

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

**APPLICATION NO. A/NE-FTA/273**

- Applicant** : Hing Yan Hong Company Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 340 RP (Part), 341 RP (Part), 342 RP (Part), 343 RP, 344 (Part) in D.D. 87 and Adjoining Government Land (GL), Kong Nga Po, Sheung Shui
- Site Area** : About 6,214m<sup>2</sup> (including GL of about 2,565m<sup>2</sup>, or about 41% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary open storage of containers and vehicle repair workshop with ancillary facilities and associated filling of land and pond for a period of three years at the application site (the Site) falling within an area zoned “AGR” on the OZP. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years, and filling of land and pond within the “AGR” zone require planning permission from the Town Planning Board (the Board). The Site is generally fenced-off, partly hard-paved and currently under construction (**Plans A-4a to A-4c**).
- 1.2 According to the applicant, the application is submitted to facilitate the relocation of his current brownfield operation in Sheung Shui being affected by government project, i.e. the Fanling North New Development Area (FLN NDA). The affected operation involves a site area of about 28,000m<sup>2</sup> as claimed by the applicant and is currently used for open storage of containers and cross-border transshipment of goods, which align with the proposed uses. The affected land in Fanling North has been resumed by the Government.
- 1.3 The Site is accessible from its south via a local road leading to Kong Nga Po Road (**Plan A-2**). According to the applicant, the proposed uses consist of a total area of about 2,050m<sup>2</sup> (33% of the Site) for open storage of containers, and six one-to-two storeys temporary structures with building height (BH) of not more than 7m and a total floor area

of about 1,243m<sup>2</sup> for consolidation area for freights and goods, vehicle repair workshop, ancillary site office/general store uses, guard kiosk and meter room. The western portion of the Site (about 976m<sup>2</sup> or 16% of the Site) is designated as no-built area due to its close proximity to the hillside. The remaining uncovered area of about 2,212m<sup>2</sup> (36% of the Site) is for circulation area as well as one parking space (5m (L) x 3.5m (W)) for private car, one parking space (11m (L) x 3.5m (W)) for heavy goods vehicle (HGV) and one loading/unloading (L/UL) space (16m (L) x 3m (W)) for container vehicle. A 11m-wide ingress/egress for vehicles and a 2.5m-wide pedestrian access are proposed at the southern boundary of the Site. A 1.8m high chain-link fencing will be erected along the site boundary. According to the applicant, freights and goods will be transported to the Site via container vehicles, where they will be off-loaded and consolidated in the roofed consolidation area for delivery. The vehicle repair workshop will be used for minor repairing works of company vehicles only. The proposed operation hours are between 8:00 a.m. and 10:00 p.m. daily. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The layout plan submitted by the applicant is shown in **Drawing A-1**.

- 1.4 The applicant also applies for associated filling of land about 5,639m<sup>2</sup> (about 91% of the Site) and pond of about 275m<sup>2</sup> (about 4% of the Site), with concrete or soil to a depth of not more than 2m and 2.8m respectively<sup>1</sup>, for site formation and levelling the Site with the adjoining land and access road. The land and pond filling plan submitted by the applicant is shown in **Drawing A-2**.
- 1.5 According to the traffic management measures proposed by the applicant, sufficient manoeuvring space will be provided within the Site; advance booking will be required for parking spaces; staff will be deployed to manage traffic and on-site parking; and road marking, signage and convex mirror will be provided to ensure pedestrian safety.
- 1.6 According to the drainage proposal submitted by the applicant, the proposed drainage system comprises an underground stormwater tank in the northeastern part of the Site as well as U-channels and catchpits along the site boundaries. The proposed drainage plan submitted by the applicant is shown in **Drawing A-3**. In terms of sewage treatment, portable toilets will be provided and desludging services will be arranged regularly. While the existing trees at the northwestern periphery outside the Site will be preserved, the applicant proposes to plant new trees (i.e. *Cinnamomum burmannii* (陰香/山肉桂) and *Schefflera heptaphylla* (鵝掌柴/鴨腳木)) along the site boundaries.
- 1.7 Part of the Site is the subject of two previous applications (No. A/NE-FTA/245 and 257) for the same use or warehouse use respectively (**Plans A-1** and **A-2**), which were both approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2024, as detailed in paragraph 6.3 below. Compared with the previous application (No. A/NE-FTA/245) submitted by the same applicant as the current application, the current proposal mainly involves increases in site area, number of structures and total floor area, as well as revisions to the development layout. A comparison of the major development parameters of the current application and the previous application (No. A/NE-FTA/245) is summarised as follows:

