

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/319

- Applicant** : Mr. LI Chin Ho represented by PlanPlus Consultancy Limited
- Site** : Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, N.T.
- Site Area** : about 26,983.8m² (including GL of about 170m² or 0.63%)
- 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** : “Government, Institution or Community” (“G/IC”)(35%);
[Restricted to maximum building height of 8 storeys]
- “Open Space” (“O”) (22.8%); and
- an area shown as ‘Road’ (42.2%)
- Application** : Temporary Logistics Centre with Ancillary Office and Parking of Vehicles 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 with ancillary office and parking of vehicles for a period of 3 years (**Plan A-1a**). The Site straddles over the “G/IC” (35%) and “O” (22.8%) zones and an area shown as ‘Road’ (42.2%) 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 A-2, A-4a to 4b**).
- 1.2 The Site was involved in 8 previous applications for temporary logistics centre, warehouse and/or open storage uses (**Plan A-1b**). The last application (No. A/HSK/43) for the same applied use as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 9.2.2018. The permission was subsequently revoked on 9.7.2020 due to non-compliance with the time-limited approval conditions regarding the implementation

of the respective accepted tree preservation and landscape proposal and fire service installations (FSIs) proposal.

1.3 The Site is accessible from Ping Ha Road via a local track and the adjoining site through the main ingress/egress point at the south-eastern corner of the Site (**Drawing A-1 and Plan A-2**). As shown on the layout plan at **Drawing A-2**, two temporary structures (both not exceeding 11m high) for logistics centres, control room and site offices occupy the northern and southern portions of the Site. 6 other temporary structures, ranging from 1-2 storeys (2.2m to 6m high) for various ancillary facilities, including guard room, toilets, transformer room, water tank and pump rooms are also provided. The central portion of the Site is for passage, manoeuvring and parking of vehicles. 4 unloading and unloading bays for medium and heavy goods vehicles and 12 parking spaces (8 for container trailers and 4 for private cars) are provided. According to the applicant, no dismantling, maintenance, repairing, cleaning, paint-spraying or workshop-related activity would be conducted at the Site. The operating hours are from 7:00 a.m. to 9 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays. The trees planted along the periphery of the Site under the accepted landscape proposals in previous approvals will be preserved and maintained. The proposed landscape plan, drainage plan and proposed FSIs plan are shown at **Drawings A-3, A-4 and A-5** respectively.

1.4 Comparison of the major development parameters of the current application and the last approved application is given in the following table:

Major Development Parameters	Last Approved Application (A/HSK/43) (a)	Current Application (A/HSK/319) (b)	Difference (b) – (a)
Applied Use	Temporary logistics centre with ancillary office and parking of vehicles for a period of 3 years	Temporary logistics centre with ancillary office and parking of vehicles for a period of 3 years	same
Site Area	27,872m ²	26,983.8m ²	-888.2 m ²
No. of Structures	4	8	+4
Total Floor Area	18,879 m ²	18,460m ²	-419m ²
Height of Structures	1 to 2 storeys (3m - 11m high)	1 to 2 storeys (2.2m - 11m high)	Same (no. of storey and the maximum height)
No. of Parking Spaces	4 for private cars 4 for medium/heavy goods vehicles 8 for container trailers	4 for private cars 8 for container trailers	-4 for medium/heavy goods vehicles
No. of Loading/ Unloading Spaces	0	4 for medium/heavy goods vehicles	+4 for medium/heavy goods vehicles
Operation Hours	Mondays to Saturdays: 7:00 a.m. to 9:00 p.m. 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 21.6.2021 with clarification on the total gross floor area and number of storeys of the applied use **(Appendix I)**
- (b) Planning statement **(Appendix Ia)**
- (c) Further Information (FI) received on 13.7.2021 on the submission of a revised FSIs Proposal **(Appendix Ib)**
[accepted and exempted from publication and recounting requirements]
- (d) FI received on 28.9.2021 on implementation of FSIs proposal and landscape proposal **(Appendix Ic)**
[accepted and exempted from publication and recounting requirements]

1.6 At the request of the applicant, the Committee on 13.8.2021 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 28.9.2021. 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 Planning Statement at **Appendix Ia**. They can be summarized as follows:

- (a) The Site falls within the final phase development area of the Hung Shui Kiu and Ha Tsuen New Development Area Project and it is anticipated that the development and land resumption will not be realized in coming 3 years. As the applied uses are temporary in nature, it would not jeopardise the long term development of the area.
- (b) The applied uses are not incompatible with surrounding areas which are predominantly used for logistics uses, open storage yards and parking of vehicles.
- (c) The Site occupies a strategic location well connected by planned and existing highways to the airport, different parts of Hong Kong and the Mainland. The local area is identified as “Logistic, Enterprise and Technology Quarter” and there is a genuine need for logistics centre in the area.
- (d) Many previous and similar applications for temporary logistics centre or similar uses have been approved by the Board at the Site or within the same “G/IC” and “O” zones and the area shown as ‘Road’ in the last 5 years. They demonstrate the Board’s in-principle acceptability of the applied use.
- (e) With mitigation measures in respect of traffic and noise, no adverse impacts in these respects are expected. The existing trees on Site will be preserved.

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 subject to an on-going planning enforcement action against an unauthorized development (UD) involving storage use (including deposit of containers) and use for place for parking of container vehicles. Enforcement Notice was issued on 28.6.2021 to the concerned parties requiring discontinuation of the UD.

6. Previous Applications

- 6.1 The Site was involved in 8 previous applications for temporary logistics centre, warehouses, open storage yard and parking uses. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Four earlier applications (No. A/YL-HT/183, 201, 299 and 410) were rejected from 2001 to 2007 on the grounds of insufficient information to demonstrate no adverse environmental, drainage and traffic impacts; and being not in line with the then Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses No. 13 (TPB-PG No.13).
- 6.3 The latest 4 applications (No. A/YL-HT/881, 916 and 971 and A/HSK/43) covering different extent of the Site were approved with conditions by the Committee between 2014 and 2018 on the considerations that the applied uses would not jeopardise the long-term development of the Site; being not incompatible with the surrounding areas; generally in line with the then TPB PG No. 13 and no major adverse comment from concerned government departments. However, the planning permissions of all the approved applications were revoked due to non-compliance with time-limited conditions.
- 6.4 The last application No. A/HSK/43 for temporary logistics centre with ancillary office and parking of vehicles was approved with conditions by the Committee for a period of 3 years on 9.2.2018. The permission was revoked on 9.7.2020 due to non-compliance with the time-limited approval conditions regarding implementation of the respective accepted tree preservation and landscape proposal and FSIs proposal. Compared with the last application, the current application is submitted for the same applied use but by a different applicant at a smaller site. The layout of the applied use is similar but with the addition of a number of temporary structures for various ancillary uses.

7. Similar Applications

There are 3 similar applications (No. A/HSK/163, 254 and 312) within the same “G/IC” and “O” zones on the OZP for temporary logistics centre and warehouse with or without workshop which were all approved with conditions by the Committee on similar considerations as mentioned in paragraph 6.3 above. However, the permission of A/HSK/163 was revoked due to non-compliance with the time-limited approval conditions. 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 a valid planning permission; and
- (b) accessible from Ping Ha Road via a local track and the adjoining site.

8.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is a piece of land used for parking of heavy vehicles and further north is Fung Kong Tsuen Road;
- (b) to its immediate west are some parking of vehicles and an open storage yard of containers and trailers. To its southwest is a temporary logistics centre under a valid planning permission and to its further west is Fung Kong Tsuen Village;
- (c) to its immediate east is a temporary logistics centre and open storage yard of containers under a valid planning permission and to its northeast are open storage yard of construction materials, workshop, warehouse, storage use and some residential dwellings (the nearest one is about 67 m away) (**Plan A-2**); and
- (d) to its south and southeast are temporary warehouse, open storage of containers and logistics centres under valid planning permissions.

9. Planning Intentions

- 9.1 The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 9.2 The planning intention of the “O” zone is primarily for provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents 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. The GL in the Site is covered by a Short Term Tenancy (STT) No. 2894 for the purpose of “Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle”.
- (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 comments 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.
- (c) The applicant should be reminded of the detailed comments in **Appendix VI**.

10.1.3 Comments 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) HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road.

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 67 m away) (**Plan A-2**), and the development involves use of 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/43 will be maintained for the subject development. She 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 her Division.
- (b) The applicant should be reminded of the detailed comments in **Appendix VI.**

Landscaping

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

- (a) It is noted that existing trees generally around the boundary of the Site, which were previously planted under last application No. A/HSK/43, are in fair condition and the applicant would retain and maintain them properly. Adverse landscape impact due to the proposed development is not anticipated. Hence, she has no objection to the application from landscape planning point of view.
- (b) 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 (BA) 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) He considers the revised FSIs proposal submitted under the FI of 13.7.2021 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):

- (a) 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.
- (b) The Site falls within the boundary of HSK/HT NDA. To ensure timely and orderly implementation, the development of HSK/HT 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.

Others

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

- (a) 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.
- (b) She has no in-principle objection to the application.

District Officer's Comments

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

- (a) He has no comment on the application from departmental point of view.
- (b) His 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 29.6.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, three public comments respectively from two individuals and the then Chairman of Yuen Long District Council were received. The commenters object to the application on the grounds that the proposed development will increase traffic flow and cause environmental nuisances and pose fire safety hazards to the villagers; the repeated revocations of previous approvals and failures in fulfilling conditions in previous planning approvals demonstrate the lack of genuine willingness of the applicants in compliance with the approval conditions; and declining the application for brownfield operations can expedite the development of the HSK/HT NDA (Appendices V-1 to 3).

12. Planning Considerations and Assessments

12.1 The application is for temporary logistics centre with ancillary office and parking of vehicles for a period of 3 years at a site which straddles over the “G/IC” (35%) and “O” (22.8%) zones and an area shown as ‘Road’ (42.2%) on the OZP. The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory, 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 residents as well as the general public. Whilst the applied use is not in line with the planning intentions of the “G/IC” and “O” zones, PM/W of CEDD envisages that the site formation and engineering infrastructure works for this part of the NDA will commence in 2030 and DLCS indicates that there is no plan to develop the portion of the Site zoned “O” into public open space at present. 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 not incompatible with the surrounding land uses which are predominantly occupied by logistics centres, open storage yards, warehouse and vehicle parking uses.

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 being a port back-up use is generally in line with the TPB PG-No. 13F in that the Site falls within HSK/HT NDA and previous planning approvals for similar port back-up uses were given. Although these approvals were revoked due to non-compliance with the time-limited approval conditions, efforts had been made to meet the conditions in these approvals. For the last approved application No. A/HSK/43, four of the six time-limited approval conditions had been complied with and efforts had been made to comply with the remaining conditions. Although the planning permission was subsequently revoked on 9.7.2020 due to non-compliance with the time-limited approval conditions on the implementation of the respective accepted tree preservation and landscape proposal and FSIs proposal, the applicant has submitted landscape plan and the FSIs proposal in the current application and provided evidence and/or further information regarding the implementation of the landscape and FSIs proposals. Taking into account that the applicant pledges to retain and maintain the existing trees on Site which are considered in fair conditions, CTP/UD&L, PlanD has no objection to the application from landscape planning point of view. Moreover, the applicant has submitted the FSIs proposal together with information indicating that the FSIs have already been installed and an application for water supply for FSIs purpose has been submitted to the WSD (**Appendix Ic**). D of FS considers the FSIs proposal acceptable and indicates that FSIs acceptance test may be conducted after the approval of the water supply application. In this regard, sympathetic consideration may be given 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 again resulting in revocation of planning permission, sympathetic consideration would not be given to any further applications.
- 12.5 Concerned government departments 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 67m away) (**Plan A-2**), and the development involves the use of 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 4 previous planning approvals for logistics centre and/or warehouse at the Site (**Plan A-1b**), there are 3 similar approvals within the same "G/IC" 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 public comments objecting the application 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 with ancillary office and parking of vehicles 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 **26.11.2024**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation from 9:00 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 dismantling, maintenance, repairing, cleaning, paint-spraying or workshop-related activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (e) the existing trees on the Site shall be retained and maintained at all time during the planning approval period;
- (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 **26.2.2022**;
- (g) 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 **26.5.2022**;
- (h) if any of the above planning condition (a), (b), (c), (d) or (e) 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
- (i) if any of the above planning condition (f) or (g) 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 “G/IC” and “O” zones, which are primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory, and provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public, respectively. 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

Appendix I	Application Form received on 21.6.2021
Appendix Ia	Planning Statement
Appendix Ib	FI received on 13.7.2021
Appendix Ic	FI received on 28.9.2021
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Previous Applications Covering the Site
Appendix IV	Similar Application Within the Same “G/IC” and “O” Zones
Appendices V-1 to 3	Public Comments
Appendix VI	Advisory Clauses
Drawing A-1	Proposed Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape Plan
Drawing A-4	As-built Drainage Plan
Drawing A-5	Proposed FSIs Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos