

RNTPC Paper No. A/YL-SK/228A
For Consideration by
the Rural and New Town
Planning Committee
on 26.1.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/228

- Applicant** : Chief Force Limited
- Site** : Lot 616 S.B RP (Part) in D.D. 114, Kam Tin Road, Kam Tin, Yuen Long
- Site Area** : 1,325m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
- Zoning** : “Village Type Development” (“V”)
[Maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Shop and Services (Motor Vehicles Showroom) 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 shop and services (motor vehicles showroom) for a period of 3 years. According to the Notes of the OZP, ‘Shop and Services’ is Column 2 use within the “V” zone, which requires planning permission from the Town Planning Board (the Board). The Site is currently fenced, hard-paved and occupied by a temporary structure and parking of vehicles without valid planning permission (**Plans A-3 and A-4**).
- 1.2 The Site involves nine previous applications for public car park or open storage of vehicles. The last application No. A/YL-SK/212 covering a larger site for temporary public vehicle park for private cars and light goods vehicles (not exceeding 5.5 tonnes) and ancillary car beauty services for 3 years submitted by the same applicant was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 4.3.2016. However, the application was revoked on 4.6.2017 due to non-compliance of approval conditions relating to the implementation of the

approved tree preservation proposal, the implementation and maintenance of the agreed drainage proposal and the provision of fire service installations (FSIs).

- 1.3 According to the applicant's submission, there will be a temporary site office and a meter room (1m² in size) at the Site. The temporary site office comprises of two one-storey converted containers of 2.7m in height with a total floor area of about 60m². Approximately 80% of the Site will be used for exhibition of about 25 vehicles. The remaining area will be used for vehicular access, landscape and drainage works, etc. Two parking spaces will be provided on the Site. The Site is accessible from Kam Tin Road. No vehicles exceeding 5.5 tonnes will be parked on the Site. The proposed operation hours are from 9:00 a.m. to 7:00 p.m. daily. The site layout plan, drainage proposal, FSIs proposal and access arrangement plan as submitted by the applicant are at **Drawings A-1 to A-4**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 24.8.2017 **(Appendix I)**
 - (b) Supplementary planning statement **(Appendix Ia)**
 - (c) Further Information (FI) received on 7.12.2017 providing response to departmental comments **(Appendix Ib)**
(accepted and exempted from publication and recounting requirements)
 - (d) FI received on 5.1.2018 providing response to departmental comment **(Appendix Ic)**
(accepted and exempted from publication and recounting requirements)
 - (e) FI received on 9.1.2018 providing minor clarifications **(Appendix Id)**
(accepted and exempted from publication and recounting requirements)
- 1.5 As requested by the applicant, the Committee agreed to defer consideration of the application on 13.10.2017 to allow more time for the applicant to prepare FI to address departmental comments. After the deferral request, the applicant submitted FIs on 7.12.2017, 5.1.2018 and 9.1.2018 in response to departmental comments to support the application.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement in **Appendix Ia**. They are summarized as follows:

- (a) This application is the re-submission of the previous approved planning application No. A/YL-SK/212. The applied use of the current application is changed to temporary shop and services (motor vehicles showroom). During the previous application, there was no adverse comment and complaint from government departments and nearby residents.
- (b) The proposed development is a Column 2 use in the “V” zone which is in line with the planning intention to serve the daily need of the residents.
- (c) No vehicles of more than 5.5 tonnes will be parked in the Site so as to maintain the existing environmental quality of the surroundings. The applicant will maintain the drainage and FSIs facilities at the Site and will comply with the approval conditions if the application is approved.
- (d) The Site is subject to previous planning applications (No. A/YL-SK/177 and A/YL-SK/212) approved with conditions on a temporary basis.

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

The applicant is not the “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 (the Ordinance) (TPB PG-No. 31) by posting site notice and sending notification letter to the Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is not the subject of active planning enforcement cases and there is currently no enforcement action against the Site. Should there be sufficient evidence to prove that the use on site is an unauthorized development under the Ordinance, appropriate enforcement action will be taken.

