

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

**APPLICATION NO. A/YL-TYST/879**

- Applicant** : Forest Development & Construction Company Limited represented by Metro Planning and Development Company Ltd.
- Site** : Lot 1198 S.A (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 1,292 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
- Zoning** : “Undetermined” (“U”)
- Application** : Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary warehouse for storage of construction material for a period of 3 years (**Plan A-1**). The Site is currently vacant (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is the subject of a previous application (No. A/YL-TYST/829) submitted by a different applicant covering the same site for the same use with different development parameters, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 17.3.2017.
- 1.3 The Site is accessible via a local track leading from Kung Um Road to its east (**Plan A-2**). According to the applicant, the construction material to be stored at the Site include tiles, sanitary ware, pipes and alike, and all the construction material will be stored within an enclosed warehouse. The applicant undertakes that no open storage, repairing, dismantling, cleaning or other workshop activities will be carried out at the Site. Also, no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, is allowed to enter/exit the Site. Plans showing the vehicular access leading to the Site, site layout,

proposed landscape proposal and proposed drainage plan submitted by the applicant are at **Drawings A-1 to A-4**.

1.4 Comparison of the major development parameters of the current application and the previously approved application are as follows:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/YL-TYST/829 (a)</b>	<b>Current Application No. A/YL-TYST/879 (b)</b>	<b>Difference (b)-(a)</b>
Site Area	About 1,292 m <sup>2</sup>		---
Total Floor Area (Non-domestic)	460 m <sup>2</sup>	774 m <sup>2</sup>	+314 m <sup>2</sup>
No. of Structures	3 (for warehouse and toilet uses)	2 (for warehouse and toilet uses)	-1 (from 2 warehouses to 1 warehouse)
Height of Structures	3m to 8.5m (1 storey)		---
Loading/Unloading Space	1 (7m x 3.5m for light goods vehicles)		---
Operation Hours	10:00 a.m. to 4:00 p.m. Mondays to Saturdays with no operation on Sundays and public holidays		---

1.5 In support of the application, the applicant has submitted the following document:

- (a) Application Form received on 16.1.2018 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Supplementary Information received on 25.1.2018 **(Appendix Ib)** clarifying the address of the Site

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

The justifications put forth by the applicant in support of the application are detailed in Section 3 of the Supplementary Planning Statement at **Appendix Ia**. They can be summarized as follows:

- (a) According to the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13E), the Site falls within Category 1 area which is considered suitable for open storage and port back-up uses. Preliminary technical assessments on traffic, drainage, visual and environmental aspects are provided in the submission to demonstrate that the development would not generate adverse impacts on the surrounding areas. It is considered that the development should have fulfilled the guidelines to a large extent and should be given favorable consideration by the Board.

- (b) The development is in line with the planning intention of the “U” zone and is compatible with the surrounding areas. The planning circumstance is similar to the last planning approval No. A/YL-TYST/829. The Board has approved a number of similar applications in the subject “U” zone, including Applications No. A/YL-TYST/743, 751, 752, 754, 777, 801 and 806, and amongst these applications, a number of them are located in close proximity of the Site. Besides, the 4.75 ha “Open Storage” (“OS”) zone is inadequate to meet the demand for storage land. The “U” zone where the Site falls within is considered in general satisfaction for open storage use as revealed by the study commissioned by the Government.
- (c) The Site is intended for storage of construction material. Based on the traffic generation/attraction estimation, it is anticipated that the proposed development would not generate significant amount of traffic and the negligible increase in traffic would not aggravate the traffic condition of Kung Um Road and nearby road networks.
- (d) There will be minimal environmental and drainage impacts. A number of environmental mitigation measures, including restrictions on operation time, the use of medium and heavy good vehicles (including container tractor/trailer) and workshop activities, are proposed. Drainage assessment is provided to demonstrate that the Site would not generate adverse drainage impacts. All the proposed drainage facilities would be provided and maintained by the applicant at his own expense.

### **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 a notice of the application outside the Site and sending the notice to the Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

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

### **5. Previous Application**

5.1 The Site is the subject of a previous application (No. A/YL-TYST/829) submitted by a different applicant covering the same site for the same use with different development parameters. It was approved with conditions by the Committee on 17.3.2017, mainly on the grounds of not in conflict with the planning intention of the “U” zone, not incompatible with the surrounding uses, the concerns of relevant Government departments could be addressed by imposing approval conditions and the Committee has approved similar applications in the vicinity of the Site.

5.2 Details of the previous application are at **Appendix II** and the boundary of the site is shown on **Plan A-1**.

## **6. Similar Applications**

6.1 A total of 86 similar applications for various types of temporary warehouse/storage with or without open storage and/or ancillary site office uses in this part of the “U” zone had been considered by the Committee since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarized in **Appendix II** and the locations of the sites are shown on **Plan A-1**.

6.2 There are 85 applications approved mainly on similar considerations that they were generally in line with TPB PG-No.13E [for cases involving open storage use]; the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant Government departments could be addressed by imposing approval conditions. However, amongst these approved applications, 28 were revoked due to non-compliance with approval conditions.

6.3 There is 1 application rejected mainly on the grounds, amongst others, that approval of application with repeated non-compliances would set an undesirable precedent.

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

7.1 The Site is:

- (a) accessible via a local track leading from Kung Um Road to its east (**Plan A-2**);
- (b) paved and partly fenced off (**Plans A-4a and A-4b**); and
- (c) currently vacant (**Plans A-2, A-4 and A-4b**).

7.2 The surrounding areas have the following characteristics:

- (a) the surrounding areas are mixed with warehouse/storages, open storage yards, vehicle repair workshops, scattered residential structures, fallow agriculture land, vacant land/structures and unused land;
- (b) to its north, south and southwest are residential structures, with the nearest one about 20m to its south (**Plan A-2**);
- (c) to its northeast, north and further south are four warehouses and/or open storage yard operating with planning approvals under Applications No. A/YL-TYST/751, 806, 801 and 831 respectively, and to its west and south are two open storage yards operating with planning approval under Application No. A/YL-TYST/777 and 825 respectively; and

- (d) except the storage at the northwest of the Site, which is ‘existing use’ tolerated under the Town Planning Ordinance, the other warehouses, open storage yards and vehicle repair workshops in the vicinity are mostly suspected unauthorized developments subject to enforcement action taken by the Planning Authority.

## **8. Planning Intention**

The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic from the proposed development. The area is therefore zoned “U” pending further detailed studies on the infrastructural impacts and the preparation of detailed layout plan.

## **9. Comments from Relevant Government Departments**

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

### **Land Administration**

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
  - (a) The Site comprises an Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
  - (b) The Site is covered by Short Term Waiver (STW) No. 4527 to permit structures erected thereon for the purpose of “Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent”.
  - (c) The Site is accessible to Kung Um Road via Government land (GL) and private land. Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way 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 her office for modification of the STW conditions if there is any irregularities on site. Such application(s) 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 premium or fee, as may be imposed by LandsD.

### **Traffic**

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

- (a) The operation hours of the proposed development should be restricted from 10:00 a.m. to 4:00 p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays as proposed by the applicant.
- (b) The land status of the access road/path/track leading to the Site at Kung Um Road shall be checked with the lands authority.
- (c) The management and maintenance responsibilities of the access road/path/track shall be clarified with the relevant management and maintenance authorities accordingly.
- (d) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, vehicle queuing and reverse movement of vehicles on public road is allowed.

#### 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 the Transport Department (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) His Department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road.

### **Environment**

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

- (a) He does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one about 20m to the south of the Site) (**Plan A-2**), and environmental nuisance is expected.
- (b) There was no substantiated environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant should also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling

Environmental Aspects of Temporary Uses and Open Storage Sites”.

**Landscape**

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

- (a) The Site is located between Kung Um Road and “Green Belt” zone and falls within an area zoned “U” on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11. The Site is subject to one previous application (No. A/YL-TYST/829) with approval condition applied.
- (b) With reference to aerial photo of 3.8.2015, the surrounding area comprises of open storage, temporary structures, low-rise residential and parking space. The proposed use is not incompatible with the surrounding environment. According to our last site inspection dated 22.2.2017, there is one existing tree in good conditions near the eastern boundary. With comparison to the previous application (No. A/YL-TYST/829), there are some changes in the proposed layout (**Drawing A-3**). Nevertheless, the existing tree will be preserved with some additional trees proposed, and significant landscape impact arising from the proposed use on the area is not anticipated. She has no objection to application from the landscape planning perspective.
- (c) Should the Board approve this application, in view of the above, approval conditions requiring the implementation of the accepted landscape and tree preservation proposal to the satisfaction of the Board or of the Director of Planning are recommended.
- (d) A minimum 1.2m soil depth should be reserved and 1m diameter of tree pit should be provided for new tree planting. Fence and/or kerb or bollard should be constructed with a minimum distance of 1m around the planting areas to guard against damage to the trees and shrubs. The applicant is reminded to follow the “Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” and also guidelines promulgated by the Development Bureau on tree care and maintenance: ([http://www.greening.gov.hk/en/tree\\_care/tree\\_maintenance.html](http://www.greening.gov.hk/en/tree_care/tree_maintenance.html)).

### **Drainage**

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) The detailed comments on the submitted drainage proposal are at **Appendix III**.
- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the submission of a revised drainage proposal and implementation and maintenance of the drainage proposal for the development to the satisfactions of the Director of Drainage Services or of the Board should be stipulated.

### **Water Supply**

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

- (a) He has no objection to the application.
- (b) The water mains in the vicinity of the Site cannot provide the standard pedestal hydrant.

### **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (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. The applicant should be advised on the following points:
  - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
  - (ii) The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building

plans.

### **Building Matters**

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the application site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant's attention is drawn to the following points:
  - (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of BD, they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the application.
  - (ii) 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 BO.
  - (iii) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO.
  - (iv) 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.
  - (v) 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**

9.1.10 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) CEDD and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South

(YLS) – Investigation” (the Study). According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site falls within areas zoned as “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) and “Residential - Zone 2 (with Commercial)” (“R2c”) as well as an area shown as “Road”.

- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS. As regard the implementation programme of YLS, we would leave it for CEDD to advise.

9.1.11 Comments of Project Manager (New Territories West), Civil Engineering and Development Department (PM(NTW), CEDD):

- (a) He has no objection to the temporary use for 3 years, which should be considered in accordance with the provisions of the current OZP and existing infrastructure capacities.
- (b) However, the captioned site falls within the boundary of YLS Development. According to the Study, to ensure timely and orderly implementation, the development of YLS and relevant site formation and infrastructure works would be implemented in four stages. The lot(s) concerned falls within a site under Stage 3 Works. While the detailed implementation programme for the project is still being formulated, based on the Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the YLS Development expected in 2027.

**District Officer’s Comments**

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

The local consultation was completed on 23.2.2018 and his office has not received any comments from the village representatives in the vicinity regarding the application.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Electrical and Mechanical Services (DEMS); and
- (c) Commissioner of Police (C of P).

## **10. Public Comment Received During the Statutory Publication Period**

On 2.2.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 23.2.2018, no public comment was received.

## **11. Planning Considerations and Assessments**

- 11.1 The subject application is for proposed temporary warehouse for storage of construction material on the Site falling within an area zoned “U” on the OZP. The applied use is not in conflict with the planning intention of the “U” zone on the OZP which is generally intended to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls within areas zoned as “OU(MU)” and “R2c” as well as an area shown as “Road” on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(NTW) of CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the area.
- 11.2 The surrounding areas of the Site in the subject “U” zone are mainly occupied by warehouse/storages, open storage yards, vehicle repair workshops. As such, the development is not incompatible with the surrounding uses in the subject “U” zone.
- 11.3 There is no adverse comment on the application from concerned Government departments, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site, with the nearest one about 20m to the south of the Site (**Plan A-2**), and environmental nuisance is expected. However, there has been no substantiated environmental complaint concerning the Site received in the past 3 years. To address the concerns on the possible environmental nuisances generated by the temporary use or to address the technical requirements of other concerned Government departments, relevant 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 the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact, and to keep the Site clean and tidy at all times.
- 11.4 In view of the above and given that the Committee has approved a previous application on the same site and 85 similar applications in the vicinity of the Site, approval of the subject application is also in line with the Committee’s previous decisions.
- 11.5 There is no public comment received on the application during the statutory publication period.

## 12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, the Planning Department considers that the proposed temporary warehouse for storage of construction material 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 16.3.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval conditions

- (a) no operation between 4:00 p.m. and 10:00 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 open storage, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no repairing, dismantling, cleaning or other workshop activities, as proposed by the applicant, are allowed on the Site at any time during the planning approval period;
- (e) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period ;
- (g) the provision of boundary fence on the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 16.9.2018;
- (h) the submission of a revised 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 16.9.2018;
- (i) in relation to (h) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 16.12.2018;
- (j) in relation to (i) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (k) the implementation of the accepted landscape and tree preservation proposal within **6** months from the date of planning approval to the

satisfaction of the Director of Planning or of the Town Planning Board by 16.9.2018;

- (l) the submission of a 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 16.9.2018;
- (m) in relation to (l) above, the implementation of the fire service installations proposal 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 16.12.2018;
- (n) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (j) 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;
- (o) if any of the above planning conditions (g), (h), (i), (k), (l) or (m) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (p) upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory clauses

The recommended advisory clauses are at **Appendix V**.

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

the applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.

### **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**

<b>Appendix I</b>	Application Form received on 16.1.2018
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	Supplementary Information received on 25.1.2018 clarifying the address of the Site
<b>Appendix II</b>	Previous Applications Covering the Application Site
<b>Appendix III</b>	Similar Applications in this Part of the “U” Zone on the Tong Yan San Tsuen OZP since the Promulgation of TPB PG-No. 13E
<b>Appendix IV</b>	Detailed Comments of the Chief Engineer/Mainland North, Drainage Services Department
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Plan showing the Vehicular Access leading to the Site
<b>Drawing A-2</b>	Site Layout Plan of Applications No. A/YL-TYST/829 and 879
<b>Drawing A-3</b>	Proposed Landscape Plan of Applications No. A/YL-TYST/829 and 879
<b>Drawing A-4</b>	As-built Drainage Plan of Applications No. A/YL-TYST/829 and 879
<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2018**