

APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/968

- Applicant** : Exact Win Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 702 RP (Part), 705 RP (Part), 706 RP (Part), 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715, 716, 717, 718, 719 (Part), 720 (Part), 752 (Part), 753 (Part), 754 RP (Part) and 757 RP in D.D. 121 and Adjoining Government Land (GL), Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 4,500m² (about) (including about 248m² of GL)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
- Zoning** : “Residential (Group D)” (“R(D)”)
[Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- Application** : Renewal of Planning Approval for Temporary Dog Kennel cum Dog Recreation Centre for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary dog kennel cum dog recreation centre for a further period of 3 years at the application site (the Site) (**Plan A-1a**). Although the proposed use is neither a Column 1 or 2 use in the “R(D)” zone, the Covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of three years within the zone 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 fenced off and temporarily vacant with several open sheds (**Plans A-2 and A-4**).
- 1.2 The Site was involved in 10 previous applications (No. A/YL-TYST/4, 5, 44, 119, 145, 158, 182, 262, 670 and 784) for various uses, including temporary dog kennel cum dog recreation centre, various open storage and recycling facility

uses (**Plan A-1b**). The last application for the same temporary dog kennel cum dog recreation centre use (No. A/YL-TYST/784) was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 29.7.2016 with validity up to 29.7.2019. All the time-limited approval conditions of the last application have been complied with. Details of the previous applications are at paragraph 6 below and **Appendix III**. Compared with the last application, the current application is submitted by a different applicant for the same use on the same site, and the development parameters and site layout remain largely unchanged.

- 1.3 According to the applicant, there will be a maximum of 30 dogs at the Site during 9:00 a.m. to 7:00 p.m. and a maximum of 16 dogs will be kept in the dog kennel during other hours. During 9:00 a.m. to 7:00 p.m., the dog playground will be used for dog jogging and no dog training or dog beauty service will be involved. Also, 4 staff will be stationed at the Site. During other hours, the proposed dog kennel will be enclosed and ventilated and 2 staff will be stationed at the Site to look after the dogs. All dogs within the open areas of the Site will be required to wear muzzles and no public announcement system or whistle blowing will be used at the Site. Boarding Establishment Licence from Director of Agriculture, Fisheries and Conservation (DAFC) will be applied. Measures such as pest control and proper design of dog kennel are proposed to mitigate potential impact on the surroundings. Septic tank will also be provided to handle the sewage discharge from the proposed development and all drainage facilities will be provided and maintained by the applicant at his own expense. The applicant also pledges to maintain all existing trees along the site boundary. Also, no medium or heavy goods vehicles, including container trailer/tractor, will access the Site. Plans showing the vehicular access leading to the Site, site layout, landscape and tree preservation proposal and proposed drainage facilities submitted by the applicant are at **Drawings A-1 to A-4** respectively.
- 1.4 The major development parameters of the application are largely the same as the last application (No. A/YL-TYST/784) and are summarised as follows:

Major Development Parameters	Previous Approved Application No. A/YL-TYST/784	Current Application No. A/YL-TYST/968
Site Area	4,500m ² (about) (including about 248m ² of GL)	
Total Floor Area (Non-domestic)	545m ² (about)	
No. of Structures	5 (for dog kennel, staff quarter, dog washing facility, site office and toilet uses)	
Height of Structures	Not exceeding 4m (1 storey)	
Parking Space	10 (5m x 2.5m) (for private cars)	
Operation Hours (Period open to the public)	24 hours daily (9:00 a.m. to 7:00 p.m. daily)	

