

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

**APPLICATION NO. A/HSK/305**

**Applicant** : Yik Fung Storage Logistics Limited represented by Metro Planning and Development Company Limited

**Site** : Lots 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long

**Site Area** : about 32,734m<sup>2</sup> (including about 397m<sup>2</sup> of GL (about 1.2%))

**Lease** : Block Government Lease (demised for agricultural use)

**Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2

**Zonings** : “Residential (Group B)1” (“R(B)1”) (29.4%);  
*[Restricted to maximum plot ratio (PR) of 3.5 and maximum building height (BH) of 90mPD]*

“Residential (Group B)2” (“R(B)2”) (21.9%);  
*[Restricted to maximum PR of 2.5, maximum BH of 90mPD]*

“Open Space” (“O”) (31.2%); and

an area shown as ‘Road’ (17.5%)

**Application** : Temporary Logistics Centre for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary logistics centre for a period of 3 years (**Plan A-1a**). The Site straddles over the “R(B)1” (29.4%), “R(B)2” (21.9%) and “O” (31.2%) zones and an area shown as ‘Road’ (17.5%) on the approved HSK and HT OZP. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from

the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. In any area shown as 'Road' on the OZP, all uses or developments require planning permission from the Board. The Site is currently used for the applied use without valid planning permission (**Plans A2, A-4a to 4b**).

- 1.2 The Site was involved in 14 previous applications for temporary logistics centre and various open storage uses with ancillary office, vehicle parking and maintenance workshop (**Plan A-1b**). The last application (No. A/HSK/108) for temporary logistics centre for a period of 3 years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 7.12.2018. The planning permission was subsequently revoked on 7.3.2021 due to non-compliance with the time-limited approval conditions.
- 1.3 The Site is accessible from Lau Fau Shan Road with an ingress/egress point at the northeastern part of the Site (**Drawing A-1 and Plan A-2**). As shown on the layout plan at **Drawing A-1**, 2 one-storey temporary structures (both not exceeding 12m high) with a total floor area of 24,500 m<sup>2</sup> for logistics centre occupy the northern and the southwestern portions of the Site. The sandwiching area between these 2 structures is for loading/unloading and vehicular access purposes. 8 other temporary structures, all one-storey (3m to 9m high), for various ancillary facilities including office, water tank and pump room, guard room and toilet, are also proposed. 8 unloading and unloading bays are proposed for medium/heavy goods vehicles and for container trailers/tractors. The proposed landscape and tree preservation plan, as-built drainage plan and fire service installations (FSIs) proposal are shown at **Drawings A-2, A-3 and A-4** respectively.
- 1.4 The development parameters and layout of the last approved application (No. A/HSK/108) and the current application are identical except with the addition of a structure for guard room use.

Major Development Parameters	Last Approved Application (A/HSK/108) (a)	Current Application (A/HSK/305) (b)	Difference (b)-(a)
Applied Use	Temporary logistics centre for a period of 3 years	Temporary logistics centre for a period of 3 years	Same
Site Area	32,734 m <sup>2</sup>	32,734 m <sup>2</sup>	Same
No. of Structures	9	10	+1
Total Floor Area	25,197 m <sup>2</sup>	25,027 m <sup>2</sup>	+10m <sup>2</sup>
Height of Structures	1 to 2 storeys (3m - 12m high)		Same
No. of Loading/ Unloading Spaces	2 for medium/heavy goods vehicles 6 for container vehicles		Same
Operation Hours	7:00 a.m. to 11:00 p.m., Mondays to Saturdays; No operation on Sundays and public holidays		Same

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

- (a) Application Form received on 12.4.2021 with drawings and Supplement Information on the estimated traffic generation (**Appendix I**)

- (b) Further Information (FI) on FSIs proposal received on **(Appendix Ia)**  
10.8.2021

1.6 At the request of the applicant, the Committee on 11.6.2021 agreed to defer a decision for two months so as to allow time for the applicant to submit FI to address departmental comments. After the deferment, FI submission was received by the Board on 10.8.2021. The application is therefore scheduled for consideration by the Committee at this meeting.

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**. They can be summarized as follows:

- (a) The applied use conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses No. 13F (TPB-PG No. 13F) because it is the subject of two previous approvals No. A/YL-HT/1058 and No. A/HSK/108 for the same use at the same site since 2016.
- (b) The applied use is temporary in nature and would not jeopardise the long-term planning intentions of the relevant zones.
- (c) The applied use is not incompatible with surrounding environment including open storage uses and port back-up activities and the planning circumstances remains the same from the years when the previous approvals were granted. Furthermore, as such uses adjoining the Site are granted with planning permissions, similar preferential treatment should be given to the current application.
- (d) There is a shortage for port back-up uses in Ha Tsuen.
- (e) Approval conditions for the last application including implementation of landscape and drainage proposals have been complied with except the implementation of FSIs proposal pending connection of water supply.
- (f) No recycling, cleaning, repairing, dismantling or other workshop activities will be carried out on Site. The traffic impact would be minimal and the drainage impacts would be insignificant with provision of the surface U-channels. Environmental and noise nuisance will be minimized as the applied use will be housed in enclosed structures.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” of the private land portion of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notices and publishing in local newspapers. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” Requirements under TPG PG-No.31A are not applicable to the GL portion.

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

On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the

revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

## **5. Background**

The Site is currently not subject to planning enforcement action.

## **6. Previous Applications**

- 6.1 The Site was involved in 14 previous applications (No. A/YL-HT/12, 54, 123, 185, 235, 273, 383, 383-1, 533, 727, 897, 934 and 1058 and A/HSK/108) covering different extent of the Site for proposed temporary logistics centre, open storage of containers with ancillary office, parking of vehicles or maintenance workshop. All these applications except one (No. A/YL-HT/12) were approved with conditions by the Committee between 1996 and 2018. 6 of these approvals were subsequently revoked for non-compliance with the time-limited approval conditions. Application No. A/YL-HT/12 was rejected by the Committee on 26.4.1996 on the grounds of being not in line with the planning intention of the then “Comprehensive Development Area” zone, posing road safety hazard to road users, adverse drainage impact and setting of undesirable precedent. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 The last two applications (No. A/YL-HT/1058 and A/HSK108) for temporary logistics centre with ancillary site office at the same Site of the current application were approved with conditions by the Committee for a period of 3 years on 9.12.2016 and 7.12.2018 respectively on similar considerations that approval of the applications on temporary basis would not jeopardize the long-term development of the Site; the applied use was not incompatible with the surrounding areas; and the application was generally in line with the TPB PG-No. 13E. The planning permissions were subsequently revoked on 9.1.2019 and 7.3.2021 due to non-compliance with the time-limited approval conditions on implementation of the tree preservation and landscape proposal, as well as the submission and implementation of FSI proposal.
- 6.3 Compared with the last application (No. A/HSK108), the current application is submitted by the same applicant for the same applied use with the same layout except with the addition of a single-storey structure for guard room use.

## **7. Similar Applications**

There are 6 similar applications (No. A/HSK/7, 59, 145, 156, 245 and 249) within the same “R(B)1”, “R(B)2” and “O” zones on the OZP for temporary logistics centre which were all except one (No. A/HSK/249) approved with conditions by the Committee on similar considerations as mentioned in paragraph 6.2 above. However, 2 permissions were subsequently revoked due to non-compliance with the time-limited approval conditions. Application No. A/HSK/249 was rejected due to the repeated revocation history of previous approvals. Details of these applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) currently used for the applied use without valid planning permission; and

(b) abutting Lau Fau Shan Road.

8.2 The surrounding areas have the following characteristics:

- (a) to its immediate north are two logistics centres, one of which under valid planning permission. To its further north are a warehouse and two open storage yards of scrap metal or construction materials, the former two operating under valid planning permissions;
- (b) to its northeast across Lau Fau Shan Road are a cluster of residential dwellings (the nearest dwelling being about 28m away)(**Plan A-2**), a plant nursery, an open storage yard of construction materials and a storage yard;
- (c) to its immediate south are a logistics centre and a vehicle service centre, both under valid planning permissions. To its further south are another logistics centre and another vehicle service centre both under valid planning permissions, an open storage yard of construction materials, some parking of vehicles, vehicle repair workshops, warehouses and storage of vehicle parts; and
- (d) to its southwest are a logistics centre under valid planning permission, an open storage yard of containers and a vehicle repairing workshop.

