

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1019

- Applicant** : Mr. CHOW Ka Po represented by Metro Planning and Development Company Limited
- Site** : Lots 1170 S.B ss.2 (Part), 1170 S.B ss.3 (Part), 1170 S.B ss.4 S.A, 1170 S.B ss.4 RP, 1170 S.B ss.5 (Part), 1170 S.B RP (Part), 1173 (Part), 1175 (Part), 1176 (Part) and 1196 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories
- Site Area** : 4,711 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : Draft Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/13 currently in force

Approved TYST OZP No. S/YL-TYST/12 at the time of submission
- Zoning** : “Undetermined” (“U”)
[No change to the “U” zone on the current OZP]
- Application** : Temporary Warehouse for Storage of Construction Materials and 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 warehouse for storage of construction materials and exhibition materials for a period of 3 years (**Plan A-1a**). According to the covering Notes of the OZP for “U” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site involves six previous applications (No. A/YL-TYST/39, 60, 111, 338, 743 and 831) for various temporary open storage or warehouse uses (**Plan A-1b**). The last application (No. A/YL-TYST/831) for temporary warehouse for storage of construction material and electronic goods was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 12.5.2017. However, the planning permission was revoked on 12.6.2019 due to non-compliance with time-limited approval

conditions on implementation of drainage, landscape and tree preservation and fire service installations (FSIs) proposals as well as provision of boundary fence. Compared with the last application (No. A/YL-TYST/831), the current application is submitted by a different applicant for similar warehouse use on a larger site with different site layout and development parameters.

- 1.3 According to the applicant, the proposal is for storage of construction materials (such as sanitary wares and tiles) and exhibition materials (such as pamphlets, booths, chairs and desks). No medium or heavy goods vehicles and container tractors or trailers will enter/park at the Site. Plans showing the vehicular access leading to the Site, site layout, landscape and tree preservation proposal, drainage proposal and FSIs proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.
- 1.4 The major development parameters of the previously approved application and the current application are summarised as follows:

Major Development Parameters	Previously Approved Application No. A/YL-TYST/831 (a)	Current Application No. A/YL-TYST/1019 (b)	Difference (b)-(a)
Applied Use	Temporary Warehouse for Storage of Construction Material and Electronic Goods for a Period of 3 Years	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	Change in Stored Items
Site Area	About 3,294 m ²	About 4,711 m ²	+1,417 m ² (+43%)
Total Floor Area (Non-domestic)	About 2,520 m ²	About 4,205 m ²	+1,685 m ² (+66.9%)
No. and Height of Structures	5 <ul style="list-style-type: none"> three for warehouse (8.5m, 1 storey) one for site office (3.2m, 1 storey) one for meter room and toilet (3.2m, 1 storey) 	7 <ul style="list-style-type: none"> six for warehouse (8m, 1 storey) one for toilet (3m, 1 storey) 	+2 (+40%)
No. of Parking and Loading /Unloading Spaces	2 (one for private car/light goods vehicle (LGV) and one for medium goods vehicle)	2 (for LGVs) (7m x 3.5m)	---
Operation Hours	7:00 a.m. to 9:00 p.m., with no operation on Sundays and Public Holidays	9:00 a.m. to 5:00 p.m., with no operation on Sundays and Public Holidays	Shorter Operation Hours

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with annexes and plans received on 28.4.2020 (**Appendix I**)
- (b) Further Information (FI) received on 21.5.2020 responding to departmental comments (**Appendix Ia**)
- (c) FI received on 1.6.2020 providing a FSIs proposal (**Appendix Ib**)
- (d) FI received on 9.6.2020 providing justifications for non-compliance with approval conditions of the last application (**Appendix Ic**)
- (e) FI received on 9.7.2020 providing a FSIs proposal (**Appendix Id**)
- (f) FI received on 13.8.2020 providing a FSIs proposal (**Appendix Ie**)
- (g) FI received on 29.9.2020 providing a FSIs proposal and responses to departmental comments (**Appendix If**)
- (h) FI received on 12.11.2020 providing a FSIs proposal and clarifications on the vehicular access arrangement and proposed operation (**Appendix Ig**)
[(b) to (h) exempted from publication and recounting requirements]

1.6 On 26.6.2020 and 4.9.2020, the Committee agreed to defer a decision on the application each for a period of two months, as requested by the applicant. On 29.9.2020, FI (**Appendix If**) was received and the application is submitted to the Committee for consideration at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are mainly detailed in the Application Form and the FI (**Appendices I to Ig**). They can be summarised as follows:

- (a) The Site was the subject of previous planning permissions since 2006. As the previous applicant was hospitalised for a long period of time, he could not discharge the outstanding approval conditions under the last application No. A/YL-TYST/831. Furthermore, as new structure has been erected after approval of the last application, a new application is needed before erecting the boundary fence and implementing the FSIs proposal.
- (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), as the Site falls within Category 1 areas.
- (c) The temporary proposal is in line with the 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. Therefore, the development is compatible with the surrounding environment. Besides, there is a shortage of land for port back-up uses in TYST.

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

4. Background

The Site is currently not subject to planning enforcement action.

5. Previous Applications

- 5.1 The Site involves one previously rejected application (No. A/YL-TYST/39) and five previously approved applications (No. A/YL-TYST/60, 111, 338, 743 and 831) for various temporary open storage or warehouse uses covering different extents of the Site. Details of the previous applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.

Rejected Application (1 case)

- 5.2 Application No. A/YL-TYST/39 for temporary warehouse for storage of construction material was rejected by the Board on review in 1998 for the reasons that the development did not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” (TPB PG-No. 13); there were potential adverse environmental, visual and drainage impacts; there were other suitable sites within areas zoned “Open Storage” or “U”; and approval of the application would set an undesirable precedent.

Approved Applications (5 cases)

- 5.3 Applications No. A/YL-TYST/60 and 111 for temporary open storage of construction materials (and machinery for the former application) and application No. A/YL-TYST/338 for temporary warehouse for storage of construction materials were all approved by the Committee each for a period of 3 years between 1999 and 2006, mainly on the considerations that the proposals were generally not incompatible with the surrounding areas; the proposals were not in conflict with the planning intention of the “U” zone; approval of the application on a temporary basis would not frustrate the long-term development of the area; and departmental concerns could be addressed by imposing approval conditions. However, the planning permissions under applications No. A/YL-TYST/111 and 338 were revoked in 2001 and 2008 respectively due to non-compliance with time-limited approval conditions.

- 5.4 Application No. A/YL-TYST/743 for temporary warehouse for storage of construction material and application No. A/YL-TYST/831 for temporary warehouse for storage of construction material and electronic goods, covering a significant portion of the Site, were approved with conditions each for a period of 3 years by the Committee on 17.7.2015 and 12.5.2017 respectively, mainly on similar considerations as those specified in paragraph 5.3 above. The warehouse structures under the applications appear to have similar configurations as the corresponding parts of the current proposal. However, the planning permissions were revoked on 17.1.2017 and 12.6.2019 respectively due to non-compliance with time-limited approval conditions on implementation of drainage, landscape and tree preservation and FSIs proposals as well as provision of boundary fence (for the latter application only).
- 5.5 Compared with the last application (No. A/YL-TYST/831), the current application is submitted by a different applicant for similar warehouse use on a larger site with different site layout and development parameters (i.e. three additional warehouse structures). Nevertheless, the current proposal appears to be an extension of the warehouse under the last application.

6. Similar Applications

- 6.1 A total of 76 similar applications for various temporary warehouse with or without open storage and/or ancillary uses within/straddling the “U” zone had been considered by the Committee since 2015. Details of the applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1a**.
- 6.2 Out of the 76 similar applications, 73 were approved mainly on similar considerations that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant departments could be addressed by imposing approval conditions. However, the planning permissions for 20 of them were revoked due to non-compliance with approval conditions.
- 6.3 The remaining three applications (No. A/YL-TYST/922, 926 and 943) were rejected by the Committee between 2018 and 2019, mainly on the grounds, amongst others, that approval of application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system.
- 6.4 For Members’ information, application No. A/YL-TYST/1000 for temporary warehouse for storage of construction materials and household materials with ancillary office for a period of 3 years, application No. A/YL-TYST/1046 for proposed temporary warehouse for storage of exhibition materials, furniture, construction materials, vehicle parts and electronic parts for a period of 3 years, application No. A/YL-TYST/1053 for temporary warehouse for storage of construction materials, carpets and porcelains with ancillary office for a period of 3 years and application No. A/YL-TYST/1054 for renewal of planning approval for temporary warehouse for storage of documents and office supplies for a period of 3 years within the “U” zone on the OZP will also be considered at this meeting (**Plan A-1a**).

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

7.1 The Site is:

- (a) accessible via a local track leading from Kung Um Road to its east (**Drawing A-1, Plans A-2 and A-3**);
- (b) paved and fenced off; and
- (c) currently occupied by the applied use without valid planning permission (**Plans A-4a and A-4b**).

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

- (a) comprise predominately warehouses and open storage/storage yards intermixed with scattered residential structures, a carpark, a construction site and vacant land/structures;
- (b) there are residential structures in the vicinity of the Site with the nearest one located its immediate northeast;
- (c) to its southeast is a nullah flanked by Kung Um Road and Pak Sha Shan Road; and
- (d) except for two open storage yards and two warehouses operating with valid planning permissions (No. A/YL-TYST/867, 898, 936 and 1022) in the vicinity of the Site, the other warehouses, open storage/storage yards and carpark in the vicinity are suspected unauthorised developments (UD) subject to enforcement action taken by the Planning Authority.

8. Planning Intention

8.1 The planning intention of the “U” zone is to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic generated from the proposed development.

8.2 According to the Explanatory Statement of the OZP, under the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the YLS Study), this area falls within the remaining stages of the YLS Development and the existing operations would be gradually phased out in stages.

9. Comments from Relevant Government Departments

9.1 The following government departments have been consulted and their views on the application and public comment, where relevant, are summarised as follows:

Land Administration

9.1.1 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) Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to her office for permitting the structures to be erected or to 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 of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 her department.

Traffic

9.1.2 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.

9.1.3 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

9.1.4 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.

Landscape

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

- (a) She has no further comment on the FI (**Appendix If**).
- (b) The applicant should be reminded of the detailed comments at **Appendix V**.

Drainage

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

- (a) He has no objection in principle to the development from the public drainage point of view.
- (b) He has no adverse comment on the submitted drainage proposal (**Drawing A-4**). Nevertheless, the applicant should be reminded of the detailed comments at **Appendix V**.
- (c) Should the Board consider the application acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the agreed drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

- (a) He has no objection in principle to the proposal and the submitted FSIs proposal (**Drawing A-5**) is considered acceptable.
- (b) The applicant should be reminded of the detailed comments at **Appendix V**.

Building Matters

9.1.8 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 V**.

Long-Term Development

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

- (a) The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the YLS Study. According to the Revised Recommended Outline Development Plan (RODP) of YLS promulgated in May 2020, the Site falls within an area partly zoned “Education” (“E”), “Local Open Space” (“LO”) and “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) and partly 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.

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

- (a) He has no objection to the subject application.
- (b) However, based on the preliminary project boundary of the proposed YLS Development, the Site falls within the boundary of the proposed YLS Development - Stage 3. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and its detailed implementation programme with phasing and packaging of works for YLS Development is being formulated.

District Officer’s Comments

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

Her office has not received any comment from the village representatives in the vicinity regarding the application.

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

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

10. Public Comment Received During the Statutory Publication Period

On 26.5.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one public comment was received from an individual questioning the long-term development plans for the area (**Appendix IV**).

11. Planning Considerations and Assessments

- 11.1 The application is for temporary warehouse for storage of construction materials and exhibition materials for a period of 3 years at a site zoned “U” on the OZP. The applied use is not in conflict with the planning intention of the “U” zone which is to cater for the continuing demand for open storage but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls within an area partly zoned “LO”, “E” and “OU(MU)” and partly shown as ‘Road’ on the Revised RODP of YLS, CE/CID, PlanD did not raise objection to the application and PM(W), CEDD has no objection to the temporary use for 3 years. Approval of the application on a temporary basis of 3 years would not jeopardise the long-term development of the area.
- 11.2 The surrounding areas comprise predominantly warehouses and open storage/storage yards (**Plan A-2**). While there are residential structures in the vicinity, the applied use is generally not incompatible with the surrounding uses.
- 11.3 There is no adverse comment on the application from concerned government departments, including C for T, CE/MN, DSD, DEP and CTP/UD&L, PlanD. Adverse traffic, drainage, environmental and landscape impacts arising from the proposal are not envisaged. Furthermore, relevant approval conditions are recommended in paragraph 12.2 below to minimise any potential environmental nuisances or to address the technical requirements of other 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 also be advised to follow the latest Code of Practice to minimise any potential environmental impact on the surrounding areas.
- 11.4 The Site involves 6 previous applications. The last two applications (No. A/YL-TYST/743 and 831) for a similar warehouse use, both covering a significant portion of the Site, were approved with conditions by the Committee each for a period of 3 years on 17.7.2015 and 12.5.2017 respectively. However, the planning permissions were revoked on 17.1.2017 and 12.6.2019 respectively due to non-compliance with time-limited approval conditions on implementation of drainage, landscape and tree preservation and FSIs proposals as well as provision of

boundary fence (for the latter application only). The warehouse structures under the last two applications appear to have similar configurations as the corresponding parts of the current proposal. As such, the current application on a larger site with three additional warehouse structures, albeit submitted by a different applicant, could be regarded as an extension of the warehouse under the last two applications. The Site is currently occupied by the applied use. Nevertheless, the applicant has submitted drainage and FSIs proposals for the current application (**Drawings A-4 and A-5**) which were accepted by CE/MN, DSD and D of FS respectively. Furthermore, CTP/UD&L, PlanD has no adverse comments on the application and approval condition on provision of boundary fence is not required as per the latest requirement. 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.

- 11.5 Given that three previous approvals for warehouse use have been granted to the Site and 73 similar applications have been approved in the “U” zone since 2015, approval of the current application is generally in line with the Committee’s previous decisions. There were three similar applications in this part of the “U” zone rejected mainly on the grounds, amongst others, that approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system. While there were planning permissions covering the Site revoked due to non-compliance with approval conditions, based on the considerations in paragraph 11.4 above, sympathetic consideration may be given to the current application.
- 11.6 There was one public comment received during the statutory publication period as summarised in paragraph 10 above. The planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department considers that the temporary warehouse for storage of construction materials and exhibition materials could be tolerated for a period of 3 years.
- 12.2 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 20.11.2023. 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 5.5 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 implementation of the accepted 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 20.5.2021;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) 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 20.5.2021;
- (i) if any of the above planning conditions (a), (b), (c), (d), (e) 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
- (j) if any of the above planning conditions (f) or (h) 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 V**.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant 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 period of which the permission should be valid on a temporary basis.
- 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 with annexes and plans received on 28.4.2020
Appendix Ia	FI received on 21.5.2020
Appendix Ib	FI received on 1.6.2020
Appendix Ic	FI received on 9.6.2020
Appendix Id	FI received on 9.7.2020
Appendix Ie	FI received on 13.8.2020
Appendix If	FI received on 29.9.2020
Appendix Ig	FI received on 12.11.2020
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications within/straddling the “U” zone on the OZP since 2015
Appendix IV	Public Comment received during the Statutory Publication Period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Landscape and Tree Preservation Proposal
Drawing A-4	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
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2020**