

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/245

- Applicant** : Ka Hung Investment Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 3043 (Part), 3044 (Part), 3051 (Part), 3052, 3053 (Part), 3054, 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3057, 3058 (Part), 3059, 3060, 3061, 3062 (Part), 3063 (Part), 3072 (Part), 3108 (Part), 3144 (Part), 3200 RP (Part), 3207 (Part), 3208, 3209 RP (Part), 3210 (Part), 3211 RP (Part) and 3213 S.B RP (Part) in D.D. 129, Ha Tsuen, Yuen Long, New Territories
- Site Area** : about 18,288m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Residential (Group B) 1” (“R(B)1”) (about 24%)
[Restricted to maximum PR of 3.5 and maximum BH of 90mPD]
“Open Space” (“O”) (about 45%); and
Area shown as ‘Road’ (about 31%)
- Application** : Temporary Logistics Centre 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 logistics centre for a period of 3 years (**Plan A-1**). The Site straddles over “R(B)1” and “O” zones and an area shown as ‘Road’ on the approved OZP. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. In any area shown as ‘Road’ on the OZP, all uses or developments require planning permission from the Board. The Site is currently used for the applied use without valid planning permission (**Plans A-4a and 4b**).
- 1.2 The Site is involved in a previous application No. A/YL-HT/1062 for the same applied use which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 13.1.2017 for a period of 3 years but was subsequently revoked on 13.6.2019 due to non-compliance with an approval condition on implementation of fire service installations (FSIs) proposal.

The current application is submitted by the same applicant for the same use at the same site with similar layout but an increase of the number of structures, total floor area and maximum building height.

- 1.3 The Site is accessible from Lau Fau Shan Road via a local track and the ingress/egress point is located at the northern corner of the Site (**Drawing A-1 and Plans A-2 to A-3**). As shown on the layout plan at **Drawing A-2**, 9 temporary structures with a total floor area of 12,478m² (including a large single-storey temporary structure (not exceeding 13m high) for logistics centre use with a floor area of 11,780m², a 2-storey structure (not exceeding 8m high) for site office, a 5m high single-storey pump room and water tank (floor area of 75m²), and six 3m high single-storey structures for ancillary facilities (3 for electricity meter rooms with total floor area of 48m², and 3 for restroom, toilet and guard room respectively with total floor area of 1,150m²) are proposed. Six loading/unloading bays for container trailers/tractors and six for medium/heavy goods vehicles are proposed. The operation hours of the development are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays, and no operation would be carried out on Sundays and public holidays. The proposed landscape and tree preservation plan, as-built drainage plan and proposed FSIs plan are shown at **Drawings A-3 to A-5** respectively.
- 1.4 A comparison of the major development parameters of the current application and the last approved application is given in the following table:

Major Development Parameters	Last Approved Application (A/YL-HT/1062) (a)	Current Application (A/HSK/245) (b)	Difference (b) - (a)
Applied Use	Temporary logistics centre (3 years)		Same
Site Area	18,288m ²		Same
No. of Structures	6	9	+3 (50%)
Total Floor Area	12,153m ²	12,478m ²	+325m ² (+2.7%)
Height of Structures	1 -2 storeys not exceeding 10m	1 to 2 storeys not exceeding 13m	+3m (+30%)
No. of Loading/ Unloading Bay	<ul style="list-style-type: none"> • 6 for container trailer/tractors • 6 for medium/heavy goods vehicles 		Same
Operation Hours	7:00 a.m. to 11:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays		Same

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with annex and plans received on 29.7.2020 (**Appendix I**)
- (b) Further Information (FI) received on 1.9.2020 providing FSIs proposal (**Appendix Ia**)
[exempted from publication and recounting requirements]

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**. They can be summarized as follows:

- (a) The Site is subject to a previous planning permission No. A/YL-HT/1062 for the same applied use. The current application has included additional structures.

- (b) The proposed development conforms with the Town Planning Board Guidelines TPB PG-No. 13F since it is subject to previous planning permission.
- (c) The proposed development is temporary in nature and would not jeopardize the long-term planning intention of the area.
- (d) The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities. The planning circumstance pertaining to the Site is similar to those nearby open storage and port back-up uses approved by the Board. Similar preferential treatment should be granted to the current application.
- (e) There is shortage of land for port back-up purpose in Ha Tsuen.
- (f) There are insignificant environmental, noise and drainage impacts since the applied use is housed within an enclosed structure and surface U-channel is provided.
- (g) The traffic impact is minimal.
- (h) Neither recycling, cleaning, repairing, dismantling work nor workshop activity will be allowed on the Site.

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

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

4. Town Planning Board Guidelines

On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. Background

The use of logistics centre on the Site would be subject to enforcement action.

6. Previous Application

- 6.1 The Site is the subject of a previous application (No. A/YL-HT/1062) for the same applied use, which was approved with conditions by the Committee on 13.1.2017 for a period of 3 years on the considerations that the applied use was not incompatible with the surrounding areas, generally in line with the then Town Planning Board Guidelines TPB PG-No. 13E and no major adverse comments from concerned Government departments. The application was subsequently revoked on 13.6.2019 due to non-compliance with an approval condition on implementation of FSIs proposal. Details of the application is summarized at **Appendix III** and its location is shown on **Plan A-1**.

- 6.2 Compared with the last application, the current application is submitted by the same applicant for the same use at the same site with similar layout but an increase in number of structures, total floor area and maximum building height.

7. Similar Applications

There are 8 similar applications (No. A/HSK/5, 7, 50, 59, 108, 145, 160 and 216) for temporary logistics centre within the same “R(B)1” and “O” zones on the OZP which were all approved with conditions by the Committee between 2017 to 2020 on similar considerations as mentioned in paragraph 6.1 above. However, 3 earlier applications No. A/HSK/5, 7 and 50 were subsequently revoked due to non-compliance with time-limited approval conditions. Details of these applications are summarized at **Appendix IV** and their locations are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) currently used for the applied use without valid planning permission; and
- (b) accessible from Lau Fau Shan Road via local track (**Plan A-2**).

8.2 The surrounding areas have the following characteristics:

- (a) to its north are two logistics centres under valid planning permissions, while to its north-east across Lau Fau Shan Road are a plant nursery and a cluster of residential dwellings (the closest being about 47m away);
- (b) to its immediate east are two vehicle service centres under valid planning permissions, a yard for storage and workshop under valid planning permission and a vehicle repair workshop, a grave yard and a piece of vacant land;
- (c) to its south across Fung Kong Tsuen Road are of mixed uses with several warehouses (with one under valid planning permission) and some open storage yards of vehicle parts, construction machinery and containers, several vehicle repair workshops and some parking of vehicle; and
- (d) to its west are a vehicle repair workshop, a logistics centre under valid planning permission, an open storage of containers and some parking of vehicles.

9. Planning Intention

- 9.1 The planning intention of the “R(B)1” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board.
- 9.2 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public.

10. Comments from Relevant Government Departments

10.1. The following Government departments have been consulted and their views on the application received are summarized as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
- (b) The private lots covered by Short Term Waiver (STWs) are listed below:

Lot No. in D.D.129	STW No.	Purposes
3207	1963	The Storage and Repair of Container Boxes
3200	3128	Storage, Canteen and Ancillary Use
1842	4129	Temporary Vehicle Service Centre

- (c) Should the application be approved, the lot owner(s) of the lot(s) will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. The STW holders will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

Traffic

10.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comments on the application from traffic engineering view point.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

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

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road.

Environment

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

- (a) He does not support the application because there are sensitive uses in the vicinity of the Site (the nearest residential dwelling being about 47m away) (**Plan A-2**) and environmental nuisance is expected.
- (b) There was no environmental complaint pertaining to the Site received in the past 3 years.
- (c) Should the application be approved, the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP').

Drainage

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-HT/1062 will be maintained for the subject development. He has no objection in principle to the development from a drainage point of view.
- (b) Should the application be approved, a condition should be stipulated in the approval requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.
- (c) The applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site.
- (b) If the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (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 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) Before any new building 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 BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator 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.

Fire Safety

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

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the structures, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of where the proposed FSIs are to be installed should be clearly marked on the layout plans.
- (d) The applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Long-Term Development

10.1.9 Comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD):

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.
- (b) The Site falls within the boundary of Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA). According to the Planning and Engineering Study for the HSK/HT NDA and the latest plan, to ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The lot(s) concerned falls within a site under Stage 3 and Stage 4 Works in the latest programme of the HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that clearance of the Site will not be arranged before 2024.

10.1.10 Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) The Applicant should take note of any interfacing issue with the proposed fresh and flushing water mains designed and implemented under the HSK/HT NDA project that will intersect the Site (**Plan A-2**).

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

- (a) The Site falls within “R(B)1” and “O” zones and an area shown as ‘Road’ on the approved HSK & HT OZP No. S/HSK/2. The portion zoned “O” is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.
- (b) Since the application involves private lot only, he has no in-principle objection to the application.

District Officer’s Comments

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

- (a) He has no comment on the application from departmental point of view.
- (b) His office has not received any comment from the locals on the application.

10.2 The following Government department has no comment on the application:

Director of Agriculture, Fisheries and Conservation (DAFC).

11. Public Comments Received During Statutory Publication Period

On 7.8.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, three public comments from two individuals and a Yuen Long District Councillor were received. The commenters raise concerns/object to the application on reasons that the development will increase traffic flow and pose safety hazards to the villagers, affect the implementation of the future developments, and that the development with additional building height would have visual impact and affect air circulation (**Appendices V-1 to 3**).

12. Planning Considerations and Assessment

- 12.1 The application is for temporary logistics centre for a period of 3 years at a site which straddles over “R(B)1” and “O” zones and an area shown as ‘Road’ on the OZP. The planning intention of the “R(B)1” zone is primarily for medium-density residential developments, whereas that for “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public. Whilst the applied use is not in line with the planning intentions, the implementation programme for this part of NDA is still being formulated, and PM/W of CEDD and DLCS have no objection to the temporary use for a period of 3 years at the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.
- 12.2 The applied temporary logistics centre is not incompatible with the surrounding land uses which are predominantly used for logistics centre, open storage yards, warehouses and vehicle repair workshops (**Plan A-2**).
- 12.3 The Site falls within the HSK/HT NDA. For applications in NDAs, the following considerations under the TPB PG-No. 13F are relevant:

For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions. In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses.

- 12.4 The applied use is generally in line with the TPB PG-No. 13F in that the Site falls within HSK/HT NDA and a previous planning approval (application No. A/YL-HT/1062) has been given. While the application was subsequently revoked due to non-compliance with the time-limited approval condition on implementation of FSIs proposal, the applicant has submitted relevant FSIs proposal in the current application (**Drawing A-5**) and D of FS has no in-principle objection to the application. Since the current application is for the same use submitted by the same applicant on the same site and concerned departments have no adverse comments on the application, sympathetic consideration may be given to the application. Should the application be approved, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. The applicant will also be advised that should he fail to comply with any of the approval conditions resulting in revocation of planning permission, sympathetic consideration would not be given to any further applications.
- 12.5 Compared with the last planning permission under Application No. A/YL-HT/1062, there are only slight increase in total floor area with addition of a few small temporary structures for ancillary facilities and an increase in maximum building height (+3m) of the structure for logistics centre use on the Site. Concerned government departments have no adverse comment on the proposed development, except DEP. DEP does not support the application because there are sensitive uses in the vicinity (the nearest residential dwelling being about 47m away), and environmental nuisance is expected (**Plan A-2**). However, there are no environmental complaints pertaining to the Site in the past three years. To address the concerns on the possible environmental nuisances or the technical requirements of the concerned Government departments, relevant approval conditions have been recommended in paragraph 13.2 below. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on the Site would be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental impacts on the surrounding areas.
- 12.6 There are one previous planning approval at the Site and 8 similar approved applications within the same "R(B)1" and "O" zones for logistic centre use (**Plan A-1**). Approval of the subject application is in line with the Committee's previous decisions.
- 12.7 Three public comments were received on the application during statutory publication period as summarised in paragraph 11. The planning considerations and assessments in the above paragraphs are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department considers that the temporary logistics centre could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **18.9.2023**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation from 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no recycling, cleaning, repairing, dismantling work nor workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no vehicle is allowed queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the existing fencing within the Site shall be maintained at all times during the planning approval period;
- (f) all existing trees within the Site shall be maintained in good condition at all times during the planning approval period;
- (g) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities on Site within **3** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **18.12.2020**;
- (i) the submission of a fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.12.2020**;
- (j) in relation to (i) above, the implementation of the 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 **18.3.2021**;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning conditions (h), (i) or (j) is not complied with by the above 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 attached at **Appendix VI**.

- 13.3 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 intentions of the “R(B)1” and “O” zones, which are primarily for medium-density residential developments and the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form with annex and plans received on 29.7.2020
Appendix Ia	FI received on 1.9.2020 providing FSIs proposal
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Previous Application Covering the Site
Appendix IV	Similar Applications Within the Same “R(B)1” and “O” Zones on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
Appendices V-1 and 3	Public Comments
Appendix VI	Advisory Clauses
Drawing A-1	Proposed Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape and Tree Preservation Plan
Drawing A-4	As-built Drainage Plan
Drawing A-5	Proposed Fire Service Installations Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos