

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/113

- Applicant** : Champion Union Holdings Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 1824 S.A RP, 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long
- Site Area** : 11,324 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Residential (Group A) 3” (“R(A)3”) (95.3%)
[Restricted to maximum plot ratio: 5.5 and maximum building height: 140mPD];
and
“Open Space” (“O”) (about 4.7%)
- Application** : Proposed Temporary Open Storage of Recyclable Material (Metal) 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 open storage of recyclable material (metal) for a period of 3 years (**Plan A-1a**). The Site is involved in 20 previous applications No. A/YL-HT/2, 7, 91, 161, 171, 188, 211, 233, 297, 302, 477, 507, 539, 570, 632, 662, 733, 811, 829 and 1053 for various temporary open storage, vehicle park, recycling centre and workshop uses (**Plan A-1b**). The last application No. A/YL-HT/1053 for temporary open storage of private car, tires and construction material with ancillary site office was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 11.11.2016 for a period of 3 years. However, the application was revoked on 11.10.2018 due to non-compliance with conditions on the implementation of drainage, landscape and tree preservation proposals. The Site

is predominantly vacant with some open storage of recyclable materials without valid planning permission.

1.2 The ingress/egress of the Site is located at the southern boundary of the Site with access to Ping Ha Road via a local track on both private land and Government Land (GL) (**Drawing A-1 and Plan A-2**). As shown on the layout plan at **Drawing A-2**, the Site is intended for open storage of recyclable material (metal). Three small structures are proposed with a total floor area of not exceeding 28 m² including one single-storey structure (3.5m high) for site office use (20m²), one single-storey structure (3.5m high) for toilet use (2m²) and one single-storey structure (3.5m high) for electricity meter room use (6m²). Two loading/unloading spaces (11m x 3.5m) for medium/heavy goods vehicles and manoeuvring space are proposed near the entrance. According to the applicant, the operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. No workshop activities will be held on the Site.

1.3 Compared with the last approved planning application (No. A/YL-HT/1053), the current application is submitted by a different applicant for a different kind of open storage use on a smaller site. The major development parameters of the previously approved scheme and the current application are summarized as follows:

| Major Development Parameters | Previously Approved Application No. A/YL-HT/1053 (approved on 6.7.2018) (a) | Current Application No. A/HSK/113 (b) | Difference (b) - (a) |
|-------------------------------------|---|---|---------------------------------|
| Applied Use | Temporary Open Storage of Private Car, Tires and Construction Material with Ancillary Site Office for a Period of 3 Years | Temporary Open Storage of Recyclable Material (Metal) for a Period of 3 Years | --- |
| Site Area | 17,929 m ² | 11,100 m ² | -6,829m (38%) |
| No. and Height of Structure | 4 - 2 kiosk and ammeter use (3m high, 1-storey) - 2 office (6.1m high, 1-storey) | 3 - 1 office (3.5m high, 1-storey) - 1 electricity meter room (3.5m high, 1-storey) - 1 toilet (3.5m high, 1-storey) | +1 |
| Car Parking Space | 10 | 0 | -10 |
| Loading/Unloading Space | - 2 for container vehicles, - 4 for medium/heavy | - 0 for container vehicles, - 2 for medium/ heavy | -2 -2 |

| | | | |
|-----------------|--|----------------|-----------|
| | goods vehicles | goods vehicles | |
| Operation Hours | 9am to 7pm, Mondays to Saturdays, with no operation on Sundays and public holidays | | No change |

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

- (a) Application Form received on 31.10.2018 (Appendix I)
- (b) Supplementary planning statement with vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan and proposed drainage plan (Appendix Ia)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement in **Appendix Ia**. They can be summarized as follows:

- (a) The Site is subject to previous planning permission for similar use, i.e. open storage, and there is shortage of land for open storage in Ha Tsuen. Furthermore, the proposed temporary development would not jeopardize the long term planning intention of the Site which could not be realized within the coming 3 years.
- (b) The Site is surrounded by logistics centres, open storage use and container depots and hence the proposed development is not incompatible with the surrounding land use.
- (c) The Site falls within the ‘Category 1 areas’ of the Board’s Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in which open storage and port back-up uses are considered suitable.
- (d) The proposed development would not generate significant impact to the surrounding area and the applicant has also recommended a number of environmental mitigation measures including hard paving of the Site, restrictions on operation hours and no workshop activity on the Site to minimize potential environmental impact.

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 posting site notice and publishing notice on local newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Town Planning Board Guidelines**

On 17.10.2008, the Board promulgated the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). The Site falls within Category 1 areas under the Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. **Background**

The Site is currently not a subject of any active enforcement case. Notwithstanding, as the previous planning permission (No. A/YL-HT/1053) on the Site was revoked on 11.10.2018, investigation is underway to ascertain whether the current use of the Site constitutes an unauthorized development (UD). If confirmed, the Planning Authority will instigate enforcement action under the Town Planning Ordinance.

6. **Previous Applications**

6.1 The Site is the subject of 20 previous applications No. A/YL-HT/2, 7, 91, 161, 171, 188, 211, 233, 297, 302, 477, 507, 539, 570, 632, 662, 733, 811, 829 and 1053 for various open storage, public vehicle park, recycling centre and workshop uses. Amongst these, 13 applications (No. A/YL-HT/7, 297, 302, 477, 507, 539, 570, 632, 662, 733, 811, 829 and 1053) were approved by the Board/Committee with conditions. However, eight of them were subsequently revoked due to non-compliance with approval conditions.

6.2 The remaining seven applications for temporary open storage of containers and construction machinery, container trailer and tractor park and recycling materials handling yard were rejected by the Committee due to reasons of not in line with planning intention; setting of undesirable precedent; insufficient information to demonstrate that there would be no adverse impacts on the surrounding areas; and further degradation of the environment in the area. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.

6.3 The last application No. A/YL-HT/1053 for temporary open storage of private car, tires and construction material with ancillary site office was approved by the Committee on 11.11.2016 for a period of 3 year. However, the application was revoked on 11.10.2018 due to non-compliance with conditions on the implementation of drainage, landscape and tree preservation proposals.

6.4 Compared with the last approved application (No. A/YL-HT/1053), the current application is submitted by a different applicant for a different open storage use at a smaller site.

7. **Similar Applications**

There are four similar applications (No. A/YL-HT/666, 716, 827 and 993) for

temporary open storage of construction machinery and recycling materials, scrap metal with/without ancillary workshop or packaging activities within the same “R(A)3” and “O” zones since the promulgation of TPB PG-No. 13E on 17.10.2008. They were all approved with conditions by the Committee. Details of the above applications are summarized at **Appendix IV** and their locations are shown as **Plan A-1a**.

8. The Site and Its Surrounding Areas (Plan A-1a to Plan A-4b)

8.1 The Site is:

- (a) predominantly vacant with some open storage of recyclable materials without valid planning permission; and
- (b) accessible from Ping Ha Road via a local track.

8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) predominately occupied by open storage and logistic centre;
- (b) to its east across Tin Ying Road is a nullah, further east are various residential development including Locwood Court and Tin Shing Court in Tin Shui Wai New Town;
- (c) to its south is an open storage of construction materials, which is a suspected UD. To its further south are a warehouse, a logistics centre and an open storage yard with valid planning permission No. A/YL-HT/1071, A/HSK/31 and 105 as shown on **Plan A-2**;
- (d) to its west is a vacant piece of land and a logistics centre, which is a suspected UD; and
- (e) to its north is vacant.

9. Planning Intention

9.1 The Site straddles over “R(A)3” and “O” zones on the approved Hung Shui Kiu and Ha Tsuen OZP. The planning intention of the “R(A)3” zone is for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purposed-designed non-domestic building up to five storeys.

9.2 The planning intention of the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

10. Comments from Relevant Government Departments

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

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible from Ping Ha Road through both Government (GL) and private lots. His office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) The private lot that is covered by a Short Term Waiver (STW) issued by his office is listed below:

| Lot No. (in D.D.125) | STW No. | Purposes |
|-------------------------|------------|---|
| 1824S.C | 4879 | Temporary Open Storage Of Private Car, Tires And Construction Material With Ancillary Site Office |

- (e) Should planning approval be given to the subject planning application, the STW holder will need to apply to his office for modification of the STW conditions where appropriate and lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or to regularized any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Application(s) for any of the above will be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the Lands Department.

Drainage

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

He has no objection in principle to the development from a drainage point of view. Should the application be approved, he would suggest to imposing planning conditions requiring the applicant to implement and maintain the proposed drainage facilities to his satisfaction

Environment

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

- (a) He does not support the application because there are sensitive uses along Ping Ha Road, and environmental nuisance is expected.
- (b) No substantiated environmental complaint concerning the Site has been received within the past three years.
- (c) The applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' ('COP').

Traffic

10.1.4 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no objection in principle to the application from traffic engineering viewpoint.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to public road or reverse onto/from the public road.
- (c) The local track leading to the Site is not under TD's preview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

10.1.5 Comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided for the Site to prevent surface water flowing from the Site to the nearby public road/drains.
- (c) HyD shall not be responsible for the maintenance of any access

connecting the Site and Ping Ha Road.

Landscaping

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

- (a) With reference to the aerial photo of 2018, the Site is hard paved with trees generally along the site boundary. The Site is situated in an area of rural landscape character dominated by open storage and temporary structures. In consideration of the previous approved application No. A/YL-HT/1053, it was proposed to retain the existing trees within the Site, significant change to the landscape character arising from the application is not envisaged.
- (b) The applicant is advised that approval of the s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling. Application for tree works should be submitted direct to DLO for approval.
- (c) There should be no storage or stacking of materials within 1 m of any tree.
- (d) The applicant is reminded of the importance of undertaking proper tree care for existing trees within the Site. Details comments on the undertaking proper tree care for existing trees within the Site are attached at **Appendix V**.

Fire Safety

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

- (a) He has no objection in principle to the application subject to Fire Services Installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposed structures, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. Attached good practice guidelines for open storage should be adhered to **Appendix VI**.
- (d) The following additional approval condition shall be added:

The provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of planning

approval.

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

Building Matters

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

- (a) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise, they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Building Ordinance (BO).
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as acceptance of any existing building works or UBW on the Site under the BO.
- (c) The Site shall be provided with means of obtaining access thereto from a street and emergency access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (d) If the Site does not abut on a specified street of not less than 4.5m, its permitted development intensity shall be determined under B(P)R at the building plan submission stage.

Other Aspects

10.1.9 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) The Site is zoned "R(A)3" and "O" on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2. The portion zoned "O" is not on the priority list for development agreed by the Yuen Long District Council. Her office has no plan to develop the Site into public open space at the present.
- (b) Since the Site involves private lots only, she has no objection in principle to the application.

10.1.10 Comments of the Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):

- (a) His office has no objection to the applied temporary use for 3 years.
- (b) The Site falls within the boundary of Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz Advance Works, and Stage 1 to Stage 4. The lot(s) concerned falls within a site under Stage 4 Works stage. While the detailed implementation programme for the project is still being not formulated, based on the P&E Study, it is envisaged that clearance of the Site will not be arranged before the first population intake of the HSK NDA expected in 2024.

District Officer's Comments

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

- (a) He has no comment on the application.
- (b) His office has not received any comment from the locals on the application.

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

- (a) Commissioner of Police (C of P);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Comments of the Director of Electrical and Mechanical Services (DEMS);
and
- (e) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD)

11. Public Comments Received During Statutory Publication Period

On 9.11.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 30.11.2018, one public comment was received. The commenter suggests certain restrictions on the operation of business shall be imposed to protect the nearby residents from noise disturbance.

12. Planning Considerations and Assessment

12.1 The Site falls mainly on the "R(A)3" zone on the OZP. The planning intention of the "R(A)3" zone is intended for high-density residential developments. Whilst the development is not in line with the planning intention, the

implementation programme for this part of NDA is still being formulated, and PM/NTW of CEDD and DLCS have no objection to the proposed temporary use for a period of 3 years on the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.

