

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-HLH/46

- Applicant** : 強記打樁工程有限公司 represented by Mr. WONG Sun Wo William
- Site** : Lot 373 in D.D. 87, Hung Lung Hang, New Territories
- Site Area** : 3,910 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11
- Zoning** : Agriculture (“AGR”)
- Application** : Proposed Temporary Open Storage of Construction Machineries and Ancillary 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 a proposed temporary open storage of construction machineries and ancillary office for a period of 3 years. The Site falls within the “AGR” zone on the approved Hung Lung Hang OZP No. S/NE-HLH/11 (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 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.
- 1.2 According to the applicant, two structures for office and portable toilet use are proposed at the northwest and northeast of the Site respectively (**Drawing A-1**). The total floor area of the structures is about 195m² and the height of the structures is 4.5m. The open storage area will be divided into 21 small areas for storage of construction machineries (measuring 11m x 5m) purpose. One loading/unloading bay for heavy goods vehicle (measuring 11m x 3.5m) and three parking spaces for private vehicle (measuring 5m x 2.5m) will be provided at the Site (**Drawing A-1**). The Site is accessible via an ingress/egress point at the northwest of the Site abutting a local track leading to Kong Nga Po Road (**Plans A-1 and A-2**). The proposed operation hours are from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. The layout plan, proposed landscape plan and drainage plan submitted by the applicant are at **Drawings A-1 to A-3** respectively. The Site is currently vacant.

- 1.3 The Site is the subject of a previous application (No. A/NE-HLH/33) submitted by another applicant for the same use. The application was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 4.1.2019 mainly on the grounds of not in line with the planning intention of “AGR” zone; not complying with the then Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13E); and adverse traffic and environmental impacts on the surrounding areas.
- 1.4 In support of the application, the applicant has submitted the Application Form with attachments (**Appendix I**) which was received on 8.7.2020.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 9 of the Application Form at **Appendix I**. They can be summarized as follows:

- (a) the open storage has been operated by the applicant in the nearby area in Hung Lung Hang for more than 30 years. However, a letter from Lands Department in October 2019 was received requesting to relocate the operation to another site due to illegal occupation. The applicant is requested to look for alternative site for relocation;
- (b) the Site is owned by the applicant’s relative and it is agreeable to rent the Site for the proposed use; and
- (c) the Site falls within the “AGR” zone, a planning application is therefore submitted for approval of the Board.

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

The applicant is not the “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 obtaining the consent from the concerned lot owner. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Chief Town Planner / Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD) advised that the Site is currently not a subject of active enforcement case. The Site is involved in two previous planning enforcement actions against unauthorized development involving storage use and storage use (including deposit of containers). The Compliance Notices were issued on 4.12.2019 and 30.3.2020 respectively.

5. Town Planning Board Guidelines

Town Planning Board Guidelines No. 13F for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13F) promulgated by the Board on 27.3.2020 are relevant to the application.

The Site falls within Category 3 area under the Guidelines. Relevant extract of the Guidelines is at **Appendix II**.

6. Previous Application

- 6.1 The Site is the subject of a previous application (No. A/NE-HLH/33) for proposed temporary open Storage of construction machineries and ancillary office for a period of 3 years submitted by another applicant. That application was rejected by the Committee on 4.1.2019 mainly on the grounds that the proposed development was not in line with the planning intention of “AGR” zone; the application did not comply with the then Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13E) in that there was no previous approval granted for the Site; there were adverse departmental and public comments on the application; and the applicant has failed to demonstrate that the development would not cause adverse traffic and environmental impacts on the surrounding areas; and the approval of the application would set an undesirable precedent for other similar applications in the area.
- 6.2 Details of the previous application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

7. Similar Applications

- 7.1 There are seven similar applications (No. A/NE-HLH/17, 20, 21, 32, 38, 39 and 43) for temporary open storage uses which fall within “AGR” zone in the vicinity of the Site (**Plan A-1**).
- 7.2 All applications were rejected by the Committee or by the Board on review or dismissed by the Town Planning Appeal Board Panel (TPAB) between April 2011 and June 2020 mainly on the grounds of not in line with the planning intention of the “AGR” zone; not complying with the then TPB PG-No.13E or the TPB PG-No.13F in that no previous planning application has been granted to the sites; no/insufficient information to demonstrate that the developments would not generate adverse environmental, traffic and/or landscape impacts on the surrounding areas; adverse departmental comments received on the applications; and setting of undesirable precedents for other similar applications.
- 7.3 Details of the applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo on Plan A-3 and site photos on Plans A-4a and A-4b)

- 8.1 The Site is:
- (a) formed, paved, and fenced off;
 - (b) largely vacant according to the site inspection; and

- (c) accessible by a local track.

8.2 The surrounding areas have the following characteristics:

- (a) rural character mixed with open storage yards, warehouse, temporary structures for domestic and storage uses, tree clusters, fallow agricultural land, and vacant/unused land;
- (b) to its immediate northeast and southwest are open storage yards for construction materials and equipment and machineries;
- (c) to its north, east and west are cluster of tree groups, fallow agricultural land, and vacant/unused land (**Plan A-3**); and
- (d) a local track is abutting the northwestern boundary of the Site leading to Kong Nga Po Road (**Plan A-1**).

9. Planning Intention

The planning intention of the “AGR” zone is intended 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.

10. Comments from Relevant Government Departments

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

Land Administration

10.1.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises Old Schedule Lot under the Block Government Lease (demised for agriculture use) without any guaranteed right of access. The applicant should make his own arrangement for acquiring access, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the proposed use;
- (b) the existing structure on the Site was erected without approval from his office. The aforesaid structure is not acceptable under the leases concerned. This office reserves the right to take enforcement action against the aforesaid structure;
- (c) according to the proposed development, one mobile toilet would be erected on the Site. The applicant should note that any proposed toilet facilities should meet current health requirements; and

- (d) if the planning application is approved, the owner of the lot concerned shall apply to his office for a Short Term Waiver (STW) covering all the actual occupation area. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW application is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office.

Traffic

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

- (a) he cannot render support to the application from the traffic engineering perspective unless the applicant could satisfactorily address his following comments:
 - (i) the applicant should justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the Site;
 - (ii) the applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the Site, manoeuvring within the Site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;
 - (iii) the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site; and
 - (iv) the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
- (b) the vehicular access between the Site and Man Kam To Road is not managed by Transport Department. The applicant should seek comment from the responsible party.

Environment

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

- (a) he does not support the application as there is a domestic structure about 55m away from the site boundary (**Plan A-2**); and
- (b) should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites".

Landscape

- 10.1.4 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- (a) she has some reservation on the application from the landscape planning perspective;
 - (b) according to the aerial photo of 2019, the Site is located in an area of rural landscape character comprising of vegetated areas with clustered tree groups and some hard paved areas with temporary structures and open storage yards. The Site is hard paved with no vegetation which was carried out before the application;
 - (c) though landscape impact had already taken place and further landscape impact arising from the proposed use within the Site is not anticipated, the proposed development, if approved, would set an undesirable precedent of landscape character alteration prior to planning approval. The cumulative impact of such approval would further degrade the landscape quality of the surrounding area. Furthermore, the proposed use is considered not entirely compatible with the landscape character of the surrounding areas comprising of vegetated areas with clustered tree groups; and
 - (d) the Site is surrounded by vegetated area with tree groups. Should the Board approve the subject application, it is considered not necessary to impose a landscape condition as its effect on enhancing the quality of public realm is not apparent.

Drainage

- 10.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (a) he has no in-principle objection to the application;
 - (b) should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas; and
 - (c) the Site is in an area where no public sewer connection is available.

Agriculture and Nature Conservation

- 10.1.6 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
- the Site is paved and can be used for greenhouse cultivation or plant nursery. Agricultural activities are found in the vicinity of the Site. In addition, agricultural infrastructures such as road access and water source are available. As the Site

possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.

Water Supply

10.1.7 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) he has no objection to the application; and
- (b) for provision of water supply to the development, the applicant may need to extend the inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

Building Matters

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

- (a) he has no objection to the planning application;
- (b) there is no record of approval of the Building Authority (BA) for the buildings/structures at the Site and BD is not in a position to offer comments on their suitability for the proposed use;
- (c) before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
- (d) for UBW erected on leased land, enforcement action may be taken by BA 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;
- (e) any temporary shelters or converted containers for storage or washroom or workshop or other uses are considered as temporary building are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs);
- (f) 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 B(P)Rs respectively;

- (g) if the Site is not abutting on a specified street of not less than 4.5m wide, the development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
- (h) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at building plan submission stage.

Fire Safety

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

- (a) he has no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department;
- (b) in consideration of the design/nature of the proposal, Fire Service Installations (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 also be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- (c) having considered the nature of the open storage, an approval condition requiring the provision of fire extinguisher(s) within 6 weeks from the date of planning approval should be incorporated if the application is approved. To address this approval condition, the applicant is required to submit a valid fire certificate (FS 251) to his department for approval; and
- (d) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

District Officer's Comments

10.1.10 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals regarding the application. The First Vice-Chairman of Ta Kwu Ling District Rural Committee, one of two Indigenous Inhabitant Representatives (IIRs) of Chow Tin Tsuen and the Resident Representative (RR) and IIR of San Uk Ling, the IIR of Tai Po Tin and RR of Sheung Shan Kai Wat and the Chairman of 打鼓嶺沙嶺村居民福利會 object to the application on

the grounds of adverse traffic impact. The incumbent of North District Council Member of the subject constituency has no comment and indicates the concern on land use planning. The RR of Chow Tin Tsuen, the IIR and RR of Lei Uk, the RR of Tai Po Tin have no comment. The IIR of Chow Tin Tsuen and IIR of Sheung Shan Kai Wat did not respond to the consultation.

10.2 The following Government departments have no comment on/no objection to the application:

- (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
- (b) Chief Highway Engineer/New Territories East, Highways Department.

11. Public Comments Received During Statutory Publication Period

On 17.7.2020, the application was published for public inspection. During the statutory public inspection period, five public comment was received (**Appendix V**). The Chairman of Sheung Shui District Rural Committee indicates no comment on the application. The remaining four comments from Kadoorie Farm and Botanic Garden, WWF-HK, Designing Hong Kong Limited and an individual object to the application mainly on the grounds that the application is the subject of a previously rejected application; the application is not in line with the planning intention of the “AGR” zone; approval of the application will legitimize suspected unauthorized development; and approval of the application would set an undesirable precedent for similar applications within the “AGR” zone.

12. Planning Considerations and Assessments

12.1 The application is for a proposed temporary open storage of construction machineries and ancillary office for a period of 3 years at the Site which falls entirely within the “AGR” zone on the approved Hung Lung Hang OZP (**Plan A-1**). The proposed development is not in line with the planning intention of “AGR” zone which is intended 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. DAFC does not support the application as the Site possesses potential for agricultural rehabilitation and can be used as greenhouse cultivation or plant nursery. No strong planning justification has been given in the submission to justify for a departure from the planning intention, even on a temporary basis.

12.2 The Site falls within Category 3 area under the TPB PG-No. 13F promulgated by the Board on 27.3.2020. The following considerations in the Guidelines are relevant:

Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. In that connection, sympathetic consideration may be given if the applicant has demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 12.3 The Site is situated in an area of rural landscape character dominated by open storage yards, temporary structures for domestic and storage uses, tree clusters, fallow agricultural land, and vacant/unused land (**Plan A-2**). The proposed development is considered not entirely compatible with the landscape character of the surrounding areas comprising of vegetated areas with clustered tree groups. CTP/UD&L, PlanD has reservation on the application from the landscape planning point of view. It is noted that vegetation clearance was carried out before the submission of the application. The Site is hard paved with no vegetation (**Plan A-3**). The proposed development, if approved, would set an undesirable precedent of landscape character alteration prior to planning approval and would encourage more similar developments in the area. The cumulative impact of such approval would further degrade the landscape quality of the surrounding area.
- 12.4 C for T does not support the application from the traffic engineering viewpoint as the applicant fails to demonstrate in the submission that the temporary development will not cause adverse traffic impact on the surrounding areas in that the applicant has not provided traffic-related information for his review including adequacy of the parking spaces and loading/unloading spaces and satisfactory manoeuvring of vehicles entering to and exiting from the Site etc. There is a domestic structure located to the southeast of the Site at a distance of about 55m (**Plan A-2**). In this regard, DEP does not support the application. Other Government departments, including CE/MN of DSD and DFS have no objection or no adverse comment on the application.
- 12.5 The proposed temporary development is not in line with the TPB PG-No. 13F (**Appendix II**) in that the Site falls within Category 3 area where applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. The Site is not the subject of any previous planning approval for similar open storage uses; there are adverse departmental comments and local objections to the application; and the applicant has failed to demonstrate that the development would not cause adverse traffic and environmental impacts on the surrounding areas.
- 12.6 The Site is the subject of a previous planning application (No. A/NE-HLH/33) for the same use submitted by another applicant. That application was rejected by the Committee on 4.1.2019 mainly on the grounds of not in line with the planning intention of “AGR” zone; not complying with the then TPB PG-No. 13E; and adverse traffic and environmental impacts on the surrounding areas. There has been no major change in planning circumstances of the area since the rejection of the previous approval.
- 12.7 There are seven similar applications (Nos. A/NE-HLH/17, 20, 21, 32, 38, 39 and 43) for open storage use within the same “AGR” zone which were rejected by Committee or by the Board on review or dismissed by the TPAB between April 2011 and June 2020 mainly on the grounds of not in line with the planning intention of the “AGR” zone; not complying with the then TPB PG-No.13E or the TPB PG-No.13F; insufficient information to demonstrate that the developments would not generate adverse environmental, traffic and/or landscape impacts on the surrounding areas; and setting of undesirable precedents. The circumstances of the current application are similar to the

rejected applications.

- 12.8 Regarding the local objections conveyed by DO(N) of HAD and adverse public comments against the application as detailed in paragraphs 10.1.10 and 11 above, the Government departments' comments and planning assessments above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the local objections conveyed by DO(N) of HAD and adverse public comments as detailed in paragraphs 10.1.10 and 11 above, the Planning Department does not support the application for the following reasons:

- (a) the proposed development is not in line with the planning intention of the "AGR" zone which is intended 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. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the proposed development does not comply with the Town Planning Board Guidelines (TPB PG-No. 13F) for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that no previous planning approval has been granted at the Site and there are adverse departmental comments and local objection on the application; and
- (c) the applicant fails to demonstrate that the proposed development would not generate adverse traffic and environmental impacts on the surrounding areas.

- 13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 4.9.2023. 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. from Mondays to Saturdays, 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) the peripheral fencing shall be maintained on Site at all times during the planning approval period;
- (d) 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 4.3.2021;

- (e) in relation to (d) above, the provision of drainage facilities 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 4.6.2021;
- (f) the provision of fire extinguisher(s) with a valid fire certificate (FS251) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 16.10.2020;
- (g) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.3.2021;
- (h) in relation to (g) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.6.2021;
- (i) the submission of traffic impact assessment within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 4.3.2021;
- (j) in relation to (i) above, the implementation of traffic improvement measures identified therein within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 4.6.2021;
- (k) if any of the above planning conditions (a), (b) or (c) 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 any of the above planning conditions (d), (e), (f), (g), (h), (i) or (j) 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 VI**.

14. Decision Sought

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

to the permission, and the period of which the permission should be valid on a temporary basis.

15. Attachments

Appendix I	Application Form with attachments received on 8.7.2020
Appendix II	Relevant Extract of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses Under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F)
Appendix III	Previous Application
Appendix IV	Similar s.16 Applications for Temporary Open Storage within “Agriculture” Zone in the vicinity of the Application Site in the Hung Lung Hang Area
Appendix V	Public Comments
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Landscape Proposal
Drawing A-3	Drainage Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a & A-4b	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2020**