5. **Previous Applications**

- 5.1 The Site involves 9 previous applications (No. A/YL-SK/37, 81, 92, 110, 127, 149, 155, 177 and 212). These applications, except A/YL-SK/149, for open storage of vehicles or public vehicle park/ lorry park uses were approved with conditions on temporary basis by the Committee or by the Board on review between 1997 to 2016. Application No. A/YL-SK/149 for

temporary open storage of new private cars and light goods vehicles prior to sale for a period of 3 years was rejected by the Board on review on 12.6.2009. Details of these applications are summarized in **Appendix II** and the locations of the applications are shown on **Plan A-1b**.

- 5.2 Application No. A/YL-SK/37 for public car/lorry park submitted by a different applicant at a smaller site (about 1,000 m²) was approved on a temporary basis for 5 years by the Committee on 14.2.1997 on the consideration that although the proposed development was not entirely in line with the planning intention of the “V” zone, it could meet some of the parking requirement; with its relatively small scale (about 15 parking spaces), the development was considered compatible and functional in supporting the village type development to its southwest; government departments consulted had no adverse comments on the application; and sympathetic consideration could be given to approve the application on a temporary basis in order not to jeopardize the long-term planning of the area.
- 5.3 Applications No. A/YL-SK/81, 92, 110 and 127 for similar temporary open storage of new private cars/light goods vehicles prior to sale submitted by different applicants on a site with a larger site area than the current application were approved by the Committee on 16.7.1999 for 12 months, on 13.10.2000 for 2 years, and by the Board on review for 12 months on 23.5.2003 and 18.11.2005 respectively. All the approval conditions under the 4 applications, including those on landscaping, drainage and fencing or submission and implementation of FSIs proposal, had been complied with. However, subsequent to the approval of applications No. A/YL-SK/81 and 92, the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13B) was promulgated by the Board on 28.9.2001. As the areas surrounding the Site are predominately residential in character with village settlements in the vicinity, open storage use of the Site is not complied with the concerned Guidelines in that it is not compatible with the residential dwellings in the vicinity. Applications No. A/YL-SK/110 and 127 were approved by the Board on review, both for a period of 12 months, mainly on the considerations that there were previous approvals for temporary open storage of new private cars prior to sale granted at the Site and the approval conditions had been complied with during the approval periods. Nevertheless, the applicants were advised that the granting of the planning permission was to allow time for them to relocate the use to other suitable location.
- 5.4 Application No. A/YL-SK/149 for temporary open storage of new private cars and light goods vehicles prior to sale for a period of 3 years submitted by a different applicant was rejected by the Board on review on 12.6.2009 on the grounds that the continuous occupation of the site for the applied temporary open storage use was not in line with the planning intention of the “V” zone and that it did not comply with the TPB PG-No. 13E as the intention of Category 4 areas, where the site fell into, was to encourage the

phasing out of non-conforming uses and there was adverse departmental comment on the application.

- 5.5 Applications No. A/YL-SK/155 and A/YL-SK/177 for proposed public vehicle park (excluding container vehicles) submitted by different applicants were approved by the Committee on 12.2.2010 and 7.12.2012 respectively, both on a temporary basis for a period of 3 years, mainly on the considerations that the applied use could meet some of the local parking demand; there was no Small House application on the site; the granting of the temporary permission would not frustrate the long-term planning intention of the “V” zone; the applied use was considered not incompatible with the permitted open storage, warehouse and workshop uses in the adjacent “Open Storage” (“OS”) and “Industrial (Group D)” (“I(D)”) zones; and approval conditions could be imposed to address the departmental concerns. However, application No. A/YL-SK/155 was revoked on 12.11.2010 due to non-compliance with the conditions relating to the submission and implementation of tree preservation and landscape, drainage and FSIs proposals. For application No. A/YL-SK/177, all approval conditions were complied with and the planning permission lapsed on 7.12.2015.
- 5.6 The last application No. A/YL-SK/212 for the temporary public vehicle park for private cars and light goods vehicles (not exceeding 5.5 tonnes) and ancillary car beauty services for a period of 3 years was approved with conditions by the Committee on 4.3.2016 mainly on the similar grounds of application No. A/YL-SK/177 as set out in paragraph 5.5. However, the application was revoked on 4.6.2017 due to non-compliance of approval conditions relating to the implementation of the approved tree preservation proposal, the implementation and maintenance of the agreed drainage proposal and the provision of FSIs. The current application is submitted by the same applicant for different use.

