

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/35

- Applicant** : Fine Rise Corporation Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 93 S.A (Part), 771 S.B RP (Part), 772 (Part), 774 S.B RP (Part), 775 S.A RP (Part), 775 S.B RP (Part) in D.D. 125 and Adjoining Government land (GL), Ha Tsuen, Yuen Long
- Site Area** : 3,715 m² (about) (including about 50 m² of Government Land (GL))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/1
- Zoning** : “Residential (Group A) 3” (“R(A)3”)
- Application** : Temporary Public Vehicle Park for Medium Goods Vehicle, Heavy Goods Vehicle and Container Trailer 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 public vehicle park for medium goods vehicle, heavy goods vehicle and container trailer with ancillary site office for a Period of 3 Years (**Plan A-1**). 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.
- 1.2 The Site is related to a previous application No. A/YL-HT/929 for the same use submitted by the same applicant which was approved by the Rural and New Town Planning Committee (the Committee) of the Board with conditions for a period of 3 years on 2.1.2015 (**Plan A-1**). The applicant has complied with all the time-limited approval conditions. The Site is currently being used for the applied use.

- 1.3 The Site is accessible from Ping Ha Road via a local track of more than 8m wide through an ingress/egress point at the southeastern corner of the site (**Plan A-2** and **Drawing A-1**). According to the layout plan at **Drawing A-2**, there are four temporary structures with a total floor area of not exceeding 108m², including a 3.5m high open shed covering 2 converted containers for ancillary office use (not exceeding 90m²), a 3.5m high structure for ancillary site office use (not exceeding 16m²), a 3m high electricity meter room (not exceeding 1m²) and a 3m high toilet (not exceeding 1m²). 6 parking spaces for container trailer and 8 parking spaces for medium/heavy goods vehicle are provided. The remaining areas are for manoeuvring space. According to the applicant, the operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. The landscape and drainage facilities plans are at **Drawings A-3** to **A-5** respectively.
- 1.4 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

Major Development Parameters	Last Approved Application (A/YL-HT/929) (a)	Current Application (A/HSK/35) (b)	Difference (b) – (a)
Site Area	about 3,715m ²	about 3,715m ²	same
Applied Use	Temporary public vehicle park for medium goods vehicle, heavy goods vehicle and container trailer with ancillary site office	Temporary public vehicle park for medium goods vehicle, heavy goods vehicle and container trailer with ancillary site office	same
No. of Structures	4	4	same number and size and slight change in layout
Total Floor Area	not exceeding 108m ²	not exceeding 108m ²	same
No. of Parking Spaces	6 parking spaces for container trailer 8 parking spaces for medium/heavy goods vehicle	6 parking spaces for container trailer 8 parking spaces for medium/heavy goods vehicle	same

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 21.11.2017 **(Appendix I)**
 - (b) Supplementary planning statement with location plan, layout plan, drainage plan and landscape plan **(Appendix Ia)**
 - (c) Further Information (FI) dated 8.12.2017 clarifying width of local access to the Site and size of parking spaces for medium/heavy goods vehicle **(Appendix Ib)**
 - (d) FI dated 19.12.2017 clarifying no operation on Sundays and public holidays **(Appendix Ic)**

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 planning intention of the “R(A)3” zone could not be realized within the coming 3 years since land resumption for the development of Hung Shui Kiu new town is yet to commence. The proposed development is temporary in nature and would not jeopardize the long term planning intention of “R(A)3” zone.
- (b) The development is intended for parking of medium goods vehicle, heavy goods vehicle and container trailer. No vehicle without valid licences issued under the Traffic Regulations will be allowed to park within the Site. The operation hours are from 7:00 a.m. to 11:00 p.m. from Monday to Saturdays and no operation on Sundays and public holidays.
- (c) Open storage yards, vehicle parks for heavy goods vehicle and container trailer, container depots and logistics centre are found in close proximity which make the proposed development compatible with the surrounding landscape. The proposed development would benefit the adjoining uses because goods vehicle and container tractor are widely used for open storage and port back-up activities.
- (d) The Board has approved some similar public car parks adjacent to the Site to meet the parking demand.
- (e) The applicant has complied with all planning conditions imposed to the last planning permission No. A/YL-HT/929.
- (f) Preliminary technical proposals demonstrate that the actual impact on drainage, environmental, traffic and landscape aspects would be insignificant.
- (g) The site falls within Category 1 areas under the Town Planning Board Planning Guidelines for Application of Open Storage and Port Back-up Uses (TPB PG-No.13E) which are considered suitable for open storage and port back-up uses.

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 notices to Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The site is currently not a subject of any active planning enforcement case. Notwithstanding, as the previous planning permission (A/YL-HT/929) on Site has expired, investigation is underway to ascertain whether the current use of the Site constitutes an unauthorized development (UD). If confirmed, the Planning Authority will instigate enforcement action under the Town Planning Ordinance.

