

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

**APPLICATION NO. A/YL-KTS/810**

- Applicant** : Go Green (Hong Kong) Limited
- Site** : Lots 760 RP, 762 RP, 795 RP, 797 RP, 798, 799, 800, 801, 802 and 803 in D.D. 103, and adjoining Government Land, Kam Tin, Yuen Long
- Site Area** : 13,485 m<sup>2</sup> (including 233m<sup>2</sup> (about 1.7%) Government Land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15  
  
[Draft Kam Tin South OZP No. S/YL-KTS/14 at the time of submission. The zoning of the application site remains unchanged on the approved OZP.]
- Zoning** : “Agriculture” (“AGR”)
- Application** : 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 temporary place of recreation, sports or culture (hobby farm) for a period of 3 years (**Plan A-1**). According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ is a Column 2 use within the “AGR” zone, which requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use without valid planning permission (**Plans A-2, A-4a to A-4e**). The Site is not the subject of any previous planning application.

- 1.2 According to the applicant, 83% of the Site (11,216.47m<sup>2</sup>) is for farmland and 7% (950m<sup>2</sup>) is for grassland. 6% (800m<sup>2</sup>) is cemented roads and places for storage, and the remaining area is wooden platform. 39 single-storey structures (not exceeding 3.5m high) with a total floor area of about 1,319m<sup>2</sup> for ancillary office, storage of farming materials and organic fertilizer, vegetable packing area, rooms/sheds for seminar/briefing/green house, animal houses, farmer/care taker/visitor resting place are provided on-site. The solar panels within the Site are ancillary facilities mainly for support the farm's electricity supply for irrigation and lighting, as well as for education purpose.
- 1.3 Based on applicant's submission, the Site can be accessed via a footpath from Kam Ho Road. There is no vehicular access and no parking space is provided within the Site. The hobby farm operates from 10:00am to 6:00pm daily, including public holidays. The estimated number of visitors is less than 50 on Saturdays, Sundays and public holidays and less than 10 on weekdays. Visitors have to make appointment to the farm. The applicant stated that no audio amplification system would be installed on-site and no food business or place of entertainment is involved at the Site. The vegetables grown on the Site are sold to visitors or outside the Site in organic events. Educational workshops for family, school and organization are also provided. Septic tanks will be used at the Site. The plans showing the layout, public access, landscape, drainage and portable fire extinguisher location submitted by the applicant are at **Drawings A-1 to A-5**.
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application form with supplementary statement (Appendix I) received on 15.11.2018
  - (b) Further Information (FI) received on 21.12.2018 (Appendix Ia) providing clarifications and response to departmental comments
  - (c) FI received on 28.12.2018 in response to (Appendix Ib) departmental comments

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supporting planning statement and FIs in **Appendices I to Ib**. They are summarized as follows:

- (a) The Site was an abandoned land for over 20 years. The applicant gradually turned the land into agricultural use. The Site was previously solely used for growing vegetable. Recently, some educational programmes on organic farming were organized with NGOs and schools. As such, an application for hobby farm is submitted.

- (b) The applied use is compatible with the surrounding area. No filling or excavation of land will be involved. There are 3 similar applications for temporary hobby farm within the same “AGR” zone approved with conditions from 2015 to 2018. The applicant will comply with all the approval conditions if the application is approved.
- (c) The hobby farm will give farm related gift to visitors while they will pay a fee for the gift to enter the farm. Visitors will be requested to go to the farm by public transportation. No parking space will be provided and no public announcement system will be installed on-site to minimize the traffic and noise impact on the surrounding area. The applicant will strictly follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department to minimize any potential environmental nuisance.
- (d) All landscape plantings within the Site will be properly maintained at all times. The existing rivers are maintained and cleaned on regular interval to ensure the natural drainage system is functioned properly and avoid flooding problem. Fire extinguishers are also installed on-site. The Site is accessible via a footpath from Kam Ho Road and no adverse traffic impact to the surrounding area is anticipated.
- (e) The applicant partners with different NGOs, schools and organizations to organize educational tours. Vegetables are given to elderly homes.
- (f) Organic farming method is employed at the Site. The Agricultural, Fisheries and Conservation Department (AFCD) has issued a Farmer Identity Certificate to the operator and the hobby farm is supported by AFCD’s Organic Farmer Support Service and under AFCD’s Leisure Farm Category. Animal Display License has also been obtained for the hobby farm at the Site.
- (g) Support letters from university professor and NGO were received to support the applied use.