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<sup>1</sup> According to the applicant, the proposed ground levels after filling of land will range from about +27.2mPD to +30.1mPD in the eastern and western portions respectively. The site formation works have commenced in accordance with the approved scheme under previous application (No. A/NE-FTA/245).

<b>Major Development Parameters</b>	<b>Approved Scheme under Application No. A/NE-FTA/245 (a)</b>	<b>Proposed Scheme under Current Application (b)</b>	<b>Differences (b) – (a)</b>
Site Area (about)	3,060m <sup>2</sup>	6,214m <sup>2</sup>	+3,154m <sup>2</sup> (+103%)
• GL included (about)	-	2,565m <sup>2</sup>	+2,565m <sup>2</sup>
No. of Structures	4	6	+2 (+50%)
Total Floor Area (about)	585m <sup>2</sup>	1,243m <sup>2</sup>	+658m <sup>2</sup> (+112%)
BH	7m	7m	No change
No. of Storeys	1	2	+1 (+100%)
No. of Parking Spaces	1 for private car, 1 for HGV	1 for private car, 1 for HGV	No change
No. of L/UL Bay	1 for container vehicle	1 for container vehicle	No change

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

- (a) Application Form received on 20.1.2026 (Appendix I)
- (b) Supplementary Planning Statement (SPS) received on 20.1.2026 (Appendix Ia)
- (c) Supplementary Information (SI) received on 23.1.2026 (Appendix Ib)
- (d) Further Information (FI) received on 4.3.2026 and 6.3.2026\* (Appendix Ic)

\* *accepted and exempted from the 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 Application Form, SPS, SI and FIs at **Appendices I to Ic**, as summarised below:

- (a) the application is submitted to relocate the applicant's current operation in Sheung Shui which is affected by the implementation of the FLN NDA. The company has provided facilities for open storage of containers and cross-border transshipment of goods in support of Hong Kong's cross-border trade for over 30 years. The proposal aligns with the Government's policy to supply logistic land, promote the logistics industry and cross-boundary business services;
- (b) the Site is the subject of a previously approved application (No. A/NE-FTA/245) submitted by the same applicant for the same use. Approval of the current application is in line with the Committee's previous decision;
- (c) the site under the previous application covers only 10% of the area of the applicant's original business operation in Sheung Shui of about 28,000m<sup>2</sup>. A larger site is considered necessary to meet its operational needs. Site searches have been conducted to identify suitable alternative sites in the territory for reprovisioning of his business, taking into

account factors including affordability, suitability and availability of possible sites. While the applicant intends to continue searching additional sites to accommodate the shortfall of space, approval of the application would ensure timely development of the FLN NDA, allow the applicant to continue his business and protect the livelihood of his staff, and facilitate the continued operation of displaced brownfield operations to meet the need of logistics economy in Hong Kong;

