

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/HSK/218**

- Applicant** : Big Crown Resources Ltd. represented by Chuo Wang Development Consultant Ltd.
- Site** : Lots 1824 S.C (Part) and 1824 S.B RP (Part) in D.D.125, Ha Tsuen, Yuen Long
- Site Area** : about 7,636m<sup>2</sup>
- 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)3” (“R(A)3”) (35.2%); and  
*[restricted to a maximum plot ratio of 5.5 and maximum building height of 140mPD]*  
“Open Space” (“O”)(64.8%)
- Application** : Temporary Open Storage of Construction Materials 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 construction materials for a period of 3 years (**Plan A-1a**). The Site falls within an area zoned “R(A)3” and “O” 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 zone 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 used for the applied use without a valid planning permission (**Plans A-4a and 4b**).
- 1.2 The Site is involved in 20 previous applications (No. A/YL-HT/2, 7, 91, 161, 171, 188, 211, 233, 283, 297, 477, 507, 539, 570, 632, 662, 733, 811, 829 and 1053) for various open storage, public vehicle park, recycling centre and workshop uses (**Plan A-1b**). The last application No. A/YL-HT/1053 for proposed temporary open storage of private car, tires and construction materials with ancillary site office was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 11.11.2016 for a period of 3 years but the permission was subsequently revoked on 11.10.2018 due to non-compliance with time-specific approval conditions on the implementation of drainage and tree preservation and landscape proposals. The current application is submitted by a different applicant for different use at a much smaller site.

- 1.3 The Site is accessible from Ping Ha Road via a local track and the ingress/egress point is at the western boundary of the Site (**Drawing A-1, Plans A-2 and A-3**). As shown on the layout plan at **Drawing A-2**, three 6m high structures with a total floor area of 567.85m<sup>2</sup>, including two single-storey structures (with floor area of 362.44m<sup>2</sup> and 136.89m<sup>2</sup>) for sheltering of construction materials and one 2-storey structure (with a floor area of 34.26m<sup>2</sup> at each storey) for ancillary office are proposed. 3 private car parking spaces and 3 light goods vehicle parking spaces together with 2 container vehicle loading/unloading bays are proposed. According to the applicant, no workshop activity will be carried out at the Site. The operation hours are from 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, and no operation would be carried out on Sundays and public holidays. The proposed vehicular access and layout plan are shown at **Drawings A-1 to A-2** respectively.
- 1.4 A comparison of the major development parameters of the current application and the last approved application is given in the following table:

<b>Major Development Parameters</b>	<b>Last Approved Application (A/YL-HT/1053) (revoked on 11.10.2018) (a)</b>	<b>Current Application (A/HSK/218) (b)</b>	<b>Difference (b) - (a)</b>
<b>Applied Use</b>	Proposed temporary open storage of private car, tires and construction material with ancillary site office (3 years)	Temporary open storage of construction materials (3 years)	Different type of open storage
<b>Site Area</b>	17,929m <sup>2</sup>	7,636m <sup>2</sup>	10,293m <sup>2</sup> (-57%)
<b>No. of Structures</b>	4	3	-1
<b>Total Floor Area</b>	848.5m <sup>2</sup>	567.85m <sup>2</sup>	-280.65m <sup>2</sup> (-33%)
<b>No. of Parking Spaces</b>	• 10 for private cars	• 3 for private cars • 3 for light goods vehicles	• -7 for private cars • +3 for light goods vehicles
<b>No. of Loading/Unloading Bay</b>	• 4 for medium/heavy goods vehicles • 2 for container vehicles	• 2 for container vehicles	-4 for medium/heavy goods vehicles
<b>Operation Hours</b>	9:00 a.m. to 7:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays	9:00 a.m. to 6:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays	Shorter operation hours

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form and proposed vehicular access and layout plan received on 8.4.2020 (**Appendix I**)
- (c) Further Information (FI) from the applicant received on 7.5.2020 clarifying the operation hours, loading/unloading requirement and revised layout plan (**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 Part 7 of the Application Form at **Appendix I**. They can be summarized as follows:

- (a) While previous approvals have been granted for the Site, the current fresh application was submitted to rationalise the current situation on site.
- (b) The Site is intended solely for open storage of construction materials and no workshop activities will be undertaken.
- (c) The van track leading to the Site is of 5m wide and is sufficient for access by any vehicles.
- (d) Sufficient mitigation measures will be carried out and the impact to the environment is insignificant.

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

The applicant is the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Town Planning Board Guidelines**

On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

## **5. Background**

The Site is being used for the applied use. Subject to the collection of sufficient evidence, appropriate enforcement action under the Town Planning Ordinance would be taken in due course..

## **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, 283, 297, 477, 507, 539, 570, 632, 662, 733, 811, 829 and 1053) for various open storage, public vehicle park, recycling centre and workshop uses. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Amongst these, seven of the applications No. A/YL-HT/2, 91, 161, 171, 188, 211 and 233 for temporary open storage of containers and construction machinery, container trailer and tractor park, recycling materials handling yard and flea market were rejected by the Committee due to not in line with planning intention of the then “U” zone; undesirable precedent of approving application; insufficient information to demonstrate that the proposed development would not impose adverse drainage, traffic, landscape or environmental impact on the surrounding areas and further degradation of the environment in the area.

- 6.3 The remaining 13 applications were approved by the Board/Committee with conditions between 1996 and 2016 on the considerations that the applied uses are not incompatible with the surrounding areas, generally in line with the then Town Planning Board Guidelines TPB PG-No. 13E and no major adverse comments from concerned Government departments. However, eight of them were subsequently revoked due to non-compliance with time-specific approval conditions.
- 6.4 The last application No. A/YL-HT/1053 for proposed 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 years but the permission was subsequently revoked on 11.10.2018 due to non-compliance with time-specific approval conditions on the implementation of drainage and tree preservation and landscape proposals. The current application is submitted by a different applicant for different use at a much smaller site.

## **7. Similar Applications**

There are 9 similar applications (No. A/YL-HT/666, 674, 716, 827, 993, 1026 and 1047 and A/HSK/113 and 181) for various open storage, vehicle repair workshop, parking of vehicles uses within the same “R(A)3” and “O” zones on the approved HSK and HT OZP. Except application No. A/YL-HT/674, all of these similar applications were approved with conditions by the Committee between 2010 to 2019 on similar considerations as mentioned in paragraph 6.3 above. However, the permissions under applications No. A/YL-HT/666, 716 & 1047 and A/HSK/113 were subsequently revoked due to non-compliance with the time-specific approval conditions. Details of the above applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1a**.

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

- 8.1 The Site is:
- (a) currently used for the applied use without a 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 is an open storage of vehicles while to its further north is an open storage of construction materials and workshop;
  - (b) to its east are a vegetated embankment and Tin Ying Road;
  - (c) to its south are a temporary warehouse under a valid planning permission (Application No. A/HSK/31), another warehouse and open storage of recycling materials, while to its southwest is a logistics centre under a valid planning permission (Application No. A/HSK/105); and
  - (d) to its west is an open storage of containers under a valid planning permission (Application No. A/HSK/187), while to its northwest is a logistics centre.

## 9. Planning Intentions

The planning intention of the “R(A)3” zone is 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. On the other hand, the planning intention of the “O” zone is 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 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 lot within the Site covered by a Short Term Waiver (STW) is listed below:

Lot No(s). in D.D.125	STW No.	Purposes
1824 S.C	4879	Temporary Open Storage of Private car, Tires and Construction Material with Ancillary Site Office

- (c) Should the application be approved, the STW holders will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to this 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 regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by 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 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 vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

10.1.3 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 at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

**Environment**

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

- (a) There was no environmental complaint pertaining to the Site received in the past 3 years.
- (b) Should the application be approved, the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('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, approval conditions requiring the applicant to submit and implement a drainage proposal and maintain the implemented drainage facilities to the satisfaction of his Division should be stipulated.

**Building Matters**

10.1.6 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 (BA) for the existing structures at the Site.

- (b) If the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the BA, 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 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, demolition and land filling) are to be carried out on the Site, prior approval and consent of 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 (B(P)R) 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 B(P)R 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 objection in principle to the application subject to fire service installations (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 are to be installed should be clearly marked on the layout plans. The applicant should adhere to the 'Good Practice for Open Storage for Open Storage Sites' at **Appendix V**.
- (d) Having considered the nature of the open storage, an additional approval condition requiring "the provision of fire extinguisher(s) within 6 weeks from the date of planning approval" should be stipulated. To address this approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.