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

The applicant is not a “current land owner” but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and advertisement in 3 newspapers. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Site is subject to planning enforcement action against Unauthorized Development (UD) involving use for place of recreation, sports or culture (hobby farm). Enforcement Notice was issued on 8.11.2018 requiring discontinuation of the UD.

## 5. Previous Application

The Site is not the subject of any previous planning application.

## 6. Similar Applications

- 6.1 There are 5 similar applications (No. A/YL-KTS/576, 659, 697, 779 and 784) within the same “AGR” zone on the Kam Tin South OZP. Details of the applications are summarized in **Appendix II** and the locations of the application sites are shown on **Plan A-1**.

### *Approved Applications*

- 6.2 Applications No. A/YL-KTS/659, 779 and 784 for temporary hobby farm for 3 years were approved with conditions by the Committee on 6.2.2015, 6.4.2018 and 15.6.2018 respectively mainly for reasons that the proposed development was generally in line with the planning intention of the “AGR” zone since it would involve the use of the site for farming purpose; DAFC had no objection to the application from the agricultural point of view; there were approved similar applications in the vicinity; approval of the application on a temporary basis would not frustrate the long-term planning intention; the proposed development was considered not incompatible with the surrounding areas which were rural in character; in view of the scale and nature the proposed development would unlikely cause significant adverse environmental, traffic or drainage impacts and relevant departments consulted had no adverse comment on the application; and technical issues could be addressed by the approval conditions. However, permission for application No. A/YL-KTS/659 was revoked on 6.8.2016 due to non-compliance with approval conditions related to submission and implementation of landscape, drainage and fire proposals.

### *Rejected Applications*

- 6.3 Application No. A/YL-KTS/576 for temporary place for hobby farm, ecological cycling tour and barbecue spot and application No. A/YL-KTS/697 for temporary place of recreation, sports or culture (including barbecue site and kiosks) were rejected by the Committee on 21.6.2013 and 18.3.2016 respectively on the grounds that the development was not in line with the planning intention of “AGR” zone; no strong planning justification for a departure from the planning intention; there was no detailed information provided on the design and operation of the development; the applicant failed to demonstrate that the development would not generate adverse environmental, drainage and landscape impacts; there were adverse departmental comments; approving the application would set an undesirable precedent for similar applications within the “AGR” zone; and the cumulative effect would result in a general degradation of the rural environment and landscape quality of the area.

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

7.1 The Site is:

- (a) occupied by a hobby farm without valid planning permission; and
- (b) accessible via a footpath connecting to Kam Ho Road.

7.2 The surrounding areas are rural in character, mainly occupied by cultivated agricultural land, hobby farm, orchard, plant nursery, residential structures/dwellings and unused land. One of the hobby farms is suspected unauthorized development subject to enforcement action by the Planning Authority:

- (a) to its immediate south are cultivated agricultural land, residential structures/dwellings and further south is an orchard and a hobby farm with a valid planning permission under application No. A/YL-KTS/779. A watercourse runs along the eastern boundary of the Site; and
- (b) to its west is a plant nursery and cultivated agricultural land. To its north are fallowed agricultural land and a residential structure/dwelling. To its further north is a hobby farm without planning permission.

**8. Planning Intention**

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

**9. Comments from Relevant Government Departments**

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

**Land Administration**

9.1.1 Comments of the District Lands Officer, 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) No permission is given for occupation of Government Land (GL) (about 233m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.
- (c) The Site is accessible to Kam Ho Road via GL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within the SKAHRA.
- (e) Should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Furthermore, the applicant has to either exclude the GL portion from the Site or apply for a direct grant STT for use of the Site. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application 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 the LandsD.

## **Traffic**

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

Considering there is no parking provision nor vehicular access to the lot and the induced traffic is minimal, he has no comment on the application.

