be approved, the conditions on submission and implementation of landscape proposal should be included in the permission.
- (f) His detailed comments on the submitted landscape proposal are at **Appendix IV**.

Nature Conservation

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

Noting that the Site has been paved and is located in “V” zone, he has no comment on the application from nature conservation point of view.

Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the application be approved, approval conditions on submission of a revised drainage proposal, implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.
- (c) His detailed comments on the submitted drainage proposal are at **Appendix V**.

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 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 his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

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 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) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application.
- (c) 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.
- (d) 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 should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (e) 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.
- (f) 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.

District Officer's Comments

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

His office has not received any comments from locals upon close of consultation and he has no comment from departmental point of view.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Director of Electrical and Mechanical Services;

- (c) Project Manager/ West, Civil Engineering and Development Department; and
- (d) Commissioner of Police.

10. Public Comment Received During Statutory Publication Period

On 30.10.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 20.11.2018, one comment was received from an individual (**Appendix VI**). The commenter objects to the application mainly on the grounds that the area has been used for auto repair and second hand vehicle sale operations; the approval conditions of the last approved application No. A/YL-PH/762 were not complied with; and the site area of the current application is larger than that of the previous application No. A/YL-PH/762.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary public vehicle park for private cars within the “V” zone. The planning intention of “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. The proposed use is not entirely in line with the planning intention of “V” zone. However, according to the applicant, the development can satisfy some of the local parking demand of the villagers. Besides, DLO/YL, LandsD advised that there is no Small House application approved or under processing within the Site. It is considered that a temporary approval for 3 years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The Site is located at the northern part of a “V” zone with an “OS” zone about 20m to its north. The proposed public vehicle park is not incompatible with the surrounding areas which are characterized by open storage yards, vehicle repair workshops, residential dwellings/structures and vacant/unused land.
- 11.3 Relevant departments consulted including C for T, DEP, CTP/UD&L of PlanD, CE/MN of DSD and D of FS have no adverse comment on the application. To minimise any potential nuisance, approval conditions restricting the operation hours and vehicle type and prohibiting vehicle without licences are recommended in paragraphs 12.2 (a) to (d) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. Besides, the applicant will be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. The technical requirements of C for T, CE/MN of DSD, CTP/UD&L of PlanD and D of FS could be addressed by approval conditions in paragraph 12.2 (e) to (l) below.

- 11.4 Part of the Site is the subject of two previous applications (Nos. A/YL-PH/450 and 762) for temporary car park for a period of 3 years which were approved with conditions by the Committee on 7.11.2003 and 22.12.2017 respectively mainly for the reasons that the proposed use could serve the local parking need and departments consulted had no adverse comment on the applications. Also, 5 similar applications (Nos. A/YL-PH/473, 743, 747, 759 and 769) for temporary car park within the same “V” zone were approved with conditions by the Committee, with similar reasons. The approval of the application is in line with the Committee’s previous decisions.
- 11.5 For the last approved application No. A/YL-PH/762, the applicant has complied with the approval conditions on submission and provision of fire service installations proposals. However, the planning permission was revoked due to non-compliance with approval conditions on no parking of vehicles without valid licences and exceeding 5.5 tonnes. In the current application, the applicant states that no vehicles without valid licences and no vehicles other than private cars will enter/park within the Site, and promises to strictly follow the approval conditions should the application be approved. The applicant also submitted landscape and drainage proposals in the current application. Hence, sympathetic consideration could be given to the current application. The applicant should be reminded that should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration would not be given by the Committee to any further application.
- 11.6 One public comment was received during the public inspection period as mentioned in paragraph 10 above. In this regard, the planning assessments and considerations and departmental comments above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessment made in paragraph 11, and having taken into account the public comment in paragraph 10, the Planning Department has no objection to the proposed temporary public vehicle park for private cars for a period of 3 years.
- 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 16.8.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the Site at any time during the planning approval period;

- (c) no vehicles other than private cars, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (d) a notice should be posted at a prominent location of the Site to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to be parked on the Site at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse into/from public road at any time during the planning approval period;
- (f) 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 16.2.2020;
- (g) in relation to (f) 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 16.5.2020;
- (h) the submission of 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 16.2.2020;
- (i) in relation to (h) above, the implementation of 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 16.5.2020;
- (j) in relation to (i) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (k) 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 16.2.2020;
- (l) in relation to (k) 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 16.5.2020;
- (m) if the above planning conditions (a), (b), (c), (d), (e) or (j) 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

- (n) if any of the above planning conditions (f), (g), (h), (i), (k) or (l) 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 VII**.

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

the proposed development is not in line with the planning intention of the "V" zone which is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission to justify 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 and plans received on 22.10.2018
Appendix Ia	FI received on 7.12.2018
Appendix Ib	FI received on 17.12.2018
Appendix Ic	FI received on 20. 2.2019
Appendix Id	FI received on 8.3.2019
Appendix Ie	FI received on 26.3.2019

Appendix If	FI received on 27.6.2019
Appendix Ig	FI received on 9.8.2019 and 12.8.2019
Appendix II	Previous applications covering the Site
Appendix III	Similar applications within the same “V” zone on the Pat Heung OZP
Appendix IV	Detailed comments of CTP/UD&L of PlanD
Appendix V	Detailed comments of CE/MN of DSD
Appendix VI	Public Comment received during the statutory publication period
Appendix VII	Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Landscape Plan
Drawing A-3	Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
AUGUST 2019**