

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/683

- Applicant** : Mr. TANG Kong Chung
- Site** : Lot 1029 RP in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
- Site Area** : About 2,238 m²
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP)
No. S/NE-LYT/17
- Zonings** : “Agriculture” (“AGR”) (about 2,081 m² or 93% of the Site) and
“Residential (Group C)” (“R(C)”) (about 157 m² or 7% of the Site)
- Application** : Proposed Temporary Dog Training Centre and Animal Boarding
Establishment for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary dog training centre and animal boarding establishment for a period of three years (**Plan A-1**). The Site falls within an area mainly zoned “AGR” (about 93% of the Site) with minor portion zoned “R(C)” (about 7% of the Site) on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17. According to the Notes of the OZP, ‘Training Centre’ is neither a Column 1 nor 2 use under “AGR” zone, whereas ‘Animal Boarding Establishment’ is neither a Column 1 nor 2 use under “R(C)” zone requiring 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 vacant.
- 1.2 According to the applicant, the proposed temporary dog training centre and animal boarding establishment will accommodate not more than 30 dogs. It involves two one-storey structures with a total floor area of about 212.4 m² and height not exceeding 4.5 m within the Site for dog training area, kennel, members reception area and staff restroom respectively. The open area at the southeast will be the dog training area (**Drawing A-1**). Two parking spaces for private cars (measuring 2.5 m x 5 m each) and a parking space for light goods vehicle (measuring 3.5 m x 7 m) will also be provided. The daily operation hours of the proposed development are between 9:00a.m. and 6:00p.m. daily. To address the potential noise problem, a 4m high boundary fence will be built along the southwestern boundary of the Site. The Site is accessible from

Sha Tau Kok Road – Lung Yeuk Tau Section (**Plan A-2**). The daily traffic generated by the proposed development is expected 2 to 3 trips every day. The site layout, proposals for drainage, landscape, vehicular access and fire service installations are at **Drawings A-1 to A-5** respectively.

- 1.3 The Site is the subject of three previous applications (No. A/DPA/NE-LYT/71, A/NE-LYT/314 and 668). Applications No. A/DPA/NE-LYT/71 and A/NE-LYT/314 for uses different from the current application were rejected by the Board on review or by the Rural and New Town Planning Committee (the Committee) in 1994 and 2005 respectively. Application No. A/NE-LYT/668 for the same use submitted by the same applicant was rejected by the Committee on 20.7.2018. Compared with the last application, the layout, number of structures and total floor area generally remain unchanged. Building height of the structures is increased from 4 m to 4.5 m, the number of parking spaces is reduced from five parking spaces for vans and private cars to two parking spaces for private cars and a parking space for light goods vehicles. The number of dogs to be accommodated at the Site is reduced from 40 - 60 dogs to not more than 30 dogs. Details of all previous applications are set out in paragraph 4 below.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form with attachments received on 20.11.2018 (Appendix I)
 - (b) Supplementary information received on 22.11.2018 (Appendix Ia)
 - (c) Letter dated 11.1.2019 requesting for deferment of consideration of the application (Appendix Ib)
 - (d) Further information received on 26.2.2019 (Appendix Ic)
 - (e) Further information received on 25.3.2019 (Appendix Id)
- 1.5 On 18.1.2019, the Committee agreed, at the request of the applicant (**Appendix Ib**), to defer making decision on the application for two months pending the preparation of further information to address the departmental comments. The applicant submitted further information on 26.2.2019 (**Appendix Ic**) and the application is re-scheduled for consideration by the Committee on 12.4.2019.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the application form and further information at **Appendices I, Ic and Id**. They can be summarized as follows:

- (a) the application is a temporary development which would not affect the surrounding environment;
- (b) the proposed development would prevent pest and rodent problems at the Site and improve the environment by implementing landscape and drainage proposals;
- (c) apart from reducing the proposed number of dogs to be kept on the Site (i.e. less than 30 dogs), a 4 m high boundary fence will be erected at the southwest to minimize the noise impact;
- (d) the Site will be cleaned every day and sewerage will be discharged to the public sewer; and

- (e) the Site has sufficient space for manoeuvring of vehicles. The daily traffic generated by the proposed development is 2 to 3 times between 9:00 a.m. and 6:00 p.m. every day. No adverse traffic impact is expected.

