

RNTPC Paper No. A/NE-LCW/8  
For Consideration by the  
Rural and New Town Planning  
Committee on 8.9.2023

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

**APPLICATION NO. A/NE-LCW/8**

<b><u>Applicant</u></b>	The Association for Sha Tau Kok Culture and Ecology (ASTKCE)
<b><u>Site</u></b>	Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968 and 969 in D.D. 141 and Adjoining Government Land, Mui Tsz Lam, Sha Tau Kok, New Territories
<b><u>Site Area</u></b>	About 4,750m <sup>2</sup> (including about 730m <sup>2</sup> Government Land (GL) (15.4%))
<b><u>Land Status</u></b>	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/2
<b><u>Zoning</u></b>	“Green Belt” (“GB”)
<b><u>Application</u></b>	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Associated Excavation of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed holiday camp with ancillary facilities for a period of three years and associated excavation of land at the application site (the Site)<sup>1</sup>. The Site falls within an area zoned “GB” on the approved Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/2 (the OZP) (**Plan A-1**). According to the Notes of the OZP, ‘Holiday Camp’ in “GB” zone and excavation of land within “GB” zone require permission from the Town Planning Board (the Board).
- 1.2 The Site is currently vacant and mostly covered with trees and shrubs (**Plans A-4a to A-4c**). It is accessible via a local footpath in its northwest connecting to Mui Tsz Lam Village (**Drawing A-1** and **Plan A-1**). According to the applicant, the Site comprises three functional zones (**Drawing A-2**), including a main camping zone which provides 15 camping tent areas on temporary wooden decks (about 3m (L) x 3m (W) and 3m (L) x 7m (W)) and some movable furniture including tables and chairs. The remaining area will be used as farming zone and activity zone<sup>2</sup>.

<sup>1</sup> According to the revised Definition of Terms used in Statutory Plans promulgated by the Town Planning Board on 11.1.2022, tent camping ground that is privately owned and/or commercially operated is regarded as ‘Holiday Camp’ instead of ‘Tent Camping Ground’.

<sup>2</sup> According to the applicant, the farming zone serves as a demonstration farm managed by the staff of the Site which aims to reactivate farming activities on the abandoned terrace and demonstrate agroforestry practices. The campers will not take part in the farming activities but can visit the farming zone through guided tour to

To facilitate the operation of the proposed use, ancillary facility including a dry eco-toilet (about 2.6m (L) x 3.8m (W) x 3.8m (H)) is proposed at the Site. In addition, minor excavation works for the construction of five on-site soakaway pits (about 30cm (L) x 30cm (W) x 60cm (D) each) with a total excavation area of about 0.45m<sup>2</sup> are proposed.

- 1.3 According to the submitted tree survey report, vegetation survey report and the landscape and tree treatment plan (**Appendix Ia** and **Drawing A-3**), a total of 232 trees with a definition of diameter at breast height (DBH) of 95mm or above are found within the Site. All trees with DBH exceeding 95mm and plant species with conservation concerns would be preserved to minimize the landscape and visual impact. All removable wooden decks will be placed on the ground outside the tree protection zone of 1m diameter, and soil compaction and grade changes will be avoided within the tree protection zone. Enhancement planting around the tent camping area under the tree canopy after the necessary understory clearance is suggested by the applicant. Food and nectar plants for butterflies or native folklore plants will be planted to increase both aesthetic and ecological values.
- 1.4 The proposed use will operate 24 hours daily (including public holidays) mainly in dry season between October and March every year with a mandatory ‘visit-by-appointment’ system on a ‘first-come-first-served basis’. The proposed use at the Site will accommodate a maximum of 40 participants. The operation will be managed by the staff of ASTKCE and volunteers in day and night shifts. There will be entrance fee and charges for camping gear rental on a cost-recovery basis.
- 1.5 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form received on 13.7.2023 (**Appendix I**);
  - (b) Supplementary Planning Statement (SPS) received on 13.7.2023 (**Appendix Ia**);
  - (c) Further Information (FI) received on 25.8.2023 (**Appendix Ib**);
  - (d) FI received on 30.8.2023 (**Appendix Ic**); and
  - (e) FI received on 4.9.2023 (**Appendix Id**).

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

The justifications put forth by the applicant in support of the application are detailed in the SPS at **Appendix Ia** and FIs at **Appendices Ib, Ic** and **Id**, and are summarized as follows:

- (a) the development is part of a Nature Conservation Management Agreement project named “Forest Village – Mui Tsz Lam and Kop Tong Sustainable Village Programme (2021-2023)” supported by the Countryside Conservation Funding

Scheme (CCFS) commissioned by the Countryside Conservation Office (CCO) under the Environment and Ecology Bureau (EEB);

- (b) the proposed use is beneficial to the public by providing a place for education, wellness development and long-term sustainability of the remote village communities. The local community would also be benefited from the associated economic activities which contribute to the long-term sustainability of the village;
- (c) the proposed use is aligned with the planning intention of “GB” zone which provides passive recreational outlets in the area. While there is a general presumption against development within this zone, the proposed use has a similar layout and provision as compared with the ‘tent camping ground’ use which is always permitted within this zone;
- (d) the proposed use fully complies with the Town Planning Board Guidelines for ‘Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’ (TPG PG-No. 10) in terms of its temporary, small-scale setup and its compatibility with the surrounding environment;
- (e) the Site is suitable for the proposed use as the abandoned farming terrace has maintained its level with the presence of retaining walls which resembles a typical camping ground setting. The proposal will better utilize the abandoned farmland and allow the public to enjoy the nature with minimal disturbance to the environment;
- (f) no significant adverse impacts including landscape and visual, environmental, drainage, sewerage, traffic and fire safety aspects on the surroundings are anticipated. Sewage generated would be minimal as there is no provision of fresh and flushing water. The proposed eco-dry toilet will be placed at least 20m away from the stream to avoid contamination. The dry organic matter generated from the toilet will be regularly collected and properly composted by staff for enhancement planting only. Sewage generated from cooking and dishwashing will be drained off and slowly soaked into the ground via temporary soakaway pits<sup>3</sup>. Additional waste treatment installations, such as grease traps, will be added as appropriate and the soakaway pits will be cleaned by staff on a regular basis. No shower facilities will be provided at the Site. Eco-friendly camping practices and camping code including simple cooking with portable electricity powered equipment, prohibition of the use of fire, chemical soap and public announcement system or audio amplification system are proposed at the Site. To minimize disturbance to the natural stream, no temporary storage will be placed close to the stream in construction phase. Soil excavation works in rainy seasons will be avoided and proper handling and disposing waste are adopted in operation phase; and
- (g) all the setup on Site is temporary and removable and the land can be recovered within a short period of time given that all trees are not affected. The applicant will conduct regular monitoring and adopt adaptive management measures to allow swift responses to any potential ecological impacts found. Should an unacceptable

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<sup>3</sup> According to the applicant, reference has been made to the design of the existing soakaway pits at the campsites in local Country Park.

impact be observed, the management practices would be on hold or even ceased to prevent further damage.

### **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 (TPB PG-No. 31A) by posting notice of the application outside the Site and sending notice to the Sha Tau Kok District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. As for the GL, the “owner’s consent/notification” requirements are not applicable.

### **4. Background**

4.1 Following the announcement in the 2017 Policy Address, CCO was established under the Environmental Protection Department (EPD)<sup>4</sup> to protect the natural ecology of the remote countryside, revitalize the architectural environment of villages and conserve cultural as well as heritage resources. Countryside revitalization in Lai Chi Wo is identified as one of the priority areas of CCO. The Government has deployed funding to provide financial support to local non-profit-making organizations and villagers through CCFS for organizing diverse and innovative conservation activities or projects in the remote countryside based on an interactive and co-operative approach. Currently, there are a number of CCFS funded projects in Lai Chi Wo for nature conservation, restoration of built heritage, cultural rehabilitation/revitalization and countryside conservation and revitalization.

4.2 The Site is not subject to any active enforcement cases.

### **5. Previous Application**

There is no previous application at the Site.

### **6. Similar Application**

There is no similar application within the “GB” zone on the same OZP.

### **7. The Site and Its Surrounding Areas (Plans A-1, A-2, aerial photo on Plan A-3 and site photos on Plan A-4a to c)**

7.1 The Site is:

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<sup>4</sup> CCO has been transferred to the Environment Branch of the EEB since 1.1.2023.

- (a) currently vacant and mostly covered with trees and shrubs;
- (b) located to the south of Mui Tsz Lam Village at a distance of about 50m;
- (c) mostly within the village 'environs' ('VE') of Mui Tsz Lam; and
- (d) accessible via a footpath in its northwest connecting to Mui Tsz Lam Village.

7.2 The surrounding areas have the following characteristics:

- (a) mainly natural in character comprising woodland/grassland and tree groups;
- (b) the existing village cluster of Mui Tsz Lam are situated to the northwest of the Site;
- (c) a natural stream runs from the southwest to the northwest of the Site (**Plan A-2**); and
- (d) in a wider context, the Mu Tsz Lam area is surrounded by Plover Cove Country Park (**Plan A-1**).

7.3 The Mui Tsz Lam area is accessible by boat via Lai Chi Wo Pier to its northeast at a distance of about 30 minutes hike (**Plan A-1**), or by hiking along the country trails leading from Wu Kau Tang and Luk Keng. The public ferry from Ma Liu Shui provides a round-trip service to Lai Chi Wo Pier on Saturdays, Sundays and public holidays.

## **8. Planning Intention**

- 8.1 The planning intention of the "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Any diversion of streams, filling of land/pond or excavation of land require permission from the Board.
- 8.2 According to the Explanatory Statement of the OZP, as diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities in the "GB" zone.

## **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:

### **Countryside Revitalization**

#### 9.1.1 Comments of the Head of CCO, EEB:

- (a) he supports the application; and
- (b) the application is part of a CCFS project supported by CCO and it contributes to the Government's policy initiatives of countryside conservation/revitalization as stated in the 2017 Policy Address by bringing new life to the almost desolate remote countryside, promoting eco-tourism, and responding to the community vision for urban-rural symbiosis.

### **Land Administration**

#### 9.1.2 Comments of the District Lands Officer/North, Lands Department (DLO/N, 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. No right of access via GL is granted to the Site;
- (b) no prior permission is given for inclusion of GL (about 730m<sup>2</sup>) in the Site. Any occupation of GL by the applicant to the proposed use should obtain policy support from CCO of EEB, subject to such terms and conditions to be imposed; and
- (c) land excavation for the works of wastewater treatment is proposed in the planning submission, the applicant should comply with all the land excavation and drainage requirements imposed by relevant government departments, if any and in no event cause any disturbance to GL without prior approval.

### **Nature Conservation**

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

- (a) based on the understanding that all trees within the Site will be retained, and the use of fire is strictly prohibited within the tent camping area, he have no comment on the application in-principle from nature conservation perspective; and
- (b) the applicant is reminded that vehicle permit from the Country and Marine Parks Authority should be obtained if use of vehicle(s) within country parks area is required.

## **Environment and Sewerage**

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

- (a) he has no objection to the application subject to the following approval condition:
  - no public announcement system or any form of audio amplification system is allowed to be use on the Site at any time during the planning approval period, as proposed by the applicant; and
- (b) his advisory comments in relation to sewerage/wastewater treatment are at **Appendix IV**.

## **Landscape**

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

- (a) according to the aerial photo of 2022, the Site is located in an area of settled valleys landscape character surrounded by woodland and village houses at the north within the “Village Type Development” (“V”) zone. According to the SPS (**Appendix Ia**), a total 232 nos. of trees are surveyed within the Site and some plants of conservation concern (i.e. *Aquilaria sinensis* 土沉香, *Elaeocarpus dubius* 顯脈杜英, *Pavetta hongkonensis* 香港大沙葉, *Acacia pennata* 羽葉金合歡 and *Cibotium barometz* 金毛狗) are found within the Site. All trees with diameter at breast height (DBH) exceeding 95mm and plant species with conservation concern would be preserved, and the level and landscape of the farming terrace will be retained. 10 to 15 removable wooden decks for the camping tent placement are proposed and enhancement planting around the camping lots will be carried out.
- (b) having reviewed the submitted information (**Appendices Ia and Ib**), the applicant clarified that farming activities with planting of shade-tolerant crops on the abandoned terrace would be carried out at the farming zone to demonstrate agroforestry practices and it would be managed by the applicant’s staffs. Exact location and detailed information on the proposed farm area are not provided. The applicant also claimed that all removable decks would be planned according to the site condition and technical feasibility, and be placed on the ground outside the tree protection zone. Significant adverse landscape impact arising from the proposed use is not anticipated, she has no objection to the application from landscape planning perspective; and

- (c) the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.

### **Drainage and Sewerage**

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

- (a) he has no objection on the application from public drainage viewpoint;
- (b) should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation; and
- (c) no public stormwater system in the vicinity of the Site. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner(s) at their own expense.

### **Water Supplies**

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

- (a) he has no objection to the application; and
- (b) WSD will provide water within the supply zone. The applicant has to install inside service to connect with the supply zone of WSD.

### **Fire Safety**

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

- (a) he has no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department;
- (b) his general comments on the application and advisory comments are provided in **Appendix IV**.



### **Licensing**

9.1.9 Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), OLD, HAD):

- (a) no licence or Certificate of Compliance applications for operation of guesthouse/clubhouse at the Site was received by the Office of the Licensing Authority;
- (b) without knowing the setting up details of the Site, it is not sufficient for his office to assess whether licence application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”) and/or Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”) is required at this stage;
- (c) detailed licensing requirements will be formulated upon receipt of application under the HAGAO and/or CuSPO, if applicable; and
- (d) his general comments on the application and advisory comments are provided in **Appendix IV**.

### **District Officer’s Comments**

9.1.10 Comments of the District Officer (North), HAD (DO(N), HAD):

DO(N), HAD consulted the locals from 26.7.2023 to 9.8.2023. The Chairman of Lung Shan Area Committee, Chairman of Sha Tau Kok District Rural Committee and the Indigenous Inhabitant Representatives (IIRs) of Lai Chi Wo supported the application. The incumbent North District Councilor of N16 Constituency had no comment.

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

- (a) Chief Highway Engineer/New Territories East, Highways Department (CE/NTE, HyD);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Commissioner for Transport (C for T);
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (e) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD).

## **10. Public Comments Received During Statutory Publication Period**

- 10.1 On 21.7.2023, the application was published for public inspection. During the statutory public inspection period, a total of five public comments were received, including one supporting comment, three comments raising concern on the application and one individual indicating no comment (**Appendix III**).
- 10.2 The supporting comment was submitted by the Village Representative of Mui Tsz Lam with the main supporting grounds that the proposed use can revitalize the abandoned farming terrace, promote sustainable development on remote countryside and raise the opportunity to promote local ecology and cultural heritage.
- 10.3 The remaining three comments from the Hong Kong Bird Watching Society, Kadoorie Farm and Botanic Garden Corporation and Conservancy Association raise concern on the application. The main concerns are summarized as follows:
- (a) the development was not in line with the general planning intention of the OZP and the “GB” zone;
  - (b) the development may cause potential sewerage and ecological impacts on the adjacent area and nearby natural stream and watercourse;
  - (c) there is insufficient information to demonstrate measures to minimize the disturbance to the on-site and surrounding sensitive ecological resources and the potential impacts on water quality and ecology;
  - (d) there is a lack of details on land recovery and construction and operation plan; and
  - (e) the approval of the application would set an undesirable precedent.

## **11. Planning Considerations and Assessment**

- 11.1 The application is for a proposed temporary holiday camp with ancillary facilities for a period of three years with associated excavation of land at the Site, which falls within an area zoned “GB” on the OZP (**Plan A-1**). The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. DAFC has no comment on the application from nature conservation perspective. Besides, the applicant claims that the application is part of a Nature Conservation Management Agreement project named “Forest Village – Mui Tsz Lam and Kop Tong Sustainable Village Programme (2021-2023)” supported by the CCFS commissioned by CCO. CCO of EEB supports the application. The application is considered in line with the government’s initiatives of remote countryside revitalization. In view that the proposed use is also temporary in nature, the proposed use could be tolerated for a period of three years.
- 11.2 The proposed use mainly comprises a main camping zone which provides 10-15 camping tent areas on temporary wooden decks (about 9m<sup>2</sup> and 21m<sup>2</sup> each) and

some movable furniture including tables and chairs, an ancillary dry eco-toilet (about 9.9m<sup>2</sup>), and minor excavation works for the construction of five on-site soakaway pits with a total excavation area of about 0.45m<sup>2</sup>. The proposed uses with limited temporary structures (site coverage of about 9.9m<sup>2</sup> or 0.2% of the site area) and excavation works (about 0.01% of the site area) are considered not incompatible, in terms of their nature and scale, with the surrounding area which are rural in character.

- 11.3 The Site, which is currently covered with trees and shrubs, is situated in an area predominantly surrounded by woodland and grassland with a cluster of village houses to the northwest of the Site. According to the submitted tree survey report (**Appendix Ia**), a total of 232 trees with a definition of 95mm DBH or above and plant species with conservation concerns would be preserved. Enhancement planting around the tent camping area will also be carried out. The level and landscape of the farming terrace will also be retained. CTP/UD&L, PlanD has no objection to the application, considering that significant adverse landscape impact arising from the proposed use is not anticipated.
- 11.4 The applicant has proposed various conservation measures as detailed in the submitted SPS and FIs, including confining the intensity and frequency of camping activities, minimizing drainage and sewerage impact and ensuring fire safety to the Site and surrounding areas. Taking into account these measures, DEP has no in-principle objection to the application subject to approval condition as suggested in paragraph 12.2(a) below. Other relevant government departments consulted have no objection to or no adverse comment on the application. Should the application be approved, the approval conditions recommended by the DEP, CE/MN, DSD and D of FS are suggested in paragraphs 12.2(b) to (f) below.
- 11.5 The proposal generally complies with the TPG PG-No. 10 in that the design and layout of the proposal are compatible with the surrounding area, and that all technical issues in sewerage, drainage, environment, water supply and traffic aspects are addressed.
- 11.6 As regards the comments raising concern as detailed in paragraph 10 above, the departmental comments and planning assessment above are relevant.

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

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, Planning Department has no objection to the application.
- 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 three years until 8.9.2026. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) no public announcement system or any form of audio amplification system is allowed to be use on the Site at any time during the planning approval period, as proposed by the applicant;
- (b) 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 8.3.2024;
- (c) in relation to (b) above, the implementation of 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 8.6.2024;
- (d) in relation to (c) above, the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- (e) the submission of proposal for fire service installations and water supplies for firefighting 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 8.3.2024;
- (f) in relation to (e) above, the implementation of proposals for fire service installations and water supplies for firefighting 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 8.6.2024;
- (g) if any of the above planning conditions (b), (c), (e) or (f) 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;
- (h) if any of the above planning conditions (a) or (d) is not complied with during the planning approval period, the planning approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) 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 IV**.

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

the proposed use and associated land excavation works are not in line with the planning intention of the “GB” zone. The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.

### **13. Decision Sought**

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

### **14. Attachments**

<b>Appendix I</b>	Application Form received on 13.7.2023
<b>Appendix Ia</b>	SPS received on 13.7.2023
<b>Appendix Ib</b>	FI received on 25.8.2023
<b>Appendix Ic</b>	FI received on 30.8.2023
<b>Appendix Id</b>	FI received on 4.9.2023
<b>Appendix II</b>	Relevant extract of Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Location Plan
<b>Drawing A-2</b>	Layout Plan
<b>Drawing A-3</b>	Landscape and Tree Treatment 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 to 4c</b>	Site Photos

**PLANNING DEPARTMENT  
SEPTEMBER 2023**