

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

**APPLICATION NO. A/HSK/236**

- Applicant** : Hundred Year Engineering Limited
- Site** : Lots 2187 RP (Part), 2380 RP (Part), 2381 RP (Part), 2382 (Part), 2383 RP (Part), 2384 S.B (Part), 2385 RP (Part), 2412 RP, 2415 RP, 2416 (Part), 2417, 2418 RP (Part) and 2419 RP (Part) in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
- Site Area** : 6,530m<sup>2</sup> (about) (including about 18.5 m<sup>2</sup> GL (about 0.3%))
- 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** : “Commercial (5)” (“C(5)”) (about 51%);  
*[Restricted to a maximum plot ratio (PR) of 1.5 and maximum building height (BH) of 40mPD]*
- “Open Space” (“O”) ( about 46%); and
- “Residential (Group B)2” (“R(B)2”) (about 3%)  
*[Restricted to a maximum PR of 2.5 and maximum BH of 60mPD]*
- Application** : Temporary Warehouse with Ancillary Site Office 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 warehouse with ancillary site office for a period of 3 years (**Plan A-1a**). The Site is mainly zoned “C(5)” (51%), “O” (46%) and “R(B)2” (3%) 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 used for the applied use without valid planning permission (**Plans A-4a to 4c**).
- 1.2 The Site was involved in 13 previous applications (No. A/YL-HT/75, 215, 356, 361, 503, 515, 566, 687, 810, 887, 917 and 1039 and A/HSK/25) for various open storage, container vehicle park, warehouse and logistics centre uses (**Plan A-1b**). The last application No. A/HSK/25 for the same applied use was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 24.11.2017 for a period of 3 years but the permission was subsequently revoked on

24.4.2020 due to non-compliance with time-limited approval condition on the provision of fire service installations (FSIs). The current application is submitted by a different applicant for the same use with similar layout and development parameters.

- 1.3 The Site is accessible from Lau Fau Shan Road. There are two ingress/egress points, which are located at the eastern and northern side of the Site connecting to Lau Fau Shan Road (**Drawing A-1** and **Plan A-2**). As shown on the proposed layout plan at **Drawing A-1**, 5 temporary structures with a total floor area of about 5,070.9m<sup>2</sup>, including one single-storey 10m high structure (with floor area of 4,973m<sup>2</sup>) at the southern part for warehouse, one 2-storey 5.2m high structure (with floor area of 36.6m<sup>2</sup>) for office, one single-storey 4.5m high structure (with floor area of 52m<sup>2</sup>) for fire services water tank, and two single-storey 2.3m high structures for toilet and electricity meter room (with floor area of 5.4m<sup>2</sup> and 3.91m<sup>2</sup> respectively), are proposed. A total of 2 private car parking spaces and 8 container vehicle parking spaces are also proposed (**Drawing A-5**). 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. Peripheral planting and drainage facilities will be provided. The proposed vehicular access plan, proposed drainage plan, landscape and tree preservation plan, parking layout and FSIs proposal are at **Drawings A-2 to A-6**.
- 1.4 The major development parameters of the last approved scheme and the current application are summarized as follows:

Major Development Parameters	Last Approved Application (A/HSK/25) (a) (Revoked on 24.4.2020)	Current Application (A/HSK/236) (b)	Difference (b) - (a)
Applied Use	Temporary Warehouse and Ancillary Site Office (3 years)		Same
Site Area	5,748m <sup>2</sup>		Same
No. of Structures	8	5	-3
Total Floor Area	5,144.1m <sup>2</sup>	5,070.9m <sup>2</sup>	-73.2m <sup>2</sup> (-1.4%)
No. of Parking Spaces	2 for private cars 8 for container vehicles		Same
Operation Hours	8:00 a.m. to 8:00 p.m., 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 with annex and plans received on 23.6.2020. (**Appendix I**)
  - (b) Supplementary Information (SI) received on 24.6.2020 providing FSIs proposal (**Appendix Ia**)
  - (c) Further Information (FI) received on 22.7.2020 providing application form for water supply (**Appendix Ib**)  
[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** and supplemented in SI and FI at **Appendices Ia and Ib**. They can be summarized as follows:

- (a) The applied use is temporary in nature and same as the previous application on the Site, and would not jeopardize the long-term development of the HSK and HT area.
- (b) The previous planning permission for 3 years has lapsed and the current application is submitted by a different applicant.
- (c) All approval conditions except the provision of FSIs of the previous application were complied with. The provision of FSIs was not complied in time due to the lack of water supply for inspection by the D of FS. The applicant has already applied for water supply for the subject development.
- (d) The applicant is committed to implementing the FSIs and to comply with all approval conditions of the current application should planning permission be granted.

## **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. 31A) by posting site notice and sending notices to Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” Requirements under TPB PG-No. 31A are not applicable to the Government land portion.

## **4. Background**

The use on the Site would be subject to planning enforcement action.

