

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/695

Applicant	:	Mr. LAM Tung Man represented by R-riches Property Consultants Limited
Site	:	Lot 954 S.A, 954 RP and 955 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
Site Area	:	1,050m ²
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Kam Tin North Outline Zoning Plan (OZP) No.S/YL-KTN/9
Zoning	:	“Agriculture” (“AGR”)
Application	:	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary animal boarding establishment for a period of 5 years. According to the Notes of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use in “AGR” zone which requires planning permission from the Town Planning Board (the Board). The Site is subject to a previous application No. A/YL-KTN/562 for the same use. It was approved with conditions by the Rural and New Town Planning Committee (the Committee) in 2017. However, the planning permission was revoked due to non-compliance with approval conditions. The Site is largely hard-paved and currently occupied by some vacant temporary structures (**Plans A-2 and A-4a to 4c**).
- 1.2 The proposed development involves 4 single-storey temporary structures with a total floor area of about 323.8m² and building height of about 3.8m to 4m for site office and animal boarding establishment. 3 private car parking spaces will be provided within the Site. The proposed use will operate 24 hours daily, including public holidays, while transportation of animals will be carried out from 10:00am to 5:00pm daily. Not more than 30 dogs will be accommodated at the Site, and one staff will stay overnight at the Site. According to the applicant, no public announcement system and whistle blowing will be used at the Site. All dogs will be kept indoor and the structures for animal boarding establishment will be

enclosed with soundproofing materials and provided with mechanical ventilation and air-conditioning system. The Site is accessible through a local track via the adjoining hobby farm leading to Fung Kat Heung Road and San Tam Road. The site layout plan, landscape plan, drainage plan, fire service installations (FSIs) plan and vehicular access plan submitted by the applicant are at **Drawings A-1 to A-5**.

- 1.3 Compared with the previous approved application (No. A/YL-KTN/562), the current application is submitted by the same applicant for the same use with the same site area, layout and number of structures, but the approval period sought is changed from 3 years to 5 years.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form with planning statement and plans received on 10.1.2020 **(Appendix I)**
 - (b) Supplementary information received on 13.1.2020 **(Appendix Ia)**
 - (c) Further Information (FI) received on 26.3.2020 in response to departmental comments **(Appendix Ib)**
[exempted from publication requirement]
 - (d) FI received on 6.5.2020 in response to departmental comments **(Appendix Ic)**
[exempted from publication requirement]
 - (e) FI received on 8.5.2020 in response to departmental comments **(Appendix Id)**
[exempted from publication requirement]
- 1.5 At the request of the applicant, the Committee agreed to defer a decision on the application on 6.3.2020 for two months in order to allow time for the applicant to address departmental comments. After the deferral request, the applicant has submitted FI in response to departmental comments.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the planning statement and FI in **Appendices I to Ic**. They can be summarized as follows:

- (a) The proposed development is temporary in nature and would not frustrate the long-term planning intention of the “AGR” zone. The proposed development is considered not incompatible with the surrounding land uses.
- (b) No adverse traffic, environmental, landscape and drainage impacts on the surroundings are foreseen. Mitigation measures will be provided to minimize potential impact on the surrounding area. Consent of the adjacent hobby farm for access to the Site has been obtained.

- (c) Similar animal boarding establishment applications were approved in the same “AGR” zone and the Site involves one previous application for the same applied use. Approval of this application would not set an undesirable precedent for similar applications within the “AGR” zone.
- (d) The development has not been operated since the previous planning approval and the applicant is finalizing the construction of structures at the Site. He commits to comply with all the approval conditions and will apply for a Boarding Establishment License after planning approval is obtained.

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

The applicant is not the “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 notice at the Site and sending registered mail to the Kam Tin Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to any planning enforcement action.

5. Previous Application

The Site is subject to one previous application (No. A/YL-KTN/562) submitted by the same applicant for the same use, which was approved with conditions by the Committee on 11.8.2017 for a period of 3 years for the reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; and the development was not incompatible with the surrounding area. The applicant had complied with the approval conditions on submission of landscape, drainage and FSIs proposals. However, due to non-compliance of approval conditions on the implementation of these proposals, the planning permission was revoked on 11.1.2020. Details of the previous application are summarized in **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Applications

- 6.1 There are 30 similar applications for temporary animal boarding establishment involving 20 sites within the same “AGR” zone. Except application No. A/YL-KTN/156 which was rejected by the Committee on 8.11.2002, the remaining 29 applications were approved with conditions by the Committee for 2 to 5 years between 2005 and 2019. Details of these applications are summarized in **Appendix III** and their locations are shown on **Plan A-1**.

One Rejected Application

- 6.2 Application No. A/YL-KTN/156 for proposed dog kennel for a period of 3 years was rejected by the Committee on 8.11.2002 on the grounds that the proposed

development was not in line with the planning intention of the “AGR” zone; not compatible with the adjacent residential dwellings which would be susceptible to adverse environmental nuisances and Director of Environmental Protection (DEP) did not support the application as noise nuisances would be imposed to nearby residents; and there was no information in the submission to demonstrate that the proposed development would not cause adverse environmental and drainage impacts on the surrounding areas.

29 Approved Applications

- 6.3 Ten applications at two sites were approved with conditions by the Committee for 2 or 3 years between 2005 and 2019 for similar reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the developments were not incompatible with the surrounding land uses; the developments would mainly involve existing on-site structures for animal boarding; previous approvals were granted and the applicants had made effort to comply with the approval conditions; and/or the relevant government departments had no adverse comments on the developments. However, planning permissions for 6 applications were revoked due to non-compliance with approval conditions.
- 6.4 The remaining 19 applications at 17 sites were approved with conditions by the Committee between 2015 and 2019 for a period of 3 years or 5 years (for No. A/YL-KTN/638 and 651 only) for similar reasons as stated in paragraph 6.3. Planning permissions for 6 applications were revoked due to non-compliance with approval conditions.

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

7.1 The Site is:

- (a) largely hard paved and occupied by some vacant temporary structures; and
- (b) accessible through a local track via the adjoining hobby farm leading to Fung Kat Heung Road and San Tam Road.

7.2 The surrounding areas are rural in character predominated by fallow/active agricultural land, hobby farm, residential structures/dwellings and vacant/unused land:

- (a) to its east and south are fallow/active agricultural land, scattered residential structures/dwellings (the nearest about 20m to its east) and vacant/unused land;
- (b) to its immediate north is a hobby farm (with planning permission) . To its further north are vacant land (with planning permissions for temporary hobby farm and animal boarding establishment), scattered residential structures/dwellings, active agricultural land and vacant/unused land; and
- (c) to its west are residential dwellings/ structures and vacant land (with planning permission for temporary hobby farm use).

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 summarized 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) Within the Site, the following private lots are currently covered by Short Term Waivers (STWs):

STW No.	Lot(s) No. in D.D. 107	Permitted Use
STW 5007	954 S.A	Temporary Animal
STW 5008	954 RP	Boarding Establishment

- (c) Should planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW 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. 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 LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.

- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) Fung Kat Heung Road is not maintained by his department.
- (b) His department is not/shall not be responsible for the maintenance of any access connecting the Site and San Tam Road.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

Environment

9.1.4 Comments of the DEP:

- (a) There was no environmental complaint received for the Site in the past three years.
- (b) Provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the application subject to the following approval conditions:
 - (i) The animals shall be kept inside the enclosed structures at all times, as proposed by the applicant, during the planning approval period.
 - (ii) No public announcement system, whistle blowing, 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, as proposed by the applicant.
- (c) Moreover, the applicant is also reminded to observe / note (i) the requirement stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; and (ii) effluent discharges from the Site are subject to control under the Water Pollution Control Ordinance (WPCO). A discharge licence under the WPCO shall be obtained before a new

discharge is commenced. If septic tank and soakaway system is proposed, its design and construction should follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environment Protection Department (EPD).”

Landscape

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

- (a) She has no objection to the application from the landscape planning point of view.
- (b) With reference to the aerial photo taken in 2018, the Site is situated in an area of rural landscape character. The surrounding area of the Site is comprised of farmlands, temporary structures and scattered tree groups. Considering that hobby farms at adjacent sites (Applications No. A/YL-KTN/513, 665 and 670) within the same “AGR” zone have been approved and similar uses could be found in proximity, the proposed development is considered not incompatible with existing landscape setting in the proximity.
- (c) According to the site visit conducted on 23.1.2020, the Site was fenced off and partly hard paved. 13 existing trees of common species were found along the boundary of the Site. With reference to the planning statement, no tree felling will be involved. Further significant adverse landscape impact arising from the proposed development is not anticipated.
- (d) The applicant is reminded that any proposed tree felling shall be approved by the relevant tree authority as necessary prior to commencement of works.

Agriculture

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

- (a) The Site is currently a cemented vacant land occupied by temporary structures. Agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.
- (b) Regarding the Site to be used for animal boarding establishment, the subject address is not associated with any licence granted by his department, nor has he received any application regarding the concerned address.

- (c) Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap. 139I Public Health (Animals)(Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. Also, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times should the application be approved.

Drainage

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

- (a) He has no in-principle objection to the development from the public drainage point of view. He noted that the drainage proposal was generally identical to the one submitted under the previous application No. A/YL-KTN/562 which he had no adverse comment.
- (b) Should the application be approved, approval conditions requiring the submission of a record of the existing drainage facilities on the Site, implementation of the accepted drainage proposal and maintenance of the drainage facilities should be included.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to FSIs being provided to his satisfaction.
- (b) The FSIs proposal attached to the application is considered acceptable to his department. The applicant is advised that the installation/ maintenance/ modification/ repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

9.1.9 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) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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) Before any new buildings works (including containers/ open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (e) 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.
- (f) 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.

Water Supply

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

- (a) Existing water mains as shown on **Plan A-2** will be affected. The applicant shall bear the cost of any necessary diversion works affected by the proposed development.
- (b) In case it is not feasible to divert the affected water mains within the Site, a waterworks reserve with 1.5 metres from the centerline of the water main shown on **Plan A-2** shall be provided to WSD.

No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes.

- (c) The Water Authority (WA) and his officers and contractors, his and their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the WA may require or authorize.
- (d) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Environmental Hygiene

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

- (a) If the proposal involves any commercial / trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.
- (b) Proper licence/ permit issue by his department if required if there is any food business/ catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and any other relevant legislation for the public and the operation of any business should not cause any obstruction.

District Officer's Comments

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

He has not received any locals' comment on the application and has no comment from departmental point of view.

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

- (a) Director of Electrical and Mechanical Services;
- (b) Project Manager (West), Civil Engineering and Development Department;
and
- (c) Commissioner of Police.

10. Public Comment Received During Statutory Publication Period

On 17.1.2020, the application was published for public inspection. During the three-week statutory public inspection period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary animal boarding establishment for a period of 5 years within “AGR” zone. The planning intention of the “AGR” zone is primarily 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. The proposed use is not entirely in line with the planning intention of the “AGR” zone and DAFC does not support the application from the agricultural point of view as the Site possesses potential for agricultural rehabilitation. Nevertheless, it is considered that approval of the application on temporary basis for a period of 5 years would not jeopardize the long-term planning intention of the “AGR” zone.
- 11.2 The proposed use is considered not incompatible with the surrounding areas which are rural in character and mixed with residential structures/dwellings, fallow/active agriculture land, hobby farm and vacant/unused land. Although there are residential dwellings/structures in the vicinity of the Site (the nearest about 20m to its east) (**Plan A-2**), the applicant advises that all the dogs will be kept within the enclosed structures with soundproofing material and equipped with mechanical ventilation and air conditioning. In addition, no public announcement system and whistle blowing will be used at the Site. DEP has no adverse comment on the application.
- 11.3 Relevant departments consulted including C for T, DEP, CE/MN of DSD, D of FS and CTP/UD&L of PlanD (except DAFC) have no adverse comment on the application. To minimise any possible environmental nuisance, approval conditions restricting the operation hours, and prohibiting outdoor animal activities and use of public announcement system and whistle blowing are recommended in paragraphs 12.2 (a) to (c) below. The applicant will also be advised to adopt the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. The technical requirements of C for T, CE/MN of DSD, and D of FS could be addressed by approval conditions (d) to (g) recommended in paragraph 12.2 below.
- 11.4 The Site is subject to a previous application (No. A/YL-KTN/562) for the same use and submitted by the same applicant which was approved with conditions by the Committee in 2017. While the applicant complied with the conditions on submission of landscape, drainage and FSIs proposals, the planning permission was revoked on 1.11.2020 due to non-compliance with approval conditions on the implementation of these proposals. In the current application, the applicant submitted landscape, drainage and FSIs proposals in support of the application and CTP/UD&L of PlanD, CE/MN of DSD and D of FS have no in-principle objection to the application. Also, the applicant commits to comply with the approval conditions if the current application is approved. When compared with the approved application, the current application is the same in terms of use, site area, layout and number of structures (except for approval period sought is changed from 3 years to 5 years). Hence, sympathetic consideration could be given to the current

application. The applicant will be advised that should he fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.

11.5 There are 30 similar applications within the same “AGR” zone. 29 similar applications were approved with conditions by the Committee between 2005 and 2019 as detailed in paragraphs 6.3 and 6.4. The circumstances of the only rejected application are different from the current one. The approval of the current application is hence in line with the Committee’s previous decisions.

11.6 No public comment was received during the statutory publication period.

12. Planning Department’s Views

12.1 Based on the assessments made in paragraph 11, the Planning Department has no objection to the proposed temporary animal boarding establishment for a period of 5 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 5 years until 15.5.2025. 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 10:00 a.m. (except for overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the Site, as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on the Site 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 submission of a 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 the Town Planning Board by 15.8.2020;
- (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 the Town Planning Board by 15.11.2020;
- (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 15.11.2020;
- (i) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during 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 condition (e), (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; and
- (k) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

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

the proposed development is not in line with the planning intention of the "AGR" zone which is 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

Appendix I Application form with planning statement and plans received on 10.1.2020

Appendix Ia	Supplementary information received on 13.1.2020
Appendix Ib	FI received on 26.3.2020
Appendix Ic	FI received on 6.5.2020
Appendix Id	FI received on 8.5.2020
Appendix II	Previous s.16 application covering the Site
Appendix III	Similar applications in the same “AGR” zone on the Kam Tin North OZP
Appendix IV	Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Tree Preservation and Landscape Plan
Drawing A-3	Drainage Plan
Drawing A-4	FSIs Plan
Drawing A-5	Vehicular Access Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4c	Site Photos

**PLANNING DEPARTMENT
MAY 2020**