- (d) the Site falls within Category 2 areas under the Town Planning Board Guidelines No. 13G for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13G). The proposed uses comply with TPB PG-No. 13G. The proposed uses could also support the Northern Metropolis's Boundary Commerce and Industry Zone where the Site is located;
- (e) the proposed uses are compatible with the surrounding land uses, which are predominantly occupied by open storage yards, warehouses, temporary structures, tree clusters, active/fallow agricultural land and vegetated areas. There are similar approved applications in the vicinity of the Site. Approval of the application will not set an undesirable precedent;
- (f) the proposed uses are temporary in nature and approval of the application would not frustrate the long-term planning intention of the "AGR" zone;
- (g) no adverse traffic, visual, landscape, environmental and drainage impacts are anticipated. Should the application be approved, the applicant is committed to comply with all environmental protection requirements, and follow relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP) to alleviate possible adverse impacts and nuisance to the surrounding areas; and
- (h) the applicant has submitted application for Short Term Waiver (STW) to the Lands Department (LandsD) under the previous application (No. A/NE-FTA/245). Should the current application be approved, the applicant will submit application for modification of STW.

### **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 by publishing newspaper notice and sending a notice to Ta Kwu Ling Rural Committee. Detailed information would be deposited at the meeting for Members' inspection. For the GL portion, the "Owner's Consent / Notification" Requirements are not applicable.

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

TPG PG-No. 13G promulgated by the Board on 14.4.2023 is relevant to this application. The Site falls within Category 2 areas under TPG PG-No. 13G. Relevant extracts of the Guidelines are attached at **Appendix II**.

## 5. Background

The Site is not subject to any active planning enforcement action.

## 6. Previous Applications

- 6.1 Part of the Site is the subject of two previous applications (No. A/NE-FTA/245 and 257) for the same use or warehouse use respectively. Details of the previous applications are summarised at **Appendix III** and their locations are shown in **Plans A-1** and **A-2**.
- 6.2 Application No. (No. A/NE-FTA/257), covering the southeastern part of the Site and submitted by a different applicant for warehouse use, was approved with conditions by the Committee on 20.12.2024. Its considerations are not applicable to the current application which involves a different use.
- 6.3 The remaining application (No. A/NE-FTA/245), submitted by the same applicant for the same use as the current application, was approved with conditions by the Committee on 20.12.2024 mainly on the considerations that the Secretary for Development (SDEV) rendered policy support to the application for relocation of brownfield operation affected by government projects; no major adverse departmental comments were received on the application; and the concerns of the relevant government departments could be addressed through implementation of approval conditions. The planning permission remains valid until 20.12.2027. Compared with this previous application, the current application mainly involves an increase in site area by about 103%, revisions to the development layout, increases in number of structures and total floor area by 50% and about 112% respectively, as detailed in paragraph 1.7 above.

## 7. Similar Applications

- 7.1 There are eight similar applications (No. A/NE-FTA/242, 244, 246, 251, 260, 264, 269 and 270) for temporary open storage and/or vehicle repair workshop use within the same “AGR” zone in the vicinity of the Site in the past five years (**Plan A-1**), which were all approved with conditions by the Committee between 2024 and 2026 mainly on the considerations that the relevant site was reclassified from Category 3 to Category 2 areas under TPB PG-No. 13G; the application generally complied with TPB PG-No. 13G in that no major adverse departmental comments were received; and the concerns of the relevant government departments could be addressed through implementation of approval conditions.
- 7.2 Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

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

- 8.1 The Site is:
  - (a) generally fenced-off, partly hard-paved and currently under construction;
  - (b) traversed by 400kV extra high voltage overhead lines; and

(c) accessible via a local road leading to Kong Nga Po Road.

8.2 The surrounding areas are rural in character comprising open storage yards and warehouses, temporary structures, intermixed with fallow agricultural land, a plant nursery, vacant land and tree clusters. To the immediate north is a site covered with valid planning permission (Application No. A/NE-FTA/242) for a vehicle repair workshop and open storage of vehicles. A cluster of proposed/existing open storage yards and warehouses with valid planning permissions (Applications No. A/NE-FTA/244, 246, 251, 260, 264, 269 and 270) is located to the east/southeast of the Site. To the northwest of the Site is an area zoned “Green Belt” generally comprising wooded slopes. To the further west of the Site is a site zoned “Government, Institution or Community (1)” for co-locating various police facilities in the North District and a proposed police training facility, for which construction is currently in progress.

