

RNTPC Paper No. A/YL-PS/593
For Consideration by
the Rural and New Town
Planning Committee
on 4.10.2019

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

APPLICATION NO. A/YL-PS/593

- Applicant** : Tang Pin Fai represented by Metro Planning and Development Limited
- Site** : Lots 255 RP (Part), 261 RP (Part), 262 RP (Part) and 263 (Part) in D.D. 122, Ping Shan, Yuen Long, New Territories
- Site Area** : About 3,360 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
- Zoning** : “Government, Institution or Community” (“G/IC”) (about 90%) and
“Village Type Development” (“V”) (about 10%)
[Restricted to maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary shop and wholesale of construction materials for a period of 3 years at the application site (the Site) (**Plan A-1**). The Site falls mainly within an area zoned “G/IC” (about 90%) with a minor portion zoned “V” (about 10%) on the approved Ping Shan OZP No. S/YL-PS/18 (**Plan A-1**). According to the Notes of “G/IC” zone on the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board) while ‘Wholesale Trade’ is a Column 1 use which is always permitted. According to the Notes for “V” zone on the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Board while ‘Wholesale Trade’ is neither a Column 1 nor Column 2 use. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of 3 years requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The applicant currently seeks temporary planning permission for a period of 3 years.

1.2 The Site is related to four previous applications (Nos. A/YL-PS/8, 23, 483 and 531) for temporary public vehicle park or temporary shop and wholesale of construction materials use. The last application No. A/YL-PS/531 for temporary shop and wholesale of construction materials for a period of 3 years was approved by the Rural and New Town Planning Committee (the Committee) on 13.1.2017. However, the permission was revoked on 13.6.2019 due to non-compliance with the approval condition on the implementation of fire services installations proposal. The Site is currently used for the applied use without valid planning permission. Details of the previous applications are summarised at paragraph 5 below and at **Appendix II**.

1.3 A comparison of the major development parameters of the current application and the last approved application is as follow:

Major Development Parameters	Last Approved Application (No. A/YL-PS/531) (a)	Current Application (No. A/YL-PS/593) (b)	Difference (b) – (a)
Development/ Use	Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years		No change
Site Area	About 3,228 m ²	About 3,360 m ²	+ 132 m ² (+4%)
Total Floor Area	1,490 m ²	1,573 m ²	+ 83 m ² (+5.5%)
No. of Structures	3 (2 for shops; 1 for water tank & pump room)	6 (2 for shops; 1 for water tank & pump room; 1 for guard room; 1 for toilet; 1 for site office)	+3
Maximum Height of Structures	1 storey (8.5m)		No change
No. of Parking Spaces	2 for private cars		No change
Loading/ Unloading Space	2 for light goods vehicles		No change
Operation Hours	9:00 a.m. to 7:00 p.m. daily (including public holidays)		No change

1.4 Compared with the last application No. A/YL-PS/531, the current application is submitted by a different applicant with the same agent for the same use at a slightly larger site with similar development parameters and layout.

1.5 The site plan, vehicular access plan, proposed layout plan, proposed landscape and tree preservation plan, as-built drainage plan and fire service installations (FSIs) layout plan are at **Drawings 1 to 6**.

- 1.6 According to the applicant, light goods vehicles not exceeding 5.5 tonnes will be allowed to be parked/stored on or enter/exit the Site for loading/unloading. No cutting, dismantling or other workshop activity is allowed.
- 1.7 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 8.8.2019 with estimated traffic generation **(Appendix I)**
 - (b) Letter of 3.9.2019 providing further information in response to public comment **(Appendix Ia)**
(accepted and exempted from publication and recounting requirements)
 - (c) Letter of 5.9.2019 providing further information on implementation of FSIs proposal **(Appendix Ib)**
(accepted and exempted from publication and recounting requirements)
 - (d) Letter of 20.9.2019 providing further information on mode of operation **(Appendix Ic)**
(accepted and 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 at **Appendix I**. They can be summarised as follows:

- (a) There is a strong demand for construction material for home decoration in the area. The proposed location allows wholesale trade so that the exhibition of construction material such as sanitary ware and tiles is possible.
- (b) The proposed development is temporary in nature. It would not jeopardise the long term planning intention of the “G/IC” zone.
- (c) The application site is not owned by the Government so that the acquisition of land for “G/IC” use takes time. As such, the temporary conversion of the Site for another use would be prudent use of scarce land resource.
- (d) Similar precedence were noted in Ping Shan and Tong Yan San Tsuen under application No. A/YL-PS/568 and A/YL-TYST/940. Similar treatment should be delivered to the current application.
- (e) The proposed development is subdivided into 2 smaller wholesale and retail shops so that they could serve the clients by supplying different types of construction materials.

- (f) The applicant has implemented the accepted drainage proposal and landscape proposal. In view of the nature, scale and form of the development, the proposed development would not generate significant impact to the surrounding environment.
- (g) The proposed loading/unloading bays will be available for loading/unloading use. There is also a public vehicle park outside the Site so that clients could park their car at the public vehicle park before they get into the shop.
- (h) The applicant spent a long time to acquire the short term waiver from DLO/YL before he can implement the FSI proposal at the Site. As such, there is not enough time for him to rectify the implementation of the FSI proposal. The applicant will resubmit the FSI proposal to support his application.

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 Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notice to the Ping Shan Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is subject to an enforcement action against unauthorised development (UD) involving storage use (including deposit of containers). Enforcement Notice (EN) was posted on 17.9.2019. Prosecution actions under the Town Planning Ordinance may be followed if the requirements specified in the EN were not complied with.

5. Previous Applications

- 5.1 The Site was involved in four previous applications (No. A/YL-PS/8, 23, 483 and 531) for temporary vehicle park for private cars and/or lorries and container vehicles and temporary shop and wholesale of construction materials. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Applications No. A/YL-PS/8 and 23 covering a larger site for temporary private car/container vehicle park for a period of 12 months and temporary public lorry, car and container trailer park for a period of 12 months were rejected by the Committee on 20.6.1997 and the Board on review on 12.6.1998 respectively on grounds of not in line with the planning intentions of “G/IC” and “V” zones; incompatible with the village settlements; insufficient information on access road and landscaping aspects; and undesirable precedents.
- 5.3 Application No. A/YL-PS/483 for proposed temporary shop and wholesale of construction materials for a period of 3 years was approved with conditions by the Committee on 17.7.2015 on grounds of not jeopardising the long-term planning intention of the “G/IC” zone; not incompatible with

surrounding land use; and no adverse comment from Government departments. However, the planning permission was revoked on 17.10.2015 due to non-compliance with approval condition on the provision of boundary fencing.

- 5.4 Application No. A/YL-PS/531 for the same use as A/YL-PS/483 for a period of 3 years but different applicant was approved with condition by the Committee on 13.1.2017 on grounds of not jeopardising the long-term planning intention of the “G/IC” zone; not incompatible with surrounding land use; and no adverse comment from Government departments. However, the planning permission was revoked on 13.6.2019 due to non-compliance with approval condition on the implementation of fire services installations proposal.
- 5.5 Compared with the last application No. A/YL-PS/531, the current application is submitted by a different applicant but the same agent for the same use at a slightly larger site with similar development parameters and layout.

6. Similar Applications

- 6.1 There are four similar applications (No. A/YL-PS/503, 530, 555 and 568) for temporary shop and wholesale of construction materials use within the same “G/IC” zone. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application Nos. A/YL-PS/503, 530, 555 and 568 for temporary shop and wholesale of construction materials for a period of 3 years were approved with conditions by the Committee on 18.12.2015, 13.1.2017, 16.3.2018 and 7.9.2018 respectively. The main considerations were the temporary approval of the application would not jeopardise the long-term development of the sites; not incompatible with the surrounding areas; and no objection or adverse comment from government departments. The planning permissions for applications No. A/YL-PS/503 and 530 were revoked subsequently.

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

- 7.1 The Site is:
- (a) currently occupied by two temporary warehouses and site office without valid planning permission; and
 - (b) accessible from Tsui Sing Road.
- 7.2 The surrounding areas have the following characteristics:
- (a) to the immediate north is temporary shop and wholesale of construction materials with planning permission under application No. A/YL-PS/568; and to the further north is the Tin Shui Wai West Rail Substation;

- (b) to the east and northeast across Long Tin Road is a temporary logistics centre with planning permission under application No. A/YL-PS/586;
- (c) to the south are parking of vehicles which is suspected unauthorised development (UD) and residential dwellings; and
- (d) to the west is temporary shop and wholesale of construction materials with planning permission under application No. A/YL-PS/555 which is under construction.

8. Planning Intention

The “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9. Comments from Relevant Government Departments

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

Land Administration

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

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

Lot No. in D.D. 122	STW No.	Permitted Use
255 RP and 262 RP	STW 4856	Temporary Shop and Wholesale of Construction Materials
261 RP	STW 4860	
263	STW 4861	

- (c) The Site is accessible from Tsui Sing Road via government land (GL) and private land. His office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site.

- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the subject planning application, the STW holder(s) 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. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

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

- (a) He has no adverse comment to the application from traffic engineering point of view.
- (b) Sufficient manoeuvring space 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.

9.1.3 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) Currently, only the section of Tsui Sing Road of about 120m abutting Ping Ha Road is maintained by HyD (**Plan A-3**). HyD shall not be responsible for the maintenance of any access connecting the Site and the section of Tsui Sing Road being maintained by HyD.

Environment

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

- (a) The applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“COP”) issued by DEP.
- (b) If the proposed use would involve transportation and/or storage of dusty construction materials, reference should be made to paragraph 4.2(b) or paragraph 5.3 of the COP.
- (c) There was no environmental complaint pertaining to the Site received in the past 3 years.

Landscape

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

- (a) The Site is subject to application No. A/YL-PS/531 for temporary shop and wholesale of construction materials use, the landscape proposal was accepted and implemented. With reference to the site photos and aerial photo of 2018, the Site is hard paved with existing trees are found generally along the boundary within the Site. At present, the applied use is observed in operation. In consideration of No. A/YL-PS/531, significant change to the landscape character arising from the application is not envisaged.
- (b) The applicant is advised that approval of section 16 application by TPB does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on the tree works.

Drainage

9.1.6 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-PS/531 will be maintained for the subject development. He has no objection in principle to the proposed development from a drainage point of view. Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter

requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

- (b) 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.

Fire Safety

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

- (a) He has no objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of Director of Fire Services.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department 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 FSI 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 Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) 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 the BD should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with

BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.

- (c) 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.
- (d) 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.

Others

9.1.9 Comments of the Secretary for Education (S for E):

It is noted that the subject application does not involve reserved school sites and the proposed use is not under the purview of the Education Bureau (EDB). In this regard, EDB is not in the position to comment on the application.

9.1.10 Comments of the Director of Social Welfare (DSW):

Since the proposed service of the application is outside welfare purview, he is not in the position to comment on the application. Regarding the public comment, subject to the availability of detailed planning parameters, the Social Welfare Department (SWD) stands ready to review the feasibility to incorporate welfare facilities in the concerned development.

District Officer's Comments

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

His office has not received any feedback from locals.

9.2 The following Departments have no comment on/no objection to the application:

- (a) Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO);
- (b) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Leisure and Cultural Services (DLCS);
- (e) Director of Electrical and Mechanical Services (DEMS); and
- (f) Commissioner of Police (C of P).

10. Public Comments Received During the Statutory Publication Period

On 16.8.2019, the application was published for public inspection. During the first 3 weeks of the statutory public inspection periods, which ended on 6.9.2019, two public comments were received (**Appendices IV-1 and IV-2**). A member of Yuen Long District Council raised objection to the current application as the previous permissions at the Site had been revoked twice and an individual expressed concern on deficit of community facilities in the district.

11. Planning Considerations and Assessments

- 11.1 The subject application is for temporary shop and wholesale of construction materials for a period of 3 years at a site mainly zoned “G/IC” on the OZP. The planning intention of the “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The proposed development is not in line with the planning intention of the “G/IC” zone. However, there is not yet any programme/known intention to implement the zoned use on the Site for the time being. Temporary approval of the application for a period of 3 years would not jeopardise the long-term planning intention of the “G/IC” zone.
- 11.2 The Site and its surrounding areas are predominantly occupied by temporary shop and wholesale of construction materials and vehicle parks (**Plan A-2**). The proposed development is considered not incompatible with the surrounding land uses.
- 11.3 Relevant government departments, including AC for T/NT of TD, DEP, CE/MN of DSD and CTP/UD&L of PlanD have no objection to or adverse comment on the application. The proposed use will unlikely create significant adverse traffic, environmental, drainage and landscape impacts to the surrounding areas. To minimize any potential environmental nuisances and to address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on Site will be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will be advised to follow the latest “COP” in order to minimise the possible environmental impacts on the nearby sensitive receivers.
- 11.4 The Committee has approved two previous applications for the same use at the Site and four similar applications within the same “G/IC” zone. Approval of the current application is in line with the previous decisions of the Committee.

- 11.5 The last application No. A/YL-PS/531 submitted by a different applicant but the same agent for the same use was revoked due to non-compliance with the time-specific approval condition on the implementation of FSI proposal. The applicant explained that he spent a long time to acquire the STW from DLO/YL before he could implement the FSI proposal. There was not enough time for him to rectify the implementation of FSI proposal. For the current application, the applicant has submitted a FSI layout plan. D of FS has no objection to the application. Sympathetic consideration may be given to the current application. Nevertheless, shorter compliance periods are recommended in order to closely monitor the progress of compliance with approval conditions. Should the application be approved, the applicant should be advised that should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration would not be given to any of the application.
- 11.6 There are two public comments received as summarised in paragraph 10 above. The planning considerations and assessments above are relevant.

12. **Planning Department's Views**

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department considers that the proposed temporary shop for retail and wholesale of construction materials could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **4.10.2022**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 7:00 p.m. and 9:00 a.m. is allowed on the Site, as proposed by the applicant, during the planning approval period;
- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (c) no cutting, dismantling or other workshop activity, as proposed by the applicant, is allowed at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (e) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the existing trees within the Site shall be maintained in good condition during the planning approval period;
- (g) the existing boundary fencing shall be maintained during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities within **3** months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **4.1.2020**;
- (i) the submission of a fire service installations proposal within **3** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **4.1.2020**;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **4.4.2020**;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) 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
- (l) if any of the above planning conditions (h), (i) or (j) 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 attached at **Appendix V**.

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

the development is not in line with the planning intention of the "G/IC" zone which is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

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

14. Attachments

Appendix I	Application form received on 8.8.2019 with estimated traffic generation
Appendix Ia	Letter of 3.9.2019 providing further information in response to public comment
Appendix Ib	Letter of 5.9.2019 providing further information on implementation of FSIs proposal
Appendix Ic	Letter of 20.9.2019 providing further information on mode of operation
Appendix II	Previous applications covering the Site
Appendix III	Similar applications within the same “G/IC” zone on the approved Ping Shan OZP No. S/YL-PS/18
Appendices IV-1 and IV-2	Public comments received during the statutory publication period
Appendix V	Advisory Clauses
Drawing A-1	Site Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Proposed Layout Plan
Drawing A-4	Proposed Landscape and Tree Preservation Plan
Drawing A-5	As-built Drainage Plan
Drawing A-6	FSIs Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos