

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1078

- Applicant** : Mr. Tang Mo Pun represented by Metro Planning and Development Company Limited
- Site** : Lots 2387 RP (Part) and 2388 (Part) in D.D. 120, Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 1,488 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13
- Zonings** : “Open Space” (“O”) (about 89.7%); and
area shown as ‘Road’ (about 10.3%)
- Application** : Temporary Open Storage and Warehouse for Storage of Exhibition Materials 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 open storage and warehouse for storage of exhibition materials for a period of 3 years (**Plan A-1a**). Although the applied use is neither a Column 1 or 2 use in the “O” zone, according to the Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years 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 covering Notes of the OZP also states that all uses or developments within areas shown as ‘Road’ require planning permission from the Board. The Site is currently largely occupied by a warehouse for storage of construction materials without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site involves 10 previous applications for various storage uses with/without ancillary uses. The last application (No. A/YL-TYST/962) for the same use as the current application was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 31.5.2019. However, the planning permission was revoked on 30.11.2020 due to non-compliance with time-limited approval conditions on submission and

implementation of fire service installations (FSIs) proposal. Compared with the last application, the current application is submitted by the same applicant for the same use on a slightly smaller site with slightly different site layout and similar development parameters.

- 1.3 According to the applicant, the applied use is for storage of exhibition materials (including desks, tables, booths and exhibition materials such as pamphlets and posters). No medium and heavy goods vehicle exceeding 24 tonnes, including container trailer/tractor, will be allowed to enter the Site. Plans showing the vehicular access leading to the Site, site layout, tree preservation proposal, as-built drainage facilities and FSIs proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.
- 1.4 The major development parameters of the current application and the previously approved application are summarised as follows:

Major Development Parameters	Previously Approved Application No. A/YL-TYST/962 (a)	Current Application No. A/YL-TYST/1078 (b)	Difference (b)-(a)
Applied Use	Temporary Open Storage and Warehouse for Storage of Exhibition Materials for a Period of 3 Years		---
Site Area	About 1,509 m ²	About 1,488 m ²	-21m ² (-1.4%)
Total Floor Area (Non-domestic)	About 657 m ²		---
No. and Height of Structures	4 <ul style="list-style-type: none"> three for warehouse with/without site office (11m, 1-2 storey(s)) one for toilet (3m, 1 storey) 	4 <ul style="list-style-type: none"> three for warehouse (11m, 1 storey) one for toilet (3m, 1 storey) 	Omission of site office
No. of Parking and Loading/Unloading Spaces	1 (for light goods vehicle) (7m x 3.5m)		---
Operation Hours	9:00 a.m. to 5:00 p.m., with no operation on Sundays and Public Holidays		---

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with annex and plans received on 21.1.2021 (**Appendix I**)
 - (b) Further Information (FI) received on 2.2.2021 providing FSIs proposal (**Appendix Ia**)
 - (c) FI received on 22.2.2021 providing a revised FSIs proposal (**Appendix Ib**)
[(b) and (c) 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 Application Form and the FIs (**Appendices I to Ib**). They can be summarised as follows:

- (a) The Site was the subject of two planning permissions and has been occupied by the applied use since 2016. Most of the approval conditions under the last application (No. A/YL-TYST/962) had been complied with, except for the submission and implementation of FSIs proposal, which the Director of Fire Services (D of FS) found unacceptable because the structures at the Site did not tally with the FSIs proposal so that the proposal cannot be implemented. The applicant will tally the on-site structures with the FSIs proposal in order to implement the FSIs proposal accordingly.
- (b) The proposal is in line with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13F).
- (c) The temporary proposal would not jeopardise the long-term planning intention. A number of open storage and port back-up uses have been approved by the Board in the vicinity of the Site and their planning circumstances are similar to that of the Site. The proposal is compatible with the surrounding environment. Besides, there is a shortage of land for port back-up purpose in Tong Yan San Tsuen.
- (d) There will be minimal traffic, environmental and drainage impacts arising from the proposal.

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 notice to the Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

On 27.3.2020, the Board promulgated the revised TPB PG-No. 13F. The Site falls within Yuen Long South (YLS) Development Area. The criteria for New Development Areas (NDAs) (including potential development areas) under the revised Guidelines are applicable. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. Background

The Site is currently not subject to planning enforcement action.

6. Previous Applications

- 6.1 The Site involves 10 previous applications for various open storage and/or warehouse with/without ancillary uses covering different extents of the Site. Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A-1b**.

Rejected Applications (2 cases)

- 6.2 Applications No. A/YL-TYST/280 and 281 for various temporary open storage with/without ancillary uses each for a period of 3 years were both rejected by the Committee in 2005, mainly on the grounds that there were potential adverse environmental, traffic and drainage impacts; and the proposal did not comply with the then TPB PG-No. 13C.

Approved Applications (8 cases)

- 6.3 Applications No. A/YL-TYST/15, 62, 150, 293, 367, 454 and 808 for various temporary open storage or warehouse with/without ancillary uses were all approved with conditions each for a period ranging from 1 to 3 years by the Committee or the Board on review between 1997 and 2016, mainly on the considerations that the proposals were not incompatible with the surrounding uses; the proposals would not frustrate the long-term development of the area; and the concerns of relevant government departments could be addressed by imposing approval conditions. However, the planning permissions under applications no. A/YL-TYST/150, 367 and 808 were revoked between 2002 and 2019 due to non-compliance with time-limited approval conditions.
- 6.4 The last application (No. A/YL-TYST/962) for the same use as the current application was approved with conditions for a period of 3 years by the Committee on 31.5.2019. However, the planning permission was revoked on 30.11.2020 due to non-compliance with time-limited approval conditions on submission and implementation of FSI's proposal.
- 6.5 Compared with the last application (No. A/YL-TYST/962), the current application is submitted by the same applicant for the same use on a slightly smaller site with slightly different site layout and similar development parameters.

7. Similar Applications

- 7.1 There are 27 similar applications for various temporary storage uses with/without ancillary uses within/straddling the subject "O" zone¹ since 2015. They were all approved with conditions each for a period of 1 or 3 year(s) by the Committee between 2015 and 2021, mainly on similar considerations that the developments were generally not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant departments could be addressed by imposing approval conditions. However, one of the planning permissions (application No. A/YL-TYST/792) was subsequently revoked due to non-compliance with approval conditions. Details of the applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1a**.

¹ 25 of the 27 similar applications were approved prior to the rezoning of the sites to "O" on the subject OZP.

- 7.2 For Members' information, applications No. A/YL-TYST/1075 and 1077 for temporary open storage of construction machinery and materials and vehicle repair workshop, and temporary container tractor/trailer park and open storage of construction machinery with ancillary office respectively each for a period of 3 years straddling the subject "O" zone will also be considered at this meeting (**Plan A-1a**).

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

- 8.1 The Site is:

- (a) accessible from Kung Um Road to its east via a local track; and
- (b) currently largely occupied by a warehouse for storage of construction materials without valid planning permission (**Plan A-4**).

- 8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) comprise predominately open storage/storage yards, warehouses and scattered residential structures, car servicing, agricultural land and vacant land/structures;
- (b) there are residential structures in the vicinity of the Site with the nearest one located about 10m to its northeast;
- (c) to the northeast is an area zoned "Residential (Group D)" and to the south is an area zoned "Residential (Group A)3" ("R(A)3") on the OZP;
- (d) to the west across a nullah flanked by Lam Tai East Road and Lam Tai West Road is an area zoned "Village Type Development", "O" and "R(A)3" on the OZP; and
- (e) except for seven open storage/storage yards and one warehouse with/without ancillary uses operating with valid planning permissions (No. A/YL-TYST/882, 888, 935, 952, 957, 1005, 1013 and 1036), the other open storage/storage yard and warehouses in the vicinity are suspected unauthorised developments (UD) subject to enforcement action taken by the Planning Authority.

9. Planning Intention

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.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application and public comments, where relevant, 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 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) Lot 2387 RP in D.D. 120 is covered by Short Term Waiver (STW) No. 4939 to permit structures erected thereon for the purpose of “Temporary Warehouse for Storage of Construction Machinery and Construction Material”.
- (c) Should planning approval be given to the subject planning application, the STW holder will need to apply to her office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity as 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 premium or fee, as may be imposed by her department.

Traffic

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

- (a) The land status of the access road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (c) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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) His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road.

Environment

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

- (a) There was no substantiated environmental complaint concerning the Site received in the past three years.
- (b) Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” (Code of Practice) to minimise any potential environmental nuisances on the surrounding areas.

Drainage

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

- (a) He has no objection in principle to the development.
- (b) Based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/962.
- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/962 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

10.1.6 Comments of the D of FS:

- (a) He has no objection in principle to the application and the submitted FSIs proposal (**Drawing A-5**) is considered acceptable.
- (b) The applicant should adhere to the good practice guidelines at **Appendix V** and be reminded of the detailed comments at **Appendix VII**.
- (c) Moreover, having considered the nature of the open storage, an approval condition requiring the provision of fire extinguisher(s) within 6 weeks from the date of planning approval should be

incorporated if the application is approved. To address this approval condition, the applicant is required to submit a valid fire certificate (FS 251) to his department for approval.

Building Matters

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should be reminded of the detailed comments at **Appendix VII**.

Open Space

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

- (a) He has no objection in principle to the application for three years.
- (b) The Site is not on the priority list for development agreed by the Yuen Long District Council. His department has no plan to develop the Site into public open space at present.

Long-Term Development

10.1.9 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned “Planning and Engineering Study for Housing Sites in YLS – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned “Local Open Space” and partly within an area shown as ‘Road’.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

10.1.10 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the application for temporary use for two years.
- (b) The Site falls within the boundary of YLS Development – Stage 1 (the project). To meet the target first population intake under the project by Q4 of 2028, land clearance is planned to commence in mid 2022 subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval of the project by Q4 2021 and Q1 2022 respectively. The programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted.
- (c) Should the application be approved by the Board, an advisory clause should be stipulated to remind the applicant that ‘the Site might be subject to land resumption for the implementation of the YLS Development – Stage 1 which might take place at any time before the expiry of the temporary planning permission and thus the applicant shall be advised not to carry out any substantial works in view of the planned YLS Development – Stage 1’. His department will give sufficient notice to relevant department(s) for early resumption of the Site if his department’s works commence early.

District Officer’s Comments

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

Her office has not received any feedback from locals.

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

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

11. Public Comments Received During the Statutory Publication Period

On 29.1.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received from individuals. One individual objected to the application on the grounds that the applied use will cause adverse traffic, environmental and fire safety impacts on the surrounding area (**Appendix VI-1**). The other individual raised concerns on the revocation history and that approval would undermine the development of the area (**Appendix VI-2**).

12. Planning Considerations and Assessments

- 12.1 The application is for temporary open storage and warehouse for storage of exhibition materials for a period of 3 years at the Site mainly zoned “O” (about 89.7%) and partly within an area shown as ‘Road’ (about 10.3%) on the OZP. The planning intention of “O” zone is primarily for the provision of outdoor open air public space for active and/or passive recreational uses. Although the applied use is not in line with the planning intention of the “O” zone, DLCS has no objection to the application. While PM(W), CEDD has no objection to the application for temporary use for two years, it is noted that the programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted. In this regard, approval of the application on a temporary basis of three years would not jeopardise the long-term development of the Site. Nevertheless, should the application be approved, it is suggested to include an advisory clause to remind the applicant that the Site may be resumed by the Government at any time during the planning approval period for the implementation of YLS Development – Stage 1.
- 12.2 The surrounding area comprises predominantly warehouses and open storage/storage yards (**Plan A-2**). While there are residential structures in the vicinity, the development is generally not incompatible with the surrounding uses.
- 12.3 The Site falls within the YLS Development Area. For applications in NDAs (including potential development areas), the following considerations in 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) 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 application is generally in line with TPB PG-No. 13F in that the Site falls within the YLS Development Area and previous planning approvals for similar open storage use have been given under the previous OZPs; relevant proposals have been submitted to demonstrate that the applied use would not generate adverse impacts on the surrounding areas; and the local concern and technical concerns of relevant departments could be addressed through the imposition of approval conditions.

- 12.5 There is no adverse comment from concerned government departments, including C for T, DEP and CE/MN, DSD. Furthermore, relevant approval conditions are recommended in paragraph 13.2 to address the local concern and the technical requirements of concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will be advised to follow the relevant environmental mitigation measures in the latest Code of Practice in order to minimise any potential environmental impact on the surrounding areas and to keep the Site clean and tidy at all times.
- 12.6 The Site involves 10 previous applications. The last two applications (No. A/YL-TYST/808 and 962) were submitted by the same applicant as the current application for similar/same storage uses which were approved with conditions each for a period of 3 years by the Committee on 30.9.2016 and 31.5.2019 respectively. Subsequently, the planning permissions were revoked on 28.2.2019 and 30.11.2020 respectively due to non-compliance with time-limited approval conditions on submission and/or implementation of FSIs proposal. The current application is submitted by the same applicant with slightly different site layout and the Site is currently occupied by warehouse for storage of construction materials without valid planning permission. Nevertheless, the applicant has submitted FSIs proposal for the current application (**Drawing A-5**), which D of FS considered acceptable. 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.
- 12.7 Given that eight previous approvals for various storage uses with/without ancillary uses have been granted to the Site and 27 similar applications have been approved in the subject "O" zone since 2015, approval of the current application is generally in line with the Committee's previous decisions. There were two previous applications rejected by the Committee, mainly on the grounds, amongst others, that there were potential adverse environmental, traffic and drainage impacts. Such consideration is generally not applicable to the current application as DEP, C for T and CE/MN, DSD have no in-principle objection/no adverse comments on the current application.
- 12.8 There were two public comments received during the statutory publication period as summarised in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.7 above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments summarised in paragraph 11 above, the Planning Department considers that the temporary open storage and warehouse for storage of exhibition materials 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 12.3.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 5:00 p.m. and 9:00 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 medium or heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing trees on the Site shall be maintained at all times during the planning approval period;
- (f) the existing boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities on the Site 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 12.6.2021;
- (i) the provision of fire extinguisher(s) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 23.4.2021;
- (j) 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 12.9.2021;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning conditions (h), (i) or (j) is not complied with by the 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 at **Appendix VII**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Member's reference:

the applied use is not in line with the planning intention of the "O" zone which is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

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 with annex and plans received on 21.1.2021
Appendix Ia	FI received on 2.2.2021
Appendix Ib	FI received on 22.2.2021
Appendix II	Relevant extract of TPB PG-No. 13F
Appendix III	Previous Applications covering the Application Site
Appendix IV	Similar Applications within/straddling the subject "O" zone on the OZP since 2015
Appendix V	The Good Practice Guidelines for Open Storage Sites
Appendices VI-1 and VI-2	Public Comments received during the Statutory Publication Period
Appendix VII	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Tree Preservation Proposal
Drawing A-4	As-Built Drainage Proposal

Drawing A-5	FSIs Proposal
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MARCH 2021**