6. Similar Application

There is no similar application for Shop and Services (Motor Vehicles Showroom) within the same “V” zone.

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

- 7.1 The Site is:
- (a) currently fenced, hard-paved and occupied by a temporary structure and parking of vehicles without a valid planning permit; and
 - (b) abutting Kam Tin Road to its east and with direct access from the road.

- 7.2 The surrounding areas are rural in character mainly occupied by residential dwellings/ structures, shops, vacant/unused land, open storage yards and warehouses (**Plan A-2**):
- (a) to its west are some residential dwellings/ structures and vacant/unused land;
 - (b) to its east across Kam Tin Road is a large piece of land zoned “I(D)” whilst to its north across a river is a large stretch of land zoned “OS”, which are mainly occupied by vacant/unused land, open storage yards and warehouses;
 - (c) to its further south and southwest are the village houses of Sheung Tsuen (**Plan A-1a**). A mirror factory is located to the south of the Site; and
 - (d) shops are found along Kam Tin Road.

8. **Planning Intention**

The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

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 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) The Site is accessible to Kam Tin Road via Government Land (GL). His office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
- (c) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures shall not exceed the relevant airfield height limit within SKAHRA.
- (d) Should the application be approved, the lots owner(s) will need to apply to his office if any structures to be erected on site. Such application(s) will be considered by LandsD acting in the capacity of the landlord 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.
- (e) According to his record, there is no Small House application approved or under processing at the Site.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.

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

Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

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

- (a) The applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice

on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the DEP.

- (b) The applicant should be reminded that it is the obligation of the applicant to meet all the statutory requirements under the Water Pollution Control Ordinance and provide necessary mitigation measures to prevent polluting the natural stream.

Landscape

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

- (a) He has some reservations on the application from the landscape planning perspective.
- (b) The Site was involved in 9 previous applications to which he had no objection to the pervious application No. A/YL-SK/212 for similar use from landscape planning perspective. The surrounding area of the Site is characterized by various rural land uses including village housing, industrial workshops, open storage yards and warehouses etc. The proposed use is considered not incompatible with the landscape setting in proximity.
- (c) Based on the site inspection conducted on 8.9.2017, the Site is vacant with most of the area hard paved. A natural stream course is found adjacent to the Site at its north. Existing trees in mature size with good condition are located along the northern boundary and a few on the eastern and southern part of the Site. Based on the layout plan (**Drawing A-1**), the proposed layout is not in direct conflict with existing trees. However, according to the drainage plan (**Drawing A-2**), the drainage will be directed to the natural stream and the potential impact to the natural stream is uncertain.
- (d) Moreover, it is observed that an unauthorized excavation of approx. 1.2m (W) x 4m (L) x 1.2m (D) is in progress at the western corner of the Site. With reference to the layout plan, the excavation is for the manhole. A line of mature trees are right next to the excavation area while tree protection measures cannot be spotted on site. Noting from the applicant (**Appendix Ib**) that the existing trees will not be affected by the manhole, he has no adverse comment on this aspect. Nevertheless, the proposed development, if approved, would set an undesirable precedent for site modification prior to application.

- (e) Should the application be approved, an approval condition requiring submission and implementation of a tree preservation proposal is recommended to be included in the planning permission.
- (f) His detailed comments on the submitted layout plan are at **Appendix III**.