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 28.5.2019 (Appendix I)
 - (b) Supplementary Planning Statement (Appendix Ia)
 - (c) Further Information received on 21.6.2019 clarifying that the site layout is the same as that of the last application and providing a fire service installations (FSIs) proposal with a FS 251 certificate
[accepted and exempted from publication and recounting requirements] (Appendix Ib)
 - (d) Further Information received on 27.6.2019 providing responses to the comments of Director of Environmental Protection (DEP)
[accepted and exempted from publication and recounting requirements] (Appendix Ic)
 - (e) Further Information received on 11.7.2019 providing clarification on the proposed operation
[accepted and exempted from publication and recounting requirements] (Appendix Id)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Supplementary Planning Statement and further information at **Appendices Ia, Ic and Id** respectively. They can be summarised as follows:

- (a) The application for a temporary use of 3 years would not jeopardise the long-term planning intention of the “R(D)” zone. It could provide service to the nearby residents and prevent the Site from being occupied by open storage uses. Also, the proposed development is not incompatible with the surroundings.
- (b) The Site is the subject of a previous application for the same use which was approved with conditions by the Committee for a period of 3 years on 29.7.2016. All the planning conditions have been complied with. The site layout is the same as that of the previous application. Apart from the previous approval, a number of similar applications for dog kennel use have also been approved in Yuen Long District.
- (c) The proposed dog kennel will be enclosed and air-conditioned with minimal noise impact. Concerning dog activities in the open area, all dogs will wear muzzles and no public announcement system and whistle blowing will be allowed. Order could be given by gesture and loud human orders are not expected.
- (d) Adverse traffic, environmental, landscape and drainage impacts to the surroundings are not expected. Sufficient manoeuvring space will be provided at

the Site and queuing up of traffic is not anticipated. On environmental aspect, landscape planting will be provided along the site periphery and the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice) will be followed.

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

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34C) are relevant to the application. The relevant assessment criteria are attached at **Appendix II**.

5. Background

The Site is currently not subject to planning enforcement action.

6. Previous Applications

6.1 The Site was involved in 10 previous applications (No. A/YL-TYST/4, 5, 44, 119, 145, 158, 182, 262, 670 and 784) for various uses, including temporary dog kennel cum dog recreation centre, open storage and recycling facility uses ranging from a period of 12 months to 3 years and covering different extents of the Site. Details of the applications are summarised in **Appendix III** and the boundaries of the Site are shown on **Plan A-1b**.

6.2 The first 3 applications (No. A/YL-TYST/4, 5 and 44) for various temporary open storage uses were approved with conditions by the Committee or by the Board on review each for a period of 12 months on 21.3.1997, 9.5.1997 and 25.9.1998 respectively on the consideration that there were no adverse comments from relevant government departments, the environmental and traffic conditions of the area were still considered acceptable and no local complaints were received.

6.3 On 10.11.2000, upon a review of applications for temporary uses in the subject “R(D)” zone, the Committee agreed that as a guideline, all future applications for port back-up and new open storage/warehouse/workshop uses causing significant adverse environmental and traffic impacts in the subject “R(D)” zone should be rejected. Hence, the subsequent 6 planning applications (No. A/YL-TYST/119, 145, 158, 182, 262 and 670) for various temporary open storage or

recycling facility uses were all rejected either by the Board on review or by the Committee on 9.3.2001, 17.8.2001, 7.6.2002, 28.3.2003, 3.12.2004 and 10.10.2014 respectively.

- 6.4 The last application for temporary dog kennel cum dog recreation centre (No. A/YL-TYST/784) was approved by the Committee on 29.7.2016 mainly on the considerations that there was no known programme for permanent development on the Site; the proposed development could provide service to meet any such demand; approval of the application on a temporary basis would not frustrate the long-term development of the area; and departmental concerns/environmental nuisance could be addressed/mitigated by imposition of approval conditions. All the time-limited approval conditions under the last application have been complied with and the permission is valid up to 29.7.2019.
- 6.5 Compared with the last application, the current application is submitted by a different applicant for the same use on the same site and the development parameters and site layout remain largely unchanged.

7. Similar Application

There is no similar application within the subject “R(D)” zone.