12.2 The proposed open storage of recyclable material (metal) is not incompatible with the surrounding land uses which are predominantly used for logistics centre and open storage purpose (**Plan A-2**).

12.3 According to the TPB PG-No. 13E, the Site falls within Category 1 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns.

12.4 The proposed development is generally in line with TPB PG-No. 13E in that the Site falls within Category 1 areas which are considered suitable for open storage and port back-up uses; relevant proposals have been submitted to demonstrate that the proposed use would not generate adverse impacts; and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.

12.5 There is no adverse comment on the application from concerned Government departments except DEP. DEP does not support the application because there are sensitive uses nearby, and environmental nuisance is expected (**Plan A-3**). However, there is no substantiated environmental complaint concerning the Site in the past three years. Furthermore, relevant approval conditions have been recommended in paragraph 13.2 to minimize any potential environmental nuisances or to address the technical concerns of the concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and any UD on the Site would be subject to enforcement action by the Planning Authority. The applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimize the possible environmental impacts on the nearby sensitive receivers.

12.6 The Committee had approved 13 previous planning applications for similar open storage uses at the Site and approved 4 similar applications in the same "R(A) 3" and "O" zones since 2008 (**Plan A-1a**). Approval of the subject application is in line with the Committee's previous decisions.

12.7 There is one public comment received with concern stated in paragraph 11 above. The planning considerations and assessment in the above paragraphs are relevant.

13. Planning Department's Views

13.1 Based on the assessment made in paragraph 12 above and having taking into account the public comment mentioned in paragraph 11, the Planning Department considers that the proposed temporary open storage of recyclable materials (metal) could be tolerated for a period of 3 years.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **21.12.2021**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no workshop activities, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) the existing fencing on the Site shall be maintained at all time during the approval period;
- (e) no storage or stacking of materials is allowed within 1m of any trees during the planning approval period;
- (f) all existing trees and landscape plants on the Site shall be maintained at all times during the planning approval period;
- (g) 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 **21.6.2019**;
- (h) in relation to (g) above the implementation of the 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 **21.9.2019**;
- (i) in relation to (h), the implemented drainage facilities on the Site shall be maintain at all times during the planning approval period;
- (j) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within **6** weeks from the date of planning approval to

the satisfaction of the Director of Fire Services or of the Town Planning Board by **1.2.2019**;

- (k) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **21.6.2019**;
- (l) in relation to (k) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **21.9.2019**;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (i) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (n) if any of the above planning conditions (g), (h), (j), (k) or (l) 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 VIII**.

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

- (a) the applied use is not in line with the planning intentions of the "R(A)3" and "O" zones which are intended primarily for high-density residential development and provision of outdoor open-air public space for active and/or passive recreational uses. There is no strong justification to deviate from the planning intentions even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied development would not have adverse environmental impact on the surrounding areas.

14. Decision Sought

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

14.2 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.

14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

15. Attachments

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| Appendix I | Application Form with location plan, proposed layout plan, proposed landscape and tree preservation and proposed drainage plan received on 31.10.2018. |
| Appendix II | Relevant extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) |
| Appendix III | Previous applications covering the Application Site |
| Appendix IV | Similar applications within the same “R(A)3” and “O” zones on the Hung Shui Kiu and Ha Tsuen OZP |
| Appendix V | Comments of undertaking proper tree care for existing trees within the Site |
| Appendix VI | ‘Good Practice for Open Storage Sites’ by the Fire Services Department |
| Appendix VII | Public Comment |
| Appendix VIII | Advisory Clauses |
| Drawing A-1 | Vehicular Access Plan |
| Drawing A-2 | Proposed Layout Plan |
| Drawing A-3 | Proposed Landscape and Tree Preservation Plan |
| Drawing A-4 | Proposed Drainage Plan |
| Plan A-1a | Location Plan with Similar Applications |
| Plan A-1b | Previous Applications Plan |
| Plan A-2 | Site Plan |
| Plan A-3 | Aerial Photo |
| Plan A-4a - 4b | Site Photos |

**PLANNING DEPARTMENT
DECEMBER 2018**