

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/473

<u>Applicant</u>	:	Gold Success Management Limited represented by PlanArch Consultants Limited
<u>Site</u>	:	Lot 1211 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
<u>Site Area</u>	:	1,445 m ² (about)
<u>Lease</u>	:	Block Government Lease (demised for agricultural purposes)
<u>Plan</u>	:	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16
<u>Zonings</u>	:	“Other Specified Uses” annotated “Rural Use” (“OU(RU)”) [restricted to a maximum plot ratio of 0.4 and building height of 3 storeys (9m)]
<u>Application</u>	:	Proposed Temporary Warehouse (including Cold Storage) 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 warehouse (including cold storage) for a period of 3 years (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years 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. The Site is currently vacant and overgrown with vegetation (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site was the subject of two previous applications (No. A/YL-TT/21 and 71) when the Site was zoned “Agriculture” (“AGR”) on earlier versions of the OZP. The last application for temporary open storage of construction materials for a period of 3 years was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 14.4.2000. Details of the applications are summarised in paragraph 6 and **Appendix III**. Compared with the last application, the current application is submitted by a different applicant for a different use with different layout covering a smaller site.

1.3 According to the applicant, the items to be stored at the proposed warehouse are daily necessities or food items. An existing mature tree will be preserved and additional trees will be planted along the boundary of the Site behind a 2.5m-high perimeter fence wall. No storage of dangerous goods and no dismantling, repairing, cleaning or any workshop related activities will be carried out at the Site. Moreover, no extensive site clearance and site formation works are proposed. Plans showing the proposed site layout and drainage layout submitted by the applicant are at **Drawings A-1 and A-2** respectively.

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

Site Area	1,445 m ² (about)
Total Floor Area (Non-domestic)	785 m ² (about)
No. of Structures	5 <ul style="list-style-type: none"> • One for warehouse (including canopy) • One for ancillary site office • One for pump room for fire services installations (FSIs) • One for water tanks room for FSIs • One for ancillary E&M room
Height of Structures	3-8m (1-2 storeys)
Parking Spaces	1 for Private Car (5 m x 2.5 m)
Loading/ Unloading Spaces	2 <ul style="list-style-type: none"> • 1 for light goods vehicles (7 m x 3.5 m) • 1 for medium/heavy goods vehicles (11 m x 3.5 m)
Operation Hours	9:00 a.m. to 11:00 p.m. daily

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

- (a) Application Form with plans received on 5.6.2019 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Supplementary Information received on 5.6.2019 **(Appendix Ib)** providing replacement pages and revised plans
- (d) Further Information received on 7.8.2019 providing clarification on traffic generation, traffic impact and operation hours **(Appendix Ic)**
[accepted and exempted from publication and recounting requirements]
- (d) Further Information received on 27.9.2019 providing clarification on items to be stored on site **(Appendix Id)**
[accepted and exempted from publication and recounting requirements]

1.6 On 2.8.2019, 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 7.8.2019, Further Information **(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 Supplementary Planning Statement at **Appendix Ia**, Supplementary Information at **Appendix Ib** and Further Information at **Appendices Ic and Id**. They can be summarised as follows:

- (a) The “Open Storage” (“OS”) zones within the Tai Tong area¹ are fully occupied. The proposed development will help meet the increasing demand for warehouses in the area. There is a need for the applied use to be operated at the Site.
- (b) Since the applied use is temporary in nature, it will not jeopardise the long-term planning intention of the “OU(RU)” zone. The existing dilapidated structure on site will be demolished. The proposal would improve the outlook of the Site instead of being left idle and overgrown with vegetation.
- (c) The surrounding area is mainly occupied by open storages, parking of vehicles, workshops and warehouses with 1 to 2 storey structures. To the immediate south of the Site is an “OS” zone. The road to the east, a stream to the north and surrounding open storage uses would help act as buffer for the applied use (**Plans A-2 and A-3**). The proposed warehouse is compatible with adjoining land uses in terms of scale and nature, and no adverse traffic, environmental, drainage and visual impacts are envisaged. The future operator will adhere to the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice) as far as possible.

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 published notices in local newspapers. 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

¹ About 28.22 ha of land is currently zoned “OS” on the approved Tai Tong OZP No. S/YL-TT/16.

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

5.1 The Site and the subject “OU(RU)” zone was originally zoned “AGR” on the draft Tai Tong OZP No. S/YL-TT/1. The ‘Review of Rural Land Uses in Northern New Territories’ completed in 2001 recommended, amongst others, the introduction of the “OU(RU)” zone. In June 2002, three pieces of “AGR” land (including the Site) in Tai Tong were rezoned as “OU(RU)” under the draft Tai Tong OZP No. S/YL-TT/9. The draft OZP incorporating the amendments was later approved and renumbered as S/YL-TT/10 in June 2003. Since then, the zoning of the Site and the subject “OU(RU)” zone has remained unchanged.

5.2 The Site is currently not subject to planning enforcement action.

6. Previous Applications

6.1 The Site was the subject of two previous applications (No. A/YL-TT/21 and 71). Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A-1**.

6.2 Applications No. A/YL-TT/21 and 71 for temporary open storage of construction materials for a period of 12 months and 3 years were rejected by the Board on review and the Committee on 13.3.1998 and 14.4.2000 respectively. The sites were zoned “AGR” at the time of the applications. Both applications were rejected on considerations that the proposed development was incompatible with the rural character of the area; there were insufficient information to demonstrate why the proposal could not be sited within the two “OS” zones in the OZP; and approval of the applications would set an undesirable precedent. Compared with the last application, the current application is submitted by a different applicant for a different use with different layout covering a smaller site.

7. Similar Applications

7.1 There are four similar applications for temporary warehouse uses (No. A/YL-TT/232, 275, 365 and 387) within the subject “OU(RU)” zone. Details of the applications are at **Appendix IV** and the locations of the sites are shown on **Plan A-1**.

7.2 Application No. A/YL-TT/232 for temporary warehouse (excluding dangerous goods godown) and Application No. A/YL-TT/275 for temporary warehouse for storage of furniture both for a period of 3 years were rejected by the Committee on 10.10.2008 and 18.2.2011 respectively. The two applications were rejected

mainly on the grounds of inconformity with the planning intention of the “OU(RU)” zone; incompatibility with the surrounding rural land uses and residential dwellings; failure to demonstrate no adverse drainage, environmental and/or landscape impacts on the surrounding areas; setting of undesirable precedent; and/or not being in line with the TPB PG-No. 38.

7.3 Applications No. A/YL-TT/365 and 387 for temporary warehouse for storage of vehicle parts concerning one other site both for a period of 3 years were also rejected by the Committee on 4.12.2015 and 30.9.2016 respectively on similar considerations as those mentioned in paragraph 7.2 above.

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

8.1 The Site is:

- (a) accessible from Tai Shu Ha Road West to its northeast via a short local track (**Plan A-2**);
- (b) paved and fenced off; and
- (c) currently vacant, overgrown with vegetation and with an abandoned temporary structure.

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

- (a) mixed in character with predominately residential structures to its northwest across a stream and warehouses and open storage/storage yards to its south, east and northeast, intermixed with workshops, a vehicle showroom, a car service and vacant/ unused land;
- (b) there are residential structures in the vicinity of the Site with the nearest one situated about 30m to its north;
- (c) to the east of the Site and straddling the adjacent “OS” zone is a vehicle showroom operating with valid planning permission (No. A/YL-TT/466) with validity up to 31.5.2022; and
- (d) except for the aforementioned vehicle showroom, and open storage/ storage yards and a car service in the “OS” zone, the other open storage/ storage yards, warehouses and workshops in the vicinity of the Site within the “OU(RU)” zone are mostly suspected unauthorised developments (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 an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible from Tai Shu Ha Road West via government land (GL). 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.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) 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 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 as 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) The land status of the access road/path/track leading to the Site from Tai Shu Ha Road West should be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track should 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 access and 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) 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 West.

Environment

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

- (a) DEP does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one located 30m to the north) (**Plan A-2**) and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected.
- (b) There was no environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the latest Code of Practice to minimise any potential environmental nuisances 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) She has reservations on the application from landscape planning perspective.
- (b) With reference to the aerial photo of 2018 (**Plan A-3**), the Site is mainly hard paved with a small temporary structure. A large tree is observed within the Site. Some existing trees are observed outside the southern and south-eastern periphery. The Site is in an area of rural landscape character disturbed by open storage yards and temporary structures. The proposed use is incompatible with the planned landscape character.

- (c) Approval of the application would set an undesirable precedent and attract similar applications within the area. The cumulative impact would result in the degradation of the rural landscape character in general.
- (d) Should the Board approve the application, a planning approval condition to maintain the existing tree within the Site in good condition for the duration of the planning approval period should be stipulated.
- (e) Should the Board approve the application, the applicant is advised that approval of the application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to 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) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (c) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (d) The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
- (e) The applicant should consult DLO/YL, LandsD and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- (f) Should the Board consider that the application is acceptable from the planning point of view, approval conditions should be stipulated requiring the implementation and maintenance of the agreed drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.

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 FSI 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 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.

Building Matters

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/ open sheds as temporary buildings, demolition 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.

- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Nature Conservation

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

As the Site is paved or disturbed, she has no comment on the application from nature conservation point of view. Nevertheless, should the application be approved, the applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance to the adjacent water course to the northwest of the Site.

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 application and she has no comment from departmental point of view.

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

- (a) Project Manager (New Territories West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (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 14.6.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 5.7.2019, one public comment (**Appendix V**) was received objecting to the application on the grounds that the development is incompatible with the surrounding rural context, the proposal is not in line with the planning intention and suggested that the applied use should be located in purpose-designed industrial buildings.

12. Planning Considerations and Assessments

- 12.1 The subject application is for proposed temporary warehouse (including cold storage) for a period of three years at a site zoned “OU(RU)” on the OZP. The applied use is not in line with the planning intention of the “OU(RU)” zone which is primarily for the preservation of the character of the rural area and for uses or developments that are compatible with the rural landscape and which could upgrade or improve the area or provide support to the local communities. There is no strong planning justification given in the submission for a departure from the planning intention, even on a temporary basis.
- 12.2 The surrounding area is mixed in character with predominately residential structures to its northwest across a stream and warehouses and open storage/storage yards to its south, east and northeast (**Plan A-2**). Although there are some open storage/storage yards, warehouses and workshops in the vicinity, they are mostly suspected UD subject to enforcement action taken by the Planning Authority. The development is considered not compatible with the surrounding uses, especially the residential cluster to the northwest of the Site.
- 12.3 The applied use is not in line with TPB PG-No. 38 in that there are adverse departmental comments on the application concerning environmental and landscape aspects. DEP does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one located about 30m to its north, **Plan A-2**), and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected. CTP/UD&L, PlanD also has reservations on the proposal as the applied use would degrade the rural landscape character of the area. Although the applicant has proposed some landscaping measures and operational restrictions, there is no assessment in the submission to demonstrate that the development would not generate adverse environmental and landscape impact on the surrounding areas.
- 12.4 The Site is the subject of two previous applications (No. A/YL-TT/21 and 71) for a different use (i.e. open storage use) when the Site was zoned “AGR” on earlier versions of the OZP, both of which were either rejected by the Committee or the Board on review. Moreover, there are four similar applications for temporary warehouse uses within the same “OU(RU)” zone, all of which were rejected by the Committee on the considerations that the applied use did not conform with the planning intention of the “OU(RU)” zone, the applicant failed to demonstrate that there are were adverse environmental and/or landscape impacts on the surrounding areas, the approval of the applications would set an undesirable precedent, and inconformity with the provisions of TPB PG-No. 38, amongst others. Such considerations are relevant to the current application. Approval of the application would set an undesirable precedent and attract similar applications within the area. The cumulative impact would result in the general degradation of the rural landscape character. Overall, rejecting the current application is considered in line with the Committee’s previous decisions.
- 12.5 There is one objecting 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 12.4 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 mentioned in paragraph 11 above, the Planning Department does not support the application for the following reasons:

- (a) the proposed development is not in line with the planning intention of the "OU(RU)" zone which is primarily 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;
- (b) the applied use is not in line with the Town Planning Board Guidelines for 'Designation of "OU(RU)" Zone and Application for Development within "OU(RU)" Zone' (TPB PG-No. 38) in that there was insufficient information in the submission to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas; and
- (c) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "OU(RU)" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

13.2 Alternatively, 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 4.10.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 11:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no storage of dangerous goods, and no dismantling, repairing, cleaning or any other workshop activities, as proposed by the applicant, are allowed on the Site 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 and landscape plantings within the Site shall be maintained at all times during the planning approval period;
- (e) the provision of boundary fence, as proposed by the applicant, 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 4.4.2020;

- (f) the implementation of the agreed 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 4.4.2020;
- (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 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 4.4.2020;
- (i) in relation to (h) 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 4.7.2020;
- (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 attached at **Appendix VI**.

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 reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, 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.

15. Attachments

Appendix I	Application Form with plans received on 5.6.2019
Appendix Ia	Supplementary Planning Statement

Appendix Ib	Supplementary Information received on 5.6.2019 providing replacement pages and revised plans
Appendix Ic	Further Information received on 7.8.2019 providing clarification on traffic generation, traffic impact and operation hours
Appendix Id	Further Information received on 27.9.2019 providing clarification on items to be stored on site
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 subject "OU(RU)" Zone on the OZP
Appendix V	Public Comment Received During Statutory Publication Period
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Drainage Layout Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2019**