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

8.1 The Site is:

- (a) accessible via a local track leading from Long Hon Road to its further northeast (**Plan A-1a** and **Drawing A-1**);
- (b) partly paved, partly grassed over and fenced off; and
- (c) currently temporarily vacant with valid planning permission for the subject use under application No. A/YL-TYST/784 up to 29.7.2019.

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

- (a) comprise mainly open storage yards, plant nurseries and workshop, intermixed with scattered residential structures, orchard, parking of vehicles and trailers, agricultural land and vacant/unused land;
- (b) residential structures are found to the southeast and north of the Site with the nearest one located less than 15m to the southeast across a local track; and
- (c) except for an open storage yard to its southwest, the other workshop, open storage yards and parking of vehicles and trailers in the vicinity of the Site are suspected unauthorised developments (UD) subject to enforcement action taken by the Planning Authority.

9. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

10. Comments from Relevant Government Departments

10.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Within the Site, Lots 713, 714, 715, 718 and 719, 716, and 717 in D.D. 121 are currently covered by Short Term Waivers (STWs) Nos. 4724, 4725, 4726 and 4727 respectively while the subject GL is covered by Short Term Tenancy (STT) No. 3086, permitting structures erected thereon for the purpose of ‘Temporary Dog Kennel cum Dog Recreation Centre’.
- (c) The Site is accessible from Long Hon Road via GL and private land. 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 application, the STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions if there is any irregularities on site 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. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by her department.

Traffic

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

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

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

- (a) 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 Tong Yan San Tsuen Interchange.

Environment

10.1.4 Comments of the DEP:

- (a) According to the applicant, all the dogs will wear muzzle in the uncovered area. No public announcement system and whistle blowing will be undertaken at the Site and no loud human orders is expected.
- (b) The applicant is advised to properly design and maintain the facilities and follow the relevant mitigation measures and requirements in the revised Code of Practice to minimise any potential environmental nuisance. Suitable mitigation measures should also be implemented to minimise potential odour nuisance. The applicant may also consider additional preventive measures such as putting up notices against loud human orders/whistling/ public announcement, etc.
- (c) Effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance. The applicant is reminded to design and maintain the septic tank and soak-away pit according to the requirements of the Professional Persons Environmental Consultative Committee Practice Note No. 5/93.

- (d) There was no environmental complaint concerning the Site received in the past 3 years.

Nature Conservation and Animal Management

10.1.5 Comments of the DAFC:

- (a) As the Site is paved and disturbed, she has no strong view on the application from nature conservation point of view. Should the application be approved, the applicant is advised to adopt good site practices and implement water pollution control measures as necessary in order to avoid affecting the nearby watercourse and its riparian vegetation.
- (b) The applicant is reminded to apply for a licence from her department if they intend to (1) sell any animals; (2) run animal boarding business; or (3) exhibit any animals in return for a fee.

Drainage

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

- (a) Based on the submitted drainage proposal/planning statement (**Drawing A-4** and **Appendix Ia**), apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/784.
- (b) In view of the above, he has no objection in principle to the proposed development. Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/784 and submission of records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

He has no objection in principle to the renewal application subject to the existing FSIs implemented on the Site being maintained in efficient working order at all times.

Building Matters

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

- (a) There is no record of approval by the Building Authority for the existing structures at the Site and BD 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 approval of BD, they are unauthorised building works (UBW) under the Buildings Ordinance (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) are to be carried out on the Site, prior approval and consent of 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

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

- (a) 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 "Green Belt (1)"("GB(1)"), "Residential - Zone 5" ("R5") and "Amenity" ("A") and 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.

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

- (a) He has no objection to the subject application.
- (b) 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

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

His office has not received any feedback from the locals.

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

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

11. Public Comment Received During the Statutory Publication Period

On 4.6.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 25.6.2019, no public comment was received.

