

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/915

- Applicant** : Billion Rising (Hong Kong) Building Materials Limited
represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 638 RP, 638 S.A RP, 638 S.B, 638 S.C, 1023 S.C, 1025,
1026, 1029, 1031, 1032 S.A to S.C, 1033 S.A, 1033 S.B, 1033
S.D, 1868 RP, 1868 S.A RP, 1868 S.A ss.1, 1868 S.A ss.2, 1868
S.B, 1868 S.C and 1884 S.B (Part) in D.D. 121, Tong Yan San
Tsuen, Yuen Long, New Territories
- Site Area** : 8,540 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No.
S/YL-TYST/11 (at the time of submission)
- Approved Tong Yan San Tsuen OZP No. S/YL-TYST/12
(currently in force)
- Zoning** : “Residential (Group B) 1” (“R(B)1”) (about 99.5%)
[Restricted to maximum plot ratio of 1, maximum site coverage of 40% and
maximum building height of 4 storeys over single-storey car park (15m)]
- “Residential (Group D)” (“R(D)”) (about 0.5%)
[Restricted to maximum plot ratio of 0.2 and maximum building height of 2
storeys (6m)]
- [No change to the “R(B)1” and “R(D)” zones]
- Application** : Proposed Temporary Shop and Services (Motor-vehicle
Showroom) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services (motor-vehicle showroom) for a period of 3 years (**Plan A-1**). According to the Notes of the OZP for the “R(B)” and “R(D)” zones, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently used for open

storage of vehicles without valid planning permission and is not involved in any previous application.

1.2 The Site is accessible via a local track leading from Sha Tseng Road to its north (**Plans A-2 and A-3 and Drawing A-1**). According to the applicant, the proposed outdoor motor-vehicle showroom is for the display of about 250 new and/or second-hand private cars. No structure is proposed to be built on site and staff and car dealers will be working in a mobile office which is a converted medium goods vehicle to be parked at the Site. 14 private car parking spaces are provided on site. The operation hours of the Site will be from 11:00 a.m. to 9:00 p.m. daily. No car beauty, car washing, car repairing, car dismantling or other workshop activities will be conducted on the Site. The vehicular access plan and the proposed site layout plan are shown at **Drawings A-1 and A-2** respectively.

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

- (a) Application Form received on 24.7.2018 **(Appendix I)**
- (b) Supplementary information dated 31.7.2018 providing clarifications on the operation of the proposed use **(Appendix Ia)**
[accepted and exempted from publication and recounting requirements]
- (c) Further information dated 3.9.2018 providing response to the comments of the Transport Department and the Water Supplies Department with drawings **(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 the Justification statement enclosed in the Application Form (**Appendix I**), the Supplementary Information (**Appendix Ia**) and the Further Information (**Appendix Ib**). They can be summarized as follows:

- (a) The Site is zoned “R(B)1” and “R(D)” on the OZP. ‘Shop and Services’ is a Column 2 use in “R(B)” and “R(D)” zone and a planning application for the proposed use is thus needed.
- (b) The proposed use provides a venue for the display of new and/or second-hand private cars. It can create employment opportunities to the local residents and fulfill the local needs for private cars.
- (c) Sufficient manoeuvring space will be provided within the Site and no queueing, reversing and manoeuvring of vehicles out of the Site is required. Given a relatively low trip generation and attraction rates, no significant adverse traffic impact is anticipated.
- (d) The Site is bounded by existing trees and no structure is proposed, hence significant visual impact is not anticipated.

- (e) Waterworks Reserve areas are proposed for free access of the staff of the Director of Water Supplies or their contractor at all times to carry out construction, inspection, operation and maintenance and repair works.

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 a notice on the Site and sending the notice to the Ping Shan Rural Committee through registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is subject to planning enforcement action against unauthorized development (UD) involving storage use. Enforcement Notice was issued on 31.8.2018 requiring discontinuation of the UD.

5. Previous Application

There is no previous planning application covering the Site.

6. Similar Applications

- 6.1 There are nine similar applications for similar ‘shop and services’ use within the same “R(B)1” and/or “R(D)” zones or straddling the adjacent “Government, Institution or Community” (“G/IC”) zone. Details of the application are at **Appendix II** and the locations are shown on **Plan A-1**.
- 6.2 Application No. A/YL-TYST/473 for temporary retail shop for selling stationery and paper products; Application No. A/YL-TYST/709 for proposed temporary eating place (small restaurant) and shop and services (convenience store/supermarket and laundry and real estate agency); Application No. A/YL-TYST/799 for proposed temporary shop and services (retail shop for hardware groceries); Applications No. A/YL-TYST/445, 622 and 767 for temporary carpet shop and wholesale of carpet at sites straddling the subject “R(B)1” and adjacent “G/IC” zones; Applications No. A/YL-TYST/785 and 859 for proposed temporary shop and services (real estate agency) at a site to the northwest of the Site; and Application No. A/YL-TYST/820 for proposed temporary shop and services (retail shop for metal and home appliances) at a site to the northeast of the Site straddling the subject “R(B)1” and “R(D)” zones, were all approved with conditions on temporary basis for period of 1 or 3 years by the Rural and New Town Planning Committee (the Committee) of the Board. However, amongst these approvals, three were subsequently revoked due to non-compliance with approval conditions.

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

7.1 The Site is:

- (a) accessible via a local track leading from Sha Tseng Road to its north (**Plan A-3**);
- (b) fenced off and largely paved; and
- (c) used for open storage of vehicles without valid planning permission.

7.2 The surrounding areas have the following characteristics:

- (a) comprise mainly residential developments/structures intermixed with open storage/storage yards, warehouses, carpark/parking of vehicles, canteen, orchards, plant nursery, cultivated agricultural land, vacant structure/land, and unused land;
- (b) to its north, further west and northwest across Tong Yan San Tsuen Road within the “R(B)1” zone are residential developments, including Greenville Residence and Windsor Villa (**Plan A-3**);
- (c) to its immediate southeast in the area within the “R(D)” zone is a mix of residential structures, orchard, plant nursery, vacant structure/land and unused land;
- (d) to its immediate northwest is a largely unused land with vegetation intermixed with warehouses, residential structures, carpark/parking of vehicles, storage yard, orchard and vacant structure; and
- (e) the warehouses, open storage/storage yards, carpark/parking of vehicles and canteen in its vicinity are suspected unauthorized developments subject to enforcement action taken by the Planning Authority.

8. Planning Intentions

8.1 The planning intention of the “R(B)” zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

8.2 The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9. Comments from Relevant Government Departments

9.1 The following government departments have been consulted and their views on the application 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 Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible from Tong Yan San Tsuen Road via Government land (GL). Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) Should planning approval be given to the subject planning application, the lot owners will need to apply to her Office to permit the structures to be erected or 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. Applications of any of the above will be considered by her Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application 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 her Department.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) The operation hours should be restricted from 11:00 a.m. to 9:00 p.m. as proposed by the applicant.
- (b) The land status of the access road/path/track leading to the Site at Sha Tseng Road shall be checked with the lands authority.
- (c) The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (d) The applicant is reminded that sufficient space within the Site shall be provided for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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 the Transport Department.
- (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) His department shall not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Road.

Environment

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

- (a) *He does not support the application as there are sensitive receivers of residential use in the vicinity and environmental nuisance is expected.*
- ~~(a)~~ (b) There was no substantiated environmental complaint concerning the Site received in the past 3 years.
- ~~(b)~~ (c) Should the planning application be approved, the applicant should also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.

Landscape

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) The Site is involving proposed temporary shop and services (motor-vehicle showroom) within an area zoned “R(B)1” and “R(D)” on the OZP for a period of 3 years.
- (b) With reference to the information submitted and aerial photo taken in December 2015, the Site is generally vacant with some existing trees along the northwest boundary and significant landscape impact arising from the proposed use on the area is not anticipated. Therefore, she has no objection to the application from the landscape planning perspective.
- (c) Should the Board approve this application, she would recommend the landscape conditions requiring the submission and implementation of a landscape and tree preservation proposal to the satisfaction of the Board or of the Director of Planning be stipulated.
- (d) It is noted from the aerial photo that some mature trees are located near the proposed ingress/egress. The applicant shall show the existing trees on plan with necessary relocation of ingress/egress and other temporary structures in the landscape and tree preservation proposal, if required.

- (e) The applicant is reminded to conduct routine vegetation maintenance works, such as irrigating the trees and removing weeds regularly throughout the period. Fence and/or kerb or bollard should be constructed with a minimum distance of 1m around the planting areas to guard against damage to the trees and shrubs. The applicant should make reference to “Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance”.
- (f) The applicant shall make reference to the following information/guideline published by the Greening, Landscape and Tree Management Section, Development Bureau for tree maintenance: 私人物業樹木護理資料 Information About Tree Maintenance For Private Properties (https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html) and 護養樹木的簡易圖解 Pictorial Guide for Tree Maintenance (https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)

Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the submission of a drainage proposal, and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Water Supply

9.1.7 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application subject to the following comments:
 - (i) Existing water mains will be affected. A Waterworks Reserve within 1.5 metres from the centreline of the water mains shall be provided to his Department.
 - (ii) No structure shall be built or materials stored within this Waterworks Reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.

- (iii) No tree or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main.
 - (iv) The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst of leakage of public water mains within and in close vicinity of the Site.
- (b) He has no comment on the submitted Further Information (**Appendix Ib**).

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, 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. The applicant should be advised on the following points:
 - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (ii) The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) As there is no record of approval by the Buildings Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant's attention is drawn to the following points:
 - (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application.

- (ii) 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.
- (iii) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on application site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (iv) 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.
- (v) 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) Regulation at the building plan submission stage.

Others

9.1.10 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) CEDD and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the Study). According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site falls within areas zoned as “Residential - Zone 5” (“R5”), “Green Belt” (“GB”), “Green Belt (1)” (“GB(1)”) and “Local Open Space” (“LO”) as well as an area shown as ‘Road’.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

9.1.11 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) He has no objection to the captioned temporary use for 3 years, which should be considered in accordance with the provisions of the current OZP and existing infrastructure capacities.
- (b) However, the Site falls within the boundary of YLS Development. According to the Study, to ensure timely and orderly implementation, the development of YLS and relevant site formation and infrastructure works would be implemented in four stages. The lot(s) concerned falls within a site under Stage 4 Works. While the detailed implementation programme for the project is still being formulated, based on the Study, it is envisaged that clearance of the site in question will not be arranged before the first population intake of the YLS Development expected in 2027.

District Officer's Comments

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

His office has not received any comment from the locals on the application.

9.2 The following government department has no comment to the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Electrical and Mechanical Services; and
- (c) Commissioner of Police (C of P).

10. Public Comment Received During the Statutory Publication Period

On 3.8.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 24.8.2018, one public comment was received from a member of the public, objecting to the application on grounds of inefficient use of land amid housing shortage and that the Site is used for an ongoing brownfield operation (**Appendix III**).

11. Planning Considerations and Assessments

11.1 The subject application is for proposed temporary shop and services (motor-vehicle showroom) at a Site zoned mainly "R(B)1" and partly "R(D)" on the OZP. The proposed motor-vehicle showroom use is not entirely in line with the planning intention of the "R(B)" and "R(D)" zones which is primarily for residential development/redevelopment. Whilst the Site falls within areas zoned "R5", "GB", "GB(1)" and "LO" as well as an area shown as 'Road' on the RODP of YLS promulgated on 8.8.2017, CE/CID, PlanD does not raise objection to the application and PM(W), CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis would not jeopardize the long-term development of the area.

- 11.2 The proposed development is not entirely incompatible with the surrounding uses which mainly comprise residential developments/structures intermixed with open storage/storage yards, warehouses, carpark/parking of vehicles, canteen, orchards, plant nursery, cultivated agricultural land, vacant structure/land, and unused land (**Plans A-2 and A-3**).
- 11.3 There is no adverse comment on the application from concerned government departments ~~and~~, *except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity and environmental nuisance is expected. However*, there has been no environmental complaint concerning the Site received in the past three years. Furthermore, relevant approval conditions are recommended in paragraph 12.2 to minimise any potential environmental nuisances or to address the technical requirements of other concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. Should the planning 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” in order to minimise any potential environmental impact and to keep the Site clean and tidy at all times.
- 11.4 As the Committee has approved nine similar applications for shop and services in the subject “R(B)1” and/or “R(D)” zones, approval of the subject application is considered in line with the Committee’s previous decision.
- 11.5 Should the application be approved, the applicant should be advised that the development/use not under application (i.e. open storage of vehicles use) which currently exists on the Site is not condoned by the approval.
- 11.6 There is one public comment received on the application during the statutory publication period objecting to the application for reasons as summarized in paragraph 10 above. The above planning considerations and assessment are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10, the Planning Department considers that the temporary shop and services (motor-vehicle showroom) 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 21.9.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 9:00 p.m. and 11:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no car beauty, car washing, car repairing, car dismantling or other workshop activities, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;

- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of a landscape and tree preservation proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 21.3.2019;
- (e) in relation to (d) above, the implementation of the landscape and tree preservation 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 21.6.2019;
- (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 21.3.2019;
- (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 Drainage Services or of the Town Planning Board by 21.6.2019;
- (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 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 21.3.2019;
- (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 21.6.2019;
- (k) if any of the above planning conditions (a), (b), (c), or (h) is not complied with during the planning 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 (d), (e), (f), (g), (i) or (j) 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; and
- (m) upon the expiry of the planning permission, the reinstatement of the 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 at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following ~~reason~~ **reasons** for rejection is suggested for Members' reference:

- (a) the development is not in line with the planning intention of the “R(B)1” zone, which is intended primarily for sub-urban medium-density residential developments, and that of the “R(D)” zone, which is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. No strong planning justification has been given in the submission for a departure from the planning intentions, even on a temporary basis; *and*
- (b) *the applicant fails to demonstrate that the proposed development would not generate adverse environmental impact 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

Appendix I	Application Form received on 24.7.2018
Appendix Ia	Supplementary information dated 31.7.2018 providing clarifications on the operation of the proposed use
Appendix Ib	Further information dated 3.9.2018 providing response to the comments of the Transport Department and the Water Supplies Department with drawings
Appendix II	Similar Applications within the subject “R(B)1” and/or “R(D)” Zones on the Tong Yan San Tsuen OZP
Appendix III	Public comment received during the statutory publication period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Proposed Site Layout Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

PLANNING DEPARTMENT

SEPTEMBER 2018