

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/661

<u>Applicant</u>	Mr. CHI Yiu Wang
<u>Site</u>	Lots 396 RP (Part) and 398 (Part) in D.D. 17, Lots 1015RP, 1016RP, 1030 (Part), 1031, 1032, 1034, 1035, 1037 S.A, 1037 S.B, 1038, 1039 (Part), 1045 (Part), 1046, 1047, 1048 S.B (Part), 1049 (Part), 1050 (Part) and 1056 in D.D. 29, Ting Kok Road, Tai Po, New Territories
<u>Area</u>	About 4,032 m ²
<u>Lease</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<u>Zonings</u>	“Agriculture” (“AGR”) (92%) ‘Road’ (8%)
<u>Application</u>	Temporary Barbecue Site and Car Park for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for a temporary barbecue site at the southern part and car park at the northern part of the application site (the Site) for a period of three years. The southern part of the Site is zoned “AGR” whereas the northern part falls within an area zoned “AGR” and shown as ‘Road’ on the approved Ting Kok OZP No. S/NE-TK/19 (**Plan A-1**). According to the Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for in terms of the OZP.
- 1.2 The southern part of the Site for barbecue use comprises eight one-storey structures with a total covered area of about 1,626.5m² including a reception, four barbecue areas, one storage, a playing area and one toilet. A car park with six parking spaces and one loading/unloading space is provided at the northern part of the Site. A layout plan showing the various uses within the Site is at **Drawing A-1**. The car park is abutting Ting Kok Road and the barbecue site is accessible via a track on private lots covered by an approved application No. A/NE-TK/625 for temporary barbecue site use (**Plan A-2b**). The operation hours are from 11:00 am to 11:00 pm daily. The Site is currently used for the applied use without valid planning permission.

- 1.3 Part of the Site is the subject of seven previous applications. Amongst which, five applications (No. A/NE-TK/208, 235, 281, 360 and 456) covering part of the Site for the same temporary barbecue site and car park use were approved with conditions by the Committee between 2006 and 2013. All the approval conditions under the latest Application No. A/NE-TK/456 have been complied with and that permission lapsed on 28.7.2015.
- 1.4 In support of the application, the applicant submitted the following documents :
- (a) an application form with attachments **(Appendix I)**
 - (b) further information received on 14.1.2019 clarifying the site layout and location (*accepted and exempted from the publication*) **(Appendix Ia)**
 - (b) further information received on 21.1.2019 providing responses to departmental comment (*accepted and exempted from the publication*) **(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the application form at **Appendix I** and further information at **Appendices Ia and Ib**. They can be summarized as follows:

- (a) the barbecue site has been in operation for over 10 years. A previous planning application No. A/NE-TK/456, which was submitted by the applicant's father, was approved with conditions on 19.7.2013. As part of the barbecue site is resumed by land owners and renewal of planning approval cannot be processed due to change in site area, a new planning application is submitted for the same use;
- (b) the barbecue site, located next to an organic farm being operated by the applicant's father to promote organic farming, is a very popular recreational spot/ gathering place for families and friends. It can help promote tourism and economy;
- (c) most of the visitors use public transport to access the barbecue site;
- (d) the barbecue site is about 20-30m away from Ting Kok Road. Part of the access road to the barbecue site is owned by the applicant, and the applicant has obtained verbal approval from lot owners of the remaining part of the access road for shared use; and
- (e) regarding Lands Department's comments on two unauthorised structures partly erected outside the Site, they are previously used by nearby farms for the storage of agricultural equipments and the structures concerned are not related to the barbecue site under application.

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

The applicant is one of the “current land owner”. For those lots not owned by the applicant, he 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). Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

According to the Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD), the southern part of the Site is the subject of an active enforcement action. Enforcement Notice (EN) against the use for barbecue area was issued on 26.7.2018 and expired on 26.10.2018. Upon expiry of the EN, site inspection revealed that the use for barbecue area was still in operation. He is closely monitoring the development of the site before taking any further enforcement action.

