

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/346

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| <u>Applicant</u> | : Perfect Inflow Industries Limited represented by Tai Wah Development Consultants Limited |
| <u>Site</u> | : Lots 3719 S.R ss.1 (Part), 3719 S.R ss.2 S.A (Part), 3719 S.R ss.2 RP (Part), 3719 S.R ss.3, 3719 S.R ss.4 S.B, 3719 S.R ss.4 S.C, 3719 S.R ss.4 S.D, 3719 S.R ss.4 S.E, 3719 S.R ss.4 RP (Part) and 3719 S.R RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long |
| <u>Site Area</u> | : About 19,493 m ² |
| <u>Lease</u> | : Block Government Lease (demised for agricultural use) |
| <u>Plan</u> | : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10 (currently in force) Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9 (at the time of submission) |
| <u>Zoning</u> | : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) <i>[restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park]</i> (no change on the current OZP) |
| <u>Application</u> | : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years |

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land and pond for a period of three years at the application site (the Site), which falls within an area zoned “OU(CDWRA)” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of pond and/or land within “OU(CDWRA)” zone also requires planning permission from the Board. The Site is currently formed, mainly hard-paved and largely vacant with

minor portion occupied by open storage of containers and container vehicles and existing tree clusters (**Plans A-2 to A-4b**).

- 1.2 According to the applicant, the application is to facilitate the relocation of a part of a business operation at a site (with an area of about 19,025m²) in Ngau Tam Mei (NTM) which will be affected by government project, i.e. Potential Development Area under the Land Use Review Study for NTM Area (NTM development¹). The site of the affected operation is anticipated to be resumed for implementation of the NTM development.
- 1.3 The Site is accessible via a local track leading to Kam Pok Road West (**Drawing A-1, Plans A-1a and A-3**). According to the applicant, the proposed temporary warehouse is for storage of miscellaneous goods (including packaged food, apparel, footwear, electronic goods and furniture, etc.), comprising one one-storey structure (about 8.5m in height) which will be fully enclosed for warehouses, site office, washroom and a rain shelter for loading/unloading (L/UL) activities (about 6m in height), with a total floor area of about 9,187m² (**Drawing A-2**). All items would be stored within the enclosed structure, and no dangerous goods will be stored and no workshop or open storage activities will be carried out at the Site. All the existing trees along the western and eastern boundaries of the Site would be retained and form a greenery set back of about 8m in width from the adjacent low-rise residential development (i.e. Fairview Park). Solid metal fencing of 2.5m in height is also proposed along the boundary of the Site to minimize potential nuisance to the surrounding areas. Ten private car parking spaces and ten L/UL spaces for container vehicles will be provided within the Site. Sufficient manoeuvring space will be provided within the Site to ensure that no vehicles will turn back outside the Site. The applicant also applies for regularisation of filling of pond with an area of about 9,470m² with a depth of about 0.5m (about 49% of the Site) and filling of land with an area of about 16,969m² (about 87% of the Site) with concrete with a depth of not more than 0.2m up to a level of ranging from +4.6mPD to +4.8mPD for site formation of structures, vehicular circulation, parking and L/UL spaces (**Drawing A-3**). The proposed operation hours are between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The vehicular access plan, layout plan and land and pond filling plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.4 Parts of the Site are involved in three previous applications (No. A/YL-NSW/13, 22 and 302) respectively for temporary open storage, L/UL and parking area and container vehicles/trailers park. All applications were rejected by the Rural and New Town Planning Committee (the Committee) of the Board between 1996 and 2022 (**Plan A-1**) (details at paragraph 6 below).
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with supplementary planning (**Appendix I**) statement (SPS) received on 20.3.2025
 - (b) Further Information (FI) received on 30.4.2025 [#] (**Appendix Ia**)

¹ According to the latest programme, the works for NTM development is anticipated to commence in 2027.

