

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/470

<u>Applicant</u>	:	Mr. KWOK Wai Shing represented by Metro Planning and Development Company Limited
<u>Site</u>	:	Lots 1005 S.A (Part), 1005 S.B (Part), 1018 (Part) and 1019 (Part) in D.D. 118, Yau Cha Po, Yuen Long, New Territories
<u>Site Area</u>	:	1,150 m ² (about)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16
<u>Zoning</u>	:	“Other Specified Uses” annotated “Rural Use” (“OU(RU)”) [restricted to a maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]
<u>Application</u>	:	Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services (grocery store) for a period of 3 years (**Plan A-1**). According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use for the “OU(RU)” zone, which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by a warehouse without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is the subject of three previous approved applications (No. A/YL-TT/362, 408 and 414) for similar temporary shop and services uses, with the latter two covering only minor portions of the Site. The former application, covering the majority of the Site, for the same use as the current application was approved with conditions for a period of three years by the Rural and New Town Planning Committee (the Committee) of the Board on 6.11.2015. However, the approval was subsequently revoked on 6.12.2017 due to non-compliance with approval conditions on the provision of boundary fencing, and implementation of landscape and fire service installations (FSIs) proposals. Detailed information of the previous applications is at **Appendix III** and the locations of the sites are shown on **Plan**

A-1.

1.3 According to the applicant, the proposal is intended to serve the daily needs of local residents. The applicant pledges to provide and maintain all the proposed drainage facilities at his own expenses. No vehicles exceeding 5.5 tonnes including medium goods vehicle, heavy goods vehicle and container trailer/tractor will be allowed to enter/park at the Site. Plans showing the vehicular access leading to the Site, site layout plan, landscape proposal, drainage proposal and FSI proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.4 The major development parameters of the relevant previous approved application (No. A/YL-TT/362) and the current application are summarised as follows:

Major Development Parameters	Previous Approved Application No. A/YL-TT/362 (a)	Current Application No. A/YL-TT/470 (b)	Difference (b)-(a)
Applied Use	Temporary Shop and Services (Grocery Store) for a Period of 3 Years		--
Site Area	About 824 m ²	About 1,150 m ²	+326 m ² (+39.6%)
Total Floor Area (Non-domestic)	Not exceeding 270 m ²	Not exceeding 234 m ²	-36 m ² (-13.3%)
No. and Height of Structures	1 • 1 for shop (grocery store) and toilet (5m, 1 storey)	2 • 1 for shop (grocery store) (5m, 1 storey) • 1 for toilet (3m, 1 storey)	+ 1 (+100%)
Parking Spaces	2 (5m x 2.5m each) (for private cars and light goods vehicles (LGV))		--
Loading/Unloading Bay	1 (5m x 2.5m) (for LGV)	1 (7m x 3.5m) (for LGV)	--
Operation Hours	7:00 a.m. to 9:00 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 28.5.2019 **(Appendix I)**
- (b) Supplementary Information received on 4.6.2019 with replacement pages to clarify the site area **(Appendix Ia)**
- (c) Further Information (FI) received on 4.9.2019 with revised layout plan, FSI proposal and landscape proposal **(Appendix Ib)**
[accepted and exempted from publication and recounting requirements]
- (d) FI received on 23.10.2019 clarifying the reason for non-compliance with the previous approval conditions **(Appendix Ic)**
[accepted and exempted from publication and recounting requirements]

requirements]

- 1.5 On 19.7.2019, the Committee agreed to defer a decision on the application for a period of two months, as requested by the applicant. On 4.9.2019, FI (**Appendix Ib**) 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 Part 9 of the Application Form in **Appendix I** and the FI at **Appendix Ic**. They can be summarised as follows:

- (a) The proposed development, which is a Column 2 use, would serve the needs of nearby residents. It is in line with the planning intention of the “OU(RU)” zone in that the proposal would support the local community.
- (b) The nature, form, scale and layout of the proposal is compatible with the surrounding environment. The anticipated impacts to the surrounding environment are minimal.
- (c) The applicant did not comply with the approval conditions of the previous planning approval (No. A/YL-TT/362) as the previous tenant had left the Site at the end of 2017, hence the applicant was unable to bear the cost for the implementation of the landscape, drainage [sic] and FSI proposals. Also, the area occupied by the development does not tally with the approved site boundary of the last planning permission so the applicant could not erect the required site fencing. The applicant will implement the landscape, drainage and FSI proposals and provide site fencing should the current application be approved.