5. **Previous Applications**

5.1 Part of the Site is the subject of seven previous applications (**Plan A-2a**). Among them, five applications (No. A/NE-TK/208, 235, 281, 360 and 456) covering part of the Site for the same temporary barbecue site and car park use, were approved with conditions by the Committee between 2006 and 2013 mainly on the considerations that the application was not incompatible with the surrounding area; approval of the application would unlikely frustrate the long-term planning intention of the “AGR” zone; and the proposed use would unlikely cause adverse environmental, traffic, landscape, drainage and sewage impacts on the surrounding area. The latest application No. A/NE-TK/456, which was submitted by the applicant’s father seeking renewal of planning application No. A/NE-TK/360, was approved with conditions on 19.7.2013 for a period of two years up to 27.7.2015, and all approval conditions had been complied with. That planning permission lapsed on 28.7.2015. Compared with Application No. A/NE-TK/456, there are changes in major development parameters including reduction in site area (from 6,800m² to 4,032m²), increase in total covered area (from 492.75m² to 1,626.5m²), and changes in parking provision from four coach parking spaces and ten private car parking spaces to six parking spaces and one loading/unloading space under the current application.

5.2 The remaining two applications were not for the same use as the current application. Application No. A/NE-TK/321, falling within a portion of the central part of the Site for a proposed temporary organic farm and fresh provision shop, was approved with conditions by the Committee on 29.10.2010 for a period of three years. Application No. A/NE-TK/285 for proposed temporary shop and services (fresh provision shop and food factory) was rejected by the Board on review on 11.12.2009.

5.3 Details of the applications are shown on **Appendix II** and their locations are shown on **Plan A-2a**.

6. Similar Applications

- 6.1 There are 12 similar applications (No. A/NE-TK/147, 207, 228, 257, 265, 316, 427, 494, 565, 624, 625 and 628) for temporary barbecue use in the vicinity of the Site within the same “AGR” zone. Except Application No. A/NE-TK/207, all other 11 applications were approved with conditions by the Committee between 2002 and 2018 mainly on considerations that the proposed use was not incompatible with the surrounding area and approval of the application would unlikely cause adverse traffic, environmental, drainage, landscape and sewage impacts on the surrounding areas. Applications No. A/NE-TK/228, 316, 494 and 565 were subsequently revoked due to non-compliance with approval conditions.
- 6.2 Application No. A/NE-TK/207 was rejected by the Committee on 21.7.2006 for reasons of adverse impact on the mangrove habitat in the Ting Kok Site of Special Scientific Interest (SSSI) and setting of undesirable precedent.
- 6.3 Details of the applications are shown on **Appendix III** and their locations are shown on **Plan A-2b**.

7. The Site and Its Surrounding Areas (Plans A-1, A-2a and photos on Plans A-3, A-4a to A-4e)

- 7.1 The Site is :
- (a) irregular in shape, partly paved and partly occupied with scattered temporary structures;
 - (b) the car park is abutting Ting Kok Road and the barbecue site is accessible via a track on private lots branching off Ting Kok Road; and
 - (c) currently used as the applied use without valid planning permission.
- 7.2 The surrounding areas are predominantly rural in character with fallow and active agricultural land intermixing with temporary structures, barbecue sites and tree groups. To the south of the Site are the “Costal Protection Area” (“CPA”) zone along the coastline of Plover Cove and the Ting Kok SSSI which comprises a large patch of dwarf mangroves. To the further north across Ting Kok Road is Ting Kok Village.