### 9.1.3 Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

- (a) He has no comment on the application from the highways maintenance point of view.
- (b) There is no vehicular access proposed/granted under the application. It is noted from the application that no run-in/out and direct vehicular access to the Site are proposed.

## **Environment**

### 9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) Provided that the applicant would minimize any noise from the applied use such as prohibiting the use of public announcement system, portable loudspeakers or any form of audio amplification system so that it would not cause any environmental nuisance to nearby sensitive receivers, he has no objection to the application from environmental planning perspective.
- (b) The applicant is 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 Sites” issued by DEP to minimize any potential environmental nuisance. Adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste / wastewater generated from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department ”.
- (c) The Site falls within the consultation zone of Au Tau Water Treatment Works which is a Potentially Hazardous Installation. Based on the information provided, he has no objection to the application from chlorine risk perspective.

## **Food and Environmental Hygiene**

### 9.1.5 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) Proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if food business or related place of entertainment is involved.
- (b) No FEHD's facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (c) For any waste generated from such activity/operation, the applicant should arrange its disposal properly at her own expenses.

- (d) His detailed comment is at **Appendix III**.

### **Landscape**

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

- (a) He has no objection to the application from landscape planning perspective.
- (b) According to the latest aerial photo of 2018, the surrounding area is of rural landscape characters, and comprises of temporary structures, farmland and scattered tree groups. The applied use is considered not incompatible with the landscape setting in proximity.
- (c) According to the site visit conducted on 4.12.2018, the development is already in place and under operation. Most of the site area remains soft ground for agricultural use. Existing trees in good to very good condition were found within the Site. According to the landscape plan submitted by the applicant, about 200 existing trees would be retained. Further adverse landscape impact arising from the applied use is not anticipated.
- (d) Should the application be approved, the existing trees within the Site shall be maintained in healthy condition at all time during the approval period should be included in the approval condition.

### **Agriculture**

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

- (a) The Site falls within “AGR” zone. Upon recent inspection, the Site is currently an established hobby farm with some active farmlands within the Site, and the Site has potential of agricultural rehabilitation. According to his record, part of the Site has participated in the Organic Farming Support Services of his department.
- (b) Noting that part of the Site is used for agricultural activities, including growing different crops such as vegetables and fruits in different seasons, and that about 6% of the site area (800m<sup>2</sup>) of pavement is proposed for roads and storage areas, he has no strong view against the application from agricultural point of



view. Should the planning application be approved, the approval condition on reinstatement of the paved areas upon expiry of the planning application should be included.

- (c) Part of the Site is associated with an application for an Animal Exhibition Licence and the application is under processing by his department.

### **Drainage**

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

- (a) He has no in principle objection to the development.
- (b) Should the application be approved, approval conditions requiring the submission, implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included in the planning approval.
- (c) His detailed comment on the submitted drainage proposal is at **Appendix III**.

### **Building Matters**

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

- (a) If the existing structures are erected on leased land without approval of his department (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (b) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an

acceptance of any existing building works or UBW on the Site under the BO.

- (d) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations B(P)R respectively.
- (e) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

### **Fire Safety**

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

- (a) He has no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction. He has the following comment on the submitted FSIs proposal:
  - The applicant has to clarify whether there is access for emergency vehicles being provided to reach 30m travel distance from all the enclosed structure(s).
- (b) The applicant is advised to submit revised relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plan should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with BO (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

### **District Officer's Comments**

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

His office has not received any comment from the locals and he has no departmental comment on the application.

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

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (e) Commissioner of Police (C of P).

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

On 23.11.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 14.12.2018, 76 public comments from World Wide Fund for Nature Hong Kong (WWF) and members of the public (**Appendices IV-1 and IV-76**) were received. WWF and a member of the public object to the application mainly on the grounds that the applied use is not in line with the intended land use; extending the development would incur the removal of trees and extensive concrete coverage; “develop first, apply later” should not be tolerated; suspected unlawful occupation of Government land and illegal structures are involved; and approval of the application will set an undesirable precedent. The remaining 74 commenters support the application mainly for the reasons that the development provides education opportunities on organic farming, low-carbon/green living concept and environmental protection; it provides a place for family gathering, schools activities and community bonding; the location of the hobby farm is convenient; and the operator has been participating in charity events.

## **11. Planning Considerations and Assessments**

11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years at a site zoned “AGR” on the OZP. The planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. According to the applicant, about 83% of the Site is for farming. The applied use is generally not in conflict with the planning intention of the “AGR” zone and DAFC has no strong view to the application from the agricultural point of view. It is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

11.2 The hobby farm is considered not incompatible with the surrounding areas which are rural in character, mainly occupied by residential structures/dwellings, cultivated agricultural land, plant nursery, hobby farm and unused land.

- 11.3 According to the applicant, the estimated number of visitors is less than 50 on Saturdays, Sundays and public holidays and less than 10 on weekdays, and they will access to the Site via a footpath connecting to Kam Ho Road. No parking space will be provided on-site and no audio amplification system will be used at the Site. Also, no food business or place of entertainment will be involved at the Site. In view of the nature of the hobby farm, it would unlikely cause significant adverse environmental, traffic, landscape or drainage impacts and relevant departments consulted including C for T, CTP/UD&L of PlanD, CE/MN of DSD, CE/C of WSD and D of FS have no adverse comment on the application. To minimize any possible environmental nuisance, approval conditions restricting the operation hours and the use of public announcement system, portable loudspeaker or audio amplification system at the Site are recommended in paragraph 12.2(a) and (b) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on-site will be subject to enforcement action by the Planning Authority. The applicant will also 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 Sites” issued by DEP in order to minimize any potential environmental impact. Technical requirements of CTP/UD&L of PlanD, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 12.2 (c) to (h).
- 11.4 There are five similar applications within the same “AGR” zone. Three of them for temporary hobby farm (No. A/YL-KTS/659, 779 and 784) were approved with conditions by the Committee on 6.2.2015, 6.4.2018 and 15.6.2018 respectively as stated in paragraph 6.2 above. The other two applications (No. A/YL-KTS/576 and 697) for temporary place for hobby farm, ecological cycling tour and barbecue spot and temporary place of recreation, sports or culture (including barbecue site and kiosks) were rejected by the Committee on 21.6.2013 and 18.3.2016 respectively as stated in paragraph 6.3 above. These rejected applications are different from the current application as they involved recreational uses such as barbecue and cycling tour. Also, there were adverse departmental comments from DAFC, DEP and UD&L of PlanD on the applications.
- 11.5 Two objecting comments and 74 supportive comments were received mainly on the grounds as mentioned in paragraph 10 above. In this regard, temporary approval would not frustrate the long-term planning intention. The planning considerations and assessments stated above are also relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and having taking into account the public comments in paragraph 10, the Planning Department has no objection to the temporary place of recreation, sports or culture (hobby farm) 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 4.1.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. to 10:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
- (c) the existing trees within the Site shall be maintained at all times during the planning approval period;
- (d) the submission of 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 4.7.2019;
- (e) in relation to (d) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 4.10.2019;
- (f) in relation to (e) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of fire service installation 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 4.7.2019;
- (h) in relation to (g) above, the provision of fire service installations within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.10.2019;
- (i) if any of the above planning conditions (a), (b), (c) or (f) 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;
- (j) if any of the above planning conditions (d), (e), (g) 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; and

- (k) upon the 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.

Advisory Clauses

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

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

The development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

**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**

<b>Appendix I</b>	Application form with supplementary information received on 15.11.2018
<b>Appendix Ia</b>	FI received on 21.12.2018 providing clarifications and response to departmental comment
<b>Appendix Ib</b>	FI received on 28.12.2018 in response to departmental comments
<b>Appendix II</b>	Similar applications within the same "AGR" zone on the Kam Tin South OZP
<b>Appendix III</b>	Detailed comments from DFEH and CE/MN, DSD

<b>Appendices IV-1 to IV-76</b>	Public comments received during the statutory publication period
<b>Appendix V</b>	Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Public Access Plan
<b>Drawing A-3</b>	Landscape Plan
<b>Drawing A-4</b>	Drainage Plan
<b>Drawing A-5</b>	Portable Fire Extinguisher Location Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to 4e</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2019**