

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

APPLICATION NO. A/NE-TKL/606

- Applicant** : Gearwin Development Limited
- Site** : Lots 2197 S.A (Part) and 2195 RP (Part) in D.D. 76 and Adjoining Government Land, Kwan Tei North Village, Fanling, New Territories
- Site Area** : About 1,150 m² (including about 276 m² of Government land)
- Land Status** : (a) Block Government Lease (demised for agricultural use)
(b) Government land
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zonings** : “Open Storage” (“OS”) (about 964m² or 84% of the site)
Area shown as ‘Road’ (about 186m² or 16% of the site)
- Application** : Renewal of planning approval for temporary warehouse (for storage of tools related to engineering works of overhead cables) and dog kennel for a period of 3 years until 1.3.2022

1. The Proposal

- 1.1 On 23.11.2018, the applicant sought the renewal of planning permission to continue to use the application site (the Site) for temporary warehouse (for storage of tools related to engineering works of overhead cables) and dog kennel for a period of three years. The Site falls mainly within an area zoned “OS” with a minor portion falls within an area shown as ‘Road’ on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Plan A-1**). According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 1 use within the “OS” zone which is always permitted while temporary dog kennel use requires planning permission from Town Planning Board (the Board). Such uses within an area shown as ‘Road’ on the OZP also requires planning permission from the Board. The Site is currently used for the applied use with valid planning permission until 1.3.2019.
- 1.2 The Site is the subject of three previous applications (No. A/NE-TKL/371, 417 and 535) for the same applied use as the current application and submitted by the same application (**Plan A-1**). The last application (No. A/NE-TKL/535) was a renewal application for the same applied use and approved with conditions by the Rural and

New Town Planning Committee (the Committee) on 22.1.2016 for a period of three years up to 1.3.2019. The applicant has complied with all the approval conditions of the last approved application.

- 1.3 According to the applicant's submission, there are three temporary structures (**Drawing A-1**), including two 2-storey structures (Structures A and B) (**Drawings A-2 to A-3**) for dog kennel on the upper level, and storage of tools, equipment and materials related to the engineering works of overhead cables on the ground level. There is a shed (Structure C) (**Drawing A-4**) for storage use. The uncovered area of the Site is currently vacant and used as loading/unloading area. In comparison with the last approved scheme (Application No. A/NE-TKL/535), two single-storey containers originally at the northeast portion of the Site were removed due to structural problem; and the uncovered areas together with Structure C were no longer used as vehicle parking area and temporary open storage uses. Due to the change, there is a slight decrease in the total floor area from about 718.1 m² to 688.1 m² (i.e. -30 m²). No car parking space is provided and only loading/unloading area is provided at the uncovered area of the Site. The operation hours are from 8:00a.m. to 6:00p.m. during Mondays and Saturdays and no operation on Sundays and public holidays. A plan showing the site layout and floor plan of Structures A to C are shown at **Drawings A1 to A4**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) application form with attachments received on 23.11.2018 (**Appendix I**)
 - (b) supplementary information received on 27.11.2018 (**Appendix Ia**)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Part 8 of the application form at **Appendix I**. They can be summarized as follows:

- (a) there has been no change to the applied use and operation hours;
- (b) during the past six years of operation, all the approval conditions granted by the Board in respect of the previous applications have been complied with, and the applicant is willing to comply with the approval conditions to be stipulated by the Board in the renewal application;
- (c) the applicant sold all the vehicles and hence vehicle parking area as proposed under previous applications at the Site were no longer necessary; and
- (d) two single-storey containers were removed due to structural problem and hence the total floor area has decreased by 30 m².

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is not a "current land owner" but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by giving notification to the land owners on 23.11.2015. Detailed information would be deposited at the meeting for Members' inspection.

4. Town Planning Board Guidelines

4.1 Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPG PG-No. 34B) are relevant to the application. The relevant assessment criteria are summarized below:

- (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land use zoning for the area) or a change in the land uses of the surrounding areas;
- (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
- (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
- (d) whether the approval period sought is reasonable; and
- (e) any other relevant considerations.

4.2 Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

5. Previous Applications

5.1 The Site is the subject of three previous applications (No. A/NE-TKL/371, 417 and 535) for the same applied use as the current application and submitted by the same applicant. Applications No. A/NE-TKL/371 and 417 were approved with conditions by the Committee on 16.12.2011 and 1.3.2013 respectively mainly on similar considerations that a major portion of the Site fell within "OS" zone / Category 1 area under TPB PG-No. 13E and there was no development programme for the proposed road project where part of the Site fell within; the developments were considered not incompatible with the surrounding land uses; relevant departments in general had no objection to the applications; and the concern of Environmental Protection Department / locals could be addressed through relevant approval conditions. The planning permission granted under application No. A/NE-TKL/371 was subsequently revoked on 16.9.2012 due to non-compliance of approval conditions. For the later application No. A/NE-TKL/417, all the approval conditions stipulated by the Board have been complied with and the planning permission is valid until 1.3.2016.

5.2 The subsequent renewal application (No. A/NE-TKL/535) was approved with conditions by the Committee on 22.1.2016 mainly on considerations that the application generally complies with the TPG PG-No. 34B on 'Renewal of Planning

Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development' as there has not been any material change in planning circumstances since the approval of the last application; there are no major adverse departmental comments against the renewal application; all the approval conditions for the last application have been complied with; and the approval period sought which is for the same as the last approval granted by the Board is not unreasonable. All the approval conditions stipulated by the Board have been complied with and the planning permission is valid until 1.3.2019.

- 5.3 Details of the previous applications are summarised at **Appendix II** and the location is shown on **Plan A-1**.

6. Similar Applications

- 6.1 There are 11 similar applications involving five sites in the vicinity of the Site for various storage / warehouse uses partly within "OS" zone and areas shown as 'Road' on the Ping Che and Ta Kwu Ling OZP (**Plan A-1**). Of the 11 similar applications, 10 were approved with conditions by the Committee between 2010 and 2018.
- 6.2 Applications No. A/NE-TKL/343, 476, 517 and 577 involving part of / entire same site for temporary warehouse for storage of metalware and vehicle parts / cables / spare parts and used electrical goods with ancillary workshop were approved with conditions by the Committee between January 2013 and November 2018 mainly on the considerations that the developments were in line with the planning intention of the "OS" zone; the developments would not frustrate the implementation programme of planned road and the future planning for the area; the proposed developments were considered not incompatible with the surrounding landscape character; the developments were unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding area and previous applications for similar use had been approved by the Committee; the developments were unlikely to be accommodated in conventional flatted factories; and the traffic concerns could be addressed by imposing appropriate approval conditions.
- 6.3 Applications No. A/NE-TKL/363, 453 and 516 involving the same site for temporary warehouse for storage of furniture as well as temporary cold store were approved by the Committee between July 2011 and September 2015 mainly on considerations that the developments were not incompatible with the adjacent land uses; approval of the applications on a temporary basis would not frustrate the implementation programme of the proposed Road 5; and the developments were unlikely to cause adverse impacts on the surrounding area.
- 6.4 Applications No. A/NE-TKL/389, 534 and 605 involving the same site for temporary open storage of metal products and materials and storage of metal and hardware products with ancillary workshop were approved with conditions by the Committee between January 2013 and December 2018 respectively. The original application (No. A/NE-TKL/389) was approved with conditions by the Committee on 11.1.2013 mainly on considerations that a major portion of the Site falls within Category 1 area under TPB PG-No. 13E and there was no development programme for the proposed road project where part of the site fell within; the development was considered not incompatible with the surrounding land uses; relevant departments in general had no objection to the application; and the technical concerns of Water Supplies Department and Environmental Protection Department could be addressed through the

implementation of relevant approval conditions. The subsequent renewal applications (No. A/NE-TKL/534 and 605) were approved with conditions by the Committee on 18.12.2015 and 21.12.2018 mainly on considerations that the application generally complies with the TPG PG-No. 34B on 'Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development' as there has not been any material change in planning circumstances since the approval of the last application; there are no major adverse departmental comments against the renewal application; all the approval conditions for the last application have been complied with; and the approval period sought which is for the same as the last approval granted by the Board is not unreasonable.

- 6.5 One application No. A/NE-TKL/419 for temporary storage of electrical appliances and metalware for a period of three years was rejected by the Committee in January 2013 mainly on the considerations that the development was not in line with the TPB PG-No.13E for Application for Open Storage and Port Back-up Uses in that there were adverse departmental comments on the application and the applicant had failed to demonstrate that the development would not generate adverse environmental and traffic impacts on the surrounding area.
- 6.6 Details of the similar applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) fenced, hard-paved and occupied by temporary structures;
- (b) currently used as the applied use but mostly vacant; and
- (c) accessible by a village track leading to Ping Che Road.

7.2 The surrounding areas have the following characteristics:

- (a) the Site is surrounded by warehouses, open storage yards and workshop intermixed with some temporary structures for domestic use;
- (b) some temporary structures for domestic use are found to the north, south and further west of the Site; and
- (c) to the immediate north is an open storage of metal products and materials and storage of metal and hardware products under planning application No. A/NE-TKL/605 approved with conditions by the Committee on 21.12.2018 (**Plan A-2**).

8. **Planning Intentions**

8.1 The planning intention of the "OS" zone in the Ping Che and Ta Kwu Ling area is primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly

development of land for open storage uses that cannot be accommodated in conventional godown premises.

8.2 The area shown as 'Road' is intended for road development i.e. planned Road 2.

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/North, Lands Department (DLO/N, Lands D):

- (a) the Site comprises private lots, namely Lots 2197 S.A (part) and 2195 RP (part) in D.D. 76, and the adjoining Government land. The lots are Old Schedule lots held under the Block Government Lease (demised for agriculture use) without any guarantee of right of vehicular access. The Government shall accept no responsibility in such arrangement. Building Licence No. 35/73 (BL) was issued for non-industrial purposes on Lot No. 2197 S.A. in D.D. 76 outside the Site. The portion of Lot 2197 S.A in D.D.76 not covered by the said BL should not be built upon in accordance with the lease concerned. The existing temporary structures erected on Lot No. 2197 S.A in D.D. 76 are not acceptable under the said BL;
- (b) it was noted that the existing structures on the application lots were erected without prior approval of his office; and that some Government Land adjoining the Site is occupied without approval from this office. The aforesaid structures and unauthorized occupation of GL are not acceptable. His office reserves the right to take necessary enforcement actions against the aforesaid irregularities; and
- (c) should the planning application be approved, the owner(s) of the lots concerned shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to cover all the actual occupation area. The application for STW/STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office.

Traffic

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

he has no comment on the application from the traffic engineering point of view.

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

he has no comment on the application. The implementation of new infrastructures in North District is under Civil Engineering and Development Department's purview.

Project Interface

9.1.4 Comments of the Project Manager (New Territories East), Civil Engineering and Development Department (PM(NTE), CEDD):

- (a) he has no comment on the application from the project interface point of view; and
- (b) there is no development programme for the concerned road project, namely Road 2 (**Plan A-1**).

Environment

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

- (a) she has no objection to the application. With regard to the sensitive receivers, i.e. temporary domestic structures, in the vicinity of the Site (**Plan A-2**), approval condition restricting the operation hours and days of the development on the Site should be imposed; and
- (b) there was no record of environmental complaint for the Site for the past three years.

Building Matters

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

- (a) there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to comment on their suitability for the use related to the application;
- (b) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (c) 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 BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (d) for UBW erected on leased land, enforcement action may be taken by 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;

- (e) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively;
- (f) 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; and
- (g) detailed comments under the BO will be provided at the building plan submission stage.

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 application;
- (b) flooding in the vicinity was reported in the last few years. Hence, 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 impact to the adjacent areas; and
- (c) the general requirements of the drainage proposal are appended in **Appendix V**.

Water Supply

9.1.8 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.

Fire Safety

9.1.9 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 (FSIs) and water supplies for fire-fighting being provided to the satisfaction of his department;
- (b) if covered structures (e.g. container-converted office, temporary warehouse and temporary shed used as workshop) are erected within the Site, FSIs will need to be installed. In such circumstances, except where

building plan is circulated to the Centralized Processing System of BD, the applicant is required to send the relevant layout plans to his department incorporated with the proposed FSIs for approval. In doing so, the applicant should note that:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- (ii) the location of the proposed FSIs and the access for emergency vehicles should be clearly marked on the layout plans; and
- (c) detailed fire safety requirements will be formulated upon receipt of formal submission of the aforesaid plans. The applicant will need to subsequently provide such FSIs according to the approved proposal.

Agriculture

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

as the Site is hard-paved and currently occupied by storage use, she has no strong view on the application from the nature conservation point of view.

Landscape Aspect

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

- (a) the Site is situated in an area of rural landscape character surrounded by temporary structures, open storage, clustered tree groups, vegetated “Green Belt” zone to the further east and a pond to the further west. The proposed use is not incompatible with the landscape setting of the surrounding environment. Significant adverse impact arising from the temporary use under the application on existing landscape resources is not anticipated. Therefore, she has no objection to the application from the landscape planning perspective;
- (b) according to her site visit record, the Site is fenced off, hard paved with temporary structures, with 13 nos. of existing trees found within the Site (**Drawing A-5**). All existing trees are generally in good condition; and
- (c) should approval to the application be given by the Board, the applicant should be advised to properly maintain all existing trees within the Site at all times during the planning approval period.