## **5. Previous Applications**

- 5.1 The Site was involved in 13 previous applications (No. A/YL-HT/75, 215, 356, 361, 503, 515, 566, 687, 810, 887, 917 and 1039 and A/HSK/25) for various open storage, container vehicle park, warehouse and logistics centre uses, of which 12 were approved with conditions. Details of these applications are summarized at **Appendix II** and their locations are shown on **Plan A-1b**.
- 5.2 12 of these applications were approved with conditions by the Committee/Board between 1999 and 2017 on the considerations that the applied uses were not incompatible with the surrounding areas, generally in line with the then Town Planning Board Guidelines No. 13 and no major adverse comments from concerned Government departments. Amongst these, seven of the applications (No. A/YL-HT/503, 515, 566, 687, 887, 1039 and A/HSK/25) were subsequently revoked due to non-compliance with time-limited approval conditions.

- 5.3 For the remaining application No. A/YL-HT/215 for temporary open storage use, the site previously fell within the “CDA” zone on the then draft Ha Tsuen OZP No. S/YL-HT/4, and the application was rejected on the grounds of insufficient information to demonstrate that there would be no adverse impacts on the surrounding areas.
- 5.4 The last application No. A/HSK/25 for the same applied use as the current application but submitted by a different applicant was approved with condition by the Committee on 24.11.2017 for a period of 3 years but was revoked on 24.4.2020 due to non-compliance with the approval condition on the provision of FSIs.

## **6. Similar Application**

There is no similar application within the same “C(5)”, “O” and “R(B)2” zones on the approved HSK and HT OZP.

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

- 7.1 The Site is:
- (a) occupied by a large temporary structure for warehouse use without valid planning permission; and
  - (b) accessible from Lau Fau Shan Road.
- 7.2 The surrounding areas have the following characteristics:
- (a) to its northwest is a vehicle park under valid planning permission (Application No. A/HSK/188), while to its northeast across Lau Fau Shan Road are an electricity substation, a warehouse, a vehicle park, an open storage of construction materials and a logistics centre (the last two uses are covered by valid planning permissions Applications No. A/YL-LFS/322 and A/YL-LFS/334 respectively);
  - (b) to its east across Lau Fau Shan Road are a vehicle park and storage while to its further east is another vehicle park under valid planning permission (Application No. A/YL-LFS/309), and some residential dwellings at San Hing Tsuen (the nearest one being about 46m away);
  - (c) to its west is an open storage of recycling materials, a warehouse and a vehicle park; and
  - (d) to its south is a nullah while to its further south are an car inspection centre and two sites for open storage of containers under valid planning permissions (Applications No. A/HSK/127, 157 and 161 respectively).

## **8. Planning Intentions**

- 8.1 The planning intention of the “C(5)” zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre.

8.2 On the other hand, the planning intention of the “O” zone is primarily for the provision of outdoor open-air public space of active and/or passive recreational uses serving the needs of local residents as well as the general public, whereas the planning intention for the “R(B)2” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board.

## **9. Comments from Relevant Government Departments**

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

### **Land Administration**

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

- (a) The Site comprises GL and Old Schedule Agricultural Lots (OSALs). The OSALs are 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 GL within the Site (about 18.5m<sup>2</sup> subject to verification) is covered by Short Term Tenancy (STT) No. 2823 for the purposes of Temporary Open Storage of Containers, Cargo Handling and Container Repair Workshop.
- (c) The private lots within the Site covered by Short Term Waivers (STWs) are listed below:

<b>Lot(s) No(s). in D.D.129</b>	<b>STW No.</b>	<b>Purposes</b>
2384 S.B	2210	Workshop and Storage of Construction Materials
2380 RP	4009	Temporary Open Storage of Containers, Cargo Handling and Container Repair Workshop
2381 RP	4010	
2382		
2412 RP		
2383 RP	4011	
2416		
2417		
2385 RP	4012	
2415 RP	4013	
2418 RP	4014	

- (d) Should the application be approved, the STW holders will need to apply to his office for modification of the STW conditions where appropriate. 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 the Site, if any. Also, 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 rent or fee, as may be imposed by LandsD.

### **Traffic**

9.1.2 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 view point.
- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.

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

- (a) The access arrangement should be commented by TD.
- (b) If the proposed run-in is agreed by TD, the applicant should provide the run in/out at Lau Fau Shan Road in accordance with the latest version of Highways Standard Drawing Nos. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (d) HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road.

### **Environment**

9.1.4 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 46m away) (**Plan A-2**) and environmental nuisance is expected.
- (b) There were no substantiated environmental complaints pertaining to the Site received in the past 3 years.
- (c) 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**

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/HSK/25 will be maintained for the subject development. He has no objection in principle to the development from a drainage point of view.
- (b) Should the application be approved, a condition should be stipulated in the approval requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.
- (c) The applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/ manholes and the downstream discharge path as indicated on the submitted drainage proposal.