12. Planning Considerations and Assessments

12.1 The subject application is for renewal of the planning permission under previous application No. A/YL-TYST/784 for temporary dog kennel cum dog recreation centre for a period of 3 years at a site zoned "R(D)" on the OZP. Although the applied use is not in line with the planning intention of the "R(D)" zone, which is primarily for improvement and upgrading of existing temporary structures

within the rural areas through redevelopment of existing temporary structures into permanent buildings and for low-rise, low-density residential developments, nevertheless, the applied use could provide service to meet any such demand in the area. While the Site falls within an area zoned as “GB(1)”, “R5” and “A” and 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), CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the area.

- 12.2 The surrounding areas comprise mainly open storage yards, plant nurseries, workshop, intermixed with scattered residential structures, orchard, parking of vehicles and trailers, agricultural land and vacant/unused land (**Plan A-2**). Although there are residential structures nearby (with the nearest one situated about 15m to its southeast), the proposed dog kennel would be enclosed and all the dogs would be kept inside the kennel after normal operation hours, to which DEP has no adverse comment on. As such, the applied use is generally not incompatible with the surrounding uses in the subject “R(D)” zone.
- 12.3 The application is generally in line with TPB PG-No. 34C in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/YL-TYST/784; the approval conditions have been complied with; and the 3-year approval period sought is reasonable and of the same timeframe as the previous approval.
- 12.4 There is no adverse comment on the application from concerned government departments, including DEP, C for T, DAFC and CE/MN, DSD. 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 13.2 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 application be approved, the applicant will also be advised to follow the latest Code of Practice in order to minimise any potential environmental nuisance, to keep the Site clean and tidy at all times and to note DAFC and DEP’s comments regarding licensing requirements and compliance with the requirements under the relevant ordinances and regulations.
- 12.5 Given that the Committee has approved one application (No. A/YL-TYST/784) for the same use covering the same site, approval of the renewal application is also in line with the Committee’s previous decisions. Although there are six previous applications covering different extent of the Site which were rejected by the Committee or the Board on review, such applications were for various open storage and recycling facility uses rejected on the grounds of adverse environmental and/or traffic impact, amongst others. However, such considerations are not applicable to the current application.
- 12.6 There is no public comment received on the application during the statutory publication period.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department considers that the temporary dog kennel cum dog recreation centre could be tolerated for a further period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a further period of 3 years from 29.7.2019 to 28.7.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 7:00 p.m. and 9:00 a.m. (except overnight boarding of dogs), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed boarding facilities between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, dog training and dog beauty service, as proposed by the applicant, are allowed on the Site 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 existing boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (g) the existing trees within the Site shall be maintained at all times during the approval period;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities on the Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 29.10.2019;
- (j) the existing fire service installations implemented on the Site should be maintained in efficient working order at all times during the planning approval period;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or

(j) 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

- (l) if the above planning condition (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.

[Approval conditions (d), (e), (f), (g) and (h) are the same as those under the permission for Application No. A/YL-TYST/784, conditions (a), (b), (i) and (j) are updated, condition (c) has been added as per the current proposal and the reinstatement clause is deleted to accord with the departments' latest requirements.]

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

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

the proposal is not in line with the planning intention of the "R(D)" zone which is primarily for improvement and upgrading of existing temporary structures and also for low-rise, low-density residential developments. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

14. Decision Sought

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

15. Attachments

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| Appendix I | Application Form received on 28.5.2019 |
| Appendix Ia | Supplementary Planning Statement |
| Appendix Ib | Further Information received on 21.6.2019 clarifying that the site layout is the same as that of the last application and providing a FSIs proposal with a FS 251 certificate |

Appendix Ic	Further Information received on 27.6.2019 providing responses to the comments of DEP
Appendix Id	Further Information received on 11.7.2019 providing clarification on the proposed operation
Appendix II	Relevant extract of the Town Planning Board Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34C)
Appendix III	Previous applications covering the Site
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Plan showing the vehicular access leading to the Site
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape and Tree Preservation Plan
Drawing A-4	Proposed Drainage Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JULY 2019**