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 posting site notice and sending notice to the Fanling District Rural Committee (FDRC). Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Applications

- 4.1 The Site is the subject of three previous applications (No. A/DPA/NE-LYT/71, A/NE-LYT/314 and 668).
- 4.2 Applications No. A/DPA/NE-LYT/71 and A/NE-LYT/314 for private lorry park and ancillary car-repairing workshop, and temporary open parking and storage of container trailers, lorries, excavators and construction materials for a period of 3 years respectively were rejected by the Board on review or by the Committee in 1994 and 2005 respectively mainly on the considerations that the development under applications were not in line with the planning intention and not complied with relevant Town Planning Board guidelines; and there were no technical assessments/proposals submitted to demonstrate that the developments would not generate adverse traffic, drainage and environmental impacts on the surrounding areas.
- 4.3 Application No. A/NE-LYT/668 for the same use and submitted by the same applicant under current application was rejected by the Committee on 20.7.2018 mainly on the considerations that the proposed development was not in line with the planning intention of “AGR” zone; and the applicant failed to demonstrate no adverse environmental and traffic impacts on the surrounding area. Compared with the last application, the layout, number of structures and total floor area generally remain unchanged. Building height of the structures is increased from 4 m to 4.5 m, the number of parking spaces is reduced from five parking spaces for vans and private cars to two parking spaces for private cars and a parking space for light goods vehicles. The number of dogs to be accommodated at the Site is reduced from 40 - 60 dogs to not more than 30 dogs.
- 4.4 Details of these previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

5. Similar Application

There is no similar application for ‘dog training centre’ and ‘animal boarding establishment’ uses in the “AGR” and “R(C)” zones in the vicinity of the Site in Lung Yeuk Tau and Kwan Tei South area.

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

6.1 The Site is:

- (a) fenced off and vacant; and
- (b) accessible from Sha Tau Kok Road – Lung Yeuk Tau Section.

6.2 The surrounding areas have the following characteristics:

- (a) generally rural in character surrounded by scattered temporary domestic structures, vacant land, open storage yards and active/fallow agricultural land;
- (b) to the immediate north and south are mainly covered by tree groups;
- (c) to the northeast and to the north across Sha Tau Kok Road are open storage yards; and
- (d) to the east, west and further south are active/fallow agricultural land, scattered temporary domestic structures and vacant land.

7. Planning Intentions

7.1 The planning intention of the “AGR” zone in Lung Yeuk Tau and Kwan Tei South area is to primarily 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.

7.2 The planning intention of the “R(C)” zone in the Lung Yeuk Tau and Kwan Tei South area is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

8. Comments from Relevant Government Departments

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

Land Administration

8.1.1 Comments of the District Lands Office/North, Lands Department (DLO/N, LandsD):

- (a) the lot is an Old Schedule lot held under the Block Government Lease (demised for agriculture use) without any guarantee of right of vehicular access;

- (b) the occupation boundary and application boundary of the Site does not tally. Apart from the application lot, Lots 1027 and 1030 S.B ss.1 RP in D.D.83 are also being occupied (**Plan A-2**); and
- (c) an unauthorized container type structure was found within the Site. If the planning application is approved, the applicant shall apply to his office for a Short Term Waiver (STW) to cover any structures on site. 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 is approved, it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by his office.

Traffic

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

- (a) the vehicular access should be no less than 7.3m;
- (b) it is noted that three parking spaces are proposed by the applicant but no loading/unloading spaces is proposed. The applicant is required to justify the adequacy of the parking spaces with reference to the number of vehicles visiting the Site and the operation of the proposed uses;
- (c) the applicant should demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the Site, preferably using swept path analysis;
- (d) the applicant should advise the management/control measures to be adopted for the proposed development to ensure no queuing of vehicles outside the Site;
- (e) it is noted that the Site is not directly connected to Sha Tau Kok Road. The applicant shall advise the provision and management of pedestrian facilities to ensure the safety of pedestrians; and
- (f) unless the applicant could satisfactorily address her concerns, she cannot render support to the application from the traffic engineering perspective.

8.1.3 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (a) he has no comment on the application; and
- (b) the access road branching from Sha Tau Kok Road to the Site is an unallocated Government land and is not maintained by his office. The maintenance responsibility of this part of access road should be sorted out with DLO/N, LandsD.

Environment

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

- (a) in view of the close proximity to nearby village houses, potential noise nuisance are anticipated from the operation of dog training centre. The applicant shall confirm if adequate practice and measures are provided and to demonstrate the environmental acceptability of the proposed use, which include the following:
 - (i) proper soundproofing materials will be used for the proposed hoarding, the kennel itself (walls, ceilings and doors) and indoor training field;
 - (ii) the proposed structures will be enclosed with provision of 24-hour mechanical ventilation and air-conditioning (MVAC) system;
 - (iii) all dogs stay within the kennel between 7pm and 9am;
 - (iv) a 24-hour staff on site to manage the dogs and handle complaints; and
 - (v) no public announcement system, portable loud speaker, or any form of audio amplification system or whistle-blowing should be allowed to be used on the Site at any time.
- (b) the applicant shall first explore the feasibility to connect to the nearest public sewer (around 20-30m away from the Site). If negative, the applicant shall then explore whether the sewerage generated could be tankered away from the Site. The use of a septic tank and a soakaway system (STS) would only be the last resort;
- (c) it is noted that the applicant would clean the Site daily to minimize odour impact. The applicant is reminded to maintain good hygiene conditions and adopt mitigation measures to reduce odour nuisance; and
- (d) as there is still insufficient information to demonstrate the proposed development would not cause adverse environmental impacts/ nuisance to the nearby sensitive receivers, he does not support the application.

Agriculture and Licensing

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

- (a) agricultural activities in the vicinity of the Site are active and agricultural infrastructure such as water supply and road access are available. Since the Site possesses potential for agricultural rehabilitation, the application is not supported from agriculture point of view;
- (b) under the current legislation, any person who provides food and accommodation for animals in return for a fee paid by the animal owner must

apply for a Boarding Establishment Licence from his department. However, the Site does not associate with any licence granted by his department and no application has been received; and

- (c) it is noted that a nullah is located to the east of the Site. Should the application be approved, the applicant should be reminded to implement good site practice so as not to pollute the nullah nearby.

Landscape

8.1.6 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 point of view;
- (b) the Site is located within an area of rural landscape character comprising temporary structures and clustered tree groups. The proposed development is considered not entirely incompatible with the existing surrounding environment;
- (c) according to her site record in June 2018, the Site is fenced off and covered with soil/mud with patches of wild grass. There is no significant vegetation except a few young trees of common species along the northern and western site boundary. Having reviewed the proposed layout of the development, no direct conflict with existing trees is noted. As such, significant adverse landscape impact arising from the proposed development is not anticipated;
- (d) since the Site is separated from Sha Tau Kok Road (Lung Yeuk Tau) by clustered tree groups outside the site boundary, and new plantings within the Site have been proposed by the applicant, it is considered not necessary to impose a landscape condition as its effect on public realm quality enhancement is not apparent. Should TPB approve the application, the applicant should be advised to properly maintain all landscape plantings within the Site at all times during the planning approval period; and
- (e) should the application be approved, the applicant should be advised of the following:
 - (i) to approach relevant authority/Government department(s) direct to obtain the necessary approval on tree works such as felling, transplanting or pruning under lease; and
 - (ii) the importance of undertaking proper tree care for the existing trees. Useful information published by the Greening, Landscape & Tree Management Section, Development Bureau on general tree maintenance and tree risk management is available on website for reference.

Drainage

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

- (a) he has no objection in-principle to the application from public drainage viewpoint;
- (b) should the application be approved, an approval condition on the submission and implementation of drainage proposal is recommended to ensure that the development will not cause adverse drainage impact to the adjacent area;
- (c) his detailed comments on the drainage proposal are appended in **Appendix III**; and
- (d) there are existing public sewers at Sha Tau Kok Road with a distance of 30m away from the Site. The applicant is required to submit a sewerage connection proposal for his consideration.

Building Matters

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

- (a) if any existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under this application;
- (b) before any new building works (including temporary buildings/structures and containers etc.) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (c) if the proposed use under application is subject to the issue of a licence, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (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)Rs) respectively; and
- (e) if the Site does not abut 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)Rs at the building plan submission stage.

Fire Safety

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

he has no in-principle objection to the application subject to fire service installations and water supplies for fire-fighting being provided to the satisfaction of his department.

Water Supply

8.1.10 Comments of the Chief Engineer/Construction, Water Services 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 standard.

Environmental Hygiene

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

- (a) he has no objection to the application; and
- (b) the operation of the subject dog training centre and animal boarding establishment should not cause any environmental nuisance at and in the vicinity of the Site.

District Officer's Comments

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

he has consulted the locals regarding the application. The incumbent North District Council (NDC) Member of subject constituency cum the Indigenous Inhabitant Representative of Lung Yeuk Tau and Resident Representative of Lung Yeuk Tau have no comment on the application, whereas the Chairman of FDRC objects the application as the proposed dog training centre and animal boarding establishment will create nuisance, odour and adverse environmental impacts on the surrounding areas.

