

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1022

<u>Applicant</u>	: Mr. XU Sen Lin represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) and 1231 S.A ss.1 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories
<u>Site Area</u>	: 1,592 m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary warehouse for storage of vehicle, vehicle parts and electronic goods for a period of 3 years (**Plan A-1**). According to the covering Notes of the OZP for “U” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board (the Board). The Site is currently partly occupied by the applied use and mainly with vehicle repairing activities without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site involves 2 previous approved applications (No. A/YL-TYST/829 and 879) for proposed temporary warehouse for storage of construction materials (**Plan A-1**). The last application (No. A/YL-TYST/879) was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 16.3.2018. However, the planning permission was revoked on 16.2.2020 due to non-compliance with time-limited approval conditions. Compared with the last application, the current application is submitted by a different applicant for different warehouse use on a larger site with different layout and development parameters.

1.3 According to the applicant, the proposed warehouse is for storage of vehicle, vehicle parts and electronic goods (such as brand new mobile phones and computer accessories). No storage of recycling materials, repairing, dismantling, recycling, cleaning, assembling, other workshop activities and handling of cathode-ray tubes will be carried out at the Site. The applicant also undertakes that all proposed drainage facilities within the Site will be constructed and maintained at his own expense. Furthermore, no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, will be allowed to enter the Site. Plans showing the vehicular access leading to the Site, site layout, landscape and tree preservation proposal, as-built drainage facilities and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

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

Major Development Parameters	Previously Approved Application No. A/YL-TYST/879 (a)	Current Application No. A/YL-TYST/1022 (b)	Difference (b)-(a)
Applied Use	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	Change in Stored Items
Site Area	About 1,292 m ²	About 1,592 m ²	+300 m ² (+23.2%)
Total Floor Area (Non-domestic)	774 m ²	1,305 m ²	+531 m ² (+68.6%)
No. and Height of Structures	2 <ul style="list-style-type: none"> one for warehouse (8.5m, 1 storey) one for toilet (3m, 1 storey) 	5 <ul style="list-style-type: none"> one for warehouse and site office (8.5m, 2 storeys) one for guard room (3m, 1 storey) one for site office (3m, 1 storey) one for toilet (3m, 1 storey) one for electricity meter room (3m, 1 storey) 	+3 (+150%)
No. of Parking Space	Nil		---
No. of Loading/ Unloading Space	1 (for light goods vehicle) (7m x 3.5m)		---
Operation Hours	10:00 a.m. to 4:00 p.m., with no operation on Sundays and Public Holidays	9:00 a.m. to 5:00 p.m., with no operation on Sundays and Public Holidays	Longer Operation Hours

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

- (a) Application Form with annexes and plans received on 6.5.2020 (**Appendix I**)
- (b) Further Information (FI) received on 1.6.2020 providing a FSIs proposal (**Appendix Ia**)
- (c) FI received on 15.6.2020 clarifying the site area in the drainage assessment enclosed in the Application Form (**Appendix Ib**)
[(b) and (c) accepted and exempted from publication and recounting requirements]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are mainly detailed in Section 7 of the Application Form at **Appendix I**. They can be summarised as follows:

- (a) The Site was the subject of previous planning permissions for warehouse uses. There has been no major change in the planning circumstances since the approval of last application.
- (b) The proposal was in line with the then Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13E), as the Site fell within Category 1 areas.
- (c) The temporary proposal is in line with the planning intention of the “U” zone and would not jeopardise the long-term planning intention of the area. A number of open storage yards and port back-up uses have been approved by the Board in the vicinity of the Site. Therefore, the development is compatible with the surrounding environment. Besides, there is a shortage of land for open storage purpose in Tong Yan San Tsuen.
- (d) There will be minimal traffic, visual, environmental and drainage impacts arising from the proposal. The proposed development would not generate queuing of traffic outside the Site, and adequate space for loading/unloading activities and manoeuvring of vehicles will be provided.

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 a notice of the application outside the Site and sending the notice to the Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to planning enforcement action.

5. Previous Applications

- 5.1 The Site involves 2 previous approved applications (No. A/YL-TYST/829 and 879) both for proposed temporary warehouse for storage of construction materials covering part of the Site, which were approved with conditions each for a period of 3 years by the Committee in 2017 and 2018 respectively, mainly on the considerations that the applications were generally in line with the then TPB PG-No. 13E; the development was not incompatible with the surrounding uses in the subject “U” zone; approval of the applications on a temporary basis would not frustrate the long-term development of the area; and the concerns of relevant government departments could be addressed by imposing approval conditions. However, the planning approvals under both applications were subsequently revoked in 2018 and 2020 respectively due to non-compliance with time-limited approval conditions. Details of the applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1**.
- 5.2 Compared with the last application (No. A/YL-TYST/879), the current application is submitted by a different applicant for different warehouse use on a larger site with different layout and development parameters.

6. Similar Applications

- 6.1 A total of 119 similar applications for various temporary warehouse/storage with or without open storage and/or ancillary site office uses in this part of the “U” zone had been considered by the Committee since 17.10.2008. Details of the applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1**.
- 6.2 Out of the 119 similar applications, 115 were approved mainly on similar considerations that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant departments could be addressed by imposing approval conditions. However, the planning permissions for 42 of them were revoked due to non-compliance with approval conditions.
- 6.3 The remaining four applications (No. A/YL-TYST/478, 922, 926 and 943) were either rejected by the Board on review or by the Committee between 2010 and 2019, mainly on the grounds, amongst others, that approval of application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system.
- 6.4 For Members’ information, application No. A/YL-TYST/1009 for temporary warehouse for storage of food and electronic goods for a period of 3 years, application No. A/YL-TYST/1019 for temporary warehouse for storage of construction materials and exhibition materials for a period of 3 years and application No. A/YL-TYST/1021 for temporary warehouse for storage of furniture for a period of 3 years within the subject “U” zone on the OZP will also be considered at this meeting (**Plan A-1**).

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

7.1 The Site is:

- (a) accessible via a local track leading from Kung Um Road to its east (**Drawing A-1, Plans A-2 and A-3**);
- (b) paved and fenced off; and
- (c) currently partly occupied by the applied use and mainly with vehicle repairing activities without valid planning permission.

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

- (a) comprise predominately warehouses and open storage/storage yards intermixed with scattered residential structures, parking of vehicles, vehicle repair workshops, unused land and vacant land/structures;
- (b) there are residential structures in the vicinity of the Site with the nearest one located about 10m to its northwest; and
- (c) except for four warehouses and an open storage yard operating with valid planning permissions (No. A/YL-TYST/867, 898, 904, 960 and 982) and another warehouse in the vicinity, the other warehouses, open storage/storage yards, parking of vehicles and vehicle repair workshops in the vicinity are suspected unauthorised developments (UD) subject to enforcement action taken by the Planning Authority.

8. Planning Intention

The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic generated from the proposed development. The area is therefore zoned “U” pending further detailed studies on the infrastructural impacts and the preparation of detailed layout plan.

9. Comments from Relevant Government Departments

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

Land Administration

9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

- (b) Lot No. 1231 S.A ss.1 in D.D. 119 is covered by Short Term Waiver (STW) No. 3219 to permit structures erected thereon for the purpose of “Storage of Construction Machinery and Ancillary Use”
- (c) Should planning approval be given to the 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. 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

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

- (a) The land status of the access road/path/track leading to the Site from Kung Um 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.

9.1.3 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 Kung Um Road.

Environment

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

- (a) The Planning Statement (**Appendix I**) states that vehicles, vehicle parts and electronic goods will be stored within an enclosed warehouse. No storage of recyclable materials, repairing, dismantling, recycling, cleaning, assembling or other workshop activities will occur at the Site. According to the prevailing

guidelines for land contamination assessment, warehouse for storage of goods in general is not a potentially polluting land use.

- (b) There was no substantiated environmental complaint concerning the Site received in the past three 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 on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” (Code of Practice) to minimise any potential environmental nuisances.

Drainage

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

- (a) He has no objection in principle to the development from the public drainage point of view and no adverse comment on the submitted drainage proposal (**Drawing A-4**). Nevertheless, the applicant should be reminded to note the following:
 - (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
 - (ii) 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.
 - (iii) The development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
 - (iv) 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.
- (b) Should the Board consider the application acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the agreed drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

