

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TSW/71

- Applicant** : Leisure and Cultural Services Department (LCSD) represented by Townland Consultants Limited
- Site** : District Open Space in Area 107, Tin Shui Wai
- Site Area** : 22,973m² (about)
- Land Status** : Government Land
- Plan** : Draft Tin Shui Wai Outline Zoning Plan (OZP) No. S/TSW/13
- Zoning** : “Open Space” (“O”)
- Application** : Proposed Place of Recreation, Sports or Culture (Swimming Pool Complex and Open Space)

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) in Tin Shui Wai Area 107 for a swimming pool complex (SPC). The proposed SPC development, with a total site area of about 22,973m², comprises one 50x25m outdoor swimming pool with spectator stand for 700 persons, one 25x15m outdoor training pool, one 25x25 indoor heated training pool, one indoor Jacuzzi for 10 users, changing rooms and other ancillary facilities, re-provisioning of community garden, open space and landscaped area including children play area, etc. It falls within an area zoned “O” (**Plan A-1**). According to the Notes of the OZP, the proposed SPC, which is regarded as a type of ‘Place of Recreation, Sport or Culture’ use, is a Column 2 use within the “O” zone.
- 1.2 The major development parameters of the proposed development are set out below:

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| Site Area (approx.) | 22,973m ² |
| Plot Ratio (PR) (approx.) | 0.734 |
| Site Coverage (approx.) | 42.9% |
| No. of Swimming Pool | 4 one 50x25m outdoor swimming pool one 25x15m outdoor training pool, one 25x25 indoor heated pool, one indoor Jacuzzi |

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| Capacity of Spectator Stand | 700 persons |
| Total Gross Floor Area (GFA) (approx.) <ul style="list-style-type: none"> • Indoor Pool • Changing Rooms • Other Common/ Supporting Facilities | 16,871m ² including (1,580m ²) (3,618m ²) (11,673m ²) |
| Public Open Space | 10,808 m ² |
| Building Height <ul style="list-style-type: none"> • No. of Storeys • Main Roof Level • Absolute Height at Spectator Stand | 3 18mPD 24mPD |
| Floor Use | |
| G/F: <ul style="list-style-type: none"> • Main Entrance/Crush hall, Ancillary Plant Rooms, General Office, Staff Room, Queue Up Area, Male and Female Changing Rooms, Classroom, Equipment Store and E/M | |
| 1/F: <ul style="list-style-type: none"> • Outdoor swimming pools, Indoor Swimming pools, Indoor Jacuzzi, Ancillary facilities, Function room, Conference Room, Male and Female Changing Rooms, Pool Deck Store, Sun Bath Area, First Aid Room, Spectator Stand Lifeguard Locker Area, Toilet, E/M | |
| R/F: <ul style="list-style-type: none"> • Flat Roof, Spectator Stand, Bird Viewing Platform and Roof Garden | |
| Bicycle Parking Space | 20 |
| Loading/Unloading Spaces <ul style="list-style-type: none"> • Coaches and Operational & Maintenance vehicles for LCSD • Ambulance & Emergency Vehicles | 4 1 |

- 1.3 The site location plan, site layout plan, floor plans, section plan, Master Landscape Plan and photomontages, submitted by the applicant are at **Drawings A-1 to A-13**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form and Supplementary Planning Statement received on 1.2.2018 (**Appendices I & Ia**)
 - (b) Further Information providing Responses-to-Comments to departmental comments received on 28.2.2018 (**Appendix Ib**)
 - (c) Further Information providing revised Site Layout Plan and Roof Floor Plan received on 2.3.2018 (**Appendix Ic**)
 - (d) Further Information providing Responses-to-Comments to departmental and public comments received on 5.3.2018 (**Appendix Id**)
 - (e) Further Information providing revised Site Layout Plan received on 7.3.2018 (**Appendix Ie**)
 - (f) Further Information providing Responses-to-Comments to departmental comments received on 7.3.2018 (**Appendix If**)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Section 4 of the Planning Statement (**Appendix Ia**) and summarized as follows:

- (a) The proposed development is a direct and positive response to meet the identified shortage (both current and forecast) of swimming facilities in Yuen Long District.
- (b) The proposed development has been included in the Five-Year Plan for Sports and Recreation Facilities announced in the 2017 Policy Address with a view to being launched in the coming five years. LCSD is actively planning and carrying forward the project according to the implementation programme in order to provide appropriate sports and recreation facilities to the public.
- (c) The Site is a suitable solution space as it is in close proximity to user populations and fully compatible with the surrounding land uses.
- (d) The proposed development is fully compatible with the statutory intention of the “O” zone which has focus on providing active and passive recreational opportunities. It will maximize the functionality of the district open space for the greater public interest. It will also create a new public facility for social activities and sports events. All uses provided within the proposed development contribute to enhance public space and amenities for both active and passive recreational uses serving local residents as well as the general public.
- (e) There are numerous precedents throughout Hong Kong of the co-location of swimming pools within or adjacent to major parks and open spaces.
- (f) There is specific policy support for the proposed development which will help raise the profile of sport and physical recreation in the local community and promote a healthy lifestyle.
- (g) The form and landscape of the proposed development are designed to blend into the adjacent open space, and to respect the green axis connecting Wetland Park, Tin Sau Road Park, and Tin Sau Bazaar.
- (h) The proposed development will not induce undesirable visual, traffic, environmental, infrastructural, ecological, geotechnical or air ventilation impacts.
- (i) Regarding TD’s comments on the adequacy of cycle parking spaces at the operation stage, there are around 390 cycle parking spaces in the vicinity. LCSD will review adequacy of cycle parking space at the operation stage of the complex and provide more cycle parking spaces at the Site if necessary.

3. Background

- 3.1 The Site was first zoned “O” on the draft Tin Shui Wai OZP No. S/TSW/2 gazetted on 18.7.1997 and intended for part of the district open space development in Tin Shui Wai Area 107. In July 2006, the District Facilities Management Committee of the Yuen Long District Council (YLDC) strongly requested that swimming pool and other active recreational facilities should be included into the open space development. In response to the YLDC’s request, LCSD had pursued the proposed SPC development at the Site.
- 3.2 The YLDC was consulted on the proposed facilities in May & July 2008, September 2010, March 2012, January 2013 and May 2014. In the recent meeting of the District Facilities Management Committee of YLDC on 6.1.2017, DC members were in support of the proposed design and urged LCSD to submit the SPC Project to the Legislative Council as soon as possible for funding approval so as to expedite the implementation of the development.
- 3.3 “Swimming Pool Complex and Open Space in Area 107, Tin Shui Wai” project has been included in the Five-Year Plan for Sports and Recreation Facilities announced in the 2017 Policy Address with a view to being launched in the coming five years. LCSD is planning and carrying forward the project according to the implementation programme in order to provide appropriate sports and recreation facilities to the public.

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

As the Site involves Government land only, the “owner’s consent/notification” 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. 31) is not applicable to the application.

5. Previous Application

The Site is not a subject of any previous application.

6. Similar Application

There is no similar application within the same “O” zone on the OZP.

7. The Site and Its Surrounding Areas (Plans A-1 to A-3 and Photos on Plans A-4a to A-4c)

7.1 The Site:

- (a) is being used for community garden;
- (b) is located at the junction of Wetland Park Road and Tin Shing Road and occupies the northern portion of the planned district open space in Tin Shui Wai Area 107; and

- (c) is accessible from the entrance at the northern boundary of Tin Sau Road Park.

7.2 The surrounding areas have the following characteristics:

- (a) to its north across Wetland Park Road are two vacant “CDA” sites which are under construction for comprehensive residential and commercial development (Applications No. A/TSW/63-1 and A/TSW/70); and Hong Kong Wetland Park (HKWP);
- (b) to its immediate west are two primary schools (YLPMS Alumni Association Ying Yip Primary School and SKH Tin Shui Wai Ling Oi Primary School) and a residential development (Grandeur Terrace);
- (c) to its south is Tin Sau Road Park and Tin Sau Bazaar; and
- (d) to its east is a residential development (Vianni Cove) and a rugby pitch.

8. **Planning Intention**

The “O” zone is intended primarily for 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.

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) Preliminary land status check reveals that part of the Site is subject to a temporary government land allocation No. GLA-TTSW 36 allocated to LCSD for the purpose of a community garden whereas the remaining part of the Site is Government land being maintained by LCSD for beatification purposes.
- (b) The applicant has already applied to LandsD for a permanent government land allocation for the proposed development at the Site. She would advise that the application for the government land allocation will only be considered if the planning permission is given to the subject planning application but there is no guarantee that the application will be approved. Such application will be considered by LandsD at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions as may be imposed by LandsD.

- (c) As shown on the revised Site Layout Plan of the Supplementary Planning Statement, portions of staircases of the proposed development fall within the adjoining Tin Sau Road Park allocated to LCSD under a permanent government land allocation No. GLA-TSW 80.
- (d) According to the Compensatory Planting Plan (Site C) at Annex 5 of Appendix 2 on Conceptual Landscape Proposal of the SPS, some compensatory trees are proposed at Site C, known as “Wang Tat Square” which is a piece of Government land being maintained by LCSD. As such, the applicant should take up the long-term maintenance and management of these proposed compensatory trees.
- (e) As shown on Figure No. 2.1 at Appendix 3 on Traffic Impact Assessment (“TIA”) of the SPS, the proposed permanent vehicular access connecting the Site and Tin Sau Road would encroach onto Tin Sau Road Park held by LCSD under a permanent land allocation No. GLA-TSW 80, a small piece of Government land between the Site and Site C and portion of Site B which is Government land. As specified in paragraph 2.4.12 of the TIA, the proposed permanent vehicular access would not open for public use. Accordingly, the proposed permanent vehicular access would be an internal access road serving the proposed development and in this connection, the proposed permanent vehicular access would be included in the land allocation boundary of the proposed development. A right-of-way over the proposed permanent vehicular access would be considered to be reserved for the adjoining STT site (i.e. Tin Sau Bazaar) at the processing of the land allocation stage. Should the proposed permanent vehicular access would be used as a public road, the applicant is reminded to consult TD and HyD whether gazetting is required.
- (f) It is noted from the further information (**Appendix Id**) that necessary measures will be provided to maintain a free and unrestricted right of way passage in that special portion *within* Tin Sau Road Park. Amendment to the conditions of the land allocation No. GLA-TSW 80 governing Tin Sau Road Park to effect the applicant’s proposed measures, as appropriate, will be considered in detail in the processing of the land allocation stage.
- (g) Part of the Site falls within the railway protection boundary. The applicant should consult MTRCL in respect of the proposed development.
- (h) The Site does not fall~~s~~ within the Shek Kong Airfield Height Restriction.

Traffic

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

- (a) He has no adverse comment on the application from traffic engineering viewpoint.
- (b) However, LCSD should review adequacy of cycle parking spaces at the operation stage of the complex, and provide more cycle parking space at the Site where appropriate.

Environment

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

- (a) A Preliminary Environmental Review (PER) and a Sewerage Impact Assessment (SIA) were submitted in support of the application at Appendix 5 and Appendix 6 of the Supplementary Planning Statement respectively. He has no comment on the SIA and water quality issues in the PER. Technical comments on the PER are in **Appendix III**.
- (b) He has no objection to the application, subject to an approval condition to submit a revised PER to address the technical comments and to finalize the mitigation measures required.

Urban Design, Air Ventilation and Landscape

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

Urban Design

- (a) She has no adverse comment on the application.
- (b) The proposal is to erect a swimming pool complex of plot ratio 0.734, site coverage of about 43% and 3 storeys (the building heights of 24mPD (absolute height at spectator stand) and 18mPD (main roof level)) at a site zoned "O" on the draft Tin Shui Wai OZP No. S/TSW/13. The Site is generally bounded by the HKWP to the north, Wetland Park Road to the east, Tin Sau Road Park to the south, and two primary schools and a residential development to the west. The proposed development is considered not incompatible with the surrounding.
- (c) Having reviewed the further information submitted by the applicant, it is noted that mitigation measures will be implemented to address the adverse visual impacts. As such, she has no further adverse comment on the application.

Air Ventilation

- (d) Referring to Section 4.11 of the planning statement on air ventilation aspect, when compared to the existing condition, no

significant adverse impact on the overall wind environment is anticipated by the proposed development. She has no further comment on the planning statement.

Landscape

- (e) No in-principle objection to the planning application from the landscape planning perspective.
- (f) Should the TPB approve the application, he would recommend the following approval condition to be included in the permission:

The submission and implementation of a landscape proposal including tree preservation scheme to the satisfaction of the Director of Planning or of the TPB.

Drainage

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

- (a) He has no objection to the application from drainage/sewerage point of view.
- (b) The applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing stream course, natural streams, village drains, ditches and the adjacent areas.
- (c) The applicant should consult DLO/YL and seek consent from the relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- (d) Should the application be approved, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to implement the proposed drainage/sewerage facilities to the satisfaction of his Division.

Nature Conservation

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

- (a) She has no adverse comment on the application.
- (b) It is noted that the Site is disturbed and has been used as a community garden. Mitigation measures are also proposed in the PER to avoid and minimize indirect ecological impacts to the adjacent Hong Kong Wetland Park, such as no percussive piling will be carried out from November to March (peak wintering season of migratory birds) and no floodlight will be directly facing the HKWP.
- (c) Should the application be approved, applicant is advised to adopt earth-tone colour for building façade of the swimming pool

complex as far as possible in order to match the natural character of the HKWP.

Fire Safety

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

- (a) No in principle objection to the application subject to water supplies for firefighting and fire services installations being provided to the satisfaction of D of FS.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) The EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department.

Others

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

- (b) if any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD.
- (c) If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc., is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to his office.
- (d) Proper licence / permit issued by his department is required if there is any catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

9.19 Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H (GEO), CEDD):

- (a) The applicant is reminded that south portion of the Site is located within the Schedule Area No.2 and may be underlain by cavernous marble. For any new development at the proposed area, extensive geotechnical investigation will be required. Such investigation may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of

geotechnical aspects of the works required to be carried out on the Site.

- (b) Prior to completion of detailed geotechnical assessment, detail foundation design and any design review/verification during construction, it is premature to conclude in the early project stage that geotechnical difficulty due to existence of underground cavity, and any karstic dissolution features, was eliminated.

9.1.10 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

District Officer’s Comments

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

His office has not received any comment from the locals on the application.

9.2 The following Government departments have no comments on / no objection to the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD)
- (c) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD);
- (d) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (e) Director of Leisure and Cultural Services (DLCS);
- (f) Commissioner of Police (C of P); and
- (g) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

9.3 The applicant's responses to the above comments are at **Appendices Ib to If**.

10. Public Comments Received During Statutory Publication Period

On 9.2.2018, the application was published for public inspection. During the first 3 weeks statutory public inspection period, which ended on 2.3.2018, 7 public comments from the members of the public and the adjacent school were received (**Appendix II**) in which 4 public comments (**Appendices II-a to II-d**) support the application and urge the Government to expedite the development of swimming pool complex, 2 (**Appendices II-e and II-f**) objecting the application on the grounds that the Site should be developed for public market/cooked food market instead of swimming pool complex, and 1 (**Appendix II-g**) expressing concerns on the possible environmental impacts to the adjacent school and surrounding environment.

11. Planning Considerations and Assessments

- 11.1 The Site is located in the "O" zone of the OZP. The planning intention of "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 residents as well as the general public. The proposed SPC development is requested by the local community and would provide sports and recreational facilities to serve the local residents and the public. The proposed development is generally in line with the planning intention of the "O" zone.
- 11.2 The Site is bounded by primary schools, Tin Sau Road Park, HKWP and some high-rise residential developments in the surrounding areas. The proposed SPC development is generally compatible with the surrounding land uses. CTP/UD&L, PlanD also considers that the scale of the proposed developments, with a plot ratio of 0.734, site coverage of 43% and 3 storeys high (18mPD at main roof level) is not incompatible with the surroundings and the development intensity is appropriate.
- 11.3 According to the HKPSG, one swimming pool complex is required to meet the requirement from the planned population in the Tin Shui Wai OZP area. The proposed SPC development is to meet the requirement. Whilst about 2.3 ha of planned district open space will be used for the SPC development, 1.1 ha public open space will be provided in the SPC development for public enjoyment. Therefore, there will still be adequate open space to meet the requirement of the planned population in Tin Shui Wai OZP area based on HKPSG (a surplus of about 0.26 ha of District Open Space and a surplus of about 40.86 ha of Local Open Space).
- 11.4 There is no adverse comment/no objection from the concerned Government departments, including CE/MN of DSD, DEP, EMSD, TD, WSD and CTP/UD&L of PlanD. No major adverse impacts on drainage, environment, transport, water and landscape are anticipated. Regarding TD's comments on the adequacy of cycle parking spaces at the operation stage, according to the applicant (**Appendix If**), there are around 390 cycle parking spaces in the vicinity. LCSD will review adequacy of cycle parking space at the operation stage of the complex and provide more cycle parking spaces at the Site if

necessary. Regarding the technical comments from DEP on the PER, CE/MN, DSD on the implementation of the accepted drainage/sewerage facilities, D of FS on fire safety requirements, and CTP/UD&L, PlanD on the landscape proposal, appropriate approval conditions are recommended in paragraph 12.2 below.

- 11.5 YLDC has been consulted on the proposed development in Tin Shui Wai Area 107 since 2008. In the meeting of the District Facilities Management Committee of YLDC on 6.1.2017, members were in support of the proposed design and urged LCSD to submit the SPC Project to the Legislative Council as soon as possible for funding approval so as to expedite the implementation of the development. The proposed development has been included in the Five-Year Plan for Sports and Recreation Facilities announced in the 2017 Policy Address with a view to being launched in the coming five years. LCSD is planning and carrying forward the project according to the implementation programme in order to provide appropriate sports and recreation facilities to the public.
- 11.6 During the statutory public inspection period, a total of 7 comments, including 2 objections, were received as summarized in paragraph 10 above. Regarding the use of the Site for public market/cooked food market, YLDC has been consulted on the proposed development in Tin Shui Wai Area 107 since 2008 and YLDC supported the proposed development and urged for implementation of the development as soon as possible. On the provision of public market, according to the Chief Executive's 2017 Policy Address, a new public market is proposed in Tin Shui Wai.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, the permission shall be valid until 16.3.2022, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised Preliminary Environmental Assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the implementation of the accepted drainage/sewerage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

- (c) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (d) the submission and implementation of a landscape proposal including tree preservation scheme to the satisfaction of the Director of Planning or of the TPB.

Advisory Clauses

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

12.3 There are no strong reasons to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 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

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| Appendix I & Ia | Application Form and Supplementary Planning Statement received on 1.2.2018 |
| Appendix Ib | Further Information providing Responses-to-Comments to departmental comments received on 28.2.2018 |
| Appendix Ic | Further Information providing revised Site Layout Plan and Roof Floor Plan received on 2.3.2018 |
| Appendix Id | Further Information providing Responses-to-Comments to departmental comments received on 5.3.2018 |
| Appendix Ie | Further Information providing revised Site Layout Plan received on 7.3.2018 |
| Appendix If | Further Information providing Responses-to-Comments to departmental comments received on 7.3.2018 |
| Appendix II-a to g | Public comments received during the statutory consultation periods |
| Appendix III | Detailed comments of concerned Government department |
| Appendix IV | Advisory Clauses |
| Drawing A-1 | Site Location Plan |

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| Drawing A-2 | Site Layout Plan |
| Drawing A-3 | Ground floor Plan |
| Drawing A-4 | First Floor Plan |
| Drawing A-5 | Roof Floor Plan |
| Drawing A-6 | Section Plan |
| Drawing A-7 | Master Landscape Plan |
| Drawings A-8 to A-13 | Photomontages of the Proposed Development |
| Plan A-1 | Location Plan |
| Plan A-2 | Site Plan |
| Plan A-3 | Aerial Photo |
| Plans A-4a to 4c | Site Photos |

**PLANNING DEPARTMENT
MARCH 2018**