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 at the Application Form, SPS and FI at **Appendix I to Ia**. They can be summarised as follows:

- (a) The proposed use is to facilitate the relocation of the applicant's affected business operation (i.e. a storage yard) in NTM to a fully enclosed structure at the Site for the implementation of NTM development, under which the site of the affected business is anticipated to be partly resumed for Integrated Medical Teaching and Research Hospital and Third Medical School.
- (b) The applicant has conducted a thorough site search for relocation of the affected operations, but sites identified were considered not suitable due to various issues such as incompatibility with the surrounding areas, environmental concerns and land ownership issues. Approval of the current application can facilitate relocation of the affected operations and minimise the impact on implementation of government project.
- (c) The applicant has submitted four planning applications at four sites (including the current application)² to facilitate the relocation of the same affected brownfield operation in NTM due to the difficulty in finding suitable site with sizable land area. Although the four applications have a combined site area of about 3.9ha which is larger than the affected business operation (site area of about 1.9ha), there is substantial growth in demand for local indoor storage space, and the increase in site area can enhance the operational efficiency with additional space. In addition, circulation space is required for each site.
- (d) The proposed use would support the transformation of brownfield operations in the New Territories, which echoes with the Government's intention to consolidate brownfield operations in a more land-efficient manner and enhance storage condition by protecting stored items from environmental harm.
- (e) The surrounding areas of the Site are mainly occupied by brownfield operations, including warehouse, logistics centre and open storage yards and residential developments. The proposed use is considered not entirely incompatible with the surrounding areas.
- (f) The Site is currently vacant with no known long-term planned development. The proposed use is temporary in nature and approval of the current application will not frustrate the long-term planning of the "OU(CDWRA)" zone.
- (g) The proposed use will not create significant nuisance and traffic impact on the surrounding areas. The applicant will follow relevant requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses

² Four planning applications (Nos. A/YL-NSW/341, 342, 345 and 346) are collectively submitted to facilitate the relocation of a brownfield operation affected by NTM development.

and Open Storage Sites' (the CoP) issued by Environmental Protection Department (EPD) to minimise any potential environmental impacts. The applicant will also strictly comply with all environmental protection/pollution control ordinances.

- (h) The applicant will reinstate the Site to an amenity area upon the expiry of planning approval period.

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. 31B) by publishing notice in local newspapers and sending notice to the San Tin Rural Committee. Detailed information would be deposited at the meeting for Member's inspection.

4. Town Planning Board Guidelines

According to the Town Planning Board Guidelines for Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), which is relevant to the application, the Site falls within the Wetland Buffer Area (WBA) and the relevant extract of the Guidelines is at **Appendix II**.

5. Background

- 5.1 The Site is not subject to any active planning enforcement action. Should there be sufficient evidence to form an opinion that there is unauthorized development at the Site, planning enforcement would be undertaken.
- 5.2 The Site was involved in seven previous planning enforcement cases (No. E/YL-NSW/17, 28, 30, 66, 78, 198 and 265) against container vehicle park/storage, storage uses and land/pond filling, dumping and site formation with Enforcement Notice (EN) and Reinstatement Notice (RN) issued between 1996 and 2022 (**Plan A-2b**). Compliance Notice (CN) for EN and RN were subsequently issued for all seven cases between 1997 and 2023.

6. Previous Applications

- 6.1 Parts of the Site are involved in three previous applications ((No. A/YL-NSW/13, 22 and 302) respectively for temporary open storage, L/UL and parking area and container vehicles/trailers park which all were rejected by the Rural and New Town Planning Committee (the Committee) on between 1996 and 2022. Details of the applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Applications No. A/YL-NSW/13 and 22 for temporary open storage of containers and vehicles for re-export and temporary L/UL and parking area were rejected by

the Committee in 1996 and 1997 respectively mainly on the grounds that the applied use was not in line with the planning intention of the “Recreation” zone³ at the time of consideration; incompatible with the surrounding area; not in line with the previous version of TPB PG-No. 12 as there was inadequate information in the submission to demonstrate that the applied use would not have adverse traffic and environmental impacts on the surrounding areas; and approval of the applications would set an undesirable precedent for similar applications.

