

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/986

<u>Applicant</u>	: Ching Wo Company represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 1493 S.A (Part), 1494 S.A (Part) and 1494 RP (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories
<u>Site Area</u>	: 678 m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Temporary Warehouse for Storage of Household Products and Electronic Goods 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 warehouse for storage of household products and electronic goods for a period of 3 years (**Plan A-1**). According to the Notes of the OZP for “U” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site is the subject of 2 previous applications (No. A/YL-TYST/800 and 938) both for temporary warehouse for storage of household products submitted by the same applicant as the current application. The last application (No. A/YL-TYST/938) was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 1.2.2019 for a period of 3 years until 1.2.2022. Details of the previous applications are at paragraph 5 and **Appendix II**. While the planning permission under the latter application is still valid, the applicant claims that a new tenant has moved in and the items stored at the Site have changed. As such, the current application is submitted to effect the revised proposal of the new tenant, which includes storage of electronic goods. Compared with the last application, the current application is submitted by the

same applicant for similar warehouse use on the same site with largely the same site layout and development parameters.

1.3 According to the applicant, the warehouse is for storage of household products (such as tissue paper) and brand new electronic goods (such as mobile phones). No open storage, repairing, cleaning, dismantling and other workshop activities will be carried out at the Site. No heavy goods vehicle exceeding 24 tonnes, including container tractor/trailer, will be allowed to enter the Site. The applicant undertakes to provide/preserve all proposed drainage facilities/existing trees within the Site at his own expense. Plans showing the vehicular access leading to the Site, site layout, tree preservation proposal, drainage proposal and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.4 The major development parameters of the latest approved application and the current application are summarised as follows:

Major Development Parameters	Previously Approved Application No. A/YL-TYST/938 (a)	Current Application No. A/YL-TYST/986 (b)	Difference (b)-(a)
Applied Use	Temporary Warehouse for Storage of Household Products for a Period of 3 Years	Temporary Warehouse for Storage of Household Products and Electronic Goods for a Period of 3 Years	Change in Stored Items
Site Area	678 m ² (about)		---
Total Floor Area (Non-domestic)	298.9 m ²	299.1 m ²	+0.2 m ² (+0.06%)
No. and Height of Structure	5 <ul style="list-style-type: none"> two for warehouse (5-5.5m, 1 storey) one for pump room (2.3m, 1 storey) one for meter room (2.5m, 1 storey) one for water tank (1.5m, 1 storey) 	5 <ul style="list-style-type: none"> two for warehouse (5.5m, 1 storey) one for pump room (2.3m, 1 storey) one for meter room (2.5m, 1 storey) one for water tank (1.5m, 1 storey) 	---
No. of Parking Spaces	1 (5m x 2.5m) (for private car)	---	-1 (-100%)
No. of Loading/Unloading Spaces	1 (11m x 3.5m) (for medium goods vehicle)		---
Operation Hours	9:00 a.m. to 6:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays		---

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

- (a) Application Form received on 11.9.2019 (Appendix I)
- (b) Supplementary Planning Statement (Appendix Ia)
- (c) Further Information (FI) dated 11.10.2019 providing responses to departmental comments with submission of a FSIs proposal and a revised drainage proposal *[accepted and exempted from publication and recounting requirements]* (Appendix Ib)
- (d) FI dated 21.10.2019 providing justification for non-compliance with approval conditions under application No. A/YL-TYST/800 *[accepted and exempted from publication and recounting requirements]* (Appendix Ic)

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** and the FI at **Appendices Ib** and **Ic**. They can be summarised as follows:

- (a) The Site is the subject of previous applications (No. A/YL-TYST/800 and 938). Since previous tenant had left the Site in end-2017, the applicant was unable to bear the cost for compliance with time-limited approval conditions on drainage and fire safety aspects, leading to the revocation of the former application. The current application is submitted as a new tenant has moved in and the stored items in the warehouses have changed to include storage of electronic goods.
- (b) 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 areas and is considered suitable for open storage and port back-up uses. The proposed development would not generate queuing of traffic outside the Site.
- (c) The proposed development is in line with the planning intention of the “U” zone. A number of open storage yards and warehouses have been approved by the Board in the vicinity of the Site. Therefore, the development is compatible with the surrounding environment. Besides, there is a shortage of land for open storage purpose in Tong Yan San Tsuen.
- (d) There will be minimal traffic, environmental, visual and drainage impacts arising from the proposal. The applicant undertakes to follow the environmental mitigation measures in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” (Code of Practice), where applicable.

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 planning enforcement action.

5. Previous Applications

- 5.1 The Site is involved in two previous applications (No. A/YL-TYST/800 and 938) both for temporary warehouse for storage of household products on the same site submitted by the same applicant as the current application. Details of the applications are summarised in **Appendix II** and the boundary of the sites is shown on **Plan A-1**.
- 5.2 Application No. A/YL-TYST/800 was approved with conditions for a period of 3 years by the Committee on 12.8.2016, mainly on the considerations that the development was generally not incompatible with the surrounding areas; approval of the application on a temporary basis would not frustrate the long-term development of the area; and departmental concerns could be addressed by imposing approval conditions. Subsequently, the application was revoked due to non-compliance with time-limited approval conditions regarding submission of a FSIs proposal and implementation of the FSIs and drainage proposals on 12.2.2018.
- 5.3 Application No. A/YL-TYST/938 was approved with conditions by the Committee on 1.2.2019 for a period of 3 years until 1.2.2022, mainly on the same considerations as stated in paragraph 5.2 above. Sympathetic consideration was also given as all relevant proposals (i.e. drainage and FSIs proposals) had been submitted in support of the application. The proposed warehouses are largely similar to the warehouse under application No. A/YL-TYST/800, albeit having divided into two portions, and are largely the same as the current proposal. The time-limited approval conditions regarding submission and implementation of FSIs proposal and implementation of drainage proposal have yet to be complied with.
- 5.4 Compared with the last application, the current application is submitted by the same applicant for similar warehouse use on the same site with largely the same site layout and development parameters.

6. Similar Applications

- 6.1 A total of 47 similar applications for various 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 summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1**.
- 6.2 All 47 applications were 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 departmental concerns could be addressed by imposing relevant approval conditions. However, amongst these approved applications, 12 were revoked due to non-compliance with approval conditions.

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

7.1 The Site is:

- (a) accessible via a local track leading from Kung Um Road to its east (**Drawing A-1** and **Plan A-3**);
- (b) paved and fenced off; and
- (c) currently occupied by the applied use without valid planning permission.

7.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) comprise mainly warehouses and open storage/storage yards intermixed with vehicle repair workshops, scattered residential structures and vacant land/structures;
- (b) there are residential structures in its vicinity with the nearest one located about 25 m to its southeast;
- (c) to the further east is a nullah sandwiched by Kung Um Road and Kiu Hing Road;
- (d) to its further north and immediate south are two warehouses operating with planning permissions under applications No. A/YL-TYST/884 and 902 respectively; and
- (e) except for the aforementioned operations operating under valid planning permissions as well as a vehicle repair workshop and two open storage yards to its further northeast and further southwest, the other warehouses, open storage/storage yards, vehicle repair workshops and the chicken shed in the vicinity are suspected unauthorised developments (UD) 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 generated 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 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 the prior approval of the Government.
- (b) Within the Site, Lots 1493 S.A & 1494 S.A and 1494 RP in D.D. 119 are covered by Short Term Waivers (STWs) No. 4896 and 4899 respectively to permit structures erected thereon for the purpose of 'temporary warehouse for storage of household products'.
- (c) The Site is accessible from 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 over the GL to the Site.
- (d) The Site does not fall within the Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the application, the STW holder(s) will need to apply to her 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 her department 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 her department.

Traffic

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

- (a) The land status of the access road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (c) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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

- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (b) 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) DEP does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one located about 25m to its southeast) (**Plan A-2**) and the applied use will cause heavy vehicles; environmental nuisance is expected.
- (b) There was no environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the latest Code of Practice to minimise any potential environmental nuisances to the surroundings.

Drainage

9.1.5 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 and no adverse comment on the submitted revised drainage proposal (**Drawing A-4**). Nevertheless, the applicant should be reminded to note the following:
 - (i) The applicant should implement the drainage facilities on the Site in accordance with the agreed drainage proposal.
 - (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
 - (iii) The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
 - (iv) The applicant should consult DLO/YL, LandsD and seek consent from relevant lot owners for any works to be

carried out outside his lot boundary before commencement of the drainage works.

- (b) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the agreed drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to FSIs being provided to his satisfaction.
- (b) The submitted FSIs proposal (**Drawing A-5**) is considered acceptable to his department.
- (c) The applicant should be advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him.
- (d) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

9.1.7 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 (BA) for the existing structures at the 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 the approval of the BA, they are unauthorised building works (UBW) under the 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 the BD to effect their removal in accordance with the prevailing 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.

- (iii) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the 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) 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

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

- (a) The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site falls within an area zoned as “District Open Space” (“DO”).
- (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.

9.1.9 Comments of Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the subject application.
- (b) However, the Site falls within the project boundary of the proposed YLS Development – Stage 2. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong. The applicant shall be reminded that

extension of the planning permission may not be supported in future when the detailed implementation programme of works in the Site under YLS Development – Stage 2 is being formulated.

District Officer's Comments

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

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) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

10. Public Comment Received During the Statutory Publication Period

On 20.9.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 11.10.2019, one public comment was received (**Appendix IV**) from a member of the general public, raising concern that the current application is submitted to pre-empt previous applications.

11. Planning Considerations and Assessments

- 11.1 The subject application is for temporary warehouse for storage of household products and electronic goods at a site 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 for open storage use 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 the area zoned as “DO” on the RODP of YLS promulgated on 8.8.2017, CE/CID, PlanD does not raise objection to the application and PM(W), 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 jeopardise the long-term development of the area.
- 11.2 The surrounding areas comprise mainly warehouses and open storage/storage yards intermixed with vehicle repair workshops, etc (**Plan A-2**). Although there are residential structures nearby, with the nearest residence located about 25 m to the southeast of the Site, the development is generally 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 located about 25m to its southeast) (**Plan A-2**), and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected. However, there has been no environmental complaint concerning the Site received in the past 3 years.

Notwithstanding the above, to address the concerns on the possible environmental nuisances generated by the temporary use and 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 UD 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 latest Code of Practice to minimise any potential environmental impact on the surrounding area.

- 11.4 The Site is the subject of two planning approvals (No. A/YL-TYST/800 and 938) both for temporary warehouse for storage of household products on the same site submitted by the same applicant as the current application. While the planning permission under the latter application is still valid, the applicant claims that a new tenant has moved in and the items stored at the Site have changed to include storage of electronic goods. The planning permission under the former application was revoked due to non-compliance with time-limited approval conditions regarding submission of FSIs proposal and implementation of FSIs and drainage proposals on 12.2.2018. For the current application, the applicant has submitted drainage and FSIs proposals (**Drawings A-4 and A-5**) which were accepted in-principle by CE/MN, DSD and D of FS respectively. In view of the above, sympathetic consideration may be given to this 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 be advised that should he fail to comply with any of the approval conditions resulting in revocation of the planning permission, sympathetic consideration would unlikely be given to any further application.
- 11.5 Given that two previous approvals for similar warehouse use have been granted to the Site and 47 similar applications for warehouse uses have been approved in this part of the “U” zone, approval of this application is in line with the Committee’s previous decisions.
- 11.6 There is one public comment expressing concerns to the application as summarised in paragraph 10 above. The planning considerations and assessments in paragraph 11.1 to 11.5 are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11, and the public comment as summarised in paragraph 10 above, the Planning Department considers that the temporary warehouse for storage of household products and electronic goods 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 1.11.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 p.m. and 9:00 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, repairing, cleaning, dismantling and other workshop activities, as proposed by the applicant, shall be carried out on the Site at any time during the planning approval period;
- (d) no heavy goods vehicles exceeding 24 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;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) all existing trees within the Site shall be maintained at all times during the planning approval period;
- (g) the implementation of the accepted drainage proposal within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.2.2020;
- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the implementation of the accepted 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 1.2.2020;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (h) 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
- (k) if any of the above planning conditions (g) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

- 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

Appendix I	Application Form received on 11.9.2019
Appendix Ia	Supplementary Planning Statement
Appendix Ib	FI dated dated 11.10.2019 providing responses to departmental comments with submission of a FSIs proposal and a revised drainage proposal
Appendix Ic	FI dated 21.10.2019 providing justification for non-compliance with approval conditions under application No. A/YL-TYST/800
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications in this Part of the “U” Zone on the OZP since the Promulgation of TPB PG-No. 13E
Appendix IV	Public Comment received during the statutory publication period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Proposed Tree Preservation Proposal
Drawing A-4	Drainage Proposal
Drawing A-5	FSIs Proposal
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2019**