8. Planning Intention

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

9. Comments from Relevant Government Departments

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

Land Administration

9.1.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no objection to the application;
- (b) the Site consists of two private lots in D.D. 17 and 18 private lots in D.D. 29. As these lots are held under Block Government Lease demised for agricultural purpose, no structure shall be erected without prior approval from LandsD;
- (c) recent site inspection revealed that unauthorized structures were found erected on the Site without LandsD's prior approval. Moreover, the as-built site situation did not tally with the applicant's proposal, i.e. two unauthorized structures were found partly erected outside the Site. DLO/TP will take appropriate action against the irregularities shortly;
- (d) should the application be approved by the Board, the registered owners of the relevant private lots with proposed structures erected/ or to be erected are required immediately to submit the Short Term Waiver (STW) applications to DLO/TP. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fees, rent/ administrative fees as considered appropriate;
- (e) there is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto;
- (f) the applicant is required to clear any existing structures immediately unless they are covered by valid approval. Otherwise, appropriate lease enforcement action will be taken in due course. Furthermore, the applicant is required to submit an application to DLO/TP for a Short Term Tenancy if there is any occupation of Government land. Otherwise, appropriate land control action will be taken in due course; and
- (g) no Small House application is received in respect of the Site.

Traffic

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

- has no in-principle objection to the application from traffic engineering point of view.

Environment

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

- (a) no objection to the application from environmental viewpoint;
- (b) according to his record, there was no environmental complaint related to the Site in the past three years;
- (c) there is a toilet on site with a total area of 93.5m² which is using septic tank and soakaway (ST/SA) system for sewage treatment and disposal. The Site is about 84m away from “CPA” zone and about 130m away from Ting Kok SSSI. However, according to Environmental Protection Department (EPD)’s Practice Note for Professional Persons (ProPECC PN) 5/93, there is no minimum clearance requirement from ST/SA system to CPA nor SSSI;
- (d) should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the “Revised Code of Practice on Handling Environmental Aspects of Open Storage and other Temporary Uses”, in particular the applicant should follow Notes to Annex I S(1) that “Sewage discharge from the site should be directed to nearby public sewer. In case of unavailability of public sewer, a septic tank and soakaway pit should be provided”;
- (e) similar to applications No. A/NE-TK/625 and 628, part of the Site is at a lower level than the nearest sewer manhole to be connected. Having considered the technical constraints in connecting to the existing public sewer, and the fact that ST/SA system has been used on site for years, EPD has no adverse comment on the adoption of ST/SA system provided that its design, construction, operation and maintenance follow the requirements of ProPECC PN 5/93 “Drainage Plans subject to Comment by the EPD” and are duly certified by an Authorized Person; and
- (f) should the application be approved, an approval condition on the submission of sewerage impact assessment (SIA) and the implementation of sewerage facilitates identified in the SIA is recommended.

Landscape

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

- (a) no objection to the application from the landscape planning perspective;
- (b) the Site is situated in an area of rural landscape character comprising of scattered tree groups, farmlands and vacant lands. Temporary barbecue sites can be found in close proximity to the Site. The application is not incompatible with the surrounding environment;
- (c) the Site is in operation as barbecue site and farming activity is observed in the southern part of the Site. Numbers of existing mature trees in fair condition are observed within the Site. Referring to the applicant's document, no tree will be felled due to the applied use. Further significant adverse impact on landscape character and landscape resources arising from the use of temporary barbecue site is not anticipated;
- (d) should the application be approved by the Board, a landscape condition to maintain the existing trees and vegetation within the Site satisfactorily at all times during the approval period is recommended; and
- (e) it is noted that some trees within the Site were heavily pruned or removed. The applicant is reminded that prior approval should be sought from relevant tree maintenance department for any tree works before commencement.

Water Supply

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

- (a) 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.

Drainage

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

- (a) no in-principle objection to the application from public drainage viewpoint;
- (b) if the application is approved, approval conditions on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas;
- (c) there is no existing DSD maintained public drain available for connection in the area. The applied use should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applied use should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
- (d) for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP and/or relevant private lot owners should be sought; and
- (e) public sewerage connection is available in the vicinity of the Site.

Building Matter

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

- (a) there is no record of approval by the Building Authority for buildings/structures existing at the Site, and he is not in a position to offer comments on their suitability for the use related to the application; and
- (b) advisory comments under the Buildings Ordinance are at **Appendix IV**.

Agriculture

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

- (a) does not support the application from the agricultural development point of view; and
- (b) the Site partly falls within the “AGR” zone. It is mainly occupied by an existing barbecue site and some active farmland. There are active agricultural activities in the vicinity. Agricultural infrastructure such as road access and water source is available. The Site possesses potential for agricultural rehabilitation.

Fire Safety

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

- (a) no in-principle objection to the application subject to the fire service installations (FSI) and water supplies for firefighting being provided to the satisfaction of Fire Services Department (FSD);
- (b) emergency vehicular access (EVA) arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD; and
- (c) other detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

Food and Environmental Hygiene

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

- (a) the applicant should take measures to prevent the existence of nuisance such as noise nuisance, pest nuisance and accumulation of refuse at the Site. Private refuse collector should be deployed for clearance and disposal of refuse generated from the Site; and
- (b) detailed comments are at **Appendix IV**.

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

- (a) Chief Highways Engineer/New Territories East, Highways Department;
- (b) Project Manager/North, Civil Engineering and Development

- Department;
- (c) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
 - (d) Director of Electrical and Mechanical Services;
 - (e) Commissioner of Police; and
 - (f) District Officer/Tai Po, Home Affairs Department.

10. Public Comment Received During Statutory Publication Period (Appendix V)

On 18.12.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one public comment was received from an individual objecting to the application mainly on the ground that it is an unauthorised development and is not in line with the planning intention of the “AGR” zone; there were issue raised on traffic aspect and impact on the “CPA” zone; and the applied use will have adverse impact on the environment.

11. Planning Considerations and Assessments

- 11.1 The Site falls within an area largely zoned “AGR” (92%) and partly shown as ‘Road’ (8%) on the OZP (**Plan A-1**). The applied use is not in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and 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 has potential for agricultural rehabilitation. Nevertheless, the applied use which is temporary in nature would unlikely frustrate the planning intention of the Site in the long run.
- 11.2 The proposal comprises eight one-storey structures with a total covered area of about 1,626.5m² within the barbecue site including a reception, four barbecue areas, one storage, a playing area and one toilet, and a car park for six parking spaces and one loading/unloading space. The car park is abutting Ting Kok Road and the barbecue site is accessible via a track on private lots covered by an approved application No. A/NE-TK/625 for temporary barbecue site use. The operation hours are from 11:00 am to 11:00 pm daily. The Site is currently used as the applied use without valid planning permission. CTP/CEP, PlanD advises that the Site is the subject of an active enforcement action. He is closely monitoring the development of the Site before taking any further enforcement action.
- 11.3 The surrounding areas are predominantly rural in character with fallow and active agricultural land intermixing with temporary structures, barbecue sites and tree groups. The applied use is considered not incompatible with the surrounding areas. DEP has no objection to the application and advises that there was no environmental complaint pertaining to the Site received in the past three years, and the applicant should follow the relevant mitigation measures and requirements in the “Revised Code of Practice on Handling Environmental Aspects of Open Storage and Other Temporary Uses”. Regarding the toilet on site using ST/SA system for sewage treatment and

disposal, DEP has no adverse comment on the adoption of ST/SA system provided that its design, construction, operation and maintenance follow the requirements of ProPECC PN 5/93 “Drainage Plans subject to Comment by the EPD” and are duly certified by an Authorized Person. Moreover, should the application be approved, an approval condition on the submission of SIA and the implementation of sewerage facilitates identified in the SIA is recommended. Other government departments consulted, including DFEH, D of FS, CE/MN, DSD, CE/C, WSD and CTP/UD&L, PlanD, have no objection to/no adverse comment on the application.

- 11.4 Part of the Site is the subject of seven previous applications (**Plan A-2a**). Among them, five applications (No. A/NE-TK/208, 235, 281, 360 and 456) covering part of the Site for the same temporary barbecue site and car park use were approved with conditions by the Committee between 2006 and 2013 mainly on the considerations that the application was not incompatible with the surrounding area; the approval of the application would unlikely frustrate the long-term planning intention of the “AGR” zone; and the proposed use would unlikely cause adverse environmental, traffic, landscape, drainage and sewage impacts on the surrounding area. The last application for the same use (No. A/NE-TK/456), submitted by the applicant’s father, was approved with conditions on 19.7.2013 for a period of two years up to 27.7.2015, and all approval conditions had been complied with. Compared with Application No. A/NE-TK/456, there are changes in the site boundary, total covered area and parking provision under the current application. C for T has no in-principle objection to the application from traffic engineering point of view. There has been no material change in planning circumstances since the previous approval was granted.
- 11.5 There are 12 similar applications (No. A/NE-TK/147, 207, 228, 257, 265, 316, 427, 494, 565, 624, 625 and 628) for temporary barbecue use in the vicinity of the Site within the same “AGR” zone (**Plan A-2b**). Except Application No. A/NE-TK/207 which was rejected by the Committee on 21.7.2006 for reasons of adverse impact on the mangrove habitat in the Ting Kok SSSI and setting of undesirable precedent, all other 11 applications were approved with conditions by the Committee between 2002 and 2018 mainly on considerations that the proposed use was not incompatible with the surrounding area and the approval of the applications would unlikely cause adverse traffic, environmental, drainage, landscape and sewage impacts on the surrounding areas. The circumstances of these approved applications are similar to the current application.
- 11.6 Regarding the public comment objecting to the application mainly on the grounds that it is an unauthorised development and is not in line with the planning intention of the “AGR” zone; there were issue raised on traffic aspect and impact on the “CPA” zone; and the applied use will have adverse impact on the environment, Government departments’ comments and the planning assessment above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account

the public comment mentioned in paragraph 10, the Planning Department considers that the temporary barbecue site and car park could be tolerated for a period of three years.

- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 1.2.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no night-time operation between 11:00 p.m. and 11:00 a.m., as proposed by the applicant, is allowed on the application site during the planning approval period;
- (b) the existing trees and vegetation on the application site shall be maintained at all times during the planning approval period;
- (c) the submission of fire service installations and water supplies for firefighting proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.8.2019;
- (d) in relation to condition (c) above, the implementation of fire service installations and water supplies for firefighting proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.11.2019;
- (e) the submission of sewerage impact assessment (SIA) 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 1.8.2019;
- (f) in relation to condition (e) above, the implementation of sewerage facilities identified in the SIA 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 1.11.2019;
- (g) 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 1.8.2019;
- (h) in relation to (g) above, the implementation of drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.11.2019;
- (i) if any of the above planning conditions (a) or (b) 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;
- (j) if any of the above planning conditions (c), (d), (e), (f), (g) or (h) is not

complied with within the specified time limit, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (k) upon the expiry of the planning permission, the reinstatement of the application 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 attached at **Appendix VI**.

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

- the development is not in line with the planning intention of the "AGR" zone which is primarily intended 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 such planning intention, even on a temporary basis.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses 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 and attachments dated 11.12.2018
Appendix Ia	Further information submitted by the applicant received on 14.1.2019
Appendix Ib	Further information submitted by the applicant received on 21.1.2019
Appendix II	Previous applications
Appendix III	Similar applications
Appendix IV	Government departments' advisory/detailed comments
Appendix V	Public comment
Appendix VI	Recommended advisory clauses

Drawing A-1	Layout plan submitted by the applicant
Plan A-1	Location plan
Plans A-2a and A-2b	Site plans
Plan A-3	Aerial photo
Plans A-4a to A-4e	Site photos

**PLANNING DEPARTMENT
FEBRUARY 2019**