

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/126

- Applicant** : Mr. LEUNG Hing Yip represented by Mr. Kwok Chi Man
- Site** : Lots 1922 RP (Part), 1923 (Part), 1925 (Part), 1926 (Part), 1928 (Part), 1929 (Part), 1930 (Part), 1931 RP (Part), 1932 (Part) and 1933 (Part) in D.D.125, Ha Tsuen, Yuen Long
- Site Area** : 4,150 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : "Residential (Group A) 4" ("R(A)4") (56%)
[Restricted to maximum plot ratio of 5 and maximum building height of 100mPD];

"Open Space" ("O") (37%); and

"Government, Institution or Community" ("G/IC") (7%)
[Restricted to maximum building height of 8 storeys]
- Application** : Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary open storage of vehicles (private car and light goods vehicles), container vehicles and trailers for a period of 3 years (**Plan A-1**). The Site straddles over "R(A)4" (56%), "O" (37%) and "G/IC" zones (7%) on the approved HSK and HT OZP. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently being used for the applied use without valid planning permission.

- 1.2 The Site is related to 2 planning applications No. A/YL-HT/7 and 982 for various open storage uses. The last application No. A/YL-HT/982 for the same temporary open storage of vehicles was approved by with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 4.12.2015 for a period of 3 years. All the time-specific approval conditions have been complied with. However, the planning permission has lapsed on 4.12.2018. The current application is submitted by the same applicant for the same use at the same site.
- 1.3 According to the location plans at **Drawings A-1 and A-2 and Plan A-2**, the Site is accessible from Ping Ha Road via a local track and the ingress/egress point is at the northern boundary of the Site. As shown on the layout plan at **Drawing A-2**, two temporary structures with a total floor area of 280m² are proposed. They include a single-storey (5m high) open shelter for staff resting area (floor area of 220m²) and a 2-storey (5m high) converted containers stacked up for site office use (floor area of 60m²). Two areas designated for open storage of container vehicles and trailers (1320m²) and an area for open storage of private cars and light goods vehicles (600m²) are proposed. Manoeuvring space is proposed at the centre of the Site. According to the applicant, the operation hours are from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. No repairing, paint-spraying, cleansing and workshop activities will be held on the Site. The proposed tree preservation and landscape plan and drainage plan are at **Drawings A-3 and A-4** respectively.
- 1.4 The major development parameters of the previously approved scheme and the current application area summarized as follows:

Major Development Parameters	Previously Approved Application No. A/YL-HT/982 (a)	Current Application No. A/HSK/126 (b)	Difference (b) - (a)
Applied Use	Temporary Open Storage of Vehicles (Private Cars, Light Goods Vehicles, Container Vehicles and Container Trailers)(3 Years)	Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers (3 Years)	same
Site Area	4,150m ²	4,150m ²	same
Total floor area	280m ²	280m ²	same
No. and Height of Structure	2 - 1 open shelter (5m high) - 1 office (5m high)	2 - 1 open shelter (5m high) - 1 office (5m high)	same
Operation Hours	8am to 8pm, Mondays to Saturdays, with no operation on Sundays and public holidays	8am to 8pm, Mondays to Saturdays, with no operation on Sundays and public holidays	same

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

- (a) Application Form received on 11.12.2018 and Supplementary planning statement with proposed vehicular access plan, layout plan, tree preservation and landscape plan and drainage plan. **(Appendix I)**
- (b) Further Information (FI) dated 2.1.2019 with clarification on the Site layout and trip generation information. **(Appendix Ia)**
[Accepted and exempted from publication and recounting requirements]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Supplementary Planning Statement at **Appendix Ia**. They can be summarized as follows:

- (a) The Site is located in “Category 1 areas” and the application is in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E).
- (b) The proposed development is transitional and does not have conflicts with the future planning. The proposed use is not incompatible with the surrounding open storage uses. Being simple and easily reversible, the development would not jeopardize the long term planning of the area.
- (c) The applicant will carry out landscaping, drainage, fire services installations (FSIs) and environmental mitigation works, which can improve the greening, avoid the flooding issue and address the concerns of the relevant Government departments and locals.
- (d) The development would not have adverse traffic impacts as no parking of vehicles nor guest parking will be allowed at the Site and staffs go to work on foot. Hence, no significant trip generation is anticipated.
- (e) Locals have been consulted and no comment has been received. The applicant would adopt a cooperative attitude, actively communicate with Government departments, comply with various regulations and make genuine efforts in implementation of environmental mitigation works to ensure that the development would not generate any adverse impacts to the surrounding areas.

