

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/252

- Applicant** : Wah Tung Development Co. Ltd.
- Site** : Short Term Tenancy (STT) No. 1869 (Part), Ha Tsuen, Yuen Long
- Site Area** : about 15,800m²
- Lease** : Government Land (GL)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Government, Institution or Community” (“G/IC”) (54%);
[Restricted to a maximum building height (BH) of 8 storeys]
- “Residential (Group A) 4” (“R(A)4”) (13.4%);
[Restricted to a maximum plot ratio (PR) of 5 and maximum BH of 120mPD]
- “Residential (Group A) 3” (“R(A)3”) (9.1%); and
[Restricted to a maximum PR of 5.5 and maximum building height (BH) of 140mPD]
- an area shown as ‘Road’ (23.5%)
- Application** : Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop 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 open storage of recyclable materials (plastic, paper and metal) with ancillary workshop for a period of 3 years (**Plan A-1a**). The Site straddles mainly “G/IC” zone (54%), “R(A)4” zone (13.4%), “R(A)3” zone (9.1%) and an area shown as ‘Road’ (23.5%) on the approved HSK and HT OZP. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. In any area shown as ‘Road’ on the OZP, all uses or developments require planning permission from the Board. The Site is currently used for the applied use without valid planning permission (**Plans A-4a to 4d**).

- 1.2 The Site was involved in 9 previous applications for various open storage use (**Plan A-1b**). The last application No. A/HSK/30 for the same applied use was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 22.12.2017 for a period of 3 years. However the permission was subsequently revoked on 22.5.2020 due to non-compliance with the time-limited approval condition on implementation of fire service installations (FSIs) proposal. The current application is submitted by the same applicant at the same site.
- 1.3 The Site is accessible from Ping Ha Road via local track with the ingress/egress located at the southern boundary of the Site (**Drawing A-1, Plans A-2 and A-3**). As shown on the layout plan at **Drawing A-2**, 17 number of one to two-storey temporary structures with a total floor area of 7,280m² (between 5m to 9m high, for different uses including logistics, site office, storage and ancillary workshop) are proposed. The workshops are situated within structures No. 3, 4, 6, 10 and 11. According to the applicant, no burning, melting, washing or cleaning of recycling materials will be carried out at the Site. The operations of the workshops will involve dismantling, compression and packing works. The Site will be divided and managed by 4 operators. The remaining area of the Site is for open storage use. The operation hours of the Site are from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. The existing tree planting and peripheral fence provided in compliance with the previous approval conditions will be maintained. The proposed drainage plan and fire service installations (FSIs) proposal are shown at **Drawings A-3 and A-4** respectively.
- 1.4 A comparison of the major development parameters of the current application and the last approved application is given in the following table:

Major Development Parameters	Last Approved Application (A/HSK/30) (a)	Current Application (A/HSK/252) (b)	Difference (b) - (a)
Applied Use	Temporary open storage of recyclable materials (plastic, paper and metal) with ancillary workshop (3 years)		Same
Site Area	15,800m ²		Same
No. of Structures	15	17	+2 (for ancillary offices) (+13%)
Total Floor Area	7,240m ²	7,280m ²	+40m ² (+0.6%)
No. of Parking Spaces and Loading/Unloading Bay	Nil		Same
Operation Hours	8:00 a.m. to 8:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays		Same

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 15.9.2020 **(Appendix I)**
 - (b) Planning statement with vehicular access plan, layout plan and drainage proposal **(Appendix Ia)**
 - (c) SI received on 23.9.2020 clarifying the development parameters of structures and replacement pages **(Appendix Ib)**

- (d) Further Information (FI) received on 29.9.2020 clarifying the locations of workshops and the operations involved **(Appendix Ic)**
[exempted from publication and recounting requirements]
- (e) FI received on 21.10.2020 clarifying that no burning, melting, washing or cleaning of recycling materials activities at the Site **(Appendix Id)**
[exempted from publication and recounting requirements]
- (f) FI received on 30.10.2020 providing revised FSIs proposal **(Appendix Ie)**
[exempted from publication and recounting requirements]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and Planning Statement at Appendices I and Ia. They can be summarized as follows:

- (a) The proposed development is transitional and does not have conflict with the future land use planning and will not bring about any long-term adverse impacts to the planning intention of the area. Development within the Site will heed the natural character of the area, the Site location and surrounding land uses.
- (b) The Site was the subject of a number of previous planning approvals since 2002. Planning approvals for the same applied use (from application No. A/YL-HT/449 onwards) were obtained since 2006.
- (c) The scope and contents of the proposed development is compatible with the surrounding setting which are mainly open storage use and port back-up activities and there are no residential settlements in the surrounding areas.
- (d) Approval conditions for the last application No. A/HSK/30 had almost complied with. The applicant will employ experienced contractors to comply with the approval conditions. Environmental and landscape improvement measures have been undertaken in previous years.
- (e) The drainage and environmental mitigation proposals will also bring about benefits to the surrounding areas and boost the environmental protection to the area and the surrounding areas as well as a lower risk flooding.
- (f) Local views have been sought and no objection has been received.

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

As the Site involves GL only, the “Owner’s Consent/Notification” Requirements under 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) are not applicable to the application.

4. Town Planning Board Guidelines

On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. **Background**

The storage use on the Site would be subject to enforcement action.

6. **Previous Applications**

- 6.1 The Site was involved in 9 previous applications for various open storage use. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 All of the above previous applications were approved with conditions by the Board/Committee between 1996 and 2017 on the considerations that the applied uses were not incompatible with the surrounding areas, generally in line with the then Town Planning Board Guidelines No. 13 and no major adverse comment from concerned Government departments. However, five of them were subsequently revoked due to non-compliance with time-specific approval conditions.
- 6.3 The last application No. A/HSK/30 for the same applied use was approved with conditions by the Committee on 22.12.2017 for a period of 3 years but the permission was subsequently revoked on 22.5.2020 due to non-compliance with the time-limited approval condition on implementation of FSIs proposal. Compared with the last application, the current application is submitted by the same applicant at the same site with similar layout but with the addition of 2 structures for ancillary office use.

7. **Similar Application**

There is one similar application (No. A/HSK/215) for temporary recyclable centre (including plastics, paper and metals) within the same “R(A)3” zone on the OZP which was approved with conditions by the Committee on 24.4.2020 on similar considerations as mentioned in paragraph 6.2 above. Details of the application are summarized at **Appendix IV** and its location is shown on **Plan A-1a**.

8. **The Site and Its Surrounding Areas (Plans A-1a to A-4d)**

- 8.1 The Site is:
 - (a) currently used for the applied use without valid planning permission; and
 - (b) accessible from Ping Ha Road via a local track.
- 8.2 The surrounding areas have the following characteristics:
 - (a) to its immediate north is an open storage yard of recyclable materials while to its immediate northeast and northwest are warehouse for construction machinery and materials, and open storage yard of vehicles and container vehicles and trailers both under valid planning permissions, and to its further north are warehouses and open storage yard of container vehicles and heavy goods vehicles;
 - (b) to its immediate southeast is a warehouse while to its further southeast is an open storage yard of construction machinery and materials and scrap metal, both under valid planning permissions;

- (c) to its south and southwest are temporary logistic centre under valid planning permission and open storage yards of recycling materials and construction materials and machinery; and
- (d) to its west are open storage yard of vehicles, container vehicles and trailer under valid planning permission and open storage yard of construction machinery and materials and some parking of vehicles.

9. Planning Intentions

- 9.1 The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 9.2 The planning intention of the “R(A)3” and “R(A)4” zones are primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

10. Comments from Relevant Government Departments

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

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
 - (a) The Site situated on GL (about 15,800m² subject to verification) and is covered by Short Term Tenancy No. 1869 (STT1869) for the purposes of “Open Storage of Recycling Materials (Plastics, Paper and Metal) with Ancillary Workshop”.
 - (b) As the previous complaints were related to the air aspect due to possible burning of plastic materials, no tenancy action is considered as all environmental complaints are referred and handled under the prevailing ordinance and the related departments.
 - (c) Should the application be approved, the STT holder will need to apply to his office for modification of the STT conditions where appropriate. Application(s) 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(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

Traffic

10.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comments on the application from traffic engineering view point.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/ from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

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

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/ drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

Environment

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

- (a) There were 30 substantiated environmental complaints pertaining to the Site received between 2017 and July 2020. The complaints were mainly related to the air pollution concern, and had led to one conviction under Air Pollution Control Ordinance in 2020. FI provided by the applicant (**Appendix Ie**) indicates that no burning, melting, washing or cleaning of recycling materials activities will be conducted in the proposed development. Should the application be approved, the following should be imposed as one of the planning approval conditions:

"no burning, melting, washing or cleaning of recycling materials activities, as proposed by the applicant, is allowed on the Site at any time during the planning approval period".

- (b) Should the 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').

Drainage

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/HSK/30 will be maintained for the subject development. He has no objection in principle to the application from a drainage point of view.
- (b) Should the application be approved, a condition should be stipulated in the approval requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.
- (c) The applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal.

Fire Safety

10.1.6 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 structures, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The applicant should adhere to the 'Good Practice for Open Storage for Open Storage Sites' at **Appendix V**.
- (d) Having considered the nature of the open storage, an additional approval condition requiring "the provision of fire extinguisher(s) within 6 weeks from the date of planning approval" should be stipulated. To address this approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.
- (e) The applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Nature Conservation

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

- (a) As the Site is paved and disturbed, he has no strong view on the application from nature conservation point of view.

- (b) Should the application be approved, the applicant should be advised to implement necessary measures to avoid causing water pollution and disturbance to the nearby watercourses and the riparian vegetation.

Long-Term Development

10.1.8 Comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD):

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) The Site falls within the boundary of HSK/HT NDA. According to the Planning and Engineering Study for the HSK/HT NDA and the latest plan, to ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lot(s) concerned falls within a site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that clearance of the Site will not be arranged before 2030.

Other

10.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the installation, operation and maintenance of any sub-main within the private lots to WSD's standards.
- (c) The applicant should take note of any interfacing issue with the proposed fresh and flushing water mains designed and implemented under the HSK/HT NDA project that will intersect the Site (**Plan A-2**).

District Officer's Comments

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

- (a) He has no comment on the application from departmental point of view.
- (b) His office has not received any comment from the locals on the application.

10.2 The following Government department has no comment on the application:

Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

11. Public Comments Received During Statutory Publication Period

On 25.9.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one public comment from an individual was received. The commenter raised concern that the development would affect the implementation of the planning intentions for the Site (**Appendix V**).

12. Planning Considerations and Assessment

12.1 The application is for temporary open storage of recyclable materials (plastic, paper and metal) with ancillary workshop for a period of 3 years at a site straddling over “G/IC”, “R(A)3” and “R(A)4” zones and an area shown as ‘Road’ on the OZP. The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory while those of the “R(A)3” and “R(A)4” zones are intended primarily for high-density residential developments. Whilst the applied use is not in line with the planning intentions, the implementation programme for this part of NDA is still being formulated, and PM/W of CEDD has no objection to the temporary use for a period of 3 years at the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.

12.2 The open storage of recyclable materials (plastic, paper and metal) under application is not incompatible with the surrounding land uses which are predominantly used for open storage yards, warehouses, logistics centre, workshops and vehicle park. In addition, there are no residential dwellings in the surrounding areas (**Plan A-2**).

12.3 The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F are relevant:

For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses.

- 12.4 The applied use is generally in line with the TPB PG-No. 13F in that the Site falls within HSK/HT NDA and previous planning approvals have been given for various open storage uses. While the planning permission under the last previous application was revoked due to non-compliance with an approval condition on the implementation of FSIs proposal, the applicant has submitted a FSIs proposal in the current application (**Drawing A-4**) and D of FS has no in-principle objection to the application. As such, sympathetic consideration may be given to the application. However, as the previous permission submitted by the same applicant had been revoked, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. Should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions resulting in revocation of planning permission, sympathetic consideration would not be given to any further applications.
- 12.5 There is no adverse comment from concerned Government departments including DEP. Although there were 30 substantiated environmental complaints pertaining to the Site in the past few years, they mainly related to air pollution concerns. The applicant has pledged that no burning, melting, washing or cleaning of recycling materials activities will be conducted in the proposed development (**Appendix Ie**). To address the concerns on the possible environmental nuisances or the technical requirements of the concerned Government departments, relevant approval conditions have been recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on the Site would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental impacts on the surrounding areas.
- 12.6 There are seven previously approved planning applications for the same applied use at the Site (**Plan A-1b and Appendix III**) and one similar application approved within the subject "R(A)3" zone on the OZP (**Plan A-1a**). Approval of the current application is in line with the Committee's previous decisions.
- 12.7 One public comment was received during statutory publication period as mentioned in paragraph 11. The planning considerations and assessments in the above paragraphs are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment in paragraph 11, the Planning Department considers that the temporary open storage of recyclable materials (plastic, paper and metal) with ancillary workshop could be tolerated for a period of 3 years.
- 13.2 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 **6.11.2023**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation from 8:00 p.m. to 8:00 a.m., 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) no burning, melting, washing or cleaning of recycling materials activities, as proposed by the applicant, is allowed 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 public road at any time during the planning approval period;
- (e) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (f) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities within **3 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **6.2.2021**;
- (i) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within **6 weeks** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.12.2020**;
- (j) the submission of a fire service installations proposal within **3 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **6.2.2021**;
- (k) in relation to (j) above, the implementation of the 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 **6.5.2021**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the 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 (h), (i), (j) or (k) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

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

the development is not in line with the planning intentions of the "G/IC", "R(A)3" and "R(A)4" zones. The "G/IC" zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory while the "R(A)3" and

“R(A)4” zones are intended for high-density residential developments. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

15. Attachments

Appendix I	Application Form and plans received on 15.9.2020
Appendix Ia	Planning statement with vehicular access plan, layout plan and drainage proposal
Appendix Ib	SI received on 23.9.2020 clarifying the development parameters of structures and replacement pages
Appendix Ic	FI received on 29.9.2020 clarifying the locations of workshops and the operations involved
Appendix Id	FI received on 21.10.2020 clarifying that no burning, melting, washing or cleaning of recycling materials activities at the Site
Appendix Ie	FI received on 30.10.2020 providing revised FSIs proposal
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Previous Applications Covering the Site
Appendix IV	Similar Application Within the Same “R(A)3” Zone on the approved Hung Shui Kiu and Ha Tsuen OZP
Appendix V	Good Practice Guidelines for Open Storage issued by the Director of Fire Services
Appendix VI	Public Comment
Appendix VII	Advisory Clauses
Drawing A-1	Proposed Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Drainage Plan
Drawing A-4	FSIs Proposal
Plan A-1a	Location Plan with Similar Application
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4d	Site Photos