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 Shap Pat Heung Rural Committee through registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Designation of “OU(RU)” Zone and Application for Development within “OU(RU)” Zone’ (TPB PG-No. 38) are relevant to the application. The relevant extract of the Guidelines is attached at **Appendix II** and the assessment criteria are summarised as follows:

Application for development within “OU(RU)” zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the

maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.

5. **Background**

The Site is subject to planning enforcement action against unauthorised development (UD) involving storage use. Enforcement Notice (EN) was issued to the concerned parties on 10.1.2019 requiring discontinuation of the UD. Upon expiry of the EN, the UD on Site has not been discontinued. Further enforcement action is being considered for the case.

6. **Previous Applications**

- 6.1 The Site is the subject of three previous approved applications (No. A/YL-TT/362, 408 and 414) for similar shop and services use covering different extents of the Site. Detailed information of the applications is at **Appendix III** and the locations of the sites are shown on **Plan A-1**.
- 6.2 Application No. A/YL-TT/362 for the same temporary shop and services (grocery store) use covering the majority of the current Site was approved with conditions by the Committee for a period of three years on 6.11.2015, mainly on the considerations that the proposal could serve such needs in the surrounding areas; approval of the application on a temporary basis would not jeopardise the long-term planning intention; the proposed development was not incompatible with the surrounding area; and the application was generally in line with TPB PG-No. 38. However, the application was subsequently revoked on 6.12.2017 due to non-compliance with approval conditions on provision of boundary fencing and implementation of landscape and FSIs proposals.
- 6.3 Applications No. A/YL-TT/408 and 414 for temporary retail store for pet food and grocery store covering minor portions of the current Site were approved with conditions by the Committee each for a period of three years on 11.8.2017 and 8.12.2017 respectively on similar considerations as stated in paragraph 6.2 above. However, the latter application was subsequently revoked on 8.9.2019 due to non-compliance with approval conditions on implementation of landscape and drainage proposals.
- 6.4 Compared with the relevant previous application (No. A/YL-TT/362), the current application is submitted by the same applicant for the same applied use with slight changes in development parameters and site layout covering a larger site.

7. **Similar Applications**

There are two similar applications for temporary shop and services use within the subject "OU(RU)" zone. Applications No. A/YL-TT/400 (for retail shop for pet food) and 466 (for motor-vehicle showroom) were approved with conditions by the Committee each for a period of 3 years on 28.4.2017 and 31.5.2019 respectively mainly on similar

considerations as stated in paragraph 6.2 above. Detailed information of the applications is at **Appendix IV** and the locations of the sites are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) accessible via a local track connecting to Tai Shu Ha Road East to its northeast;
- (b) paved and fenced off; and
- (c) currently occupied by a warehouse without planning permission (**Plans A-2, A-4a and A-4b**).

8.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) mixed in character with predominately residential structures intermixed with warehouses, open storage/storage yards and vacant/unused land, as well as an orchard, pet grooming, workshop, office and real estate agency;
- (b) there are residential structures in the vicinity of the Site with the nearest one located to its immediate west; and
- (c) except for a warehouse to its northeast and two open storage/storage yards to its further northeast and further southeast, the other warehouses, open storage/storage yards, pet grooming, workshop and office in the vicinity of the Site are mostly suspected UD subject to enforcement action taken by the Planning Authority.

9. Planning Intention

The planning intention of the “OU(RU)” zone is for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities.

10. Comments from Relevant Government Departments

10.1 The following government departments have been consulted and their views on the application 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) Within the Site, Lots No. 1005 S.B & 1019 and 1018 in D.D. 118 are currently covered by Short Term Waivers (STW) No. 4914 and 4750 respectively permitting structures erected thereon for the purpose of “Temporary Shop and Services (Grocery Store)”.
- (c) The Site is accessible from Tai Shu Ha Road East via Government land (GL) and private land. Her office does not provide maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the subject planning application, the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or 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. No construction of New Territories Exempted Building(s) will be considered or allowed. 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 premium or fee, as may be imposed by her department.

Traffic

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

- (a) 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.
- (b) The land status of the access road/path/track leading to the Site from the unnamed public road opposite to Tai Shu Ha Road East shall be checked with the lands authority.
- (c) The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly.

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

- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (b) His department shall not be responsible for the maintenance of any access connecting the Site and Tai Shu Ha Road East.

Environment

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

- (a) There have been no substantiated environmental complaints concerning the Site received in the past three years.
- (b) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirement in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice) issued by the Environmental Protection Department to minimise any potential environmental nuisance on the surrounding area.

Landscape

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

- (a) With reference to the aerial photo of 2018 (**Plan A-3**), the Site is hard paved with an existing temporary structure occupying the southern portion of the Site. The Site is situated in an area of village landscape character and existing trees are observed generally along the boundary within the Site. Significant change to the landscape character arising from the application is not envisaged.
- (b) The applicant is advised that approval of planning application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant should approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.

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) However, he has the following comments on the submitted drainage proposal (**Drawing A-4**):
 - (i) Consideration should be given to provide catchpit at the

turning points of the u-channel.

- (ii) The invert levels of the proposed catchpits should be shown on the drainage plan for reference.
 - (iii) The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DLO/YL, LandsD should be consulted.
 - (iv) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the development.
 - (v) The location and details (i.e. cross section) of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan.
 - (vi) Sand trap or provisions alike should be provided before the collected runoff is discharged to the public drainage facilities.
 - (vii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
 - (viii) The applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.
- (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 the 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.

Water Supply

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

She has no objection to the application subject to the following:

- (i) Existing water mains will be affected (**Plan A-2**). A waterworks reserve within 1.5m from the center line of the

water main shall be provided to her department.

- (ii) No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of her department and their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (iii) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the subject water main.
- (iv) Government shall not be liable to any damage whatsoever and however caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to FSIs being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. 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 advised on the following points:
 - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (ii) 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.
- (d) As regards the submitted FSIs proposal (**Drawing A-5**), modified hose reel system, fire alarm system, emergency lighting, exit sign and fire extinguisher should be provided.

Building Matters

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

- (a) As there is no record of approval granted 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) The applicant's attention is drawn to the following points:
- (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application.
 - (ii) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
 - (iii) 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 Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
 - (iv) 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.
 - (v) 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 B(P)R at the building plan submission stage.

District Officer's Comments

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

Her office has not received any locals' comment on the subject application and have no comment from departmental point of view.

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

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

11. Public Comment Received During the Statutory Publication Period

On 11.6.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 2.7.2019, one comment was received from a member of the public (**Appendix V**) questioning the nature of the business and the targeted clientele, as well as suggesting that the application is a “destroy to build” case.

12. Planning Considerations and Assessments

- 12.1 The subject application is for proposed temporary shop and services (grocery store) for a period of three years at a site zoned “OU(RU)” on the OZP. Although the proposed use is not entirely in line with the planning intention of the “OU(RU)” zone, which is primarily intended for the preservation of the character of the rural area, nevertheless, the proposed use is intended to serve local residents and could meet any such demand in the area. There is no known programme for the long-term development of the Site. As such, approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the area.
- 12.2 The applied use is considered not incompatible with the surrounding uses which are mixed in nature with predominately residential structures intermixed with warehouses and open storage/storage yards (**Plan A-2**).
- 12.3 Relevant government departments consulted, including C for T, DEP and CE/MN, DSD, have no adverse comment/no comment on the application; significant adverse traffic, environmental and drainage impacts on the surrounding area are not envisaged. The proposal would unlikely affect the rural environment, the landscape character of the area and would not overstrain the capacity of existing and planned traffic, sewerage and water supply infrastructure; the application is therefore generally in line with TPB PG-No. 38. Relevant approval conditions are recommended in paragraph 13.2 to address the technical requirements of the concerned departments and to minimise any possible environmental concerns arising from the applied use. 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 application be approved, the applicant will be advised to follow the Code of Practice in order to minimise any potential environmental impact on the surrounding area and that approval of the current application does not condone any other development/use (i.e. warehouse use) currently in existence on the Site, which should be discontinued immediately.
- 12.4 The Site is the subject of three previous approved applications. The relevant application (No. A/YL-TT/362) submitted by the same applicant as the current application was approved with conditions by the Committee on 6.11.2015 for a temporary period of three years. Subsequently, the planning permission was revoked on 6.12.2017 due to non-compliance with approval conditions, including the implementation of landscape and FSI proposals. The same applicant has submitted landscape, drainage and FSI proposals for the current application (**Drawings A-3 to A-5**), to which relevant departments have no in-principle objection on. As such, sympathetic consideration may be given to this application.

Should the application be approved, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. The applicant will also be advised that should he fail to comply with any of the approval conditions resulting in revocation of the planning permission, sympathetic consideration would unlikely be given to any further application.

- 12.5 The Committee has approved three previous applications and two similar applications for similar shop and services uses at the Site and the subject “OU(RU)” zone respectively, mainly on the considerations that the proposal could serve such needs in the surrounding areas; approval of the application on a temporary basis would not jeopardise the long-term planning intention; the proposed development was not incompatible with the surrounding area; and the application was generally in line with TPB PG-No. 38. Such considerations are generally relevant to the current application. Approval of the current application is in line with the Committee’s previous decisions.
- 12.6 There is one public comment received on the application during the statutory publication period as summarised in paragraph 11. The planning considerations and assessments in paragraphs 12.1 to 12.5 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12, and having taken into account the public comment summarised 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 1.11.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) all existing trees within the Site shall be maintained at all times during the planning approval period;
- (e) the submission of a revised drainage proposal 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 1.2.2020;

- (f) in relation to (e) above, the implementation of the 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 1.5.2020;
- (g) in relation to (f) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of 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 1.2.2020;
- (i) in relation to (h) above, the implementation 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 1.5.2020;
- (j) if any of the above planning conditions (a), (b), (c), (d) or (g) 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
- (k) if any of the above planning conditions (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

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

the development is not in line with the planning intention of the "OU(RU)" zone which is primarily intended for the preservation of the character of the rural area. No strong planning justification has been given in the submission to justify 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 reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form with annexes and plans received on 28.5.2019
Appendix Ia	Supplementary Information received on 4.6.2019 with replacement pages to clarify the site area
Appendix Ib	FI received on 4.9.2019 with revised layout plan, FSIs proposal and landscape proposal
Appendix Ic	FI received on 23.10.2019 clarifying the reason for non-compliance with the previous approval conditions
Appendix II	Relevant extract of the Town Planning Board Guidelines for 'Designation of "OU(RU)" Zone and Application for Development within "OU(RU)" Zone' (TPB PG-No. 38)
Appendix III	Previous Applications covering the Application Site
Appendix IV	Similar Applications within the same "OU(RU)" zone on the OZP
Appendix V	Public comment received during the statutory publication period
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Site Layout Plan
Drawing A-3	Landscape Proposal
Drawing A-4	Drainage Proposal
Drawing A-5	FSI Proposal
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2019**