## **9. Planning Intentions**

- 9.1 The planning intention of the “R(B)1” and “R(B)2” zones is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board.
- 9.2 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public.

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

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

### **Land Administration**

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

- (a) The Site comprises Old Schedule Agricultural Lots (OSALs) and GL. The OSALs are 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. Two portions of the GL are covered by 2 Short Term Tenancies. No permission is given for occupation of the remaining GL (about 82 m<sup>2</sup> subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed. 7 private lots are covered by Short Term Waivers.
- (b) The applicant should be reminded of the detailed comments in **Appendix VI**.

### **Traffic**

#### 10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) He has no adverse comment on the application from traffic engineering view point.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to or reverse onto/from public roads.

#### 10.1.3 Comment of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (b) The applicant should be reminded of the detailed comments in **Appendix VI**.

### **Environment**

#### 10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) He does not support the application as there are sensitive uses in the vicinity of the Site (the nearest residential dwelling being about 28 m away) (**Plan A-2**), and the development involves the use of heavy goods vehicles and container vehicles. Environmental nuisance is expected.
- (b) There was no environmental complaint pertaining to the Site received in the past 3 years.
- (c) Should the application be approved, the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP').

### **Drainage**

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

- (a) According to the applicant's submission, the existing drainage facilities which were implemented under approved application No. A/HSK/108 will be maintained for the subject development. He has no objection in principle to the application from a drainage point of view. Should the application be approved, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.
- (b) The applicant should be reminded of the detailed comments in **Appendix VI**.

### **Landscape**

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

- (a) Having reviewed the submitted landscape proposal (**Drawing A-2**), it is noted that the applicant proposes to retain all existing trees and bamboo within the Site. Hence, he considers the landscape proposal acceptable from landscape planning point of view.
- (b) In consideration that the permission under previous application No. A/HSK/108 was revoked due to non-compliance with approval conditions including the landscape condition, should the application be approved, it is recommended to impose an approval condition to implement the accepted landscape proposal to the satisfaction of the Director of Planning or of the Board.
- (c) The applicant should be reminded of the detailed comments in **Appendix VI**.

### **Building Matters**

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

- (a) There is no record of approval by the Building Authority for the existing structures at the Site.
- (b) The applicant should be reminded of the detailed comments in **Appendix VI**.

### **Fire Safety**

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

- (a) He has no objection in principle to the application subject to FSIs being provided to his satisfaction.
- (b) The FSIs proposal at Drawing A-4 is considered acceptable to his Department.
- (c) The applicant should be reminded of the detailed comments in **Appendix VI**.

### **Long-Term Development**

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

- (d) He has no objection to the application for temporary use, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (d) The Site falls within the boundary of HSK/HT NDA. To ensure timely and orderly implementation, the development of HSK/NT NDA and relevant site formation and infrastructure works would be implemented

in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lot(s) concerned falls within the sites under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030.

### **Other**

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

The part of the Site zoned “O” is not on the priority list for development agreed by the Yuen Long District Council. She has no plan to develop the portion of the Site zoned “O” into public open space at present.

### **District Officer’s Comments**

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

- (a) She has no comment on the application from departmental point of view.
- (b) Her office has not received any comment from the locals on the application.

#### 10.2. The following Government departments have no objection to/no comment on the application:

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

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

On 20.4.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, three public comments from the Chairman of Yuen Long District Council and two individuals were received. The commenters objected to the application on the grounds that the applicant is lack of willingness to fulfill the approval conditions as shown in repeated revocations in last ten years; the applied use will increase traffic flow, cause environmental nuisances and pose fire safety hazards to the villagers (**Appendices V-1 to 3**).

## **12. Planning Considerations and Assessment**

- 12.1 The application is for temporary logistics centre with ancillary site office for a period of 3 years at a site which straddles over the “R(B)1” (29.4%), “R(B)2” (21.9%) and “O” (31.2%) zones and areas shown as ‘Road’ (17.5%) on the OZP. The planning intention of the “R(B)” zone is primarily for medium-density residential developments, while the planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public. Whilst the applied use is not in line with the planning intentions of the “R(B)” and “O” zones, PM/W of CEDD and DLCS have no objection to the proposed temporary use at the Site. In this



regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.

- 12.2 The applied use is considered not incompatible with the surrounding land uses which are predominantly occupied by logistic centres, open storage yards/warehouses and vehicle workshops.
- 12.3 The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F are relevant:

For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses.

- 12.4 The applied use is generally in line with the TPB PG-No. 13F in that the Site falls within HSK/HT NDA and 2 previous planning approvals (Applications No. A/YL-HT/1058 and No. A/HSK/108) for the same applied use at the Site were given. For the last approved application No. A/HSK/108, all the time-limited approval conditions have been complied with except the implementation of tree preservation and landscape proposal, as well as the submission and implementation of FSIs proposal. In this regard, the applicant has included a tree preservation and landscape proposal and a FSIs proposal in the current submission. Both CTP/UD&L, PlanD and D of FS consider the respective proposals acceptable and have no adverse comment on or no objection to the application. Should the application be approved, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. The applicant will be advised that should he fail to comply with any of the approval conditions resulting in revocation of planning permission again, sympathetic consideration would not be given to any further applications.
- 12.5 Concerned government departments including C for T, CE/MN, DSD and D of FS have no objection to or no adverse comment on the application, except DEP. DEP does not support the application because there are sensitive uses in the vicinity (the nearest residential dwelling being about 28m away) (**Plan A-2**), and the development involves the operation of heavy goods and container vehicles and thus environmental nuisance is expected. However, there is no environmental complaint pertaining to the Site in the past three years. To address the concerns on the possible environmental nuisances or the technical requirements of the concerned Government departments, relevant approval conditions have been recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the

planning permission and any unauthorized development on the Site would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental impacts on the surrounding areas.

- 12.6 In addition to two previous planning approvals for the same applied use at the Site (**Plan A-1b**), there are 5 similar approvals for temporary logistics centre within the same "R(B)1", "R(B)2" and "O" zones on the OZP (**Plan A-1a**). Approval of the subject application is in line with the Committee's previous decisions.
- 12.7 Three objecting public comments were received during statutory publication period as summarised in paragraph 11. The planning considerations and assessments in the above paragraphs are relevant.

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

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department considers that the temporary logistics centre could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **24.9.2024**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### **Approval conditions**

- (a) no operation from 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no recycling, cleansing, repairing, dismantling and workshop activity, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the implementation of the accepted tree preservation and landscape 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 **24.3.2022**;
- (f) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.12.2021**;
- (g) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (h) the implementation of the accepted 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 **24.3.2022**;

- (i) if any of the above planning conditions (a), (b), (c), (d), or (g) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning conditions (e), (f) or (h) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

**Advisory clauses**

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

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

- (a) the applied use is not in line with the planning intentions of the "R(B)1", "R(B)2" and "O" zones, which are primarily for medium-density residential developments and for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied use would not have adverse environmental impact on the surrounding areas.

**14. Decision Sought**

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

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

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

**15. Attachments**

<b>Appendix I</b>	Application Form received on 12.4.2021 with drawings and supplementary information
<b>Appendix Ia</b>	FI received on 10.8.2021
<b>Appendix II</b>	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
<b>Appendix III</b>	Previous Applications Covering the Site
<b>Appendix IV</b>	Similar Applications Within the Same "R(B)1", "R(B)2", and "O" Zones
<b>Appendices V-1 to 3</b>	Public Comments

<b>Appendix VI</b>	Advisory Clauses
<b>Drawing A-1</b>	Proposed Layout Plan
<b>Drawing A-2</b>	Proposed Landscape and Tree Preservation Plan
<b>Drawing A-3</b>	As-built Drainage Plan
<b>Drawing A-4</b>	Proposed Fire Service Installations Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Applications Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to 4b</b>	Site Photos

**PLANNING DEPARTMENT  
SEPTEMBER 2021**