

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/244

<u>Applicant</u>	: Mr. LO Shing Tung represented by R-riches Property Consultants Limited
<u>Site</u>	: Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long
<u>Site Area</u>	: About 1,769 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) 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 place of recreation, sports or culture (hobby farm) for a period of 3 years (**Plan A-1**). According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ is a Column 2 use within the “AGR” zone, which requires planning permission from the Town Planning Board (the Board). The Site is currently vacant and covered with vegetation (**Plans A-2 and A-4**).
- 1.2 The Site is the subject of two previous applications No. A/YL-SK/219 and 230 both for proposed House (New Territories Exempted House (NTEH) – Small House) which were rejected by the Rural and New Town Planning Committee (the Committee) on 25.11.2016 and 24.11.2017 respectively.
- 1.3 According to the applicant, about 56% of the Site (991 m²) will be used as farmland. The remaining area will be soil/sand ground and landscape area with

two temporary structures of not more than 6m in height (1-2 storey) with a total floor area of 180 m² for agricultural learning centre, storage of seeds and tools and farmer resting room. The operation hours are 9 a.m. to 6 p.m. daily (including public holidays). The visitors will pay entrance fee to use the facilities at the Site and appointment to visit the proposed hobby farm will be required. It is estimated that there will be no more than 8 and 15 visitors on weekday and weekend respectively. There will be 5 staff in the proposed hobby farm. The applicant proposes that no public announcement system will be used on-site. One light goods vehicle loading/unloading space will be provided on site. The Site is accessible via Kam Sheung Road and Nam Hing West Road. The layout plan, landscape proposal and access plan submitted by the applicant are at **Drawings A-1 to A-3**.

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

- (a) Application form with planning statement received on 27.8.2018 (**Appendix I**)
- (b) Supplementary information received on 29.8.2018 (**Appendix Ia**)
- (c) Further Information (FI) received on 26.9.2018 in response to departmental comments (**Appendix Ib**)
- (d) FI received on 1.11.2018 in response to departmental comments (**Appendix Ic**)

1.5 The application was originally scheduled for consideration by the Committee on 19.10.2018. As requested by the applicant, the Committee agreed to defer consideration of the application on 19.10.2018 to allow more time for the applicant to prepare FI to address the departmental comments. After the deferral, the applicant submitted FI on 1.11.2018 providing responses to departmental comments in support of the application. The application is scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the planning statement and FIs in **Appendices I to Ic**. They are summarized as follows:

- (a) The Site will be developed as a hobby farm with staffs to teach farming knowledge, providing an opportunity for the public to enjoy farming as well as achieving the goal of sustainable development.

- (b) The proposed use is compatible with the surrounding area. No filling or excavation of land will be carried out. Visitors and staffs will take public transport and walk to the Site and the traffic generated by the proposed use is low.
- (c) The farm area will be divided and rented to the holiday farmers. The types of crop to be grown include corn, cabbage and strawberry, and the crops will be free to carry away by the farmers.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending registered letter to Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to planning enforcement action.

5. Previous Applications

The Site is the subject of two previous applications No. A/YL-SK/219 and 230 for proposed House (NTEH – Small House) which were rejected by the Committee on 25.11.2016 and 24.11.2017 respectively. Details of the previous applications are summarized in **Appendix II** and the locations are shown on **Plan A-1**. The applications were rejected mainly on the grounds that the proposed Small House developments were not in line with the planning intention of the “AGR” zone; the applications did not comply with the Interim Criteria for assessing planning applications for Small House development in that the proposed Small House footprints fell entirely outside the village ‘environs’ of any recognised village and the “Village Type Development” (“V”) zone; it was considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructure and services; there was no exceptional circumstance to justify approval of the application; and approval of the application would set an undesirable precedent for similar applications within the “AGR” zone.

6. Similar Application

There is one similar Application No. A/YL-SK/235 within the same “AGR” zone for proposed temporary hobby farm for a period of 3 years. The application was approved with conditions by the Committee on 4.5.2018 mainly for the reasons that the proposed

use is generally not in conflict with the planning intention of the “AGR” zone; temporary approval of the application would not frustrate the long-term planning intention; the proposed hobby farm was not incompatible with surrounding area; and concerned departments had no adverse comment on the application. Details of this application are summarized in **Appendix III** and its location is shown on **Plan A-1**.

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

7.1 The Site is:

- (a) currently vacant and covered by vegetation; and
- (b) accessible via Nam Hing West Road from Kam Sheung Road.