### **Building Matters**

#### 9.1.6 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 House) 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 BA 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**

#### 9.1.7 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 submitted FSIs, he has the following comment:

Storage configuration inside the proposed warehouse and the relevant restrictions (e.g. maximum storage height, maximum storage area, etc.) relating to the sprinkler system in accordance with LPC BS EN 12845:2003 and FSD Circular Letter No. 3/2006 & 3/2012 shall be clearly stated in the FS notes.

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

### **Long-Term Development**

#### 9.1.8 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 and 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 2024.

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

- (a) The Site is zoned “C(5)”, “O” and “R(B)2” 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 period is only three years, he has no in-principle objection to the application.



### **District Officer's Comments**

9.1.10 Comments of the 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.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) Director of Agriculture, Fisheries and Conservation (DAFC).

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

On 30.6.2020, 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 raise concerns that the lorries accessing the applied Site will impose safety hazard to the villagers; the planned developments in the HSK/HT NDA should be implemented according to specified timelines instead of continual approving temporary developments; and the application will jeopardize the long-term development of HSK/HT NDA (**Appendices III-1 & 2**).

## **11. Planning Considerations and Assessments**

11.1 The application is for temporary warehouse with ancillary office use for a period of 3 years at a site mainly zoned "C(5)", "O" and "R(B)2" on the approved HSK and HT OZP. The planning intention of the "C(5)" zone is primarily for commercial developments functioning as territorial business/financial centre and regional or district commercial/shopping centre while that for the "O" zone is intended for the provision of outdoor open-air public space. On the other hand, the planning intention for the "R(B)2" zone is primarily for medium-density residential developments. 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 does not envisage that clearance of the Site will not be arranged before 2024. PM/W 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.

11.2 The temporary warehouse under application is not incompatible with the surrounding land uses which are predominantly used for open storage yards, vehicle parks, warehouses and logistics centres (**Plan A-2**).

- 11.3 There is no adverse comment from concerned Government departments, except DEP. DEP does not support the application because there are sensitive uses in the vicinity (the nearest residential dwelling being about 46m away), and environmental nuisance is expected (**Plan A-2**). However, there has not been any environmental complaint pertaining to the Site in the past three years. The residential dwellings are separated from the Site by Lau Fau Shan Road. Furthermore, relevant approval conditions have been recommended in paragraph 12.2 to address the possible environmental nuisances or the technical requirements of the other 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. 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.
- 11.4 There are 12 previously approved planning applications for various open storage, container vehicle park, warehouse and logistics centre uses at the Site (**Plan A-1b**). The planning permission under the last application (No. A/HSK/25) for the same use was revoked due to non-compliance with the approval condition on the provision of FSIs. Although the current application is submitted by a different applicant, the site layout is similar to the last application and the Site is currently occupied by the applied use. The applicant has submitted relevant FSIs proposal in the current application (**Drawing A-6**) and D of FS has no adverse comment on the application. Besides, the applicant has applied for water supply for fire fighting and committed to completing the implementation of the required FSIs in a timely manner (**Appendices I and Ib**). As such, sympathetic consideration may be given to this application. Should the application be approved, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. The applicant will be advised that should he fail to comply with any of the approval conditions resulting in revocation of planning permission, sympathetic consideration would not be given to any further applications.
- 11.5 There are two public comments received on the application during statutory publication period as summarised in paragraph 10. The planning considerations and assessments in the above paragraphs are relevant.

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

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department considers that the temporary warehouse and ancillary office could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **21.8.2023**. 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 vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (d) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities on the Site should be maintained at all times during the planning approval period;
- (f) 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 **21.11.2020**;
- (g) the submission of a fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **21.11.2020**;
- (h) in relation to (g) above, the implementation of the 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 **21.2.2021**;
- (i) if any of the above planning conditions (a), (b), (c), (d) or (e) 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
- (j) if any of the above planning conditions (f), (g) or (h) 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 IV**.

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

- (a) the development is not in line with the planning intentions of the "C(5)", "O" and "R(B)2" zones, which are intended primarily for commercial developments, the provision of outdoor open-air public space and for medium-density residential developments respectively. There is no strong planning justification to deviate from the planning intentions, even on a temporary basis;
- (b) the applicant fails to demonstrate that the development would not have adverse environmental impacts on the surrounding areas.

**13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application Form with proposed vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan, parking plan and drainage plan received on 23.6.2020
<b>Appendix Ia</b>	SI received on 24.6.2020 providing FSIs proposal
<b>Appendix Ib</b>	FI received on 22.7.2020 providing application form for water supply
<b>Appendix II</b>	Previous Applications covering the Site
<b>Appendices III-1 &amp; 2</b>	Public Comments
<b>Appendix IV</b>	Advisory Clauses
<b>Drawing A-1</b>	Proposed Layout Plan
<b>Drawing A-2</b>	Proposed Vehicular Access Plan
<b>Drawing A-3</b>	Proposed Drainage Plan
<b>Drawing A-4</b>	Proposed Landscape and Tree Preservation Plan
<b>Drawing A-5</b>	Parking Layout
<b>Drawing A-6</b>	FSIs Proposal
<b>Plan A-1a</b>	Location Plan
<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 4c</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2020**