## 9. **Planning Intention**

9.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9.2 According to the Explanatory Statement of the OZP, as filling of land/pond within the “AGR” zone may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

## 10. **Comments from Relevant Government Bureau/Departments**

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

10.2 The following government bureau supports the application:

### **Policy Aspect**

10.2.1 Comments of SDEV:

- (a) the application is to facilitate relocation of a brownfield operation of temporary open storage of containers and vehicle repair workshop located at Sheung Shui, which is affected by the FLN NDA project;
- (b) the Site will accommodate the affected operation. According to the applicant, a site search was conducted with a view to identifying a suitable site for re-establishment of the affected business operation. While the Site is smaller than his original premises, the applicant considered that it is the most suitable site for relocating parts of his original operation in order to meet his immediate operational needs; and;

- (c) subject to no adverse comment on land use compatibility and technical aspects from relevant government departments, the application is supported from the policy perspective.

10.3 The following government departments object to/do not support the application:

#### **Land Administration**

10.3.1 Comments of the District Lands Officer/LandsD (DLO/N, LandsD):

- (a) he objects to the application;
- (b) the Site comprises GL and 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. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
- (c) Lot 342 RP in D.D. 87 is covered by STW No. 1696 for the purpose of vehicle repair workshop and ancillary facilities with permitted built-over-area (BOA) and maximum BH of 306.8m<sup>2</sup> and one-storey respectively. Lot 343 RP in D.D. 87 is covered by STW No. 1697 for the same purpose with permitted BOA and maximum BH of 278.5m<sup>2</sup> and one-storey respectively. The applicant is not the waivees of the two aforesaid STWs;
- (d) unless and until the unlawful occupation of GL is duly rectified by the lot owners/applicant, it should be taken as his office's objection to the application which must be brought to the attention of the Board when it considers the application; and
- (e) his other advisory comments are at **Appendix VI**.

#### **Agriculture**

10.3.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) he does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation; and
- (b) agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries etc.

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

On 27.1.2026, the application was published for public inspection. During the statutory public inspection period, a total of five public comments were received (**Appendix VII**), including four comments from individuals and one joint submission from Hong Kong New Territories Local Farmers Association and villagers (involving 38 signatures), objecting to the application mainly on the grounds that the proposed uses, involving a larger site area including substantial GL, are

incompatible with the Government policy on eliminating brownfield operations and protecting ponds; there are unauthorized land filling, pond filling, construction works and unlawful occupation of the adjacent agricultural land at/near the Site, constituting a “destroy first, apply later” case; the proposed uses would cause adverse traffic and drainage impacts, increase landslide risks, generate environmental nuisance (such as water, dust, noise and oil pollution) and pose safety risks to nearby residents and farms; and approval of the application would set an undesirable precedent of private commercial use of GL.

