

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/127

- Applicant** : Mr. Wong Kwok Wing represented by the Metro Planning and Development Company Limited
- Site** : Lots 2420 RP (Part), 2422 RP (Part), 2442 (Part) and 2443 RP (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long
- Site Area** : 1,256.5 m² (including about 45.5 m² of Government Land (GL))
- 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** : "Open Space" ("O") (About 77.5%); and
"Village Type Development" ("V") (About 22.5%)
[Restricted to maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Open Storage of Private Car and Ancillary Inspection Centre 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 private car and ancillary inspection centre for a period of 3 years (**Plan A-1a**). The Site straddles over "O" (77.5%) and "V" (22.5%) zones 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.
- 1.2 The Site is related to 9 previous applications No. A/YL-HT/133, 246, 329, 409, 472, 588, 711, 833 and 999 for various open storage uses (**Plan A-1b**). The last application No. A/YL-HT/999 for the same temporary use was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 22.1.2016. The applicant has complied with all the approval conditions. However, the planning permission has lapsed on 22.1.2019. The current application is submitted by the same applicant for the same use at the same site. The Site is currently being used for the applied use without a valid

planning permission.

- 1.3 The Site is directly abutting Lau Fau Shan Road with an ingress/egress located at the north-eastern corner of the Site (**Drawing A-1 and Plan A-1b**). As shown on the proposed layout plan at **Drawing A-1**, 5 structures with a total floor area of 450m² (including a single-storey (3m high) structure for guard room use (40m²), a single-storey (3.5m high) open shed for rain shelter use (90m²), a single-storey (3m high) structure for toilet use (10m²) and two two-storey stacked up (6.5m high) converted containers for office, ancillary inspection centre and staff resting area use (total 310m²) are proposed. In addition, 12 parking spaces for private cars are proposed within the Site. According to the applicant, the operation hours of the proposed development are restricted to 9:00 a.m. to 7:00 p.m on Mondays to Saturdays. There would be no operation on Sundays and public holidays. There would be no vehicle stripping, cutting, cleansing, melting, dismantling works or other workshop activities and no open storage of vehicle parts/dumped vehicles on the Site. The landscape and tree preservation proposal and as-built drainage plan are at **Drawings A-2 and A-3** respectively.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 18.12.2018 **(Appendix I)**
 - (b) Supplementary planning statement with proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan. **(Appendix Ia)**
- 1.5 A comparison of the major development parameters of the current application and the last approved application is given in the following table:

Major Development Parameters	Last Approved Application (A/YL-HT/999) (a)	Current Application (A/HSK/127) (b)	Difference (b) – (a)
Site Area	about 1,256.5 m ²	about 1,256.5 m ²	same
Applied Use	Temporary Open Storage of Private Car and Ancillary Inspection Centre (3 Years)	Temporary Open Storage of Private Car and Ancillary Inspection Centre (3 Years)	same
No. of Structures	5	5	same
Total Floor Area	450 m ²	450 m ²	same
No. of Car Parking Spaces	12	12	same
Operation Hours	9:00 a.m. to 7:00 p.m Mondays to Saturdays	9:00 a.m. to 7:00 p.m Mondays to Saturdays	same

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 the subject of a number of previously approved planning applications. For the last approved application, all the approval conditions have been complied with. There has been no significant change in the planning circumstances of the Site since the last planning permission in 2016.
- (b) The proposed development largely falls within the Category 1 Area under the TPB PG-No. 13E, in which open storage and port back-up uses are considered suitable.
- (c) The adjoining land lots are almost wholly occupied by open storage and port back-up uses, which make the proposed development compatible with the surrounding area.
- (d) There is a shortage of land for open storage use and container depots and the temporary approval of the proposed development would not jeopardize the long term planning intention of the Site, which could not be realized within the coming 3 years.
- (e) 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 activities on 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 sending notice to the Ha Tsuen Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to any active planning enforcement action. However, as the previous planning permission (No. A/YL-HT/999) on the Site has lapsed on 22.1.2019, enforcement action would be instigated subject to sufficient evidence collected.

5. 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 application site falls partly within Category 1 (77.5%) and partly within Category 4

(22.5%) areas under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

6. Previous Applications

- 6.1 The Site is related to 9 previous applications (No. A/YL-HT/133, 246, 329, 409, 472, 588, 711, 833 and 999) for various temporary open storage uses and temporary container trailer/tractor park use. Seven of the applications were approved with conditions by the Committee from 2000 to 2016. Among these, one application No. A/YL-HT/133 was subsequently revoked on 30.9.2000 due to the non-compliance of approval conditions. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 The last application No. A/YL-HT/999 for the same temporary use submitted by the same applicant was approved by the Committee on 22.1.2016. All approval conditions have been complied with. However, the planning permission expired on 22.1.2019. Compared with the last approved application (No. A/YL-HT/999), the current application is submitted by the same applicant for the same use at the same site.

7. Similar Application

There is one similar application (No. A/YL-HT/687) for logistics centre, container vehicle park, open storage of containers and construction materials use within the same “V” and “O” zones on the approved HSK and HT OZP since the promulgation of the TPB PG-No. 13E on 17.10.2008. The application was approved by the Committee with conditions on 13.8.2010 but subsequently revoked on 3.2.2011. Details of the application are summarized at **Appendix IV** and its location is 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) currently being used for the applied use without a valid planning permission; and
- (b) directly abutting and accessible from Lau Fau Shan Road.

8.2 The surrounding areas have the following characteristics:

- (a) to the immediate north is an open storage of miscellaneous items. To its northwestern are an open storage of containers and a warehouse with valid planning permissions No. A/YL-HT/1032 and A/HSK/25 respectively. To its further north at the opposite side of Lau Fau Shan Road is a vehicle park operating under valid planning permission No. A/YL-LFS/309;
- (b) to its northeast and east, across Lau Fau Shan Road, is the village cluster of San Hing Tsuen;

- (c) to its south are some logistics centres while to its further south is another logistics centre operating under planning permission No. A/HSK/50;
- (d) some vacant land and an open storage of containers (No. A/YL-HT/1031) are at its immediate west and further west respectively.

9. **Planning Intention**

- 9.1 The Site straddles over “O” and “V” zones on the approved HSK and HT OZP No. S/HSK/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.
- 9.2 The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

10. **Comments from Relevant Government Departments**

- 10.1 The following Government departments have been consulted and their views 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 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 Government land (GL) (about 45.5m²) is covered by Short Term Tenancy No. 2181 (STT2181) for the purposes of Temporary Open Storage of Marble.
- (c) The private lots which are covered by Short Term Waivers (STWs) are listed below:

Lot No(s). (in D.D.129)	STW No.	Purposes
2420 RP	2980	Office Ancillary to Storage of Containers
2443 RP	3311	Temporary Open Storage of Marble & Ancillary Office

2442	4362	Temporary Open Storage of Private Car and Ancillary Inspection Centre
2422 RP	4751	Temporary Open Storage of Containers

- (d) The Site is accessible from Lau Fau Shan Road through GL. His office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) According to his record, no Small House application was received/under processing at the Site and in the vicinity (about 30m).
- (g) Should the planning application be approved, the STW holders 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 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 Lands Department (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 comment on the application from traffic engineering viewpoint.
- (b) Sufficient maneuvering spaces shall be provided within the Site. No vehicle is allowed to queue back to public road or reverse onto/from public road.

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

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

connecting the Site and Lau Fau Shan Road.

Environment

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

- (a) He does not support the application because there are sensitive uses in the vicinity of the Site (the nearest residential dwelling being about 26m away at the opposite side of Lau Fau Shan Road) (**Plan A-2**) and environmental nuisance is expected.
- (b) No environmental complaint pertaining to the Site has been received in the past 3 years.
- (c) 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 application from a drainage point of view
- (b) Should the application be approved, he suggests imposing planning 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.

Building Matters

10.1.6 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

10.1.7 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) being provided to his satisfaction.
- (b) In consideration of the design/nature of the structure, 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 Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Long-term Development

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

- (a) He has no objection to the proposed temporary use for 3 years, which should be considered in accordance with the provisions of the existing Outline Zoning Plan and infrastructure capacities.

- (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, via. Advance Works and Stage 1 to Stage 4. The lots concerned fall within a site under Stage 4 Works Stage. While the detailed implementation programme for the project is still 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.

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

- (a) The Site is zoned “V” 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) He has no objection to the application.

District Officer’s Comments

10.1.10 Comments of 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 Division, Water Supplies Department (CE/C, WSD); and
- (c) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD).

11. Public Comments Received During Statutory Publication Period

On 28.12.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 18.1.2019, one public comment was received. The commenter objects to the application on the ground that the subject brownfield can be better used for interim housing or recreational facilities (**Appendix VI**).

12. Planning Considerations and Assessment

12.1 The Site is mainly zoned “O” (77.5% of the Site area), which is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses. The remaining part of the Site is zoned “V” (22.5%), which is to designate both existing recognized villages and areas of land

considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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. According to DLO/YL, there is no small house application received/under processing at the Site and in its vicinity. 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 Site is situated in an area predominately occupied by open storage yards and logistics centres (**Plan A-2**), the applied use is not incompatible with the surrounding area.

12.3 About 77.5% of the Site falls within Category 1 area and 22.5% falls within Category 4 area designated under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 1 areas: favorable 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.

Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the applications relevant technical assessments/proposals to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

12.4 A major portion (77.5%) of the Site falls within Category 1 areas which are considered suitable for open storage and port back-up uses. Whilst a minor portion of the Site falls within Category 4 areas with the intention to encourage the phasing out of non-conforming uses as mentioned in paragraph 12.3 above, approval of the application would not jeopardize the long term development of the area as explained in paragraph 12.1 above. In addition, a number of previous applications at the Site, including the latest application No. A/YL-HT/999 for the same open storage use was approved with conditions by the Committee and all approval conditions have been complied with. Moreover, the applicant has

included in the submission several mitigation measures to minimize the possible impact on the surrounding areas. Concerned Government departments except DEP have no objection to the application and their technical concerns could be addressed through the stipulation of approval conditions. As such, sympathetic consideration may be given to the proposed development.

- 12.5 DEP does not support the application because there are sensitive uses nearby, and environmental nuisance is expected (**Plan A-2**). However, there is no substantiated environmental complaint pertaining to 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 unauthorized development 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 7 previous applications on the Site and 1 similar application within the same "V" and "O" zones for various temporary open storage/port back-up uses since October 2008 (**Plans A-1a and A-1b**). Approval of the subject application is therefore in line with the Committee's previous decisions.
- 12.7 There is one public comment received as stated in paragraph 11 above. The planning consideration and assessment in the above paragraphs are relevant.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account of the public comment mentioned in paragraph 11, the Planning Department considers that the open storage of private car and ancillary inspection centre 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 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 between 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 vehicle stripping, cutting, cleansing, melting, dismantling works or other workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from the public road at any times during the planning approval period;
- (e) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (f) the 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 existing drainage facilities within **3** months from the date of planning approval to the satisfaction of 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 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 fire service installations proposals 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), the implementation of fire service installations proposals 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 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 reasons for rejections are suggested for Members' reference:

- (a) The development is not in line with the planning intention of the "V" and "O" zones, which are to designate both existing recognized villages and areas of land considered suitable for village expansion and for the provision of outdoor open-air space for action and/or passive recreation use. There is no strong planning justification given in the submission to deviate from such planning intentions, even on a temporary basis.
- (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

Appendix I	Application Form received on 18.12.2018
Appendix Ia	Supplementary planning statement with proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan
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 Site
Appendix IV	Similar application within the same “V” and “O” zones on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan
Appendix V	‘Good Practice for Open Storage’ issued by D of FS
Appendix VI	Public Comment
Appendix VII	Advisory Clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	Proposed Landscape and Tree Preservation Proposal
Drawing A-3	As-built Drainage Plan
Plan A-1a	Location Plan with Similar Application
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2019**