

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

**APPLICATION NO. A/YL-TYST/1026**

<b><u>Applicant</u></b>	:	Everbright Landscaping Limited represented by Metro Planning and Development Company Limited
<b><u>Site</u></b>	:	Lots 772 (Part), 810 RP (Part) and 811 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	1,230 m <sup>2</sup> (about)
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plans</u></b>	:	Draft Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/13 currently in force  Approved TYST OZP No. S/YL-TYST/12 at the time of submission
<b><u>Zoning</u></b>	:	“Green Belt” (“GB”) <i>[No change to the “GB” zone]</i>
<b><u>Application</u></b>	:	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) 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 place of recreation, sports or culture (hobby farm) for a period of 3 years (**Plan A-1**). According to the Notes of the OZP for the “GB” zone, ‘Place of Recreation, Sports or Culture’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently largely vacant and partly vegetated (**Plans A-2, A-4a and A-4b**).
- 1.2 According to the applicant, the proposed hobby farm will provide organic farming experiences/education to visitors. The hobby farm will be operated by one member of staff and visits to the Site will be on booking basis. There will be morning and afternoon sessions available each day and the maximum number of visitors is 20 for each session. The produces are mainly vegetables, such as pak choi and carrot, which can be taken away by visitors. The majority of the Site will be farm area for hobby farming (66.5%), with the remaining area grassed for footpath/parking purpose (30.1%) and occupied by ancillary structures (3.4%). No filling/excavation of land, site formation works, catering services, usage of loudspeakers/audio amplifiers/public announcement systems, barbeque/camping

activities and overnight stay of visitors will take place at the Site. The applicant undertakes that all proposed drainage facilities within the Site will be provided and maintained at its own expense. No goods vehicles will be allowed to enter or park at the Site. Plans showing the site layout and drainage proposal submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

1.3 The major development parameters of the application are summarised as follows:

Site Area	About 1,230 m <sup>2</sup>
Total Floor Area (Non-domestic)	42 m <sup>2</sup>
No. and Height of Structures	2 • one for storage (3m, 1 storey) • one for toilet (3m, 1 storey)
No. of Parking Spaces	4 (5m x 2.5m each) (for private car)
No. of Loading/Unloading Space	Nil
Operation Hours	9:00 a.m. to 5:00 p.m. daily

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

- (a) Application Form with annexes and plans received on (Appendix I) 14.5.2020
- (b) Further Information (FI) dated 12.6.2020 responding to (Appendix Ia) departmental comments with a swept path analysis
- (c) FI dated 23.6.2020 responding to departmental (Appendix Ib) comments with traffic data and a revised swept path analysis
- (d) FI dated 15.9.2020 clarifying the site condition (Appendix Ic)
- (e) FI dated 15.10.2020 providing a revised site layout plan (Appendix Id) and related clarifications  
*[(b) to (e) exempted from publication and recounting requirements]*

1.5 On 10.7.2020, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer a decision on the application for a period of two months, as requested by the applicant. On 15.9.2020, FI (Appendix Ic) was received and the application is submitted to the Committee for consideration at this meeting.

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and the FI (Appendices I to Id). They can be summarised as follows:

- (a) No site formation and filling of land is required as soiled ground is adequate for vehicle circulation/parking and accommodating the proposed structures. Except for those areas occupied by parking, footpath and ancillary structures, the rest of the Site will be farm area for hobby farming.

- (b) The temporary proposal of three years will not frustrate the long-term planning intention of the “GB” zone. The proposal is akin to ‘agriculture use’ which is always permitted within the “GB” zone, except that the Site will be opened to the visiting public. The Board has approved similar applications for temporary hobby farm in rural areas and similar treatment should be given to the current proposal.
- (c) The proposal is compatible with surrounding uses. There will be minimal traffic, environmental and drainage impacts arising from the proposal. No vegetation or tree clearance is involved. As car entry is subject to prior booking, traffic flow could be managed in an efficient manner.

### **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 notice of the application outside the Site and sending the notice to the Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to this application. The relevant assessment criteria are summarised as follows and detailed at **Appendix II**:

- (a) there is a general presumption against development (other than redevelopment) in “GB” zone. In general, the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration; and
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

### **5. Background**

The majority of the Site is currently subject to enforcement action against unauthorised development (UD) involving parking of vehicles (No. E/YL-TYST/849 covering the eastern portion of the Site) and storage use (No. E/YL-TYST/850 covering the western

portion of the Site) (**Plan A-2**). Enforcement Notices (ENs) for both cases were issued on 9.1.2020 and Compliance Notices for the ENs were issued on 20.5.2020 and 9.9.2020 respectively. Reinstatement Notice (RN) for the former enforcement case was issued on 9.6.2020 and expired on 9.9.2020. According to the site inspection by Chief Town Planner/Central Enforcement & Prosecution, Planning Department (CTP/CEP, PlanD) on 10.9.2020, the site had not been reinstated as per the RN. As for the latter case, RN was issued on 10.9.2020 and will be expired on 10.12.2020. The site will be inspected upon expiry of the RN.

## **6. Previous Application**

There is no previous planning application covering the Site.

## **7. Similar Applications**

7.1 There are six approved similar applications (No. A/YL-TYST/407, 507, 625, 782, 921 and 999) and four rejected similar applications (No. A/YL-TYST/358, 378, 484 and 858) for various place of recreation, sports or culture uses within/straddling the subject “GB” zone. Details of these applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1**.

### *Approved Applications (6 cases)*

7.2 Applications No. A/YL-TYST/407, 507 and 625 for temporary place of recreation (war game playground) at one site and applications No. A/YL-TYST/782, 921 and 999 for the same use as the current application covering different extents of another site were all approved with conditions by the Committee or the Board on review between 2009 and 2020 each for a period ranging from 2 to 5 years. Application No. A/YL-TYST/407 was approved mainly on sympathetic considerations that the site was mainly an abandoned agricultural field and no tree felling was proposed; mitigation measures were proposed to prevent possible damages to the environment; there was a lack of similar recreational facilities; no local objection was received; the traffic impact was insignificant; and the potential environmental, landscape and drainage impacts could be monitored by imposing appropriate approval conditions. The subsequent renewal applications (No. A/YL-TYST/507 and 625) were approved mainly on the considerations, amongst others, that the proposal could provide additional entertainment/recreation services to the public; and previous approval(s) had been granted. However, the planning permission under application No. A/YL-TYST/625 was subsequently revoked in 2013 due to non-compliance with time-limited approval conditions.

7.3 Applications No. A/YL-TYST/782, 921 and 999 were approved mainly on the considerations that the proposals were not incompatible with the surrounding areas; the proposals were generally in line with TPB PG-No. 10; departmental concerns could be addressed by imposing approval conditions; and previous approvals had been granted to the sites (for the latter two applications). However, the planning permission under application No. A/YL-TYST/782 was subsequently revoked in 2020 due to non-compliance with time-limited approval conditions.

***Rejected Applications (4 cases)***

- 7.4 Application No. A/YL-TYST/358 for temporary barbecue site cum green recreational playground, application No. A/YL-TYST/378 for temporary war game centre, application No. A/YL-TYST/484 for proposed temporary organic farm cum barbecue and leisure activity area and application No. A/YL-TYST/858 for temporary place of recreation, sports or culture (hobby farm), picnic area, barbecue spot and tent camping ground, were all rejected by the Committee between 2007 and 2018 mainly on similar considerations that the proposals were not in line with the planning intentions of the “GB” and/or “Residential (Group D)” (“R(D)”) zones; there was insufficient information to demonstrate that the proposals would not generate adverse environment/ landscape/ traffic/ drainage impacts on the surrounding area; and approval of the application would set an undesirable precedent.

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

8.1 The Site is:

- (a) accessible from Long Hon Road via a local track to its north (**Plans A-2 and A-3a**); and
- (b) currently largely vacant and partly vegetated.

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

- (a) predominantly rural but mixed in character, with mainly agricultural land, vacant land/structures and construction sites, as well as open storage/storage yards, a warehouse, a residential structure and parking of vehicles in the subject “GB” zone to the south of the adjoining local track;
- (b) to the north of the adjoining local track in the adjacent “R(D)” zone are predominantly vacant land/structures intermixed with residential structures, a storage yard, parking of coaches, a warehouse, a plant nursery, agricultural land and unused land;
- (c) there are residential structures in the vicinity of the Site with the nearest one located to the immediate southwest of the Site; and
- (d) the warehouses, open storage/storage yards and parking of vehicles in the vicinity are suspected UD subject to enforcement action taken by the Planning Authority.

**9. Planning Intention**

The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

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

10.1 The following government departments have been consulted and their views on the application and public comments, where relevant, are summarised as follows:

### **Land Administration**

10.1.1 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) Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department.

### **Traffic**

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

- (a) The land status of the access road/path/track leading to the Site from Long Hon Road shall be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (c) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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

- (a) Long Hon Road is not maintained by his department, the applicant should confirm with the maintenance party to see if a proper road connection or run-in/out should be constructed at Long Hon Road.

- (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) His department shall not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Interchange.

### **Environment**

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

- (a) There was no substantiated environmental complaint concerning the Site received in the past 3 years.
- (b) Should the application be approved, the applicant should be advised to follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” (Code of Practice) to minimise any potential environmental nuisances on the surrounding areas.

### **Landscape**

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

- (a) She has reservations on the application from landscape planning perspective.
- (b) According to the aerial photo of 2019 (**Plan A-3a**), the Site is situated in an area of miscellaneous rural fringe landscape character dominated by woodlands and farmlands with some open storage yards and temporary structures. The proposed use is considered not incompatible with the landscape character of the surrounding area.
- (c) When compared with the aerial photos of 2015 (**Plan A-3b**) and 2014 (**Plan A-3c**), vegetation clearance, some site formation works and significant landscape impact has taken place over the years. Approval of this application may set an undesirable precedent to encourage similar applications to undertake vegetation clearance and site formation prior to obtaining planning approval condition. The cumulative impact of which would result in a general degradation of the landscape quality of the surrounding environment and undermine the integrity of the “GB” zone.

### **Drainage**

#### 10.1.6 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) The applicant should be reminded of the detailed comments on the submitted drainage proposal at **Appendix V**.
- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the submission of a revised drainage proposal and 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 stipulated.

### **Fire Safety**

#### 10.1.7 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. In addition, the applicant should be reminded of the detailed comments at **Appendix V**.

### **Building Matters**

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

The applicant should be reminded of the detailed comments at **Appendix V**.

### **Long-Term Development**

#### 10.1.9 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, PlanD (CE/CID, PlanD):

- (a) The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan (RODP) of YLS promulgated in May 2020, the Site falls within an area zoned “GB” and “Agriculture” (“AGR”).
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In



considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

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

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

His office has not received any feedback from locals.

10.2 The following government departments have no comment on the application:

- (a) Director of Leisure and Cultural Services (DLCS);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Director of Electrical and Mechanical Services (DEMS); and
- (f) Commissioner of Police (C of P).

## **11. Public Comments Received During the Statutory Publication Periods**

On 22.5.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, three comments were received from an individual, the Hong Kong Bird Watching Society and Designing Hong Kong Limited. The individual opined that there is no justification for the proposal to encroach into the "GB" zone and the landscaping in the area should be reserved for the enjoyment of nearby residents (**Appendix IV-1**). The Hong Kong Bird Watching Society (**Appendix IV-2**) and Designing Hong Kong Limited (**Appendix IV-3**) objected the application mainly on the grounds that the proposal is not in line with the planning intention of the "GB" zone; the Site was the subject of planning enforcement and the Board should not encourage "Destroy First, Build Later" applications; and approval of the application would set an undesirable precedent.

## **12. Planning Considerations and Assessments**

12.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years at a site zoned "GB" on the OZP. The planning intention of "GB" zone is to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. While there is a general presumption against development within this zone, limited development may be permitted if they are justified on strong planning grounds. According to the proposal, the development is mainly intended to provide organic farming experiences/education to the visiting public and no site formation and filling/excavation of land will take place at the Site. The majority of the Site will be used as farm area for hobby farming (66.5%), while the remaining area will be grassed for footpath and parking purposes (30.1%) and occupied by structures (3.4%). The two proposed structures, with floor area and height of 42 m<sup>2</sup> and 3m (1 storey), are considered not incompatible with the agricultural uses in the area. Given that the proposal is to provide passive recreational outlets in the area, it is considered not entirely in

conflict with the planning intention of the “GB” zone. Whilst the Site falls partly within an area zoned “GB” and “AGR” on the Revised RODP of YLS promulgated in May 2020, CE/CID, PlanD did not raise objection and PM(W), CEDD had no comment on the proposal. Approval of the application on a temporary basis of three years would not frustrate the long-term planning intention of the area.

- 12.2 The surrounding area is rural but mixed in character with mainly agricultural land and vacant land/structures in the subject “GB” zone (**Plan A-2**). The proposal, which is akin to a farming operation, is generally not incompatible with the surrounding uses and the rural character of the area.
- 12.3 The proposal is generally in line with TPB PG-No. 10 in that passive recreational uses which are compatible with the character of the surrounding area may be given sympathetic consideration; the scale, intensity, design and layout of the proposal is compatible with the surrounding areas; adverse environmental, drainage, sewerage and visual impacts on the surrounding environment are not envisaged; and the proposal would not overstrain the capacity of existing and planned infrastructure in the area.
- 12.4 There is no adverse comment on the application from concerned government departments. Whilst CTP/UD&L, PlanD has reservations on the application as vegetation clearance and some site formation works had taken place over the years at the Site, she considers that the proposal is not incompatible with the landscape character of the surrounding area. Moreover, the proposal does not involve site formation nor filling/excavation of land, and relevant approval condition is recommended in paragraph 13.2 to prohibit filling/excavation of land and further site formation works at the Site. Other relevant approval conditions are also recommended to minimise any potential environmental nuisances or to address the technical requirements of other concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will be advised to follow the latest Code of Practice to minimise any potential environmental impact on the surrounding areas.
- 12.5 Given that six similar applications for various place of recreation, sports or culture uses within/straddling the subject “GB” zone have been approved by the Committee or the Board on review, approval of the application is generally in line with the Committee’s previous decisions. Although there were four similar applications rejected by the Committee on the considerations, amongst others, that the proposals did not comply with TPB PG-No. 10 and there were possible adverse environment/ traffic/ drainage impacts on the surrounding area, such considerations are not entirely applicable to the current application as the current proposal is considered generally in line with TPB PG-No. 10 and the concerned departments have no adverse comment on the application.
- 12.6 There were three public comments received on the application during the statutory publication period as summarised in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.5 are relevant.

### 13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12, and having taken into account the public comments as mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 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 between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no filling/excavation of land, site formation works, catering services, usage of loudspeakers/audio amplifiers/public announcement systems, barbeque/camping activities and overnight stay of visitors are allowed on the Site, as proposed by the applicant, at any time during the planning approval period;
- (c) only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the provision of boundary fence on the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 6.5.2021;
- (f) the submission of a revised 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 6.5.2021;
- (g) in relation to (f) above, the 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 6.8.2021;
- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a 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;
- (j) in relation to (i) above, the implementation of the fire service installations proposal 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 6.8.2021;

- (k) if any of the above planning conditions (a), (b), (c), (d) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning conditions (e), (f), (g), (i) or (j) 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; and
- (m) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix V**.

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 intention of the "GB" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, 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**

<b>Appendix I</b>	Application Form with annexes and plans received on 14.5.2020
<b>Appendix Ia</b>	FI received on 12.6.2020
<b>Appendix Ib</b>	FI received on 23.6.2020
<b>Appendix Ic</b>	FI received on 15.9.2020
<b>Appendix Id</b>	FI received on 15.10.2020
<b>Appendix II</b>	Relevant extract of TPB PG-No. 10

<b>Appendix III</b>	Similar Applications within/straddling the subject “GB” zone on the OZP
<b>Appendices IV-1 to IV-3</b>	Public Comments Received During the Statutory Publication Periods
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Drainage Proposal
<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plans A-3a to A-3c</b>	Aerial Photos
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
NOVEMBER 2020**