5. Town Planning Board Guidelines

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

6. Previous Application

6.1 The Site is related to a previous application No. A/YL-HT/929 for the same use submitted by the same applicant which was approved by the Committee with conditions for a period of 3 years on 2.1.2015. Details of the application are summarized at **Appendix III** and its location is shown on **Plan A-1**.

6.2 Compared with the last application, the current application is submitted by the same applicant for the same use with slight change in site layout. All parking spaces for medium/heavy goods vehicle and container trailer, number of structures and total floor area remain unchanged.

7. Similar Applications

7.1 There are 4 similar applications (No. A/YL-HT/616, 689, 871 and 946) for similar container vehicle park uses at the same location within the same "R(A)3" zone on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008. Particulars of these applications and the decisions of the Committee are summarized at **Appendix IV**. The locations of these application sites are shown on **Plan A-1**.

7.2 All 4 similar applications were approved by the Committee. Amongst these applications, 2 applications (Nos. A/YL-HT/616 and 689) were subsequently revoked due to non-compliance with approval conditions.

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

8.1 The site is:

- (a) currently fenced and being used for the applied use; and
- (b) accessible from Ping Ha Road via a local track.

8.2 The surrounding areas have the following characteristics:

- (a) to its north are a vacant ice factory and a warehouse which is a tolerated use under the Town Planning Ordinance. To the further north is a logistic centre under planning permission of Application No. A/YL-HT/946;
- (b) to its northwest is a yard for open storage of construction materials and machinery which is a suspected unauthorized development (UD) while to its southwest is a logistic centre under planning permission of Application No. A/YL-HT/997;
- (c) to the south is a workshop and warehouse under planning permission of Application No. A/YL-HT/1014 and an open storage yard of marble which is a suspected UD. To the southeast is vehicle repair workshop under the planning permission of Application No. A/YL-HT/951 and a residential dwelling about 74m away; and
- (d) to the east across Ping Ha Road, are a yard for open storage of recycling materials, 3 yards for vehicle repair workshop and a yard for open storage of trucks which are suspected UD, a residential dwelling and open storage use under planning permission of Application No. A/YL-HT/933.

9. Planning Intention

9.1 The planning intention of the “R(A)3” zone in the draft HSK and HT OZP 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. The “R(A)3” zone is subject to a maximum plot ratio (PR) of 5.5.

9.2 Planning Area 52A is reserved for Public Rental Housing/Subsidised Sale Flats (PRH/SSF) development.

10. Comments from Relevant Government Departments

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

Land Administration

10.1.1 Based on the information provided in the application and without recent site inspection, the District Lands Officer/Yuen Long (DLO/YL) has the following comments:

- (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) No permission has been given for occupation of GL of about 50m² in area (subject to verification) included in the Site. Attention is drawn to the fact that the act of occupation of GL without Government's prior approval is not allowed.
- (c) The private land (PL) of Lot No. 774 S.B RP in D.D. 125 is covered by a Short Term Waiver (STW) No. 4354 to permit structures for the purpose of "Temporary Public Vehicle Park for Medium Goods Vehicle, Heavy Goods Vehicle and Container Trailer with Ancillary Site Office".
- (d) The Site is accessible to Ping Ha Road through a local track on both private lots and GL. His office provides no maintenance works to GL involved and does not guarantee any right-of-way.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) Should the application be approved, the STW holder will need to apply to his office for modification of the STW conditions if there are any irregularities on Site and the lot owner(s) of the lots without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site. Furthermore, the applicant has either to exclude the GL portion from the Site or apply for a formal approval prior to the actual occupation of the GL portion. Such application(s) will be considered by LandsD acting in the capacity as 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 imposed by LandsD.

Traffic

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

- (a) No adverse comment on the application from traffic engineering viewpoint.
- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/ from the 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 running 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 Comment of the Director of Environmental Protection (DEP):

- (a) DEP does not support the application because there are sensitive uses in the vicinity (the nearest residential dwellings are about 74m away) and environmental nuisance is expected.
- (b) There is no environmental complaint pertaining to the site received over the past 3 years.
- (c) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in 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, DSD (CE/MN, DSD):

- (a) According to the planning statement submitted by the applicant, the existing drainage facilities which was implemented under an approved application No. A/YL-HT/929 will be maintained for the subject development. He has no objection in principle to the application from a drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter 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) There is no record of approval by the Building Authority (BA) for the existing structures at the Site and BD is not in a position to offer comments on their suitability for the proposed use in the application.
- (b) If the existing structures (not being New Territories Exempted Houses) are erected on leased land without the 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 objection in principle to the proposal subject to fire services installation (FSIs) being provided to the satisfaction of D of FS.
- (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 his department for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans.
- (d) 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

10.1.8 Comments of 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 OZP and infrastructure capacities.
- (b) However, the Site falls within the boundary of the Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The concerned lot(s) falls within a site under Stage 3 Works stage. While the 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.

10.1.9 Comments from the Director of Housing (D of H):

- (a) It is noted that the proposed temporary use falls within part of the planned public housing sites (Area 52A) under the draft HSK and HT OZP No. S/HSK/1.
- (b) He has no objection to the proposal provided that it would not affect the development programme of Public Rental Housing/Subsidised Sale Flats (PRH/SSF) development under the implementation of HSK NDA.

Water Supply

10.1.10 Comments of the Chief Engineer/Development (2), Water Supplies Department (CE/Dev(2), WSD):

- (a) He has no objection to the application.
- (b) Existing water mains will be affected. A waterworks reserve within 1.5m from the centreline of the water mains shall be provided to WSD (**Plan A-2**). No structure shall be erected over the waterworks reserve and such area shall not be used for storage or car parking purpose.
- (c) The Water Authority and his officers and contractors, and their workman shall have free access at all times to the area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the waterworks reserve are required to seek authorization from the Water Authority.

- (d) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main.
- (e) The developer shall bear the cost of any necessary diversion works affected by the proposed development.
- (f) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of public water mains within and in close vicinity of the Site.

Others

10.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

District Officer’s Comments

10.1.12 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/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Chief Engineer/Sewerage Projects, Drainage Services Department (CE/SP, DSD); and
- (d) Director of Agriculture, Fisheries and Conservation (DAFC).

11. Public Comments Received During Statutory Publication Period

On 28.11.2017, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 19.12.2017, no public comment was received.

12. Planning Considerations and Assessment

- 12.1 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.

- 12.2 The Site now falls within area zoned “R(A)3” on the HSK & HT OZP. The “R(A)3” zone is intended primarily for high-density residential developments. Whilst the development is not in line with the planning intention of the “R(A)3” zone, the implementation programme for this part of NDA is still being formulated and PM/NTW of CEDD and D of Housing has no objection to the proposed temporary use for 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 implementation of government projects.
- 12.3 The Site is located in an area which is predominantly occupied by workshops, warehouses, logistic centres and open storage uses. The applied use is not incompatible with the surrounding land uses (**Plan A-2**).
- 12.4 The proposed development is generally in line with the 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 technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.
- 12.5 There is no adverse comment from concerned Government departments except DEP. While DEP does not support the application because there are sensitive receivers within the vicinity of the Site (nearest residential dwellings is about 74m away), there is no substantiated environmental complaint against the Site over the past 3 years. Furthermore, relevant approval conditions have been recommended in paragraph 13.2 to address the concerns on 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 UD on Site would 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 adjacent areas.
- 12.6 The Committee has approved a previous application for the same use at the Site and 4 similar applications within the subject “R(A)3” zone on the OZP since the promulgation of TPB PG-No. 13E on 17.10.2008 (**Plan A-1**).

12.7 There is no public comment received on the application during the statutory publication period.

13. Planning Department's Views

13.1 Based on the assessment made in paragraph 12 above, the Planning Department considers that the temporary public vehicle park for medium goods vehicle, heavy goods vehicle and container trailer with ancillary office 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 **12.1.2021**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 11:00 p.m. to 7:00 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) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (d) no vehicle without valid licences issue under the Traffic Regulations, as proposed by the applicant, is allowed to be parked/stored on the Site at any time during the planning approval period;
- (e) no vehicle queuing back to or reverse onto/from the public road is allowed at any time during the planning approval period;
- (f) the existing drainage facilities 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 **12.4.2018**;
- (h) the existing landscape planting on the Site shall be maintained at all time during the planning approval period;
- (i) 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 **12.7.2018**;
- (j) in relation to (i) 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 **12.10.2018**;

- (k) if the above planning conditions (a), (b), (c), (d), (e), (f) or (h) is not complied with at any time during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning conditions (g), (i) or (j) 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; and
- (m) upon expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

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

- (a) the proposed development is not in line with the planning intention of the "R(A)3" zone which is intended primarily for high-density residential developments. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied development would not have adverse environmental impact on the surrounding areas.

14. Decision Sought

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

14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

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

15. Attachments

Appendix I	Application Form received by the Board on 21.11.2017
Appendix Ia	Supplementary planning statement with location plan, layout plan, drainage plan and landscape plan
Appendix Ib	FI dated 8.12.2017 clarifying width of local access to the Site and size of parking spaces for medium/heavy goods vehicle
Appendix Ic	FI dated 19.12.2017 clarifying no operation on Sundays and public holidays

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 application covering the application site
Appendix IV	Similar applications within the subject “R(A)3” zone on the draft HSK and HT OZP
Appendix V	Advisory Clauses
Drawing A-1	Site and Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Landscape Plan
Drawings A-4 & A-5	Drainage Plan and Discharge Path
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JANUARY 2018**