District Officer’s Comments

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

he has consulted the locals concerned. The incumbent North District Council (NDC) member had no comment on the application.

10. Public Comments Received During Statutory Publication Period

On 30.11.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received (**Appendix IV**). A NDC member and the Chairman of Sheung Shui District Rural Committee indicate no comment on the application.

11. Planning Considerations and Assessments

- 11.1 The application is for renewal of planning permission for temporary warehouse (for storage of tools related to engineering works of overhead cables) and dog kennel for a period of three years. Majority of the Site falls within “OS” zone (about 84%) and partly within an area shown as ‘Road’ (about 16%) on the OZP. The temporary warehouse/storage use under application is a permitted use within the “OS” zone. For the area shown as ‘Road’, as advised by PM(NTE), CEDD, there is no development programme for the road project, i.e. Road 2. Hence, approving the application on a temporary basis would not frustrate the long-term implementation of the road project.
- 11.2 In comparison with the previously approved schemes (Application No. A/NE-TKL/417 and 535), the current development scheme (**Drawings A1 to A4**) has proposed minor changes to the layout i.e. two single-storey containers originally at the northeast portion of the Site were removed due to structural problem; and the uncovered area together with Structure C were no longer used as vehicle parking area and temporary open storage use. The development is considered not incompatible with the surrounding land uses which are surrounded by open storage yards, warehouses, workshops and temporary domestic structures (**Plan A-2**). Adverse landscape impact arising from the proposed development is not anticipated. In this connection, CTP/UD&L of PlanD has no objection to the application. Concerned government departments consulted, including C for T, CE/MN, DSD and CE/C, WSD have no objection to or no adverse comment on the application.
- 11.3 DEP has no objection to the application. With regard to the sensitive receivers, i.e. temporary domestic structures, in the vicinity of the Site (**Plan A-2**), same approval condition as implemented under the previous applications, restricting the operation hours and days of the development on the Site, would be imposed. Besides, there was no record of environmental complaint regarding the Site in the past three years. The applicant would also be advised to follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to alleviate any potential impact.
- 11.4 The application generally complies with the TPB PG-No. 34B on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ as there has not been any material change in planning circumstances since the approval of the last application; there are no major adverse departmental comments against the renewal application; all the approval conditions for the last application have been complied with; and the approval period sought which is for the same as the last approval granted by the Board is not unreasonable.

- 11.5 There are eleven similar applications for various warehouse/ storage uses involving sites falling partly within areas shown as 'Road' in the vicinity of the Site. Of the eleven similar applications, ten were approved with conditions by the Committee between 2010 and 2018 mainly on the considerations that the applications were generally in line with the planning intention of "OS" zone; the proposed developments were compatible with the surrounding areas; approval of the applications on a temporary basis would not frustrate the implementation programme of the planned road; and the developments were unlikely to cause adverse impacts on the surrounding area. The planning circumstance of the current application is similar to those similar applications.
- 11.6 No local objection and adverse public comments have been received.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department considers that the temporary use under application could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the renewal application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years, and be renewed from 2.3.2019 until 1.3.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00p.m. and 8:00a.m. from Mondays to Saturdays, as proposed by the applicant, should be allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, should be allowed on the Site during the planning approval period;
- (c) no dismantling and workshop activities should be carried out on the Site at any time during the planning approval period;
- (d) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container vehicle, as defined in the Road Traffic Ordinance is allowed for the operation of the Site at any time during the planning approval period;
- (e) the existing trees and landscape planting on Site shall be maintained at all times during the planning approval period;
- (f) the submission of drainage proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 2.9.2019;
- (g) in relation to (f) above, the implementation of drainage proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 2.12.2019;

- (h) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 2.9.2019;
- (i) in relation to (h) above, the implementation of proposals for water supplies for fire-fighting and fire service installations within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 2.12.2019;
- (j) if any of the above planning conditions (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning conditions (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

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

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission for renewal of the planning 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 attachments received on 23.11.2018
Appendix Ia	Supplementary information received on 27.11.2018
Appendix II	Previous s.16 Applications
Appendix III	Similar s.16 Applications partly within the "OS" Zone and partly within areas shown as 'Road' on the Ping Che and Ta Kwu Ling OZP
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan

Drawings A-2 to A-4	Detailed Plans for Structures A to C
Drawing A-5	Stormwater Drainage and Landscape Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JANUARY 2019**