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

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Commissioner of Police (C of P); and

- (c) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

9. Public Comments Received During Statutory Publication Period

On 27.11.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, four public comments were received (**Appendix IV**). A NDC Member and the Chairman of Sheung Shui District Rural Committee indicate no comment on the application. The Chairman of FDRC and a villager of Lung Yeuk Tau object to the application mainly on the grounds that the proposed dog training centre and animal boarding establishment will create nuisance, odour and adverse environmental and traffic impacts on the surrounding areas.

10. Planning Considerations and Assessments

- 10.1 The subject application is for a proposed temporary dog training centre and animal boarding establishment for a period of three years at a site largely zoned “AGR” which is primarily to retain and safeguard good 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. The proposed development is not in line with the planning intention of the “AGR” zone and DAFC does not support the application from the agriculture point of view as the Site possesses potential for agricultural rehabilitation. There is no strong justification given in the submission for a departure from the planning intention, even on a temporary basis.
- 10.2 The proposed development involving dog training area, kennel, members reception area and staff restroom is considered not entirely incompatible with the surrounding environment which is rural in character predominated by open storages, domestic structures, and active/fallow agricultural land (**Plan A-2**). CTP/UD&L, PlanD considers that adverse landscape impact arising from the proposed dog training centre and animal boarding establishment is not expected and has no objection to the application from the landscape planning perspective.
- 10.3 Nevertheless, DEP does not support the application as there are sensitive receivers in the vicinity of the Site and the applicant fails to demonstrate the proposed development would not cause adverse environmental impacts/nuisance to the nearby sensitive receivers. C for T also 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 area, and that there will be adequate number of parking space, satisfactory traffic arrangement, pedestrian safety management and vehicle manoeuvring entering and exiting the Site. Other departments consulted, including D of FS, CE/MN of DSD and DFEH, have no comment on / no objection to the application.
- 10.4 The Site is the subject of three previous planning applications. Two of the previous applications are for private lorry park and ancillary car-repairing workshop, and temporary open parking and storage of container trailers, lorries, excavators and construction materials for a period of 3 years. Both applications were rejected by the Board on review or by the Committee in 1994 and 2005 respectively. The last planning application (No. A/NE-LYT/668) for the same use and submitted by the same applicant under current application was rejected by the Committee on 20.7.2018 mainly

on the considerations that the proposed development was not in line with the planning intention of “AGR” zone; and the applicant failed to demonstrate no adverse environmental and traffic impacts on the surrounding area. There is no material change in the planning circumstances of the area since the rejection of the previous applications.

- 10.5 Regarding the adverse public comment as detailed in paragraph 9 and the local objection conveyed by DO(N), HAD in paragraph 8.1.12 above, the Government department’s comments and the planning assessment above are relevant.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, 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 primarily to retain and safeguard good 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. There is no strong justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the proposed development would not cause adverse environmental and traffic impacts on the surrounding areas.

- 11.2 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 12.4.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed on the Site during the planning approval period;
- (c) the provision of boundary fencing on the Site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 12.10.2019;
- (d) the submission of proposals for water supplies for fire fighting and fire service installations 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 12.10.2019;
- (e) in relation to (d) above, the provision of water supplies for fire fighting and 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 12.1.2020;

- (f) the submission of a 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 12.10.2019;
- (g) in relation to (f) 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 12.1.2020;
- (h) the submission of a sewerage 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 12.10.2019;
- (i) in relation to (h) above, the implementation of sewerage 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 12.1.2020;
- (j) the submission of traffic review within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 12.10.2019;
- (k) in relation to (j) above, the implementation of traffic mitigation 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 12.1.2020;
- (l) the submission of an environmental assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 12.10.2019;
- (m) in relation to (l) above, the implementation of environmental mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 12.1.2020;
- (n) if any of the above planning conditions (a) or (b) is not complied with during planning approval, 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 (c), (d), (e), (f), (g), (h), (i), (j), (k), (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; and
- (p) upon expiry of the planning permission, the reinstatement of “AGR” portion of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix V**.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 12.2 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.
- 12.3 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.

13. Attachments

Appendix I	Application Form with Attachments received on 20.11.2018
Appendix Ia	Supplementary Information received on 22.11.2018
Appendix Ib	Letter dated 11.1.2019 requesting for deferment of consideration of the application
Appendix Ic	Further information received on 26.2.2019
Appendix Id	Further information received on 25.3.2019
Appendix II	Previous s.16 Applications
Appendix III	Detailed Comments of Chief Engineer/ Mainland North, Drainage Services Department
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Drainage Plan
Drawing A-3	Landscape Plan
Drawing A-4	Vehicular Access Plan
Drawing A-5	Fire Service Installations Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos