

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/414

- Applicant** : Mr. Yau Ka Wing represented by Metro Planning & Development Company Limited
- Site** : Lots 860 RP and 878 RP (Part) in D.D.129 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 1,300m² (including GL of about 424m² or 32.6%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/10
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years (**Plan A-1**). The Site falls within an area zoned “GB” on the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/10. According to the Notes of the OZP for “GB” zone, ‘Place of Recreation, Sports or Culture’ is a Column 2 use that requires planning permission from the Town Planning Board (the Board). The Site is currently filled with soil intermixed with construction waste atop concrete paving. Except a few converted containers, the Site is largely vacant (**Plans A-4a to A-4c**).
- 1.2 The Site is the subject of a previous application (No. A/YL-LFS/343) for the same applied use, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 5.7.2019. However, the planning permission was revoked on 5.12.2021 due to non-compliance with time-limited approval conditions in relation to implementation of the run-in/out and drainage proposals. Since the approval of the previous application in 2019, the Site had not been used for the applied use.
- 1.3 As shown on the layout plan at **Drawing A-1**, the proposed development comprises a farming area of about 1,005m² (77.3% of the Site), and 3 temporary structures (all 1 storey and not exceeding 3.5m in height) with a total floor area of not exceeding

44m² for storage of farm tools and toilet, water tank and electricity meter room. 1 parking space for private car will be provided. The Site directly abuts and is accessible from Deep Bay Road at its west.

- 1.4 According to the applicant, the operation hours of the proposed hobby farm are between 9:00 a.m. and 5:00 p.m. daily (including public holidays). The proposed hobby farm would accommodate not more than 8 people at the same time. While no site formation is proposed at the Site, all hard paving and soil unsuitable for cultivation will be removed. The layout plan, run-in/out plan and drainage plan are at **Drawings A-1 to A-3** respectively.
- 1.5 Compared with the previous application, the current application is submitted by the same applicant for the same use with the same layout and development parameters at a slightly larger site (about +262m² or +25%).
- 1.6 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with annexes and plans received on 9.11.2021 (**Appendix I**)
 - (b) Further Information (FI) received on 18.11.2021 (**Appendix Ia**)
(*exempted from the publication requirement*)
 - (c) FI received on 10.12.2021 (**Appendix Ib**)
(*exempted from the publication requirement*)

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 summarised as follows:

- (a) The proposed development is a passive recreational outlet that provides an opportunity for the urban dwellers to experience the interest of farming. It is compatible with the character of the surrounding area. It conforms to the planning intention of the “GB” zone, and the Town Planning Board Guidelines No. 10 for Application for Development within “GB” zone under section 16 of the Town Planning Ordinance.
- (b) The Site is currently idle. With the proposed development, the Site can be revitalised and managed with the support of commercial operation that conforms to the planning intention.
- (c) Similar applications have been approved by the Board within the same “GB” zone.
- (d) There are minimal traffic, environmental and drainage impacts.
- (e) As the applicant is still looking for a tenant to take up the Site and implement the approved hobby farm use, the Site has never been used as a hobby farm since the approval of the previous application.

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 sending notification letter to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements under TPB PG-No. 31A are not applicable.

4. Town Planning Board Guidelines

Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are summarised as follows and detailed at **Appendix II**.

- (a) there is a general presumption against development (other than redevelopment) in “GB” zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. It should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, and cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

5. Background

The Site is subject to an on-going planning enforcement action (No. E/YL-LFS/532) against unauthorised development (UD) involving storage use (including deposit of containers) (**Plan A-2**). Enforcement Notice (EN) was issued on 17.8.2021 requiring the discontinuance of the UD by 17.11.2021. The recent site inspection revealed that the UD was partially discontinued. The Site is being closely monitored for compliance with the EN.

6. **Previous Application**

- 6.1 The Site is the subject of a previous application (No. A/YL-LFS/343) for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years. It was approved with conditions by the Committee on 5.7.2019 mainly on considerations of not entirely in conflict with the planning intention and generally in line with TPB PG-No. 10, not entirely incompatible with the surroundings, no adverse comments from concerned government departments and technical concerns could be addressed by approval conditions. However, the planning permission was revoked on 5.12.2021 due to non-compliance with time-limited approval conditions in relation to implementation of the run-in/out and drainage proposals. The approved development had also not been implemented. Details of the above previous application are summarised at **Appendix III** and its location is shown on **Plan A-1**.
- 6.2 Compared with the last previous application, the current application is submitted by the same applicant for the same use at a slightly larger site with the same layout and development parameters.

7. **Similar Applications**

- 7.1 Within the same “GB” zone, there are 11 similar applications (No. A/YL-LFS/166, 172, 278, 302, 304, 311, 363, 366, 380, 408 and 409) for hobby farm with or without other uses/facilities, 9 of which were approved while 2 were rejected by the Committee. Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

Approved applications

- 7.2 Applications No. A/YL-LFS/172, 304 and 363 covering more or less the same site for hobby farm and other recreational uses were approved with conditions by the Committee between 2008 and 2020 mainly on the considerations that the proposed development was not in conflict with the planning intention of the “GB” zone and the TPB PG-No.10 while not incompatible with the surrounding environment, there were no adverse comments from concerned government departments and technical concerns could be addressed by approval conditions.
- 7.3 Applications No. A/YL-LFS/166, 278, 311, 366, 380 and 408 covering 5 different sites for temporary hobby farm were approved by the Committee between 2007 and 2021 mainly on similar considerations as mentioned in paragraph 7.2 above.

Rejected applications

- 7.4 Application No. A/YL-LFS/302 for temporary hobby farm and fishing ground was rejected by the Committee on 8.12.2017 mainly on the grounds that the applied use involving pond filling and hard paving was not in line with the planning intention of the “GB” zone and no strong justification was given for a departure, and not in line with the TPB PG-No. 10 in that the development would affect natural landscape, and the TPB PG-No.12C¹ in that it did not comply with the “no net-loss in wetland” principle.

¹ Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance”.

- 7.5 Application No. A/YL-LFS/409 for temporary hobby farm with, inter alia, excessive structures, very small farming area and the site entirely hard paved was rejected by the Committee on 15.10.2021 mainly on grounds of no justification provided to show its being genuinely for hobby farm use, adverse comment from concerned government department on slope safety aspect, and not in line with the planning intention and TPB PG-No. 10.

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

8.1 The Site:

- (a) is fenced off with corrugated metal fence, and largely filled with soil intermixed with construction waste atop concrete paving. Except a few converted containers, the Site is largely vacant; and
- (b) directly abuts and is accessible from Deep Bay Road at its west.

8.2 The surrounding areas have the following characteristics:

- (a) to the northeast across a local track is an open storage yard. To the further northeast are cultivated agricultural land and shrubland;
- (b) to the east are cultivated agricultural land intermixed with graves, vacant land and warehouses;
- (c) to the immediate south is a vacant land. To the further south across a local track are residential dwellings; and
- (d) to the west across Deep Bay Road are cultivated agricultural land, with recycling workshop, storage yard and a vacant land.

9. Planning Intention

The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application are summarised 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.

- (b) No permission is given for occupation of the GL included in the Site (about 424m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed. It is also noted that there is a proposed access to be built on the GL connecting Deep Bay Road and the Site. There is no guarantee that a right-of-way over GL will be granted. In addition, according to the established practice, application of Short Term Tenancy for the purpose of access on GL will not be entertained, even if the planning application is approved by the Board.
- (c) Should planning approval be given to the subject planning application, the lot owner(s) of the lot will need to immediately apply to his office for permitting the structures to be erected or to regularise any irregularities on site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

Traffic

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

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

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

- (a) The applicant should ensure a proper access is designed and constructed to the satisfaction of Transport Department and HyD.
- (b) HyD should not be responsible for the maintenance of any access connecting the Site and Deep Bay Road.
- (c) Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.

- (d) The applicant should be reminded of the detailed comments at **Appendix VI.**

Environment

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

- (a) He has no objection to the application.
- (b) The proposed development includes recreational uses within Deep Bay Buffer Zone 1. According to Item P.1, Part I of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), “A residential or recreational development, other than New Territories Exempted Houses, within Deep Bay Buffer Zone 1 or 2” is a Designated Project (DP). An Environmental Permit is required for construction and operation of a DP under the EIAO. The applicant is reminded to go through the statutory process under the EIAO for the construction and operation of the proposed development and to conduct further assessments to confirm the environmental acceptability of the proposed development under the statutory EIAO process.
- (c) There is no substantiated environmental complaint pertaining to the Site received in the past 3 years.
- (d) The applicant should be reminded of the detailed comments at **Appendix VI.**

Nature Conservation and Agriculture

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

- (a) According to the site inspection by his office, the Site was filled with soil and rocks. The mixture of these materials deposited on the Site cannot be classified as soil suitable for crop cultivation.
- (b) The Site falls within “GB” zone and there is a general presumption against development within this zone. While the Site is of low ecological value given the current condition, he trusts that the Board would take the history of UD of the Site into account in considering the application.

Landscaping

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

- (a) She has no objection to the application.
- (b) The Site is situated in an area of rural landscape character dominated by active farmland but disturbed by open storage yards. The proposed

development is considered not incompatible with the surrounding landscape setting.

- (c) The Site is bare soil ground and few number of wild grasses are observed at the eastern portion of the Site. Significant adverse landscape impact arising from the proposed development is not anticipated.

Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

Fire Safety

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

- (a) He has no objection in principle to the proposal 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 his department for approval. The applicant should note his detailed comments on the submission of FSIs proposal at **Appendix VI**.

Building Matters

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

The applicant should be reminded of the detailed comments at **Appendix VI**.

District Officer's Comments

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

He has consulted the locals regarding the application. A local comment from the Village Representatives of Mong Tseng Wai and Mong Tseng Tsuen and villagers was received objecting to the application on grounds that the Site was converted to an unauthorised recycling yard immediately

after the approval of the previous permission; the Site which had been hard paved cannot be used as a hobby farm; the soil deposited on the Site is intended to mislead the Board again in obtaining planning permission under the guise of hobby farm use; and the Site is not suitable for hobby farm use as it blocks the sole access to the villages.

10.2 The following government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Project Manager (West), CEDD (PM(W), CEDD); and
- (e) Commissioner of Police (C of P).

11. Public Comments Received During Statutory Publication Period

On 16.11.2021, the application was published for public inspection. During the statutory public inspection period, 6 anonymous public comments in the form of standard letters (sample at **Appendix V**) were received objecting to the application on the ground that the Site is a warehouse/storage use under the guise of hobby farm.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years. The Site falls within the “GB” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, the proposed temporary hobby farm, which can be regarded as a passive recreational use, is considered not in conflict with the planning intention of the “GB” zone. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “GB” zone.
- 12.2 The Site is situated in an area predominated with cultivated agricultural land intermixed with temporary structures and graves. As shown on the proposed layout plan (**Drawing A-1**), majority of the Site (about 1,005m² or 77.3%) is proposed for cultivation area, and temporary structures with the total floor area of about 44m² (site coverage of about 3.4%) are also proposed for storage of farm tools and toilet, water tank and electricity meter room uses. In view of the nature and small scale, the proposed use is considered not incompatible with the surrounding areas.
- 12.3 As stated in TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. Also, the development should not involve extensive clearance of vegetation and affect the existing natural landscape. In this regard, as stated in paragraph 12.2 above, the proposed hobby farm is of small scale, with a cultivation area taking up majority of the Site. Also, according to the applicant, no site formation works would be

undertaken. CTP/UD&L of PlanD has no objection to the application as significant adverse landscape impact arising from the proposed development is not anticipated. As such, the proposed temporary hobby farm does not contravene TPB PG-No. 10.

- 12.4 Concerned government departments including C for T, DEP and CE/MN of DSD have no adverse comment on/objection to the application. DAFC advised that the mixture of soil and rock fragments on the Site cannot be classified as soil suitable for crop cultivation. Also, whilst the Site is of low ecological value under the current condition, the history of UD of the Site, which is currently subject to enforcement action of the Planning Authority, should be taken into account. In this regard, the Site is currently vacated (**Plans A-4a to A-4c**). The applicant also undertakes to remove all the concrete paving and soil unsuitable for cultivation on-site. To address the concerns of DAFC, approval conditions requiring the removal of existing hard-paving on-site, together with others to address the technical requirements of the concerned government departments, are recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and UD on-site would be subject to enforcement action by the Planning Authority.
- 12.5 The Site is the subject of a previous application (No. A/YL-LFS/343) for the same use, with largely the same proposed layout, and submitted by the same applicant as the current application, which was approved with conditions by the Committee on 5.7.2019. However, the application was revoked on 5.12.2021 due to non-compliance with time-limited approval conditions in relation to implementation of the run-in/out and drainage proposals. The applicant states that he could not find a tenant to take up the site to implement the approved temporary hobby farm since the previous planning permission. In support of the current application, the applicant has submitted run-in/out and drainage proposals. CE/NTW of HyD and CE/MN of DSD have no objection to the current application. As such, sympathetic consideration may be given to the current 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 the planning permission, sympathetic consideration would unlikely be given to any further application.
- 12.6 There are 9 similar applications involving 6 sites within the subject “GB” zone approved between 2007 and 2021. While 2 similar applications (No. A/YL-LFS/302 and 409) within the same “GB” were rejected by the Committee, the former involved pond filling and hard paving which was not in line with TPB PG-No. 12C, whilst the latter failed to justify its being genuinely for hobby farm use and having adverse comment on slope safety aspect. Considering the nature and the small scale of the proposed development as stated in paragraph 12.2 above, and no land/pond filling would be involved, approval of the current application is in line with the previous decisions of the Committee.
- 12.7 Regarding the local views conveyed by DO/YL of HAD and the 6 public comments objecting to the application as stated in paragraphs 10.1.10 and 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.6 above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the local views and public comments mentioned in paragraphs 10.1.10 and 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **24.12.2024** but with shorter compliance periods to monitor the fulfilment of the approval conditions. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation from 5:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) the removal of the existing hard-paving on the site before the operation of the applied use;
- (c) no public announcement system, any form of audio amplifier and loudspeaker is allowed to be used on the Site at any time during the planning approval period;
- (d) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to public road or reverse onto/from the public road at any time during the planning approval period;
- (f) the submission of a revised run-in/out proposal within **3 months** from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by **24.3.2022**;
- (g) in relation to (f) above, the implementation of the revised run-in/out proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by **24.6.2022**;
- (h) the submission of a revised drainage proposal within **3 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.3.2022**;
- (i) in relation to (h) above, the implementation of the revised drainage proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.6.2022**;
- (j) in relation to (i) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;

- (k) the submission of a fire service installations proposal within **3 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **24.3.2022**;
 - (l) in relation to condition (k) above, the implementation of the fire service installations proposal within **6 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **24.6.2022**;
 - (m) if any of the above planning conditions (a), (b), (c), (d), (e) or (j) 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;
 - (n) if any of the above planning conditions (f), (g), (h), (i), (k) or (l) 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; and
 - (o) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.
- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "GB" zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

Advisory Clauses

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

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse the planning 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 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 9.11.2021
Appendix Ia	Further Information received on 18.11.2021
Appendix Ib	Further Information received on 10.12.2021
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Previous Application
Appendix IV	Similar Applications within the same “GB” zone
Appendix V	Public Comments Received During Statutory Publication Period
Appendix VI	Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Proposed Run-in/out
Drawing A-3	Drainage Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2021**