

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/966

<u>Applicant</u>	: Mr. FONG Chi Wing represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D.119, Kung Um Road, Yuen Long, New Territories
<u>Site Area</u>	: 3,630 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 Construction Materials with Ancillary Workshop and Site Office 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 construction materials with ancillary workshop and site office for a period of 3 years (**Plan A-1**). According to the 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 occupied by the applied use without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site was involved in 4 previous applications (Nos. A/YL-TYST/357, 475, 643 and 803) for similar temporary warehouse/open storage of construction materials with or without storage of new electric appliances, ancillary workshop and site office uses, which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board each for a period of 3 years on 22.6.2007, 11.6.2010, 6.9.2013 and 26.8.2016 respectively (**Plan A-1**). However, the last application (No. A/YL-TYST/803) was subsequently revoked on 17.2.2019 due to non-compliance with a time-limited approval condition. Details of the previous applications are summarised in paragraph 5 and **Appendix II**. Compared with the last application, the current application is submitted by a different applicant for the same warehouse use with a slightly different site layout

and development parameters (with slight increase in non-domestic floor area and 3 additional structures) covering the same site.

1.3 According to the applicant, the construction materials being stored are mainly brand new metal products such as metal sheets in rolls. The ancillary workshop within the warehouse involves only cutting of metal. No open storage and workshop activities will be carried out at the uncovered area of the Site. No handling of scrap metal, repairing, dismantling and other workshop activities except cutting of metal is proposed at the Site. The applicant pledges to preserve/maintain all existing trees/drainage facilities within the Site at his own expenses. Plans showing the vehicular access leading to the Site, the site layout, the landscape and tree preservation proposal, the as-built drainage facilities and the fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-6** 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/803 (a)	Current Application No. A/YL-TYST/966 (b)	Difference (b)-(a)
Applied Use	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years		---
Site Area	About 3,630 m ²		---
Total Floor Area (Non-domestic)	About 2,239 m ²	About 2,359 m ²	+ 120 m ² (+5.36%)
No. and Height of Structures	7 <ul style="list-style-type: none"> • one warehouse with ancillary workshop (6.5m, 1 storey) • two for site office (6m, 2 storeys) • one for toilet (3m, 1 storey) • two for rain shelter (3m, 1 storey) • one for guard room (3m, 1 storey) 	10 <ul style="list-style-type: none"> • one warehouse with ancillary workshop (6.5m, 1 storey) • two for site office (6m, 2 storeys) • one for toilet (3m, 1 storey) • two for pump room and water tank (5m, 1 storey) • two for rain shelter (3-4.5m, 1 storey) • one for guard room (3m, 1 storey) • one for store room (5m, 1 storey) 	+ 3
No. of Parking Space	1 (for private cars/light goods vehicles) (5 m x 2.5 m)		---
No. of Loading/Unloading Spaces	2 (for medium and heavy goods vehicles) (11 m x 3.5 m)		---

Operation Hours	8:00 a.m. to 6:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays	---
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1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 25.4.2019 (Appendix I)
- (b) Supplementary Planning Statement (Appendix Ia)
- (c) Supplementary Information received on 2.5.2019 providing clarification on the use of store room (Appendix Ib)
- (d) Further Information received on 12.7.2019 providing a FSIs proposal in support of the application and revised plans (Appendix Ic)
[accepted and exempted from publication and recounting requirements]

1.6 On 21.6.2019, the Committee of the Board agreed to defer a decision on the application for a period of two months, as requested by the applicant's representative. On 12.7.2019, 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 Section 3 of the Supplementary Planning Statement (Appendix Ia). They can be summarised as follows:

- (a) The Site is subject to previous planning permissions. The last planning permission (No. A/YL-TYST/803) was revoked due to non-compliance with the approval condition requiring the implementation of the FSIs proposal. The FSIs had in fact been implemented but the contractor simply failed to submit relevant fire certificates on time. The planning circumstances remain the same from the last approval.
- (b) With reference to the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13E), the Site falls within Category 1 areas which is considered suitable for open storage and port back-up uses.
- (c) There will be minimal traffic, drainage, visual and environmental impacts arising from the development. No excessive or on-going operative noise will be emitted from the proposed development. The applicant undertakes to follow the environmental mitigation measures in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" (Code of Practice), where applicable.
- (d) The development is in line with the planning intention of the "U" zone. The proposed development is temporary in nature and would not jeopardise the

long-term planning intention of the area. The proposed development is compatible with the surrounding environment. A number of open storage yards and warehouses have been approved by the Board in the vicinity of the Site. Also, there is a shortage of land for open storage use in Tong Yan San Tsuen.

