

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

**APPLICATION NO. A/HSK/355**

**Applicant** : Sense Limited represented by PlanArch Consultants Ltd.

**Site** : Lots 1668 S.B RP (Part), 1841 S.A (Part), 1842 (Part), 1852 RP (Part), 1853, 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP, 1881, 1882 RP, 1883, 1884 RP, 1885, 1886, 1887, 1888, 1889 (Part), 1891 RP (Part), 1959 S.A RP (Part), 1967 S.B RP (Part), 1968 (Part), 1969 (Part), 1971 RP (Part), 1972, 1973 (Part), 1974, 1975 RP (Part), 1976 RP, 1977, 1978 (Part), 1979 (Part), 1980 RP, 1986 RP (Part), 1988 RP, 1989 RP (Part), 1990, 1991 RP and 1992 RP in D.D. 125 and adjoining Government Land (GL), Ha Tsuen, Yuen Long

**Site Area** : 32,003m<sup>2</sup> (about) (including GL of about 3,060m<sup>2</sup> or 9.56%)

**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 A) 3” (“R(A)3”) (about 43.7%);  
*[Restricted to maximum plot ratio (PR) of 5.5 and maximum building height (BH) of 140mPD]*

“Residential (Group A) 4” (“R(A)4”) (about 5.2%);  
*[Restricted to maximum PR of 5 and maximum BH of 120mPD]*

“Government, Institution or Community” (“G/IC”) (about 36.8%);  
*[Restricted to maximum building height of 8 storeys]*

“Open Space” (“O”) (about 2.7%); and  
Area shown as ‘Road’ (about 11.7%)

**Application** : Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary open storage of construction machinery and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years at the application

site (the Site) (**Plan A-1a**). The Site falls within an area straddling over “R(A)3” (43.7%), “R(A)4” (5.2%) and “G/IC” (36.8%) zones within minor encroachment onto “O” zone (2.7%) and an area shown as ‘Road’ (11.7%) 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. The Site is currently being used for the applied use without valid planning permission (**Plans A-4a to A-4c**).

- 1.2 The Site is involved in 12 previous planning applications (No. A/YL-HT/7, 14, 128, 216, 261, 380, 534, 568, 716, 827 and 993 and No. A/HSK/122) for various temporary open storage uses (**Plan A-1b**). The last application No. A/HSK/122 was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 1.2.2019. All time-limited approval conditions were complied with. However, the planning permission lapsed on 1.2.2022. The current application is submitted by the same applicant for the same use at a smaller site with similar layout (**Plan A-1b**).
- 1.3 The Site comprises two portions, with the minor portion at the south-western side serving as access road leading from Ping Ha Road to the Site (**Drawing A-2**). Access to the main storage area will be from this access road, from another ingress/egress point at the southern side of the Site abutting Ping Ha Road or from the northern part of the Site (**Plan A-2**). As shown on the layout plan at **Drawing A-2**, a total of 26 structures (1- or 2-storey; 2.5m to 8m high) for storage, office, shelter and toilet uses scatter across the Site. 16 container vehicle parking spaces without any loading/unloading space are proposed. According to the applicant, the used electrical and electronics appliances and parts will be loaded/unloaded, processed and stored under shelter with concrete paving. The existing trees and landscape planting will be maintained. The operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays.
- 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	Previously Approved Application No. A/HSK/122 (a)	Current Application No. A/HSK/355 (b)	Difference (b) - (a)
Applied Use	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/Electronic Appliances and Parts with Ancillary Packing Activities for a Period of 3 Years	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/ Electronic Appliances and Parts with Ancillary Packing Activities for a Period of 3 Years	same
Site Area	38,078m <sup>2</sup>	32,003m <sup>2</sup>	-6,075m <sup>2</sup> (-15.95%)
No. of Structures	22	26	+4

<b>Total floor area</b>	2,733.75m <sup>2</sup>	2,883.09m <sup>2</sup>	+149.34m <sup>2</sup> (+5.46%)
<b>No. of Parking Space</b>	20 for container vehicles	16 for container vehicles	-4
<b>Operation Hours</b>	7 a.m. to 11 p.m. on Mondays to Saturdays, with 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 21.12.2021 with drawings **(Appendix I)**
- (b) Planning Statement **(Appendix Ia)**
- (c) Further Information (FI) received on 4.1.2022 providing responses to the comments from the Commissioner for Transport (C for T) **(Appendix Ib)**  
*[exempted from publication and recounting requirements]*

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

The justifications put forth by the Applicant in support of the application are detailed in the planning statement at **Appendix Ia**. They can be summarized as follows:

