

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

**APPLICATION NO. A/NE-TKL/625**

- Applicant** : Ms. YIU Lai Ping
- Site** : Lots 175 and 176 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories
- Site Area** : 1,711 m<sup>2</sup> (about)
- Land Status**: Block Government Lease
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Open Storage of Construction Machinery and Containers for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary open storage of construction machinery and containers for a period of 3 years at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “AGR” on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board (the Board) notwithstanding that the use is not provided for under the Notes of the OZP. Currently, the Site is mostly vacant with a few converted containers and open sheds erected.
- 1.2 The Site is accessible by a local track (**Plan A-2**). According to the applicant, the proposed temporary development comprises eight 1–2 storey (i.e. from 2.5m to 7m) containers and two temporary open sheds for storage use with a total floor area of about 378.43 m<sup>2</sup> (**Drawing A-1**). The uncovered area will be mainly used for open storage of construction machinery. There are one private car park space (i.e. 5m X 2.5m), one heavy goods vehicle parking space (i.e. 10m X 3.5m) and one loading/unloading bay for heavy goods vehicle provided within the Site (**Drawing A-2**). The ingress and egress are located at the southern part of the Site (**Drawing A-1**). The operation hours are from 10:00 a.m. to 5:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. The layout plan, vehicular access plan and landscape plan submitted by the applicant are at **Drawings A-1 to A-3**.

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

- |     |  |                      |
|-----|--|----------------------|
| (a) | Application Form with attachments received on 7.8.2019 | <b>(Appendix I)</b>  |
| (b) | Supplementary Information received on 12.8.2019        | <b>(Appendix Ia)</b> |
| (c) | Further Information received on 24.9.2019              | <b>(Appendix Ib)</b> |

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the application form at **Appendices I and Ia**. They can be summarised as follows:

- (a) the Site has long been used as open storage use and hence agricultural rehabilitation is not desirable;
- (b) part of the Site consists of storage yard use which has been in existence immediately before the gazettal of the Interim Development Permission Area Plan;
- (c) the type of construction machinery to be stored includes excavator, dump truck and crane lorry (**Appendix Ia**);
- (d) due to the lack of internet access back in 1990, the applicant had no opportunities to object the zoning of “AGR” at the Site when the OZP was gazetted;
- (e) temporary nature of the applied use would not jeopardize the planning intention of “AGR” zone;
- (f) there are similar applications approved in the vicinity in “AGR” zone;
- (g) sympathetic considerations should be given as the applicant has contributed to the construction and civil works industry for over twenty years and her company is one of the approved contractors list for public works in the category of roads & drainage and site formation; and
- (h) the proposed development would not cause landscape, traffic and environmental impact to the surroundings and the applicant is willing to undertake any measures to ensure no adverse impact would be caused to the surrounding areas.

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

The applicant is one of the “current land owners” and 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 obtaining consent from the concerned land owner. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background**

The Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD) advises that the Site is subject to planning enforcement action against

unauthorized development involving storage use (including deposit of containers). Enforcement Notice was issued on 16.5.2019 requiring discontinuation of the unauthorized development by 16.8.2019. Her office will monitor the Site according to the established procedures.

## **5. Town Planning Board Guidelines**

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. 13E) are relevant to the application. The Site falls within Category 3 area under the TPB PG-No. 13E promulgated on 17.10.2008. Relevant extract of the Guidelines is at **Appendix II**.

## **6. Previous Application**

There is no previous application for the Site.

## **7. Similar Applications**

- 7.1 There are 19 similar applications involving 10 sites within or partly within "AGR" zone in the vicinity of the Site in the Ping Che and Ta Kwu Ling area.
- 7.2 Six similar applications (No. A/NE-TKL/334, 390, 454, 460, 555, 564) involving two sites for temporary open storage of construction materials, equipment and machineries / waste paper, waste plastics and waste metal cans for recycling were approved with conditions by the Committee between 2010 and 2018 mainly on considerations that the Site falls within the Category 2 area where planning permission could be granted on temporary basis subject to no adverse departmental comments or the comments can be addressed by approval conditions; the proposed developments generally complied with the relevant Town Planning Board Guidelines; there were similar applications approved in the vicinity; and there were no adverse departmental comments and local objections.
- 7.3 Four applications (No. A/NE-TKL/342, 443 and 553 and 622) involving the same site for the temporary open storage of construction equipment use for three years were approved by the Committee between 2010 and 2019 mainly on considerations that the Site falls within the Category 2 area where planning permission could be granted on temporary basis subject to no adverse departmental comments or the comments can be addressed by approval conditions; there were no material changes in the planning circumstances since the previous temporary approvals were granted; the applicant had made effort to comply with previous approval conditions; compliance with relevant Town Planning Board Guidelines; and Government departments consulted had no major adverse comment on or no objection to the applications.
- 7.4 One application (No. A/NE-TKL/567) for proposed temporary curtain wall testing centre and open storage of materials was approved by the Committee in 2017 mainly on considerations that the Site falls largely within the Category 1 area where favourable consideration will normally be given to applications; the proposed developments generally complied with the relevant Town Planning Board Guidelines; there were similar applications approved in the vicinity; and there were no adverse departmental comments and local objections.

- 7.5 The other eight similar applications (No. A/NE-TKL/330, 332, 338, 346, 354, 480, 514 and 560) involving six sites for similar temporary open storage uses were rejected by the Committee or by the Board on review between 2009 and 2017 mainly on considerations that the proposed developments were not in line with the planning intention of “AGR” zone; the developments did not comply with the relevant Town Planning Board Guidelines; there are no previous approval of open storage granted for the Site; and the applicants failed to demonstrate that developments would not generate adverse impacts on the surrounding areas.
- 7.6 Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

**8. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo on Plan A-3 and site photos on Plan A-4)**

8.1 The Site is:

- (a) flat, hard-paved and fenced off, mostly vacant with some converted containers and temporary shed located at the eastern and western portions of the Site (**Plans A-3 and A-4**); and
- (b) accessible via a local track (**Plan A-2**).

8.2 The surrounding areas have the following characteristics:

- (a) to the immediate east is a site of warehouse and open storage use (**Plan A-2**);
- (b) to the west and south are predominated by domestic structures intermixed with some temporary structures for warehouse use / workshop and some vacant land; and
- (c) to the immediate north is a temporary structure for warehouse use and a knoll zoned “GB”.

**9. Planning Intention**

The planning intention of the “AGR” zone in Ping Che and Ta Kwu Ling area is to primarily 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.

**10. Comments from Relevant Government Departments**

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

### **Land Administration**

#### 10.1.1 Comment of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises private lots which are Old Schedule lot held under the Block Government lease without any guaranteed right of access. The applicant should make its own arrangement for acquiring access, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the proposed use;
- (b) the actual occupation area does not tally with the one under application (**Plan A-3**);
- (c) the existing structures on the Site were erected without approval from her office. The aforesaid structures are not acceptable under the lease concerned. Her office reserves the right to take enforcement actions against the aforesaid structures;
- (d) the Government land adjoining the application lots is occupied by the applicant without approval from her office (**Plan A-2**). Further, the existing structures on the Government land were erected without approval from this office. The aforesaid structures are not acceptable. The applicant should stop occupying the Governmental Land concerned and remove the aforesaid structures at his/her own cost. Her office reserves the right to take necessary land control actions against the irregularities;
- (e) the occupation boundary of the Site encroaches onto Lot 174 S.A in D.D. 64 (**Plan A-2**); and
- (f) should the application be approved, the applicant shall apply to her office for Short Term Wavier (STW) and a Short Term Tenancy (STT) to cover all the actual occupation area. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW and STT are approved, their commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office.

### **Traffic**

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

- (a) unless the applicant could satisfactorily address her following comments, she cannot render support to the application from the traffic engineering perspective:
  - (i) the applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the Site;

- (ii) the applicant should advise the width of the vehicular access;
- (iii) the vehicular access should be no less than 7.3 wide;
- (iv) the applicant should demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the Site, manoeuvring within the Site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;
- (v) the applicant shall advise the management/control measures to be implemented for the proposed parking spaces to ensure no queuing of vehicles outside the Site;
- (vi) the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
- (vii) adequate traffic signs should be provided to alert the public that there will be vehicles entering to and exiting from the Site.

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

he has no comment on the application. The access road adjacent to the Site is not maintained by his office.

**Environment**

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

- (a) he does not support the application as there are domestic structures in the vicinity of the Site, the closest ones are located to the south at a distance of about 20m (**Plan A-2**);
- (b) there was no substantiated environmental complaints against the Site during the past three years; and
- (c) should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.

**Landscape**

10.1.5 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 perspective;
- (b) based on the aerial photo of 2019, the Site is situated in an area of rural landscape character surrounded by open storages and temporary

structures. The Site is hard paved and in operation, significant adverse impact arising from the proposed use under the application on existing landscape resources is not anticipated; and

- (c) since there is no major public frontage along the site boundary, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

### **Drainage**

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

- (a) he has no in-principle objection to the application;
- (b) the Site is in an area where no public sewer connection is available;
- (c) should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse impact to the adjacent areas; and
- (d) the general requirements of the drainage proposal are appended in **Appendix V**.

### **Building Matters**

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

- (a) there is no record of submission of the proposed temporary buildings / structures to the BD for approval;
- (b) before any new building works (including containers/open sheds/shelters 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 unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (c) for UBW erected on leased land, enforcement action may be taken by 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 under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;
- (e) if the Site is not abutting on a specified street having a width not less than

4.5m, the development intensity shall be determined by BD under Building (Planning) Regulation 19(3) at building plan submission stage;

- (f) the proposed temporary structures are subject to the control of Part VII of the Building (Planning) Regulations and require prior approval and consent under the Buildings Ordinance (BO); and
- (g) detailed comments will be formulated at building plan submission stage.

### **Fire Safety**

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

- (a) in consideration of the design/ nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
- (b) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- (c) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (d) to address the approval condition regarding the provision of fire extinguisher, the applicant is advised to submit a valid fire certificate (FS 251) to his office for approval;

### **Agriculture and Nature Conservation**

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

she does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation. The Site is currently paved vacant land. Agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as greenhouses, plant nurseries, etc.

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

10.1.10 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals regarding the application. The 1<sup>st</sup> Vice-chairman of Ta Kwu Ling District Rural Committee and the Indigenous Inhabitants Representative (IIR) object to the application mainly on the grounds that the proposed development would generate traffic impact to the surrounding area. The incumbent North District Council member of subject constituency, and Resident Representative (RR) of Tai Po Tin and Lei Uk and IIR of Lei Uk had no comment on the proposal.



10.2 The following Government departments have no comment on / no objection to the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

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

On 16.8.2019, the application was published for public inspection. During the statutory public inspection period, five public comments were received (**Appendix IV**). The Chairman of Sheung Shui District Rural Committee indicates no comment on the application. Kadoorie Farm and Botanic Garden, The Hong Kong Bird Watching Society, World Wide Fund For Nature Hong Kong and Designing Hong Kong Limited object to the application mainly on the grounds that the proposed development is incompatible with the surrounding land uses; not in line with the planning intention of the “AGR” zone; approval of the application would set an undesirable precedent for other similar applications; there are active farmlands in the vicinity of the Site and hence the Site has potential for agricultural rehabilitation; the Site is a subject of an active enforcement case and ‘development first, application later’ and/or ‘destroy first, build later’ should not be tolerated as it would further legitimize the current misuse of the “AGR” zone.

## **12. Planning Considerations and Assessments**

12.1 The Site falls within Category 3 area under the TPB PG-No. 13E promulgated by the Board on 17.10.2008. The following considerations in the Guidelines are relevant:

- Category 3 areas: Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. In that connection, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

12.2 The Site falls entirely within an area zoned “AGR” on the OZP (**Plan A-1**). The proposed temporary use under application 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, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application from the agricultural development point of view as the Site has potential for agricultural rehabilitation. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

- 12.3 The proposed temporary open storage use is considered not entirely incompatible with the surrounding land uses which are mainly temporary structures for warehouse use and some vacant land (**Plans A-2 and A-3**). CTP/UD&L, PlanD has no objection to the application as significant adverse impact arising from the proposed use under the application on existing landscape resources is not anticipated. Nevertheless, DEP does not support the application as there are sensitive receivers (i.e. domestic structures) in the vicinity of the Site and the closest one is located to the immediate south at a distance of about 20m (**Plan A-2**). From traffic engineering viewpoint, C for T does not support the application as there is insufficient information to demonstrate that the proposed temporary development would not induce significant traffic impact to the surrounding. Other relevant Government departments consulted, including CE/MN of DSD, D of FS, PM(N) of CEDD and CE/C of WSD, have no adverse comment on / no objection to the application.
- 12.4 According to the TPB PG-No.13E, the Site falls within Category 3 areas (**Appendix II**) where applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. The application does not comply with the TPB PG-No.13E in that the Site is not the subject of any previous planning permission; there are adverse departmental comments on the application; and the applicant fails to demonstrate that the development would have no adverse traffic and environmental impacts on the surrounding areas.
- 12.5 There is no previous planning application at the Site. Among the 19 similar applications in the vicinity of the Site (**Plan A-1**), 11 applications involving 4 sites were approved by the Committee between 2010 and 2019. Among the 4 sites, one site falls largely within Category 1 where favourable consideration will normally be given to application and three sites fall entirely within Category 2 area where planning permission could be granted on temporary basis subject to no adverse departmental comments or the comments can be addressed by approval conditions. They were approved mainly on considerations that the temporary developments generally complied with the relevant Town Planning Board Guidelines; there are previous planning approvals; there were similar applications approved in the vicinity; there were no adverse departmental comments and local objections; and there were no material changes in the planning circumstances since the previous temporary approvals were granted. The remaining 8 similar applications (**Plan A-1**) involving 6 sites for similar temporary open storage uses were rejected by the Committee or by the Board on review between 2009 and 2017 mainly on considerations that the proposed developments were not in line with the planning intention of “AGR” zone; the developments did not comply with the relevant Town Planning Board Guidelines; there are no previous approval of open storage granted for the Site; and the applicants failed to demonstrate that developments would not generate adverse impacts on the surrounding areas. The circumstances of the current application are similar to those of the rejected cases.
- 12.6 Regarding the adverse public comments against the application as detailed in paragraph 11 and local objections conveyed by DO(N) in paragraph 10.1.10 above, the Government department’s comments and the planning assessment above are relevant.

### **13. Planning Department's Views**

13.1 Based on the assessments made in paragraph 12 and having taken into the public comments summarized in paragraph 11 above, the Planning Department does not support the application for the following reasons:

- (a) the proposed development under application is not in line with the planning intention of the "AGR" zone for the Ping Che and Ta Kwu Ling area, which 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. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the application does 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.13E) in that there is no previous planning approval for open storage use granted at the site; there are adverse comments from the relevant Government departments and local objections against the application; and
- (c) the applicant fails to demonstrate that the development would have no adverse traffic impact on the surrounding areas.

13.2 Alternatively, 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 4.10.2022. 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. from Mondays to Saturdays, 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) the peripheral fencing shall be maintained on Site at all times during the planning approval period;
- (d) no workshop activities shall be carried out on the Site at any time during the planning approval period;
- (e) 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 4.4.2020;
- (f) in relation to (e) above, the implementation of drainage proposal within 9 months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 4.7.2020;

- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.11.2019;
- (h) the submission of proposals for fire service installations and water supplies for firefighting 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 4.4.2020;
- (i) in relation to (h) above, the implementation of proposals for fire service installations and water supplies for firefighting 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 4.7.2020;
- (j) the submission of proposed traffic management measures identified therein within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 4.4.2020;
- (k) in relation to (j) above, the implementation of the traffic management measures identified therein within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 4.7.2020;
- (l) if any of the above planning conditions (a), (b), (c) or (d) 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
- (m) if any of the above planning conditions (e), (f), (g), (h), (i), (j) or (k) 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**.

### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, 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.

**15. Attachments**

<b>Appendix I</b>	Application Form with Attachments received on 7.8.2019
<b>Appendix Ia</b>	Supplementary Information received on 12.8.2019
<b>Appendix Ib</b>	Further Information received on 24.9.2019
<b>Appendix II</b>	Relevant Extract of TPB Guidelines No. TPB PG-No. 13E for Application for Open Storage and Port Back-up Uses
<b>Appendix III</b>	Similar s.16 Applications for Temporary Open Storage in the vicinity of the application site within/partly within the “Agriculture” zone in the Ping Che and Ta Kwu Ling Area
<b>Appendix IV</b>	Public Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Vehicular Access Plan
<b>Drawing A-3</b>	Landscape Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
OCTOBER 2019**