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 sending notice to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

On 17.10.2008, the Board promulgated the revised 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 revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. Background

The Site is not subject to any active planning enforcement action. Notwithstanding, as the previous planning permission (No. A/YL-HT/982) on this Site has expired on 4.12.2018, enforcement action would be instigated subject to sufficient evidence collected.

6. Previous Applications

6.1 The Site is the subject of 2 previous applications No. A/YL-HT/7 and 982 for open storage of containers and vehicles which were approved with conditions by the Committee/Board in 1996 and 2015 respectively. However, application No. A/YL-HT/7 was subsequently revoked due to the non-compliance with approval conditions in 1997.

6.2 The last application No. A/YL-HT/982 for the same temporary open storage of vehicles was approved with conditions by the Committee on 4.12.2015 for a period of 3 years. All the time-specific approval conditions have been complied with. However, the planning permission has lapsed on 4.12.2018. Compared with the last approved application (No. A/YL-HT/982), the current application is submitted by the same applicant for the same use at the same site. Details of these applications are summarized at **Appendix III** and their location area shown on **Plan A-1**.

7. Similar Applications

There are 3 similar applications (No. A/YL-HT/589, 801 and 1026) for various temporary open storage uses including vehicle parts, construction materials with/without container trailers, container vehicles, workshops within the same “R(A)4”, “GIC” and “O” zones on the approved HSK and HT OZP since the promulgation of the TPB PG-No.13E on 17.10.2008. All of these similar applications were approved with conditions by the Committee. Details of the above applications are summarized at **Appendix IV** and their locations are shown as **Plan A-1**.

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

8.1 The Site is:

- (a) being used for the applied use without valid planning permission; and
- (b) accessible from Ping Ha Road via a local track.

8.2 The surrounding areas have the following characteristics:

- (a) to its immediate north are a yard for parking of vehicles and trailers, an open storage of construction materials. To its northwest are an open storage of vehicles and a vehicle repair workshop. To the further north are a logistics centre, which operates under valid planning permission No. A/HSK/11 and an open storage of construction machinery;
- (b) to its immediate east is an open storage of recycling materials and workshop under valid planning permission No. A/HSK/30;
- (c) to its south and southwest is a cluster of various open storage uses, some of which are with valid planning permissions No. A/YL-HT/1002, 1026 and 1050; and
- (d) to its west are vehicle and trailer repair workshops and an open storage of vehicles, and to the further west is Ping Ha Road.

9. Planning Intention

- 9.1 The Site straddles over “R(A)4”, “O” and “G/IC” zones on the approved HSK and HT OZP. The planning intention of the “R(A)4” zone is intended primarily 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 purpose-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.
- 9.3 The planning intention of the “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government organizations providing social services to meet community needs, and other institutional establishments.

10. Comments from Relevant Government Departments

- 10.1 The following Government departments have been consulted and their views on the application received are summarized 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 Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no

structures are allowed to be erected without prior approval of the Government.

- (b) The private land of Lot No. 1933 in D.D.125 is covered by Short Term Waiver (STW) No. 2782 which permits structures for the purpose of ancillary use to temporary vehicles workshop, parking of tractors/trailers & lorries with ancillary storage.
- (c) The Site is accessible to Ping Ha Road through both Government Land (GL) and private lot(s). His Office provides no maintenance works to the GL involved and does not guarantee right-of-way over the GL to the Site.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should the application be approved, the 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 regularize 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 LandsD 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 LandsD.

Traffic

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

- (a) He has no adverse comments on the application from traffic engineering view point.
- (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 purview. The applicant is advised to obtain consent of the owner/managing departments of the local track for using it as the vehicular access to the Site.

10.1.3 Comments of the Chief Highway 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 to prevent surface water running from the Site to the nearby public roads and drains.

- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

Environment

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

- (a) No environmental complaint pertaining to the Site has been received in the past 3 years.
- (b) The applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' (COP).

Drainage

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

- (a) He has no objection in principle to the development from a drainage point of view.
- (b) Should the application be approved, he suggests imposing approval conditions requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division

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, it is observed that the Site is mainly hard paved and used as an open storage yard. Other existing open storage yards are observed in the vicinity. The Site is situated in an area of rural landscape character. Significant change to the landscape character arising from the application is not envisaged.
- (b) The applicant is reminded that approval of the application under S.16 does not imply approval of tree works such as felling, transplanting or pruning under lease. The applicant shall be reminded to approach relevant authority/government department(s) direct to obtain the necessary approval for any proposed tree preservation or removal scheme involving trees within or outside the Site.

Building Matters

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

- (a) As there is no record of approval by the Building Authority (BA) for the existing structures at the Site, Buildings Department (BD) is not in a position to offer comments on their suitability for the use proposed in the application.

- (b) If the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) 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 an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

Fire Safety

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

- (a) He has no objection in principle to the application subject to FSIs being provided to his satisfaction.
- (b) In consideration of the design/nature of the structures, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him 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 to be installed should be clearly marked on the layout plans and the applicant should adhere to the 'Good Practice for Open Storage for Open Storage Sites' at **Appendix V**.
- (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.

Long-Term Development

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

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) The Site falls within the boundary of 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 3 Works Stage. While detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

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

- (a) The Site is zoned “R(A)4”, “G/IC” and “O” on the approved HSK and HT OZP No. S/HSK/2. The portion zoned “O” is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.
- (b) Since the application involves private lots only, he has no objection to the application.

District Officer’s Comment

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

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) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD); and
- (d) Director of Agriculture, Fisheries and Conservation (DAFC).

11. Public Comments Received During Statutory Publication Period

On 21.12.2018, the application was published for public inspection. During the first

three weeks of the statutory public inspection period which ended on 11.1.2019, one public comment was received. The commenter objects to the application on the ground that further approval of temporary use on brownfield site would hinder or delay the implementation works in the HSK NDA (**Appendix VI**).

12. Planning Considerations and Assessment

- 12.1 The Site straddles over “R(A)4”, “O” and “G/IC” zones on the approved HSK and HT OZP, and their planning intentions are intended for high-density residential developments, 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 and provision of Government, institutions and community facilities serving the needs of the local residents and/or a wider district, region or the territory respectively. Whilst the development is not in line with the planning intentions, 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 vehicles (private car and light goods vehicles), container vehicles and trailers is not incompatible with the surrounding land uses which are predominantly used for open storage yards, parking and open storage of vehicles and workshops (**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 from the concerned Government departments on the proposed development. There is no substantiated environmental complaint pertaining to the Site received in the past three years. Furthermore, relevant approval conditions have been recommended in paragraph 13.2 to address the possible environmental nuisances or the technical requirements of the concerned

Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and the unauthorized development on Site would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will 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 2 previous planning applications for similar open storage uses at the Site and approved 3 similar applications for open storage of vehicles in the same "R(A)4", "O" and "G/IC" zones on the approved HSK and HT OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. 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 consideration the public comment mentioned on paragraph 11, the Planning Department considers that the temporary open storage of vehicles (private car and light goods vehicle), container vehicles and trailers 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 **1.2.2022**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation from 8:00 p.m. to 8:00 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 cutting, dismantling, cleansing, repairing, paint-spraying and/or workshop activities, as proposed by the applicant, is allowed at any times on the Site during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the existing fencing on the Site shall be maintained at all times 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 condition record of the existing drainage facilities

within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **1.5.2019**;

- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks 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 **15.3.2019**;
- (j) the submission of a fire service installations 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**;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **1.11.2019**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (h) 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
- (m) if any of the above planning conditions (g), (i), (j) or (k) is not complied with by the above 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 VII**.

- 13.3 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 "R(A)4", "O" and "G/IC" zones, which are intended primarily for high-density residential developments, provision of outdoor public space for recreation uses and provision of Government, institutions and community facilities. There is no strong justification given in the submission to deviate from the planning intentions, even on a temporary basis.

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

Appendix I	Application Form and supplementary planning statement with proposed vehicular access plan, layout plan, tree preservation and landscape plan and drainage proposals received on 11.12.2018
Appendix Ia	FI dated 2.1.2019 with clarification on the site layout and trip generation information
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)4”, “GIC” and “O” Zones on the approved Hung Shui Kui and Ha Tsuen OZP No. S/HSK/2 since the Promulgation of TPB PG-No. 13E on 17.10.2008
Appendix V	‘Good Practice for Open Storage Sites’ by the Fire Services Department
Appendix VI	Public Comment
Appendix VII	Advisory Clauses
Drawing A-1	Proposed Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Tree Preservation and Landscape Plan
Drawing A-4	Proposed Drainage Plan
Plan A-1	Location Plan with Similar and Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2019**