

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

**APPLICATION NO. A/NE-FTA/245**

<b><u>Applicant</u></b>	: Hing Yan Hong Company Limited represented by Mr. YUEN Sing Hank
<b><u>Site</u></b>	: Lots 342 RP (Part) and 343 RP in D.D. 87, Kong Nga Po, Sheung Shui, New Territories
<b><u>Site Area</u></b>	: 3,060m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18
<b><u>Zoning</u></b>	: “Agriculture” (“AGR”)
<b><u>Application</u></b>	: Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities for a Period of Three Years and Associated Filling of Land and Pond

**1. The Proposals**

- 1.1 The applicant seeks planning permission for proposed temporary open storage of containers and vehicle repair workshop with ancillary facilities for a period of three years and associated filling of land and pond at the application site (the Site). The Site falls within an area zoned “AGR” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land and pond within the “AGR” zone also require planning permission from the Board. The Site is currently vacant and generally covered with wild grass, with a pond located in the central part (**Plans A-4 and 4b**).
- 1.2 According to the applicant, the application is submitted to facilitate the relocation of his current operation in Sheung Shui being affected by government project, i.e. the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA). The affected operation involves a site area of about 28,000m<sup>2</sup> and is currently used for open storage of containers and cross-border transshipment of goods. The applicant has been requested by the Government to vacate the existing operation by 21.9.2024.
- 1.3 The Site is accessible from its south via a local road leading to Kong Nga Po Road (**Plans A-1 and A-2**). According to the submission, the proposed uses consist of two one-storey open-sided sheds and two one-storey temporary structures with building heights of not more than 7m and a total floor area of about 585.3m<sup>2</sup> for vehicle repair workshop,

consolidation area for freights and goods, site office and washroom. The western portion of the Site (about 400m<sup>2</sup>) is proposed for no-built area due to its close proximity to the hillside. Uncovered area of about 2,363m<sup>2</sup> (77% of the Site) is proposed for open storage of containers and circulation area. Two parking spaces (including one for private cars and one for heavy goods vehicles) and one loading/unloading (L/UL) space for container vehicles will be provided at the Site. According to the applicant, freights and goods will be transported to the Site via container vehicles, where they will be off-loaded and consolidated in the consolidation area for delivery. Some containers awaiting L/UL will be stacked at a height of not exceeding four containers subject to operational demand. The vehicle repair workshop will be used for minor repairing works of company vehicles and will not serve the public. The operation hours of the proposed uses are between 8:00 a.m. and 10:00 p.m. daily. The layout plan submitted by the applicant is shown in **Drawing A-1**.

- 1.4 According to the traffic management measures proposed by the applicant (**Appendix Ib**), sufficient manoeuvring space will be provided within the Site; staff will be deployed to manage traffic and on-site parking; pre-booking/pre-arrangement will be required for all staff/visitors entering the Site; vehicle gate will be installed to prevent illegal parking by visitors; and additional marking, signage and convex mirror will be installed to ensure pedestrian safety. A 15m-wide vehicular access and a 2.5m wide pedestrian access are proposed at the southern boundary of the Site.
- 1.5 The applicant also applies for filling of the entire site, including filling of land and pond of about 2,885m<sup>2</sup> and 175m<sup>2</sup> (about 6% of the Site) respectively, with concrete or similar materials of not more than 2m and 2.8m respectively, for site formation and levelling the Site with the adjoining land and access road. The land and pond filling plan submitted by the applicant is shown in **Drawing A-2**.
- 1.6 A drainage proposal (**Appendix Ic**) is submitted by the applicant to support the application. According to the submission, the proposed drainage system comprises a new pond at the adjoining government land (GL) to the northeast of the Site as well as U-channels and catchpits along the site boundaries. The proposed drainage system submitted by the applicant is shown in **Drawing A-3**. In terms of sewage treatment, three portable toilets will be provided within the Site and desludging services will be arranged regularly. The existing trees at the northwestern periphery outside the Site will be preserved. Boundary fencing will be erected to minimise disturbance to the surrounding areas.
- 1.7 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with attachments received on 10.5.2024 (**Appendix I**)
  - (b) Supplementary Information (SI) received on 14.5.2024 (**Appendix Ia**)
  - (c) Further Information (FI) received on 24.6.2024 \* (**Appendix Ib**)
  - (d) FI received on 6.11.2024 ^ (**Appendix Ic**)

\* *accepted and exempted from the publication and recounting requirements*  
^ *accepted but not exempted from the publication and recounting requirements*
- 1.8 On 5.7.2024 and 6.9.2024, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicant's request to defer making a decision on the application for two months each to address departmental comments.

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

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FIs at **Appendices I to Ic**, as summarised below:

- (a) the application is submitted to relocate the applicant's current operation in Sheung Shui which is affected by the implementation of KTN/FLN NDA. The company has provided facilities for open storage of containers and cross-border transshipment of goods in support of Hong Kong's cross-border trade for over 30 years;
- (b) site searches have been conducted to identify suitable alternative sites in the territory for reprovisioning of his business, taking into account factors including affordability, suitability and availability of possible sites. The Site is only 10% of the area of the original business operation in Sheung Shui of about 28,000m<sup>2</sup>. While the applicant intends to continue searching additional sites to accommodate the shortfall of space, approval of the application would ensure timely development of the KTN/FLN NDA, allow the applicant to continue his business and protect the livelihood of his staff, and facilitate the continued operation of displaced brownfield operations to meet the need of logistics economy in Hong Kong;
- (c) the Site is not arable and cannot be rehabilitated for cultivation without extensive earth works. Besides, it has remained fallow for years, and the landowners have no intention to use the land for cultivation. The proposed uses would better utilise the land resources;
- (d) the proposed uses are temporary in nature and approval of the application would not frustrate the planning intention of the "AGR" zone;
- (e) the Site falls within Category 2 areas under the Town Planning Board Guidelines No. 13G for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13G). The proposed uses comply with TPB PG-No. 13G. The proposed uses could also support the Northern Metropolis's Boundary Commerce and Industry Zone where the Site is located;
- (f) there are several planning applications for similar uses approved in the "AGR" zone. Approval of the current application would not set an undesirable precedent; and
- (g) only minimal traffic, environmental (air quality and noise aspects), drainage and sewerage impacts arising from the proposed uses are anticipated. Also, no tree felling is required for the proposed uses.

## **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. 31B) by obtaining consents of three "current land owners". Detailed information would be deposited at the meeting for Members' inspection.

#### **4. Town Planning Board Guidelines**

TPG PG-No. 13G promulgated by the Board on 14.4.2023 is relevant to this application. The Site falls within Category 2 areas under TPG PG-No. 13G. Relevant extracts of the Guidelines are attached at **Appendix II**.

#### **5. Background**

Part of the Site is subject to a planning enforcement case (No. E/NE-FTA/199) involving filling of pond and land (**Plan A-2**). Reinstatement Notice was issued by the Planning Authority (PA) on 25.4.2024 requiring reinstatement of the concerned pond and land. As the concerned pond and land have not been reinstated upon expiry of the notice, prosecution action is being considered by PA.

#### **6. Previous Application**

The Site is not the subject of any previous application.

#### **7. Similar Applications**

7.1 There were five similar applications (No. A/NE-FTA/195, 242, 244, 246 and 251) for proposed temporary open storage / vehicle repair workshop with or without filling of land within the same “AGR” zone in the vicinity of the Site in the past five years. Application No. A/NE-FTA/195 was rejected by the Committee on 6.3.2020 mainly for reasons of not complying with the then TPB PG-No. 13E in that the site fell within Category 3 areas and no previous planning approval was granted to the site; there were adverse departmental comments and local objections to the application; and failure to demonstrate that the development would not generate adverse traffic impact on the surrounding areas.

7.2 Applications No. A/NE-FTA/242, 244, 246 and 251 were approved with conditions by the Committee in 2024 after the relevant sites were reclassified from Category 3 to Category 2 areas under TPB PG-No. 13G. These applications generally complied with TPB PG-No. 13G in that no major adverse departmental comments were received on the applications; and the concerns of the relevant government departments could be addressed through implementation of approval conditions.

7.3 Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) vacant and generally covered by wild grass with a pond located in the central part;
- (b) situated to the immediate south of a vehicle repair workshop and open storage of vehicles covered by a valid planning permission (application No. A/NE-FTA/242) (**Plan A-1**);

- (c) traversed by 400kV extra high voltage overhead lines; and
- (d) accessible via a local road leading to Kong Nga Po Road.

8.2 The surrounding areas comprise open storage yards and workshop intermixed with temporary domestic structures, farmland, a plant nursery, vacant land and tree clusters. To the immediate west and further north of the Site is an area zoned “Green Belt” (“GB”) generally comprising wooded slopes. A site to the further west of the Site zoned “Government, Institution or Community (1)” is planned for co-locating various police facilities in the North District and a proposed police training facility, for which construction is currently in progress.

## **9. Planning Intention**

- 9.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.2 According to the Explanatory Statement of the OZP, as filling of land/pond within the “AGR” zone may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

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

- 10.1 Apart from the government bureau/departments as set out in paragraphs 10.2 and 10.3 below, other departments consulted have no objection to or no adverse comments on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are at **Appendices IV** and **V** respectively.
- 10.2 The following government bureau supports the application:

### **Policy Aspect**

#### **10.2.1 Comments of the Secretary for Development (SDEV):**

- (a) the application is submitted by Hing Yan Hong Company Limited, who is an business operator whose operation will be displaced by the government-led FLN NDA project as advised by the Lands Department. The applicant seeks planning permission for proposed temporary open storage of containers and vehicle repair workshop with ancillary facilities for a period of three years to facilitate relocation of the aforementioned affected operation;
- (b) according to the applicant, they have conducted an extensive land search to identify a relocation site. The Site, with an area less than 10% of the existing operation area, is the only suitable site identified so far, and that the applicant intends to continue seeking additional sites to accommodate the shortfall in operation space. The applicant also advised that the proposed development will have minimal traffic, sewerage and drainage impact, and is compatible with the surrounding land uses; and

- (c) the land freed up by the displaced operation will, together with other cleared land, be redeveloped into the FLN NDA capable of providing about 36,300 housing units by phases. Facilitating relocation of affected brownfield operations is crucial to the smooth clearance for and implementation of the NDA project. From the perspective of ensuring timely development of the NDA and delivery of the housing yield, as well as facilitating the continued operation of displaced brownfield operations still meeting the need of economy, she supports the application from policy perspective.

10.3 The following government departments do not support or have comments on the application:

**Agriculture, Nature Conservation and Fisheries**

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

- (a) does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation;
- (b) agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries etc.;
- (c) recent site inspection reveals that the Site is covered by common shrubs and weeds, with an existing pond. As filling of pond is generally not recommended from nature conservation perspective, she has reservation on the application; and
- (d) pond filling is generally not recommended from a fisheries viewpoint. Although the fish pond is currently of unknown status, it has potential to be used for fish culture operations in the future. As such, the application is not supported from a fisheries viewpoint.

**Environment**

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

- (a) does not support the application from environmental perspective as there are sensitive receivers, i.e. residential dwellings/structures located in the vicinity of the Site (the nearest one to the immediate south) (**Plan A-2**) and the proposed uses involve the use of heavy vehicles, and environmental nuisance is expected; and
- (b) one substantiated environmental complaint was received in the past three year, which was related to disposal of construction and demolition waste in 2023. Site inspections and investigations revealed that landfilling had been undertaken and the landowner was reminded that the relevant environmental legislation shall be complied with, and advised to fence off the fish pond area to prevent further illegal disposal of construction and demolition waste/soil mass. No violation of the Environmental Ordinances was observed. No enforcement action was taken by his office.

## **Landscape**

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

- (a) with reference to site photos and site record, the Site is mostly vacant. A pond is observed in the middle of the Site and some trees are observed at the northwestern periphery of the Site (including one undersized protected species, i.e. *Aquilaria sinensis*). According to the information submitted by the applicant, some trees are observed at the northwestern periphery outside the Site and no tree is observed within the Site. No tree felling is required for the proposed uses. Significant adverse impact on the existing landscape resources within the Site arising from the proposed uses is not anticipated; and
- (b) based on the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscape character comprising farmland, temporary structures, vegetated areas, tree clusters and woodlands to the west and north within the “GB” zone. There is concern that approval of the application may further alter the landscape character and degrade the landscape quality of the “AGR” zone, in particular with the new extent of land filling as submitted under the FI (**Appendix Ib**).

10.4 The following government department has conveyed local views on the application:

## **Local Views**

### 10.4.1 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

a member of North District Council (NDC) indicates no comment on the application.

## **11. Public Comments Received During Statutory Publication Periods**

- 11.1 On 17.5.2024 and 15.11.2024, the application was published for public inspection. During the statutory public inspection periods, a total of eight public comments were received (**Appendix VI**).
- 11.2 Six comments from the Conservancy Association, Kadoorie Farm & Botanic Garden Corporation and two individuals object to the application mainly on the grounds that the proposed uses are not in line with the planning intention of the “AGR” zone; no information is submitted on reinstatement of the Site upon expiry of the planning permission; the proposed uses involving filling of pond and land would induce adverse drainage impact to the Site and surrounding areas; the proposed uses would attract traffic and affect pedestrian safety; the proposed filling of land and pond would lead to flooding, destroy natural habitats and induce adverse impact on the surrounding agricultural land; the Site is subject to planning enforcement action for filling of land and pond; the Site should be used for agricultural use; and brownfield operations should be accommodated/consolidated in modern logistics facilities.

- 11.3 The remaining two comments from a member of NDC indicate no comment on the application.

## **12. Planning Considerations and Assessments**

- 12.1 The application is for proposed temporary open storage of containers and vehicle repair workshop with ancillary facilities for a period of three years and associated filling of land and pond at the Site zoned “AGR” on the OZP. The proposed uses are not in line with the planning intention of the “AGR” zone, which is primarily to retain fallow agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application from agricultural and fisheries perspectives as the Site possesses potential for agricultural rehabilitation and the pond has potential for fish culture operations in the future. Nevertheless, the Site is situated in a disturbed area where open storage yards, warehouses and temporary structures are found. According to the applicant, the Site has remained fallow for years and the landowners have no intention to use the land for cultivation. Furthermore, the application is submitted to facilitate the relocation of the applicant’s business operation in Sheung Shui affected by the government-led FLN NDA project. The Site, with an area less than 10% of the existing operation area, is the only suitable site identified so far, and the applicant intends to continue seeking additional sites to accommodate the shortfall in operation space. From the perspective of ensuring timely development of the NDA and delivery of the housing yield, as well as facilitating the continued operation of displaced brownfield operations still meeting the need of economy, SDEV supports the application from policy perspective. Taking into account the planning assessment below and with the policy support by SDEV, sympathetic consideration could be given to the proposed uses on a temporary basis for a period of three years.
- 12.2 The application involves filling of the entire site, including filling of land and pond of about 2,885m<sup>2</sup> and 175m<sup>2</sup> respectively, with concrete or similar materials of not more than 2m and 2.8m respectively, for site formation and levelling the Site with the adjoining land and access road. Filling of land and pond within the “AGR” zone require planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Site is vacant and generally covered by wild grass with a pond located in the central part. While DAFC advises that filling of pond in general is not recommended from the nature conservation point of view, the Chief Engineer/Mainland North of Drainage Services Department has no objection to the application from public drainage perspective and DEP has no particular comment on the proposed filling of land and pond from environmental perspective. Should the application be approved, approval conditions requiring the applicant to submit a revised drainage proposal, to implement the proposed drainage facilities and to reinstate the Site to an amenity area are recommended in paragraph 13.2 below. The applicant will also be advised to implement mitigation measures in the ‘Recommended Pollution Control Clauses for Construction Contracts’ during construction works including land and pond filling.
- 12.3 The Site falls within Category 2 areas under TPB PG-No. 13G. The following considerations in the Guidelines are relevant:

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of three years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where



appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

- 12.4 The Site is located in an area of miscellaneous rural fringe comprising open storage yards, temporary vehicle repair workshop, farmland and domestic structures as well as tree clusters. To the further west is the construction site for Kong Nga Po Police Training Facilities. The proposed uses are considered not entirely incompatible with the surrounding land uses. While CTP/UD&L, PlanD considers that approval of the application may further alter the landscape character and degrade the landscape quality of the “AGR” zone, significant adverse impact on the existing landscape resources within the Site arising from the proposed uses is not anticipated.
- 12.5 DEP does not support the application as the proposed uses involve the use of heavy vehicles and environmental nuisance on the sensitive receivers (i.e. residential structures) in the vicinity of the Site is expected. While there was one substantiated environmental complaint concerning disposal of construction and demolition waste at the Site received in the past three years, no violation of the Environmental Ordinances was observed and no enforcement action was taken by DEP. Moreover, no further complaint in relation to the Site has been received by DEP from 2023 onwards. Should the application be approved, the applicant will be advised to strictly follow the ‘Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department to minimise potential environmental nuisance to the surrounding areas. Other concerned departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application from traffic and fire safety perspectives respectively. To address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 13.2 below.
- 12.6 The application is generally in line with TPB PG-No. 13G in that policy support is rendered by SDEV to the application for relocation of the affected uses/operation to the Site, and there are no major adverse departmental comments on the application or the concerns of the departments can be addressed through implementation of approval conditions.
- 12.7 There were four similar applications for temporary open storage/vehicle repair workshop uses approved by the Committee in the subject “AGR” zone in 2024 as mentioned in paragraph 7.2 above. Regarding the rejected similar application (No. A/NE-FTA/195), it fell within Category 3 areas under the then TPB PG No. 13E and the applicant failed to demonstrate that the proposed use would have no adverse traffic impact. Since the Site now falls within Category 2 areas under TPB PG-No. 13G as stated in paragraph 12.3 above and the concerns of the departments could be addressed by relevant approval conditions imposed, the planning circumstances of the current application are similar to those of the approved applications. As such, approval of the current application is generally in line with the Committee’s previous decisions.
- 12.8 Regarding the adverse public comments mentioned in paragraph 11 above, the government bureau’s/departments’ comments and the planning assessments above are relevant.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department considers that the proposed uses could be tolerated for a period of three years.
- 13.2 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 three years until 20.12.2027. The following conditions of approval and advisory clauses are suggested for Members' reference:

#### **Approval Conditions**

- (a) 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 20.6.2025;
- (b) in relation to (a) above, the implementation of the drainage facilities 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 20.9.2025;
- (c) in relation to (b) above, the implemented drainage facilities should be maintained at all times during the planning approval period;
- (d) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 31.1.2025;
- (e) the submission of a fire services installation 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 20.6.2025;
- (f) in relation to (e) above, the implementation of the fire services 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 20.9.2025;
- (g) the implementation of traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 20.9.2025;
- (h) in relation to (g) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (c) 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;
- (j) if any of the above planning condition (a), (b), (d), (e), (f) or (g) 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
- (k) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of Director of Planning or of the Town Planning Board.

### Advisory Clauses

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

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

the proposed uses with associated filling of land and pond is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

## **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 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.
- 14.3 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.

## **15. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 10.5.2024
<b>Appendix Ia</b>	SI received on 14.5.2024
<b>Appendix Ib</b>	FI received on 24.6.2024
<b>Appendix Ic</b>	FI received on 6.11.2024
<b>Appendix II</b>	Relevant Extracts of TPB Guidelines No. TPB PG-No. 13G
<b>Appendix III</b>	Similar s.16 Applications within the "AGR" zone in the vicinity of the Site in the Fu Tei Au and Sha Ling Area
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	Public Comments
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Land and Pond Filling Plan
<b>Drawing A-3</b>	Drainage Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and 4b</b>	Site Photos