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 was involved in four previous applications (No. A/YL-TYST/357, 475, 643 and 803) for similar temporary warehouse/open storage of construction materials with or without storage of new electric appliances, ancillary workshop and site office each for a period of 3 years. Details of the applications are summarised in **Appendix II** and the same boundary of the applications is shown on **Plan A-1**.
- 5.2 Applications No. A/YL-TYST/357, 475 and 643 were approved with conditions each for a period of 3 years by the Committee on 22.6.2007, 11.6.2010 and 6.9.2013 respectively on the considerations that the applied use was not in conflict with the planning intention of the “U” zone; the development was not incompatible with the surrounding uses; similar applications in the subject “U” zone had been approved; and the technical concerns of relevant government departments could be addressed by imposing approval conditions. However, the planning permission under Application No. A/YL-TYST/475 was revoked on 11.10.2012 due to non-compliance with an approval condition.
- 5.3 The last application (No. A/YL-TYST/803), submitted by a different applicant, was approved with conditions by the Committee on 26.8.2016 on similar considerations as those listed in paragraph 5.2 above. However, the planning permission was subsequently revoked on 17.2.2019 due to non-compliance with the approval condition requiring implementation of the FSIs proposal.
- 5.4 Compared with the last application, the current application is submitted by a different applicant for the same warehouse use with a slightly different site layout and development parameters (with slight increase in non-domestic floor area and 3 additional structures mainly for FSIs) covering the same site.

6. Similar Applications

- 6.1 A total of 110 similar applications for various types of temporary warehouse with/without open storage and/or ancillary workshop/ site office uses in this part of the “U” zone had been considered by the Committee or the Board on review since the promulgation of TPB PG-No. 13E on 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 110 similar applications, 106 of which 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, amongst these approved applications, 40 were subsequently revoked due to non-compliance with approval conditions.
- 6.3 There are four applications (No. A/YL-TYST/478, 922, 926 and 943) rejected by the Committee/the Board on review 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.

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

- 7.1 The Site is:
- (a) accessible via a local track leading from Kung Um Road to its east (**Plans A-2 and A-3**);
 - (b) paved, fenced off and largely covered by structures; and
 - (c) currently occupied by the applied use without valid planning permission.
- 7.2 The surrounding areas have the following characteristics (**Plan A-2**):
- (a) the area comprises predominantly warehouses intermixed with open storage/storage yards, vehicle repair workshops, scattered residential structures and some vacant structures;
 - (b) there are residential structures in the vicinity with the nearest one located to the immediate south;
 - (c) to its northeast and further southwest are an open storage yard with ancillary workshop and a warehouse with ancillary site office operating with valid planning permission under applications No. A/YL-TYST/936 and 917 respectively; and
 - (d) the other warehouses, open storage/storage yards and vehicle repair workshops in the vicinity are suspected unauthorised development (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 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) Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119 are covered by Short Term Waiver (STW) No. 3458 to permit structures erected thereon for the purpose of “Warehouse for Storage of Construction Materials (with Ancillary Workshop Activities and Site Office)”.
- (c) The Site is accessible from Kung Um Road via government land (GL). Her office does not provide maintenance work for 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. 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

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 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 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) DEP does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one located to the immediate south) (**Plan A-2**) and the applied use will cause heavy vehicles; environmental nuisance is expected.
- (b) There was no 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 to minimise any potential environmental nuisances on the surrounding area.

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 proposed development.
- (b) Based on the drainage proposal/planning statement enclosed in the application (**Drawing A-4**), the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/803.

- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the existing drainage facilities implemented under application No. A/YL-TYST/803 and the submission of condition record of the existing drainage facilities on site 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. 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 FSIs to be installed should be clearly marked on the layout plans.
- (c) He has the following technical comments on the submitted FSIs proposal (**Drawings A-5 and A-6**):
 - (i) Relevant storage configuration and storage method, etc. shall be provided for classification of OH3.
 - (ii) Automatic sprinkler system shall also be provided for structure 6 – site office (2-storey) with total floor area exceeding 230m².
 - (iii) There shall be sufficient hose reels to cover structures 4 to 8 by a length of not more than 30m of hose reel tubing.
 - (iv) Calculation of openable window/area shall be provided and such openable window/area shall be clearly indicated on layout plan.
 - (v) The applicant shall be reminded that FSI schematic diagrams are not commented at this stage.
- (d) Furthermore, 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 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 the B(P)R at the building plan submission stage.

Others

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 Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the

Site falls within areas zoned as “District Open Space” (“DO”) and “Local Open Space” (“LO”) as well as 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 Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the application.
- (b) However, the Site falls within the project boundary of the proposed YLS Development – Stage 2. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong. The applicant is reminded that extension of the planning permission may not be supported in future when the detailed implementation programme of works in the Site under YLS Development – Stage 2 is 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/no objection to the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (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).

10. Public Comment Received During the Statutory Publication Period

On 3.5.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 24.5.2019, no public comment was received.

11. Planning Considerations and Assessments

11.1 The subject application is for temporary warehouse for storage of construction materials and ancillary workshop and site office for a period of 3 years at a site

zoned “U” on the OZP. The applied use is not in conflict with the planning intention of the “U” zone on the OZP which is generally 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 within areas zoned “DO” and “LO” as well as an area shown as ‘Road’ on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(W) of 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 mainly warehouses intermixed with open storage/storage yards and vehicle repair workshops, etc. (**Plan A-2**). Although 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, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site (with the nearest one located to its immediate south) (**Plan A-2**), and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected. However, there has been no environmental complaint concerning the Site received in the past 3 years. To address the concerns on the possible environmental nuisances generated by the temporary use and to address the technical requirements of other concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. 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 in order to minimise any potential environmental impact on the surrounding area.
- 11.4 The Site is the subject of 4 previous applications. The last application (No. A/YL-TYST/803) was approved with conditions by the Committee on 26.8.2016 for a period of 3 years. Subsequently, the planning permission was revoked on 17.2.2019 due to non-compliance with time-limited approval condition requiring implementation of the FSIs proposal. While the current application is submitted by a different applicant, the site layout remains largely the same and the Site is currently occupied by the applied use. However, the applicant has submitted FSIs proposal for the current application (**Drawings A-5 and A-6**); and D of FS has no objection in principle to the application. In view of the above, 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 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.
- 11.5 Given that four previous approvals for similar uses have been granted to the Site and 106 similar applications have been approved in this part of the “U” zone since the promulgation of TPB PG-No. 13E, approval of the current application is 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 with approval conditions would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system. Although such considerations are relevant to the current application, based on the factors outlined in paragraph 11.4 above, sympathetic consideration may be given to the current application.

11.6 There is no public comment received on the application during statutory publication period.

12. Planning Department’s Views

12.1 Based on the assessments made in paragraph 11, the Planning Department considers that the temporary warehouse for storage of construction materials with ancillary workshop and site office 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 6.9.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no open storage activities and handling of scrap metal, repairing, dismantling or other workshop activities, except cutting of metal within the warehouse, as proposed by the applicant, are allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) all existing trees and landscape plantings within the Site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.12.2019;
- (h) the submission of a revised fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.12.2019;

- (i) in relation to (h) above, the implementation of the fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.3.2020;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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 (g), (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 IV**.

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

the applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.

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 received on 25.4.2019
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Supplementary Information received on 2.5.2019 providing clarification on the use of store room
Appendix Ic	Further Information received on 12.7.2019 providing a FSIs proposal in support of the application and revised plans
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications in this Part of the "U" Zone on the OZP since the Promulgation of TPB PG-No. 13E
Appendix IV	Recommended Advisory Clauses

Drawing A-1	Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape & Tree Preservation Plan
Drawing A-4	As-built Drainage Plan
Drawings A-5 to A-6	Proposed FSIs Plans
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2019**