## 12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary open storage of containers and vehicle repair workshop with ancillary facilities and associated filling of land and pond for a period of three years at the Site which is zoned “AGR” on the OZP (**Plan A-1**). Although the proposed uses are not in line with the planning intention of the “AGR” zone and DAFC does not support the application from agricultural perspectives, the application is submitted to facilitate the relocation of brownfield operations affected by the FLN NDA and policy support from SDEV has been given. Taking into account the planning assessments below, there is no objection to the proposed uses with associated filling of land and pond on a temporary basis of three years.
- 12.2 The application involves proposed filling of land of about 5,639m<sup>2</sup> (about 91% of the Site) and pond of about 275m<sup>2</sup> (about 4% of the Site), with concrete or soil with a depth to not more than 2m and 2.8m respectively, for site formation and levelling the Site with the adjoining land and access road. Filling of land and pond within the “AGR” zone require planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding areas. The Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection (DEP) have no objection to the application from public drainage and environmental perspectives respectively. As the Site is zoned “AGR”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 12.3 The Site, which is generally fenced-off, partly hard-paved and currently under construction, is situated in an area of rural character intermixed with open storage yards, warehouses, temporary structures, fallow agricultural land, a plant nursery, vacant land and tree clusters (**Plans A-2 to A-4c**). A cluster of proposed/existing open storage yards and warehouses, with valid planning permissions, is located to the east/southeast of the Site (**Plan A-1**). The proposed uses are considered not entirely incompatible with the surrounding land uses. Noting that no significant landscape resources are observed within the Site and significant adverse landscape impact arising from the applied use is not anticipated, the Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective.
- 12.4 While part of the Site was the subject of one substantiated environmental complaint concerning suspected illegal filling of land/pond with construction and demolition waste at the Site received in the past three years, no violation of the Environmental Ordinance was observed and no enforcement action was taken by DEP. Should the application be approved, the applicant will be advised to strictly follow the COP to minimise potential environmental nuisance to the surrounding areas. Other concerned government departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application. To address the

technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 13.2 below. Regarding the District Lands Officer/North, LandsD's concern on the unlawful occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

- 12.5 The Site falls within Category 2 areas under the TPB PG-No. 13G. The application generally complies with the TPB PG-No. 13G in that no major adverse departmental comments have been received on the application and the concerns of the relevant government departments can be addressed through implementation of approval conditions. SDEV renders policy support to the application for relocation of brownfield operations affected by government project. In addition, part of the Site is the subject of a previously approved application (No. A/NE-FTA/245) (**Plans A-1 and A-2**) submitted by the same applicant for the same use as the current application, and the planning permission remains valid until 20.12.2027. Compared to the previous application, the current application mainly involves increases in site area, number of structures and total floor area, as well as revisions to the development layout, as detailed in paragraph 6.3 above, to meet the operational needs.
- 12.6 There are eight similar applications for temporary open storage and/or vehicle repair workshop use within the same "AGR" zone, all falling within Category 2 areas under TPB PG-No. 13G, which were approved by the Committee between 2024 and 2026 as mentioned in paragraph 7.1 above. Approval of the current application is in line with the Committee's previous decisions.
- 12.7 Regarding the public comments mentioned in paragraph 11 above, the government bureau/departments' comments and the planning assessments above are relevant.

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

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments 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 13.3.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

#### Approval Conditions

- (a) the submission of a drainage impact assessment 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 13.9.2026;
- (b) in relation to (a) above, the implementation of the flood mitigation measures as proposed in the drainage impact assessment and any other stormwater drainage facilities 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 13.12.2026;
- (c) in relation to (b) above, the implemented flood mitigation measures and stormwater drainage facilities should be maintained at all times during the planning approval period;

- (d) the submission of a fire services installation 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 13.9.2026;
- (e) in relation to (d) above, the implementation of the fire services 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 13.12.2026;
- (f) the submission of traffic management measures within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 13.9.2026;
- (g) in relation to (f) above, the implementation of traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 13.12.2026;
- (h) in relation to (g) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (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;
- (j) if any of the above planning condition (a), (b), (d), (e), (f) or (g) 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
- (k) upon the expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and hard paving, 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 VI**.

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

the proposed uses with associated filling of land and pond are not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification 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 the permission.

- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**15. Attachments**

<b>Appendix I</b>	Application Form received on 20.1.2026
<b>Appendix Ia</b>	SPS received on 20.1.2026
<b>Appendix Ib</b>	SI received on 23.1.2026
<b>Appendix Ic</b>	FI received on 4.3.2026 and 6.3.2026
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 13G
<b>Appendix III</b>	Previous Applications
<b>Appendix IV</b>	Similar Applications
<b>Appendix V</b>	Government Departments' General Comments
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Appendix VII</b>	Public Comments
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Land and Pond Filling Plan
<b>Drawing A-3</b>	Drainage Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to 4c</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2026**