

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/525

- Applicant** : Great Huge Limited represented by CHIH Design Limited
- Site** : Various Lots in D.D. 94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui, New Territories
- Site Area** : About 12,100m²
- Lease** : Block Government Lease (demised for agriculture use)
- Plan** : Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/19
(*currently in force*)
- Approved Kwu Tung South OZP No. S/NE-KTS/18
(*at the time of submission*)
- [The zoning and development restrictions of the application site remains unchanged on OZP No. S/NE-KTS/19]
- Zoning** : “Residential (Group D)” (“R(D)”)
- [Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)]
- Application** : Proposed Residential Development (Houses) and Minor Relaxation of PR Restriction

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed residential development with 42 houses on the application site (the Site) and minor relaxation of PR restriction from 0.4 to 0.48 (+20%). The Site falls within an area zoned “R(D)” on the Draft Kwu Tung South OZP No. S/NE-KTS/19 (**Plan A-1a**). According to the Notes of the OZP, ‘House (not elsewhere specified)’ requires planning permission from the Town Planning Board (the Board). Minor relaxation of the PR restriction may be considered by the Board on application. The Site is currently occupied by open storage yards and warehouses (**Plan A-2a**).

- 1.2 The proposed development comprises 42 houses (**Drawing A-1**) including 35 2-storey (8m) houses at a BH of 21.5mPD and seven 2-storey houses on top of 1-storey (total 9m) non-domestic podium for communal car park, clubhouse and electrical and mechanical (E&M) facilities at a BH of 22.5mPD (**Drawings A-2 and A-5**). The proposed development is tentatively scheduled for completion in 2028.

- 1.3 The comparison of major development parameters between the provision under the OZP and the proposed scheme are summarised as follows:

Major Development Parameters	Under OZP [A]	Current Proposal [B]	Difference [B] – [A]
Site Area	12,100m ²	12,100m ²	Nil
PR	0.4	0.48	+ 0.08 (+20%)
Total Gross Floor Area (GFA)	4,840m ²	5,808m ²	+ 968m ² (+20%)
BH Restriction	3 storeys (9m)	2 storeys (8m) 3 storeys (9m) (including podium)	In line

- 1.4 The major development parameters of the proposed developments are as follows:

Site Area	12,100m ²
PR *	Not more than 0.48
Total GFA	5,808 m ²
Maximum BH / Number of Storeys	2 storeys / 8m (21.5mPD) [35 houses] 3 storeys / 9m (22.5mPD) [7 houses]
Site Coverage	Not more than 33.3%
No. of Houses	42
Average House Size	138.3m ²
Private Open Space	Not less than 2,015m ²
Greenery Coverage	40%
Parking Facilities - private cars - motorcycles - loading/unloading space (light goods vehicle)	84 (including 2 disabled parking spaces) 1 1

* According to the application, the proposed covered recreational facilities (290.4m²), carpark/carports (1,685m²), and E&M facilities (220m²) are not accountable for PR calculation.

- 1.5 The master layout plan, floor plans, section plan, landscape plan, photomontages, vehicular access route plan, and setback and pedestrian route plan submitted by the applicant are at **Drawings A-1 to A-13**.

- 1.6 According to the traffic impact assessment (TIA) and further information (FI) (**Appendices Ia, Ie and Ih**), road improvement works including widening of the existing local track aside Sheung Yue River with a view to providing an alternative access road to and from Hang Tau Road (**Drawing A-12**); and modification of road junctions of the existing access road, are proposed. Moreover, the eastern boundary of the proposed development will be setback (ranging from around 2.9m to 6m) for providing and extending an existing pedestrian walkway which leads to a Green Minibus stop to the south of the Site (**Drawings A-1 and A-13**). The proposed vehicular access is from Hang Tau Road via a local road, and the proposed ingress/egress is at the north-eastern corner of the Site (**Drawing A-12**).
- 1.7 According to the applicant, there is an existing tree within the Site which would be retained in the proposed development. Trees, shrubs and lawn would be planted along the periphery of the site for landscaping and noise/visual screening (**Drawing A-6**). A greenery area at grade and on podium garden, with a greenery coverage of about 40%, and private open space of not less than 2,015m² would be provided within the proposed development.
- 1.8 In support of the application, the applicant has submitted the following documents:
- | | |
|--|--------------------------------|
| (a) Application Form received on 3.3.2023 | (Appendix I) |
| (b) Planning Statement, TIA, Sewerage and Drainage Impact Assessment (SDIA) and Environmental Assessment | (Appendices Ia to Id) |
| (c) Further information (FI) received on 20.6.2023 [#] | (Appendix Ie) |
| (d) FI including a revised SDIA received on 27.6.2023 [#] | (Appendix If) |
| (e) FI received on 29.8.2023 [#] | (Appendix Ig) |
| (f) FI received on 19.10.2023 [#] | (Appendix Ih) |
- # exempted from publication and recounting*
- 1.9 On 21.4.2023 and 25.8.2023, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application each for two months as requested by the applicant to allow time for preparation of FI to address departmental comments.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices Ia to Ih**. They are summarised as follows:

- (a) The proposed minor relaxation of PR is in line with the Government's policy by increasing housing supply. The portion of private lots that fall within the

“Village Type Development” (“V”) and “Agriculture” zones have been excluded from the Site (**Drawing A-1**). The proposed PR of 0.48 and BH of 2 to 3 storeys (8m to 9m) are considered compatible with the surrounding areas.

- (b) A similar application (No. A/NE-KTS/466) for proposed residential development (house) with minor relaxation of PR to 0.48 and BH to 3 storeys (10.5m) in the vicinity was approved by the Committee in December 2019. The proposed residential development has a lower BH and higher green coverage due to a more effective site planning.
- (c) The proposed development would not result in adverse traffic, environmental, landscape, visual, sewerage, drainage impacts as demonstrated in the submitted relevant technical assessments and plans. Since there is no existing sewerage system serving the Site, an on-site sewage treatment plant is proposed. The applicant would be responsible for the implementation and maintenance of the proposed sewage treatment plant.
- (d) Although the existing access road is substandard, the current traffic condition is still found acceptable under single track access road arrangement for very low traffic demand. The proposed road improvement works will improve the accessibility of the Site and the existing traffic condition without causing any adverse traffic impact.

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

The applicant is one of the “current land owners”. In respect of other “current land owners”, the applicant has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by obtaining other owners’ consent in written submission. Detailed information would be deposited at the meeting for Member’s inspection.

4. **Background**

The Site is not subject to any active enforcement action.

5. **Previous Applications**

- 5.1 The Site is the subject of 15 previous applications, while 12 applications involved applications within the then “Recreation” (“REC”) zone, and the remaining three applications submitted after rezoning of the Site from “REC” to “R(D)” in March 2017. The locations and details of the previous applications are at **Plan A-1b** and **Appendix II** respectively.
- 5.2 Three previous applications (No. A/NE-KTS/31, 81 and 208) for hotel with recreation facilities, holiday camp with sports training facilities, and elderly

home respectively were considered by the Committee between 1999 and 2005, the considerations of which are not relevant to the current application.

- 5.3 Among the 12 previous relevant applications within the then “REC” zone, nine applications (No. A/NE-KTS/432 to 440) for proposed houses (New Territories Exempted House - Small House) were rejected by the Committee on 9.12.2016 mainly for the reasons that insufficient information had been provided to demonstrate that the proposed development would not have adverse traffic and water quality impacts on the surrounding areas; and land was still available within the “V” zone of Hang Tau Village.
- 5.4 Since the Site was rezoned to “R(D)” in 2017, two applications (No. A/NE-KTS/461 and 462) for proposed houses (New Territories Exempted House - Small House) were rejected by the Board upon review on 23.8.2019 and one (No. A/NE-KTS/489) for the same use rejected by the Committee on 23.10.2020 on the grounds that land was still available within the “V” zone of Hang Tau Village; and approval of the application would set an undesirable precedent for similar applications within the “R(D)” zone, which would result in adverse cumulative traffic impacts on the surrounding areas.

6. Similar Applications

There are three similar applications (No. A/NE-KTS/460, 466 and 528) within the same “R(D)” zone. Application No. A/NE-KTS/466 for proposed residential development (19 houses) and minor relaxation of PR (from 0.4 to 0.48) and BH (3 storeys/9m to 3 storeys/10.5m) restrictions was approved with conditions by the Committee on 13.12.2019 mainly on the considerations that the proposed development was in line with the planning intention and compatible with the surrounding environment; and there were planning design merits for the proposed minor relaxation. The remaining two applications (No. A/NE-KTS/460 and 528) on the same “R(D)” zone to the further northeast of the Site for proposed house(s) (2 storeys/9m) without any minor relaxation on the development restrictions were approved on similar grounds as that of application No. A/NE-KTS/466 as mentioned above. Details of the applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

7. The Site and its Surrounding Areas (Plans A-2a, aerial photo on Plan A-3 and site photos on Plans A-4a and A-4b)

7.1 The Site is:

- (a) formed, fenced off and occupied by open storage yards for construction materials and recycling materials and warehouses without planning permission;
- (b) accessible from Hang Tau Road via local roads; and
- (c) partly within the ‘Village Environs’ (‘VE’) of Hang Tau (about 6,630m²/55% of the site area).

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate east are open-air car parking area and Serenity Garden – a residential development in the “R(D)1” zone. To the further east is an approved houses development (No. A/NE-KTS/466) within the same “R(D)” zone (**Plan A-1a**);
- (b) to the immediate south and southeast are open storage yards, domestic structures and Serenity Garden;
- (c) to the immediate west and northwest are warehouses and open storage yards; and
- (d) to the north are a workshop and vacant land.

8. Planning Intention

The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9. Comments from Relevant Government Departments

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises of 89 private lots which are all held under Block Government Lease demised for agricultural purposes and contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Right of access to the lots are not provided under Block Government Lease. There is a Letter of Approval dated 21.1.1964 for agricultural store, pigsty and chicken shed uses for Lot No. 409 RP in D.D. 94 and two Modification of Tenancy dated 21.1.1964 and 7.5.1971 for the purpose of dwelling and a kitchen for Lot No. 409 S.R. in D.D. 94;
- (b) majority of the Site encroaches onto the ‘VE’ of Hang Tau, which is primarily preserved for small house development by indigenous villagers under the Small House Policy. Non-Small House Policy land exchanges within the ‘VE’ should be fully justified;

- (c) road improvement works comprising carriageway widening, provision of pedestrian walkway and modification to road junctions etc. are proposed on the said existing access road and an alternative access road. Such road improvement works fall not only on Government land but also on private lots;
- (d) as the said improvement works are proposed outside the boundary of the Site and even on private lots, such requirements will not be incorporated into the lease. As the necessity of such traffic and related provisions are outside the purview of LandsD, Transport Department (TD) and Highways Department (HyD) should be consulted on the acceptance and implementation of the said road improvement proposal including the future management and maintenance of the improved access roads which will fall on Government land and private lots accordingly;
- (e) for the proposed road improvement works that at present (or eventually upon surrender) fall on Government land, TD and HyD should be consulted for the acceptance and implementation of the applicant's proposal including the future management and maintenance responsibilities. More importantly for any access arrangement involving third-party private lots, if the concerned private lots would not be surrendered to the Government as public road (subject to advice of TD and HyD), such access arrangement would fall beyond the purview of LandsD (in other words being a private agreement between the Applicant and the owners of those private lots) and the same would not be mandated or stipulated in the future land grant of land exchange application (if approved). In this connection, it is considered prudent to advise the viability of the applicant's proposed scheme (in terms of future implementation/management/maintenance) in the submission to the Board for its consideration; and
- (f) advisory comments are set out at **Appendix V**.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) according to the TIA, the traffic volume on the existing access road is minimal and the traffic generation due to the proposed development is insignificant. Despite the fact that the existing access road is currently not built up to the prevailing standard, the traffic condition is considered acceptable;
- (b) the improvement works on the proposed access road (i.e. Drainage Services Department's maintenance access) are found technically feasible which could be served as an alternative access route for the development and local villagers, and improve the overall traffic situation in the area. The maintenance and management

responsibilities of the proposed access road should be sorted out;
and

- (c) advisory comments are set out at **Appendix V**.

9.1.3 Comments of the Chief Highway Engineer/New Territories East, HyD (CHE/NTE, HyD):

- (a) the existing access leading from Hang Tau Road to the Site and the existing local track running aside Sheung Yue River are not maintained by HyD. If the applicant is required to gain access from this existing access to the Site, the applicant should sort out the access issue with the lands authority;
- (b) according to proposed access road improvement scheme, the existing local track is proposed to be upgraded to single track with no footpaths at both sides of the carriageway. HyD will not take up the maintenance responsibility of the proposed single track road unless TD takes up its management responsibility; and
- (c) his office will only take over public roads for maintenance provided that the design meeting all the relevant HyD standards; TD agrees to take up the management role; and sufficient Recurrent Consequences would be allocated to HyD for future maintenance.

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

no objection in principle to the application subject to no in-principle objection from relevant authorities, HyD and TD, on taking up the review and approval of applicant's design of the proposed access road (comprising a part of a drainage maintenance access of Sheung Yue River) as well as the completed public road should be sought.

Environment

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

- (a) no environmental complaint concerning the Site received in the past three years; and
- (b) advisory comments are set out at **Appendix V**.

Drainage and Sewerage Aspects

9.1.6 Comments of CE/MN, DSD:

- (a) no objection in principle to the captioned application from public drainage point of view, subject to the below conditions:

- (i) the drainage proposal and proposed sewerage related works incorporated in the submitted SDIA are considered acceptable;
 - (ii) should the application be approved, approval conditions should be stipulated requiring the implementation of the drainage proposal to the satisfaction of DSD; and implementation of the proposed sewerage related works to the satisfaction of DSD and EPD;
 - (iii) the implemented drainage and sewerage systems are properly maintained to ensure that the proposed development will not cause adverse impact to the adjacent area and public drainage network; and
- (b) advisory comments are set out at **Appendix V**.

Urban Design and Landscape

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

Urban Design and Visual Perspectives

- (a) the Site falls within a planned low-density low-rise residential cluster in Hang Tau Tai Po, including “V” zone subject to a maximum BH of 3 storeys (8.23m) to its south and “Comprehensive Development Area (“CDA”) zone to its northeast. On 10.12.2021, the Committee agreed to a s.12A rezoning application No. Y/NE-KTS/13 for amendment of the said “CDA” zone to facilitate a residential development cum retail and residential care homes for the elderly with BH up to 8 storeys (40.3mPD) and PR of 1.41 in Area (a) and 1.23 in Area (b) of the Site (**Plan A-1a**). The proposed development is considered not incompatible with the surrounding context.

Landscape

- (b) no objection to the application from landscape planning perspective;
- (c) with reference to the aerial photo of January 2022, the site is situated in an area of rural fringe landscape character comprising low-rise residential developments, village houses, river, greenery areas/tree groups, open storages/warehouses and vacant lands. The proposed development is not incompatible with the planned surrounding landscape character; and
- (d) according to the site photos taken in March 2022 (**Plans A-4a and 4b**), the site is hard paved with temporary structures and open storages. According to the applicant, there is one existing tree

within the site and proposed to be retained; not less than 2,015m² private open space is proposed; 40% green coverage will be provided; and new tree and shrub plantings are proposed at the periphery of the Site. Further adverse landscape impact on landscape resources and landscape character areas arising from the proposed minor relaxation of PR is not anticipated.

Building Matter

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

- (a) no objection to the application;
- (b) there is no record of approval by the Building Authority for the buildings/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application; and
- (c) advisory comments are set out at **Appendix V**.

Fire Safety

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

- (a) no specific comment on the application; and
- (b) advisory comments are set out at **Appendix V**.

Other Aspect

9.1.10 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application;
- (b) existing water mains are inside the Site and will be affected. The applicant is required to either divert or protect the water mains found on the Site; and
- (c) advisory comments are set out at **Appendix V**.

District Officer's Comments

9.1.11 Comments of the District Officer/North, Home Affairs Department (DO/N, HAD):

- (a) the incumbent North District Councilor of N11 Constituency and the Resident Representative of Hang Tau objected to the application

mainly on the grounds that the proposed development would cause adverse traffic impacts; and

- (b) the Chairman of Sheung Shui District Rural Committee, the Indigenous Inhabitant Representatives of Hang Tau and the Chairman of Fung Shui Area Committee had no comment on the application.

9.2 The following government departments have no objection to/no comment on the application:

- (a) Project Manager/North, Civil Engineering and Development Department (CEDD);
- (b) Head of Geotechnical Engineering Office, CEDD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Commissioner of Police; and
- (e) Director of Electrical and Mechanical Services.

10. Public Comments Received During Statutory Publication Period

10.1 On 10.3.2023, the application was published for public inspection. During the statutory public inspection period, three public comments from individuals were received including one indicating no comment, one objecting to the application and one expressing concerns (**Appendix IV**). Their major objection grounds/main concerns are summarised as follows:

- (a) in view of the Kwu Tung North New Development Area development and planned residential developments in the surrounding areas, the proposed development would worsen the current traffic condition and aggravate congestion;
- (b) the submitted technical assessments are insufficient to support the application; and
- (c) there are concerns on the proposed sewerage treatment of the proposed development and how would the effluent be treated and disposed.

11. Planning Considerations and Assessments

Planning Intention and Land Use Compatibility

11.1 The application is for a proposed residential development with 42 two to three-storey houses and minor relaxation of PR restriction from 0.4 to 0.48 (+20%). The Site falls within “R(D)” zone, which is primarily intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and also for low-rise, low-density residential developments subject to planning permission from the Board.

- 11.2 The Site is located in a rural environment with mainly village houses of three storeys, and planned low-rise low-density residential developments in the vicinity. The proposed residential development is not incompatible with the surrounding environment, it also helps replacing the existing open storage yards and warehouses on the Site. Therefore, the proposed residential development is therefore in line with the planning intention of the “R(D)” zone.

Minor Relaxation of PR Restriction

- 11.3 The proposed minor relaxation of PR restriction from 0.4 to 0.48 (+20%) will generate an additional GFA of 968m² (about 7 houses). According to the applicant, the proposed development is in line with the Government’s policy by increasing housing supply. The proposed building height of the development comply with the restriction (3 storeys (9m)) under the “R(D)” zone. CTP/UD&L, PlanD considers that the proposed residential development is not incompatible with the surrounding context, and no significant visual impact on the surrounding area is anticipated. Besides, the proposed development will bring about planning merits, such as the implementation of road improvement works, and provision of a setback ranging from 2.9m to 6m along the eastern boundary of the site for providing and extending a public pedestrian walkway. These would enhance the vehicular and pedestrian access and safety for the surrounding areas.

Technical Considerations

- 11.4 The Site is currently accessible by an existing substandard access road, and the applicant proposes widening of the existing local track aside Sheung Yue River to form an alternative access road. Nevertheless, TD considers that the traffic generated from the proposed development is insignificant and the traffic condition of the existing access road is considered acceptable. The maintenance access may serve as an alternative access route though the maintenance and management responsibilities need to be sorted out among government departments at land exchange stage.
- 11.5 The technical assessments submitted by the applicant, including TIA, Environmental Assessment, and SDIA, concluded that no insurmountable traffic, environmental, drainage and sewerage impacts are anticipated. Concerned government departments, including C for T, DEP and CE/MN of DSD have no objection to/no adverse comment on the application. Significant adverse traffic, environmental and drainage impacts arising from the proposal are therefore not expected. Furthermore, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments.

Similar Applications

- 11.6 There are three similar applications (No. A/NE-KTS/460, 466 and 528) within the same “R(D)” zone. One of the applications (No. A/NE-KTS/466) for house development with minor relaxation of PR restriction was approved mainly on

the consideration of being in line with the planning intention, compatible with the surrounding environment, and provided planning merits such as provision of public footpath and pedestrian crossing as well as building separation within the Site and with adjoining developments. The remaining two applications on the same “R(D)” zone for house development without any minor relaxation on the development restrictions were approved on similar grounds as that of application No. A/NE-KTS/466 as mentioned above. Approval of the current application is generally in line with the Committee’s previous decision.

Local Views and Public Comments

- 11.7 Regarding the comments as conveyed by DO/N of HAD in paragraph 9.1.11 and public comments on the application received during the statutory publication period, the planning considerations and assessments in paragraphs 11.1 to 11.6 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 27.10.2027 and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members’ consideration:

Approval Conditions

- (a) the implementation of drainage measures identified in the drainage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (b) the provision of sewerage improvement works, as proposed by the applicant, to the satisfaction of the of the Director of Drainage Services and the Director of Environmental Protection or of the Town Planning Board.

Advisory Clauses

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

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

the applicant fails to demonstrate sufficient merits to justify the proposed minor relaxation of PR restriction.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 13.2 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 date when the validity of the permission should expire.
- 13.3 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.

14. Attachments

Appendix I	Application Form received on 3.3.2023
Appendices Ia to Id	Planning Statement and Technical Assessments
Appendix Ie	FI received on 20.6.2023
Appendix If	FI received on 27.6.2023
Appendix Ig	FI received on 29.8.2023
Appendix Ih	FI received on 19.10.2023
Appendix II	Previous Applications Covering the Site
Appendix III	Similar Applications within the same “R(D)” Zone in the Vicinity of the Site
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawings A-2 to A-4	Floor Plans
Drawing A-5	Section Plan
Drawing A-6	Landscape Plan
Drawings A-7 to A-11	Photomontages
Drawing A-12	Vehicular Access Plan
Drawing A-13	Setback and Pedestrian Route Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plans A-2a and A-2b	Site Plans
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2023**