- (a) The applicant has demonstrated good practices in clean operation with track record in full compliance with all approval conditions attached to the previous applications.
- (b) As planning permissions have been given by the Board for the Site for open storage uses since 2000, all approval conditions attached to the previous applications were complied with, and the Site is not required in the near future for NDA development, sympathetic consideration should be given to the current application according to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses No. 13F.
- (c) The applied use, on a temporary basis, does not contravene and will not jeopardize the long-term planning of the area. It is compatible with its adjoining uses which are similar open storage uses. The Board has also approved numerous similar applications in the vicinity and approval of the application will not set an undesirable precedent for similar applications.
- (d) The Site has implemented many environmental mitigation measures in respect of air, sewage and noise. As the applied use has fully adopted the environmental measures recommended in the relevant Code of Practice (August 2005) issued by the Environmental Protection Department, the proposed open storage will not cause any adverse environmental impact. Adequate drainage facilities have been provided under the previous approvals to ensure no adverse drainage impact on the surrounding areas. Landscaping has been provided under the previous approvals to enhance visual quality. Regular maintenance is undertaken by the operator to facilitate good maintenance of the plants.
- (e) The proposed open storage will not cause adverse traffic impact to the local road network. Since the Site is for storage of construction machinery and materials, and scrap metal with ancillary packaging activities, traffic flow generated is minimal. With adequate manoeuvring space and loading/unloading area within the Site, no

queuing or waiting on public road is envisaged.

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

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

### **6. Previous Applications**

6.1 The Site is involved in 12 previous applications (No. A/YL-HT/7, 14, 128, 216, 261, 380, 534, 568, 716, 827 and 993 and No. A/HSK/122) for various open storage uses. All applications were approved by the Committee/Board between 1996 and 2019 on the similar considerations that approval of the applications would not jeopardize the long-term development of the site; the applied uses were not incompatible with the surrounding areas; being generally in line with the then TPB PG-No.13; and no major adverse comments from concerned government departments. However, planning permissions under Applications No. A/YL-HT/7, 128 and 716 were subsequently revoked due to non-compliance with approval conditions. Details of these applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.

6.2 The last application No. A/HSK/122 for temporary open storage of construction machinery and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities was approved by the Committee on 1.2.2019 for a period of 3 years. All the approval conditions had been complied with. However, the planning permission lapsed on 1.2.2022. Compared with the last approved application, the current application is submitted by the same applicant for the same use but at a smaller site with similar layout.

### **7. Similar Applications**

There are 11 similar applications (No. A/HSK/30, 31, 70, 105, 177, 182, 183, 215, 218, 225 and 252 for various temporary open storage/port back-up uses within the same “R(A)3”, “R(A)4”, “G/IC” and “O” zones on the OZP. All these similar applications were approved with conditions by the Committee based on similar considerations as mentioned in paragraph 6.1 above. Amongst these approved applications, 6 were

subsequently revoked due to non-compliance with 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-4c)**

8.1 The Site is:

- (a) being used for the applied use without valid planning permission; and
- (b) accessible from Ping Ha Road.

8.2 The surrounding areas have the following characteristics:

- (a) to its immediate north are an open storage yard and warehouse of recycling materials and a warehouse;
- (b) To its immediate northwest are 2 warehouses and an open storage yard and workshop of recycling materials (all under valid planning permissions). Further northwest are 2 open storage yards of construction materials and/or vehicles, 2 logistics centres (1 under valid planning permission) and a parking yard of trailer and vehicles (under valid planning permission). To its west are 4 open storage yards of recycling materials, tyre (with workshops) and construction materials and machinery;
- (c) to its east are some unused land. Across the nullah is Drainage Services Department Ha Tsuen Sewage Pumping Station; and
- (d) to its south across Ping Ha Road are residential dwellings within the “Village Type Development” zone of Sha Chau Lei (the nearest residential dwellings being about 60m away), a car park, a Civil Engineering and Development Department (CEDD) Work Area, a petrol filling station and an open storage yard of construction materials and workshop.

## **9. Planning Intentions**

- 9.1 The planning intention of the “R(A)3” and “R(A)4” zones is primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.
- 9.2 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.

## **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 Scheduled 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 prior approval of the Government. The GL is covered by Short Term Tenancy No. 3036 for the purposes of “Temporary Open Storage of Construction Machinery and Materials and Scrap Metal with Ancillary Packaging Activities”. 25 private lots are covered by Short Term Waivers (STW) for various open storage, warehouse and logistics centre purposes.
- (b) The applicant should be reminded of the detailed comments in **Appendix VII**.

### **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 vehicle is allowed to queue back to or reverse onto/from the public road.
- (c) The applicant should be reminded of the detailed comments in **Appendix VII**.

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

- (a) Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.
- (b) The access road connecting the Site with Ping Ha Road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Ping Ha Road.

### **Environment**

10.1.4 Comment of the Director of Environmental Protection (DEP):

- (a) DEP does not support the application because there are sensitive users in vicinity of the site (the closest residential dwelling at Sha Chau Lei to the south across Ping Ha Road is about 60m away) and along the Ping Ha Road (**Plan A-1**) and the applied use involves use of container vehicles. Environmental nuisance is expected.

- (b) A total of 5 environmental complaints, including 3 substantiated complaints, pertaining to the Site were received in the past 3 years (2019- Nov 2021).
- (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/122 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 VII**.

### **Building Matters**

#### 10.1.6 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 VII**.

### **Fire Safety**

#### 10.1.7 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval.
- (c) Having considered the nature of the open storage, the following additional approval condition shall be added:  
  
the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of planning approval.
- (d) The applicant should be reminded of the detailed comments in

## **Appendix VII.**

### **Long-Term Development**

#### **10.1.8 Comments of the Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):**

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 lots concerned fall within the sites under the 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. The Applicant is required to pay attention to the said development programme and ensure the proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

### **Others**

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

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

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

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

#### **10.2 Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.**

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

On 28.12.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, three public comments from a Yuen Long District Councillor and two individuals were received (**Appendices VI-1 to 3**) objecting to the application on the grounds that the applied use is close to residential dwellings; the applied use will increase traffic flow and cause traffic congestion, generate environmental nuisances and pose fire safety hazards to the villagers; and removal of the brownfield uses would facilitate development of Northern Metropolis.



## **12. Planning Considerations and Assessments**

- 12.1 The application is for temporary open storage of construction machinery and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years at a site straddling over “R(A)3” (43.7%), “R(A)4” (5.2%) and “G/IC” (36.8%) zones within minor encroachment onto “O” (2.7%) zone and an area shown as ‘Road’ (11.7%) on the approved HSK and HT OZP, with the planning intentions for high-density residential developments and for the provision of Government, institution and community facilities serving the needs of the local residents and/or a wider district, region or the territory under the “R(A)” and “G/IC” zones respectively. Whilst the applied use is not in line with the planning intentions, the implementation programme for this part of NDA is still being formulated, and PM/NTW of CEDD has no objection to the proposed temporary use for a period of 3 years on 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 not incompatible with the surrounding land uses which are predominantly used for open storage yards, parking of vehicles, warehouses and logistics centres (**Plan A-2**).
- 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 12 previous planning approvals for similar/same open storage uses were given. The current application is submitted by the same applicant for the same use at a smaller site with similar layout as compared with the last approved previous application (No. A/HSK/122) in 2019. All time-limited conditions attached to the last approved application had been complied with. In this regard, sympathetic consideration may be given to the application.
- 12.5 There is no adverse comment from the concerned government departments, except DEP. DEP does not support the application because there are sensitive uses in the vicinity (the nearest residential dwelling is about 60m away) (**Plan A-2**), and the

applied use involves the use of container vehicles and thus environmental nuisance is expected. To address the concerns on the possible environmental nuisances or the technical requirements of the other concerned government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorised 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 latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas.

- 12.6 In addition to 12 previous planning approvals for various open storage uses at the Site (**Plan A-1b**), there are 11 similar approvals for open storage uses within the same "R(A)3", "R(A)4", "G/IC" and "O" zones on the OZP (**Plan A-1a**). Approval of the subject application is generally in line with the Committee's previous decisions.
- 12.7 Three public comments objecting to the application were received during the 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 on paragraph 11, the Planning Department considers that the temporary construction machinery and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities 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 **18.2.2025**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### **Approval conditions**

- (a) no operation between 11:00 p.m. and 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) the existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (d) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (e) 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 **18.5.2022**;

- (f) the provision of fire extinguisher(s) within **6** weeks from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **1.4.2022**;
- (g) 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 **18.8.2022**;
- (h) in relation to (g) 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 **18.11.2022**;
- (i) if any of the above planning condition (a), (b), (c) or (d) 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 condition (e), (f), (g) 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 VII**.

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(A)3", "R(A)4" and "G/IC" zones, which are intended primarily for high-density residential developments and for the provision of Government, institutions and community facilities respectively. There is no strong justification to deviate from the planning intentions, even on a temporary basis; and
- (b) the applicant has failed to demonstrate that the applied use would not have adverse environmental impacts 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 21.12.2021

<b>Appendix Ia</b>	Planning Statement
<b>Appendix Ib</b>	FI received on 4.1.2022
<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 Application Site
<b>Appendix IV</b>	Similar Applications within the Same “R(A)3”, “R(A)4”, “O” and “G/IC” zones
<b>Appendix V</b>	‘Good Practice for Open Storage Sites’ by the Fire Services Department
<b>Appendices VI-1 to 3</b>	Public Comments
<b>Appendix VII</b>	Advisory Clauses
<b>Drawing A-1</b>	Site Plan
<b>Drawing A-2</b>	Proposed Layout 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 4c</b>	Site Photos

**PLANNING DEPARTMENT**  
**FEBRUARY 2022**