- (e) The applicant is reminded that if the proposed structure(s) is required to comply with the BO, 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 (West), Civil Engineering and Development Department (PM/W, 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 Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). According to the Planning and Engineering Study for the HSK/HT NDA and the latest plan, to ensure timely and orderly implementation, the development of HSK/HT 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 in the latest programme of the HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that clearance of the Site will not be arranged before the first population intake of the HSK/HT NDA expected in 2024.

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 HSK & 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 in-principle objection to the application.

### **District Officer’s Comments**

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

- (a) He has no comment on the application from departmental point of view.
- (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) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (c) Director of Agriculture, Fisheries and Conservation (DAFC).



## **11. Public Comments Received During Statutory Publication Period**

On 17.4.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments from individuals were received. The commenters considered that the Site is close to residential places and the operation will create noises affecting the nearby residents and the implementation of the future developments will be affected by approving the brownfield uses (**Appendices VI-1 and 2**).

## **12. Planning Considerations and Assessment**

12.1 The application is for temporary open storage of construction materials for a period of 3 years at a site straddling over “R(A)3” and “O” zones on the approved HSK and HT OZP. The planning intention of the “R(A)3” zone is primarily for high-density residential developments while that for the “O” zone is 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. Whilst the applied use is not in line with the planning intentions, the implementation programme for this part of NDA is still being formulated, and PM/W of CEDD and DLCS have no objection to the temporary use for a period of 3 years at 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 open storage of construction materials under application is not incompatible with the surrounding land uses which are predominantly used for open storage yards, warehouses and logistics centre and there are no residential dwellings in the surrounding area (**Plan A-2**).

12.3 The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F are relevant:

For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses.

- 12.4 The applied use is generally in line with the TPB PG-No. 13F in that the Site falls within HSK/HT NDA and previous planning approvals have been given under the previous OZPs. While the planning permission under the last approved application (No. A/YL-HT/1053) was revoked due to non-compliance with approval conditions on the implementation of drainage and tree preservation and landscape proposals, it is noted that the current application is for the open storage of different commodities submitted by a different applicant on a much smaller site and concerned departments have no adverse comments on the application. As such, sympathetic consideration may be given to the application.
- 12.5 Concerned Government departments including DEP, AC for T/NT, CE/MN, DSD and D of FS have no objection to or adverse comment on the application. It is noted that there are no environmental complaints pertaining to the Site in the past three years and there are no residential dwellings in the surrounding area.
- 12.6 To address the concerns on the possible environmental nuisances or the technical requirements of the concerned Government departments, relevant approval conditions have been recommended in paragraph 13.2 below. 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. Should the application be approved, the applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental impacts on the surrounding areas.
- 12.7 There are 13 previously approved planning applications for various open storage, public vehicle park, recycling centre and workshop uses at the Site and 8 similar applications approved for various open storage and workshop uses in the same "R(A)3" and "O" zones on the approved HSK and HT OZP (**Plan A-1a**). Approval of the subject application is in line with the Committee's previous decisions.
- 12.8 There are two public comments received on the application during statutory publication period as summarised in paragraph 11. The planning considerations and assessments in the above paragraphs are relevant.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department considers that the temporary open storage of construction materials 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 **29.5.2023**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval conditions

- (a) no operation from 6:00 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 activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (f) 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 **29.11.2020**;
- (g) in relation to (f) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **28.2.2021**;
- (h) in relation to (g) above, the implemented 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 **10.7.2020**;
- (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 **29.11.2020**;
- (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 **28.2.2021**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e) 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 (f), (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 intentions of the “R(A)3” and “O” zones, which are intended primarily for high-density residential developments and 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. There is no strong planning justification in the submission for a departure 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 reason(s) for rejection should be given to the applicant.

#### **15. Attachments**

<b>Appendix I</b>	Application Form and proposed vehicular access and layout plan received on 8.4.2020
<b>Appendix Ia</b>	FI from the applicant received on 7.5.2020 clarifying the operation hours, loading/unloading requirement and revised layout plan
<b>Appendix II</b>	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
<b>Appendix III</b>	Previous Applications covering the Site
<b>Appendix IV</b>	Similar Applications within the same “R(A)3” and “O” Zones on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
<b>Appendix V</b>	Good Practice Guidelines for Open Storage issued by the Director of Fire Services
<b>Appendices VI-1 &amp; 2</b>	Public Comments
<b>Appendix VII</b>	Advisory Clauses
<b>Drawing A-1</b>	Proposed Vehicular Access Plan
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Applications Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to 4b</b>	Site Photos