- 6.3 Application No. A/YL-NSW/302 for temporary container vehicles/trailers park for a period of three years was rejected by the Committee on 26.8.2022 mainly on the grounds that the applied use is not in line with the planning intention of the “OU(CDWRA)” zone and is incompatible with the rural character of the surrounding area; and the applied use is not in line with the previous version of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F).

7. Similar Application

- 7.1 There is one similar application (No. A/YL-NSW/334) at another “OU(CDWRA)” zone on the OZP in the past five years. Details of the application is summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 7.2 Application No. A/YL-NSW/334 for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land at another “OU(CDWRA)” zone was approved by the Committee on 11.4.2025, mainly on the grounds that the temporary approval would not frustrate the long-term planning intention; the proposed use was not entirely incompatible with the surrounding uses; potential environmental nuisance would be minimised with mitigation measures implemented (including planting of trees and erection of solid metal fencing along the boundary of the site) and the proposed use would unlikely result in significant adverse impact on the surrounding areas; the government departments consulted in general had no adverse comment or their concerns could be addressed by relevant approval conditions; and relevant policy bureau indicated supporting view to facilitate relocation of business operation affected by government project (i.e. MTR NOL).
- 7.3 Applications No. A/YL-NSW/343 and 344 (submitted by different applicants) for temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land/pond for a period of three years within the same “OU (CDWRA)” zone will be considered at the same meeting (**Plan A-1**).

³ The Site was zoned “Recreation” zone under the draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/1 which was exhibited in 1994. It was rezoned to “OU(CDWRA)” in 2000 under the draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/2 and there has been no change in the zoning and development restrictions for the Site since then.

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

8.1 The Site is:

- (a) accessible via a local track leading to Kam Pok Road West;
- (b) formed, mainly hard-paved and largely vacant with minor portion occupied by open storage of containers and container vehicles and tree clusters; and
- (c) located within the WBA of Deep Bay Area.

8.2 The surrounding areas comprise predominantly low-rise residential development (i.e. Fairview Park) within the “Residential (Group C)” (“R(C)”) zone on the Mai Po and Fairview Park Outline Zoning Plan, open storage and storage yards, milk factory, warehouses, logistics centres, canteen, vehicle park, playground. There are existing ponds located within the “Conservation Area” (“CA”) zone to the west of the Site.

9. Planning Intention

9.1 The planning intention of the “OU(CDWRA)” zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.

9.2 According to the Explanatory Statement of the OZP, filling of pond and land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within the “OU(CDWRA)” zone, permission from the Board is required for such activities.

10. Comments from Relevant Government Bureau

10.1 Apart from the government bureau as set out in paragraph 10.2 and 10.3, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV and V** respectively.

10.2 The following government bureau supports the application:

Policy Aspect

10.2.1 Comments of the Secretary for Development (SDEV):

- (a) the application is to facilitate relocation of a brownfield operation that once operated within the project area of the NTM Land Use Review Study. The preliminary land use proposals for NTM were

released in November 2024 for a two-month public engagement. Taking into account the public views received, the Project Team will carry out detailed design for the works, conduct Environmental Impact Assessment and formulate the implementation programme and Recommended Outline Development Plan, prior to subsequent statutory procedures, including zoning amendment; and

- (b) according to the applicant, the brownfield operation has vacated the site in NTM in view of the impending development project. A site search was conducted with a view to identifying a suitable site for longer-term re-establishment of the business, and the site under the current application is considered suitable. The application is supported from the policy perspective.

10.3 The following government department does not support the application:

Environment

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

- (a) does not support the application from environmental planning perspective;
- (b) based on the information provided, the proposed use would not involve dusty operation but it would involve use of heavy vehicles (i.e. container vehicles). According to our desktop review, there are residential buildings within 100m from the boundary of the Site. As such, according the revised CoP, it is anticipated that the proposed use would cause environmental nuisance to the residential buildings nearby;
- (c) there were two environmental complaints received at the Site in the past three years regarding suspected noise issues. All complaints were non-substantiated; and
- (d) advisory comments are at **Appendix V**.