9.1.6 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. 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 FSIs to be installed should be clearly marked on the layout plans.
- (c) He has the following comments on the submitted FSIs proposal (**Drawing A-5**):
 - (i) The indication of openable windows of Structure 1 (i.e. area of opening 1, 2 and 3) should be clarified on plan.
 - (ii) The layout of Structure 1 should be provided.
 - (iii) Sprinkler control valve set should be clearly marked on the plan.
 - (iv) Emergency light should be provided in accordance with BS 5266 Part 1 and BS EN 1838.
 - (v) Directional and exit sign should be provided in accordance with BS 5266 Part 1 and his department's Circular Letter No. 5/2008.
 - (vi) The storage area for single block and clearance around the block regarding item 3.9 in FS notes should be clarified.
- (d) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

9.1.7 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 (BA) 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 BA, 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 BD to effect their removal in accordance with the prevailing 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, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA 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) The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Long-Term Development

9.1.8 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (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 areas partly zoned as “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) and “Residential - Zone 2 (with Commercial)” (“R2c”) and partly within an area shown as ‘Road’.
- (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.

9.1.9 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the application.
- (b) However, based on the preliminary project boundary of the proposed YLS Development, the Site falls within the boundary of the proposed YLS Development – Stage 3. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and its detailed implementation programme with phasing and packaging of works for YLS Development is being formulated.

District Officer's Comments

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

Her office has not received any comment from the village representatives in the vicinity regarding the application.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
and
- (d) Commissioner of Police (C of P).

10. Public Comments Received During the Statutory Publication Period

On 15.5.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received from two individuals (**Appendices IV-1** and **IV-2**). The first individual indicated that he would support the application if potential land contamination issue and fire safety concern could be satisfactorily resolved (**Appendix IV-1**). The second individual opined that the revocation of previous planning approvals should be taken into account in the current application and questioned the long-term development plans for the area (**Appendix IV-2**).

11. Planning Considerations and Assessments

11.1 The application is for temporary warehouse for storage of vehicle, vehicle parts and electronic goods for a period of 3 years at a site zoned “U” on the OZP. The proposal is not in conflict with the planning intention of the “U” zone which is intended for open storage use but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls partly within areas zoned as “OU(MU)” and “R2c” and partly within an area shown as ‘Road’ on the Revised

RODP of YLS, CE/CID, PlanD does not raise objection to the application and PM(W), CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis of 3 years would not jeopardise the long-term development of the area.

- 11.2 The surrounding areas comprise predominantly warehouses and open storage/storage yards (**Plan A-2**). While there are residential structures in the vicinity, the development is generally not incompatible with the surrounding uses in the subject “U” zone.
- 11.3 There is no adverse comment on the application from concerned government departments, including C for T, CE/MN, DSD and DEP. Significant adverse traffic, drainage and environmental impacts arising from the proposal are not envisaged. Furthermore, relevant approval conditions are recommended in paragraph 12.2 below to minimise any potential environmental nuisances or to address local concerns and 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 also be advised to follow the latest Code of Practice to minimise any potential environmental impact on the surrounding areas, and to note that the planning permission does not condone any other development/use not covered by the application.
- 11.4 Given that two previous approvals for warehouse uses have been granted to the Site and 115 similar applications have been approved in this part of the “U” zone since 2008, approval of the current application is generally in line with the Committee’s previous decisions. There were four similar applications in this part of the “U” zone rejected mainly on the grounds, amongst others, that approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system. While the Site is subject to two previous revocations, such considerations are generally not applicable to the current application, as the proposal is submitted by another applicant with different site layout and development parameters covering a larger site. The current application could be considered afresh.
- 11.5 There were two public comments raising concerns on the application received during the statutory publication period as summarised in paragraph 10 above. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11, and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department considers that the temporary warehouse for storage of vehicle, vehicle parts and electronic goods could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until

26.6.2023. 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 operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no storage of recycling materials, repairing, dismantling, recycling, cleaning, assembling, other workshop activities and handling of cathode-ray tubes, as proposed by the applicant, shall be carried out on the Site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, 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;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the implementation of the accepted 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 26.12.2020;
- (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 revised 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 26.12.2020;
- (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 26.3.2021;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e) 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 (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 V**.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with annexes and plans received on 5.5.2020
Appendix Ia	FI received on 1.6.2020
Appendix Ib	FI received on 15.6.2020
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications in this Part of the “U” zone on the OZP since 17.10.2008
Appendices IV-1 and IV-2	Public Comments received during the Statutory Publication Period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Landscape and Tree Preservation Proposal
Drawing A-4	As-built Drainage Plan
Drawing A-5	FSIs 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
JUNE 2020**