7.2 The surrounding areas are rural in character; mainly occupied by residential structures/dwellings, cultivated agricultural land, construction sites of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL), parking of vehicles and vacant/unused land:

- (a) to its north across Nam Hing West Road and a nullah is a construction site for the XRL, residential structure/dwelling and unused/vacant land;
- (b) to its immediate south is a construction site for Small House development, cultivated agricultural land and unused/vacant lands. To its further south across Kam Sheung Road are some residential structures/dwellings, parking of vehicles, a real estate agency with a valid planning permission under No. A/YL-SK/214 and unused/vacant lands; and
- (c) to its east is a construction site for the XRL and unused/vacant land. To its west are unused/vacant lands and cultivated agricultural land.

8. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

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) The Site is accessible from Kam Sheung Road via Government Land (GL). His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within the SKAHRA.
- (d) Should planning approval be given to the application, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization 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 LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application (s) 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 the LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, approval conditions of no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included in the planning permission.

- (c) The modification of the existing public footpath and associated street furniture abutting the proposed entrance should be at the applicant own cost to the satisfaction of the C for T and the Director of Highways. The modification work proposal should be submitted to the Transport Department (TD) and Highways Department (HyD) for agreement prior to implementation.
- (d) At the end of approval period, the reinstatement of the existing public footpath and associated street furniture abutting the proposed entrance should be at the applicant own cost to the satisfaction of the C for T and the Director of Highways or of the Board.
- (e) The applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. The Site is connected to the public road network via a section of local access road which is not managed by TD. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibility of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

9.1.3 Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

- (a) The applicant should provide a run-in/out at the access point in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with existing adjacent pavement.
- (b) There might be modification of the existing footpath and street furniture abutting the proposed entrance at the northern side of the Site. The modification shall be completed at the applicant's own cost to the satisfaction of HyD. The proposal modification work should be submitted to HyD for agreement prior to implementation.
- (c) At the end of approval period, the applicant shall reinstate the existing footpath abutting the proposed entrance at the applicant's own cost to the satisfaction of HyD.
- (d) His department does not and will not maintain any access connecting the Site and Nam Hing West Road.
- (e) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

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

- (a) Provided that the applicant would minimize any noise from the proposed use such as prohibiting the use of public announcement system, portable loudspeakers or any form of audio amplification system so that it would not cause any environmental nuisance to nearby sensitive receivers, he has no objection to the application from environmental planning perspective.
- (b) The applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance. Adequate supporting infrastructure/ facilities should be provided for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirements of EPD’s Practice Note for Professional person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures.

Landscape

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

- (a) She has no objection to the application from the landscape planning perspective.
- (b) The Site is sandwiched by Nam Hing West Road to the north and row of Small Houses within “V” zone to the south. The Site is the subject of two previous rejected planning applications of different use. She has no objection to the latest application No. A/YL-SK/230 of Small House development from the landscape planning perspective.
- (c) Referring to the aerial photo dated 13.3.2018, the Site is situated in an area of rural landscape character comprising of scattered of tree groups, farmlands and Small Houses. Although the proposed use is not in line with the planning intention of “AGR” zone, it is not incompatible with the surrounding environment.

- (d) With reference to the site visit dated 12.9.2018, the Site is vacant and covers with grasses and groundcovers. One mature *Dracontomelon duperreanum* (人面子) and one *Dimocarpus longan* (龍眼) with high amenity value are recorded adjacent to the southern boundary, while four young *Averrhoa carambola* (楊桃) and four *Phoenix roebelenii* (日本葵) in fair condition are found at the southern part of the Site. Referring to the layout plan, no tree will be in conflict with the proposed development. Adverse impact to landscape resources within the Site is not anticipated.
- (e) Should the application be approved, approval condition on submission and implementation of landscape proposal should be included in the permission.
- (f) Her detailed comment is in **Appendix IV**

Agriculture

- 9.1.6 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

Noting that crops would be grown at the Site according to the applicant, he has no strong view against the application from agricultural point of view.

Drainage

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

- (a) He has no in principle objection to the proposed development.
- (b) Should the application be approved, approval conditions requiring the submission, implementation and maintenance of a drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included in the planning approval.

Building Matters

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

- (a) If the existing structures are erected on leased land without approval of his department (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (b) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) 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.
- (e) 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.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (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 layout plan should be drawn

to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.

- (c) The applicant is reminded that if the proposed structure(s) is required to comply with BO (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Food and Environmental Hygiene

9.1.10 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) If any Food and Environmental Hygiene Department (FEHD)'s facility is affected by the development, FEHD's prior consent must be obtained. Re provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re provisioned facilities to FEHD.
- (b) Proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.
- (c) If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

Others

9.1.11 Comments of Director of Leisure and Cultural Services (DLCS):

- (a) He has no comment on the application.
- (b) According to his office record, there are some trees located near the proposed egress/ingress of the Site. From tree preservation point of view, every possible effort should be made to preserve existing tree as far as possible and minimize the adverse impact

to them. Should any trees be inevitably affected, the project proponent should submit a Tree Preservation and Removal Proposal (TPRP) with full justifications to LandsD for approval in accordance with DEVB TC(W) No. 7/2015. He reserves the right to comment on the TPRP when he receives LandsD's request for giving advice.

District Officer's Comments

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

His office has not received any comment from the locals upon close of consultation and he has no particular comment on the application.

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

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Comments of the Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

On 4.9.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 26.9.2018, two public comments from general public (**Appendices V-1 to V-2**) were received. The commenters object to the application mainly on grounds that the proposed development would generate adverse traffic impact and causing pollution to the river nearby; the proposed use is suspected to facilitate brownfield operations; agricultural land may be damaged by fake hobby farm; and the application should be rejected to encourage genuine farming use.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years at a site zoned "AGR" on the OZP. The planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. According to the applicant, about 56% of the Site will be

farmland and the remaining area will be soil/sand ground and landscape area. The proposed use is generally not in conflict with the planning intention of the “AGR” zone and DAFC has no strong view to the application from the agricultural point of view. It is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

- 11.2 The proposed hobby farm is considered not incompatible with the surrounding areas which are rural in character, mainly occupied by residential structures/dwellings, cultivated agricultural land, construction sites for the XRL, and vacant/unused land. Also, a similar application for proposed temporary hobby farm within the same “AGR” zone (application No. A/YL-SK/235) was approved with conditions by the Committee on 4.5.2018. Approval of the application is in line with the Committee’s previous decision.
- 11.3 According to the applicant, there will be no more than 15 visitors on weekend and no public announcement system will be used at the Site. In view of the nature of the proposed hobby farm, it would unlikely cause significant adverse environmental, traffic, landscape or drainage impacts and relevant departments consulted including C for T, CE/MN of DSD, CTP/UD&L of PlanD and D of FS have no adverse comment on the application. To minimize any possible environmental nuisance, approval conditions restricting the operation hours, the use of public announcement system, portable loudspeaker or audio amplification system at the Site and vehicle type are recommended in paragraph 12.2 (a) to (c) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on-site will be subject to enforcement action by the Planning Authority. The applicant will also 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 Sites” issued by DEP in order to minimize any potential environmental impact. Technical requirements of C for T, CTP/UD&L of PlanD, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 12.2 (d) to (m).
- 11.4 Two objecting comments were received mainly on the grounds as mentioned in paragraph 10 above. In this regards, departments consulted including C for T and DEP have no adverse comment on the application. The planning considerations and assessments as stated above are also relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taking into account the public comments in paragraph 10, the Planning Department has no objection to the proposed temporary place of recreation, sports or culture (hobby farm) 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 7.12.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
- (c) 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 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) the submission of a modification work proposal of the existing public footpath and associated street furniture at the proposed entrance of the Site within **6** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 7.6.2019;
- (f) in relation to (e) above, the implementation of the modification work proposal of the existing public footpath and associated street furniture at the proposed entrance of the Site within **9** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 7.9.2019;
- (g) the submission of landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 7.6.2019;
- (h) in relation to (g) above, the implementation of landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 7.9.2019;
- (i) the submission of 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 7.6.2019;

- (j) in relation to (i) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 7.9.2019;
- (k) in relation to (j) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (l) the submission of fire service installation 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 7.6.2019;
- (m) in relation to (l) above, the provision of fire service installations 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 7.9.2019;
- (n) if any of the above planning conditions (a), (b), (c), (d) or (k) 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;
- (o) if any of the above planning conditions (e), (f), (g), (h), (i), (j), (l) or (m) 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;
- (p) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (q) upon the expiry of the planning permission, the reinstatement of the existing public footpath and associated street furniture at the proposed entrance of the Site, at the applicant's own cost, to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board.

Advisory Clauses

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

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

the proposed development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other

agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

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 supplementary information received on 27.8.2018
Appendix Ia	Supplementary information received on 29.8.2018
Appendix Ib	FI received on 26.9.2018 in response to departmental comments
Appendix Ic	FI received on 1.11.2018 in response to departmental comments
Appendix II	Previous Application
Appendix III	Similar Application
Appendix IV	Detailed Comment from CTP/UD&L of PlanD
Appendices V-1 to V-2	Public comments received during the statutory publication period
Appendix VI	Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Landscape Proposal
Drawing A-3	Vehicular Access Plan

Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2018**