11. Public Comments Received During Statutory Publication Period

On 28.3.2025, the application was published for public inspection. During the statutory public inspection period, two public comments were received from the Fairview Park Property Management Limited and an individual (**Appendix VI**) objecting to the application mainly on the grounds that the proposed use would generate heavy traffic flow to the Fairview Park Boulevard and Fairview Park Interchange, leading to exceedance in the capacity, and would cause adverse traffic safety impact; there was concern on the management and maintenance of Fairview Park Boulevard and the Government is suggested to resume this private road for public purpose; the proposed use is incompatible with the “OU(CDWRA)” zone and the surrounding land uses; the proposed use is not within Category 2 area of the Town Planning Board Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the

Town Planning Ordinance (TPB PG-No. 13G); the Site is occupied for brownfield operation without enforcement action; and the cumulative negative impacts of the proposed use and filling of pond are not insignificant.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of pond and land for a period of three year at the Site zoned “OU(CDWRA)” (**Plan A-1**). While the proposed use is not in line with the planning intention of the “OU(CDWRA)” zone, according to the applicant, the application is to facilitate the relocation of the business operation in NTM which will be affected by NTM development. In this regard, SDEV supports the application having considered that the current application is to facilitate relocation of an affected brownfield operations in NTM area. Besides, there is currently no known long-term development programme or proposal for the Site, and the proposed use could utilise the land resource to facilitate the relocation of the business operation affected by the government project. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the “OU(CDWRA)” zone. Taking into account the above and the planning assessments below, Planning Department (PlanD) has no objection to the proposed use with associated filling of pond and land on temporary basis of three years.
- 12.2 Filling of pond and/or land within the “OU(CDWRA)” zone requires planning permission from the Board as they may cause drainage impacts on the adjacent areas and adverse impacts on the natural environment. In this regard, the Director of Agriculture, Fisheries and Conservation (DAFC), Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) and DEP have no adverse comments on the pond and land filling from nature conservation, drainage and environmental perspectives respectively. As the Site is zoned “OU(CDWRA)”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “OU(CDWRA)” zone and restore the greenery of the area is recommended should the Committee decide to approve the application. The applicant has also committed to reinstatement of the Site to an amenity area upon expiry of the approval period given.
- 12.3 The Site located within the “OU(CDWRA)” zone is bounded by a local road to the north of the Site (**Plan A-1**). The immediate surrounding areas of the Site are occupied predominantly by brownfield uses, such as open storage and storage yards, milk factory, warehouses, logistics centres, vehicle parks, whereas low-rise residential development (i.e. Fairview Park) within the “R(C)” zone and ponds within the “CA” zone are located to the north and west of the Site (**Plans A-2 and A-3**). According to the applicant, the proposed use will be accommodated within a fully enclosed structure. Furthermore, the existing tree clusters along the western and northern boundary of the Site adjoining Fairview Park would be retained which form a greenery setback of about 8m from the Site boundary. It also results in a total of 23.5m buffer distance between the residential dwellings in Fairview Park and the proposed warehouse structure under the current application. A solid metal fencing of about 2.5m tall would be erected along the boundary of the Site to minimize potential nuisance to the surrounding areas. The

proposed use is considered not entirely incompatible with the surrounding areas. The Chief Town Planner/Urban Design and Landscape of PlanD has no adverse comment on the application from landscape planning perspective and considers that the proposed use is not entirely incompatible with the surrounding landscape character and significant adverse landscape impact on landscape resources within the Site arising from the proposed use is not anticipated.