Nature Conservation

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

- (a) Noting that the Site has been paved and used for open storage/ vehicle carpark for some years and that the applicant states that there will not be any pollution to the watercourse, he has no comment on the application from nature conservation perspective.
- (b) The Site is adjacent to a watercourse. Should the application be approved, the applicant is advised to adopt necessary measures to avoid causing disturbance or pollution to this watercourse during operation.

Drainage

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

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

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) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person 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 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 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Fire Safety

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

- (a) He has no in-principle objection 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 layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Electricity

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

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

District Officer’s Comments

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

He has not received any local’s comment on the application upon close of consultation and has no particular comment on the application.

9.2 The following departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (New Territories West), Civil Engineering and Development Department (PM(NTW), CEDD); and
- (c) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

On 1.9.2017, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 22.9.2017, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary shop and services (motor vehicles showroom) at the Site zoned “V”. Although the “V” zone is primarily intended for Small House development, selected commercial and community uses serving the needs of the villagers and in support of the village development are permitted on the ground floor of New Territories Exempted Houses. Other commercial uses maybe permitted on application to the Board. DLO/YL of LandsD advises that there is currently no Small House application approved or under process at the Site. It is considered that approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “V” zone.
- 11.2 The proposed development is considered not incompatible with the surrounding areas which are predominated by residential dwellings/ structures, shops, vacant/unused land, open storage yards and warehouse (**Plan A-2**). In view of the Site abutting Kam Tin Road, it is unlikely that the proposed development would generate significant environmental nuisance on the surrounding area. Relevant government departments consulted, including C for T, DEP, CE/MN of DSD and D of FS have no adverse comment on/ no objection to the application except CTP/UD&L of PlanD has some reservations to the application as approval of the application would set an undesirable precedent for site modification prior to application. In this regards, approval conditions on submission and implementation of tree preservation proposal as requested by CTP/UD&L of PlanD in paragraph 12.2 (f) and (g) are recommended.
- 11.3 To minimize the possible environmental nuisance generated by the proposed development, approval conditions restricting operation hours, vehicle types and prohibiting workshop activities within the Site are recommended in paragraphs 12.2 (a) to (c) 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. Besides, the applicant will be advised to adopt the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to alleviate any potential environmental impact. Moreover, the technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 12.2 (e) and (h) to (l) below.
- 11.5 There is no public comment received during the statutory public inspection period.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above, the Planning Department considers that the proposed temporary shop and services (motor vehicles showroom) 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 26.1.2021. 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., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the Site during the planning approval period;
- (c) 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;
- (d) the existing boundary fencing at the Site shall be maintained at all times 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) the submission of 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 26.7.2018;
- (g) in relation to (f) above, the implementation of tree preservation proposal within **9** months from the date of planning approval to the satisfaction of Director of Planning or of the Town Planning Board by 26.10.2018;
- (h) the submission of 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 26.7.2018;
- (i) in relation to (h) above, the implementation of 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 26.10.2018;
- (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 submission of fire services 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 26.7.2018;
- (l) in relation to (k) above, the implementation of 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 26.10.2018;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e) 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;
- (n) if any of the above planning conditions (f), (g), (h), (i), (k) or (l) 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
- (o) upon the expiry of the planning permission, the reinstatement of the 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 IV**.

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

the development is not in line with the planning intention of the "V" zone which is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission to justify 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 24.8.2017
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Further Information (FI) received on 7.12.2017 providing response to departmental comments
Appendix Ic	FI received on 5.1.2018 providing response to departmental comment
Appendix Id	FI received on 9.1.2018 providing minor clarifications
Appendix II	Previous applications covering the Site
Appendix III	Detailed comments of CE/MN of DSD and CTP/UD&L of PlanD
Appendix IV	Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Drainage Plan
Drawing A-3	Plan of Fire Service Installations
Drawing A-4	Plan of Vehicular Access
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JANUARY 2018**