- 12.4 While the Site falls within the WBA of the TPB PG-No. 12C, planning applications for temporary uses are exempted from the requirement of ecological impact assessment. DAFC has no objection to the application from ecological perspective.
- 12.5 DEP does not support the application as the proposed use involves the use of heavy vehicles, which would cause environmental nuisance to the sensitive receivers nearby. Nonetheless, there was no substantiated environmental complaint concerning the Site in the past three years. Should the planning application be approved, the applicant will be advised to follow the CoP to minimise any potential environmental nuisance caused by the proposed use on the surrounding areas. The operation of the proposed use will also be subject to the relevant pollution control ordinances. Other relevant government departments consulted, including the Commissioner for Transport (C for T) and Director of Fire Services have no objection to or no adverse comments on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant will be advised to follow the CoP to minimise any potential environmental nuisance caused by the applied use on the surrounding areas. The operation of the proposed use will also be subject to the relevant pollution control ordinances.
- 12.6 The Site is involved in three previous applications for other brownfield operations which all were rejected by the Committee between 1996 and 2022 mainly on the grounds as summarized in paragraph 6 above. However, the circumstances and considerations of the current application are different in that the proposed use is warehouse where all brownfield operation will be carried out within enclosed structure and solid metal fencing of 2.5m high will be provided along the Site boundary and a 23.5m buffer distance between the residential dwellings in Fairview Park and the proposed warehouse structure will be provided (**Drawing A-2**) to minimise potential environmental nuisance and hence, the proposed use will unlikely result in significant adverse impact on the surrounding areas. Besides, the proposed use is to facilitate the relocation of business operation to be affected by the implementation of NTM development and SDEV gives policy support on the current application. Relevant government departments including CE/MN, DSD, DAFC and C for T have no adverse comments or no objection to the current application. The applicant also committed to reinstate the Site upon the expiry of the approval period given. There is one similar application in another “OU(CDWRA)” zone on the OZP approved in the past five years as stated in paragraph 7 above. Approving the current application for a period of three years is not in conflict with the previous decisions of the Committee.
- 12.7 Regarding the public comments on the application as detailed in paragraph 11, on traffic aspect, C for T has no adverse comment on the application from traffic engineering perspective and the management and maintenance responsibility of

Fairview Park Boulevard is not relevant to the current application. Besides, TPB PG-No. 13G is not applicable to the current application which only involve warehouse use. In respect of planning enforcement, the Site was previously involved in seven previous enforcement cases with CN for EN and RN subsequently issued as mentioned in paragraph 5.2 above. The applicant would be advised that the planning permission under the current application, if granted, does not condone any other development/uses and structures which currently occur on the Site but not covered by the current application and immediate action should be taken to discontinue such development/uses and remove such structures (**Appendix V**). The departmental comments and planning assessments above are also relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, PlanD has no objection to the application.
- 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 three years until 2.5.2028. The following conditions of approval and advisory clauses are also suggested for Members' reference

Approval conditions

- (a) the submission of a drainage impact assessment before the commencement of any construction works or operations, including site formation works/land and pond filling works, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the provision of drainage facilities identified in the drainage impact assessment before the commencement of any operation to the satisfaction of the Director of Drainage Services;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) 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 2.11.2025;
- (e) in relation to (d) 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 2.2.2026;
- (f) if the above planning condition (a) is not complied with before the commencement of any construction works or operations, including site formation/land and pond filling works, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (g) if the above planning condition (b) is not complied with before the commencement of any operation, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if the above planning condition (c) 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;
- (i) if any of the above planning condition (d) or (e) 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
- (j) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

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

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

the proposed use with associated filling of pond and land is not in line with the planning intention of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone which is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area, and to phase out existing sporadic open storage and port back-up uses on degraded wetlands. There is no strong justification given in the submission for a departure from the planning intention, 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

Appendix I

Application Form and supplementary planning statement
received on 20.3.2025

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| Appendix Ia | FI received on 30.4.2025 |
| Appendix II | Extract of TPB PG-No. 12C |
| Appendix III | Previous and Similar Applications |
| Appendix IV | Government departments' general comments |
| Appendix V | Recommended advisory clauses |
| Appendix VI | Public Comments |
| Drawing A-1 | Vehicular Access Plan |
| Drawing A-2 | Layout Plan |
| Drawing A-3 | Plan showing Filling of pond and land |
| Plan A-1 | Location Plan with similar and previous applications |
| Plan A-2a | Site Plan |
| Plan A-2b | Plan showing enforcement cases |
| Plan A-3 | Aerial Photo |
| Plans A-4a to 4b | Site Photos |

**PLANNING DEPARTMENT
MAY 2025**