

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

**APPLICATION NO. A/SK-TMT/69**

- Applicant** : CHIN Yee Man represented by Fairmile Consultants Limited
- Site** : Lots 65, 96 and 98 RP in D.D. 252 and adjoining government land, Tai Mong Tsai, Sai Kung
- Site Area** : About 479.2m<sup>2</sup> (including 61.53m<sup>2</sup> government land)
- Land Status** : (a) Private Land (87.2%) - Old Schedule Agricultural Lots held under Block Government Lease  
(b) Government Land (12.8%)
- Plan** : Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan ("OZP") No. S/SK-TMT/4
- Zonings** : (a) "Green Belt" ("GB") (about 96%)  
(b) "Village Type Development" ("V") (about 1.8%)  
(c) 'Road' (about 2.2%)
- Application** : Proposed House and associated Filling and Excavation of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a house and associated excavation and filling of land at the application site (the Site). The Site falls within an area mainly zoned "GB" (about 460m<sup>2</sup> or 96%) with minor portions within areas zoned "V" (about 8.6m<sup>2</sup> or 1.8%) and shown as 'Road' (about 10.6m<sup>2</sup> or 2.2%). According to the Notes of the OZP, 'House' development within the "GB" and "V" zones and area shown as 'Road' requires planning permission from the Town Planning Board (the Board). The Notes for the "GB" zone also stipulate that excavation and filling of land within "GB" zone requires planning permission from the Board.
- 1.2 The Site is currently vacant and covered with vegetation. According to the applicant, the proposed development involves one 3-storey house (not more than 9m (29.33mPD) in height) with plot ratio (PR) of 0.37. The major development parameters of the proposed development are as follows:

Site Area	479.2m <sup>2</sup>
Net Site Area	417.67m <sup>2</sup> (excluding 61.53m <sup>2</sup> of

	government land for vehicular access)
Gross Floor Area (GFA)	156.2m <sup>2</sup> *
Plot Ratio (on net site)	0.37*
Site Coverage (on net site)	21.7%
No. of Storeys	3 (2 storeys over 1 storey of carport)
Building Height	Not more than 9m (29.33mPD at main roof)
No. of House	1
Private Open Space	299.86m <sup>2</sup>
Car Parking Spaces	2

\* with an assumption that GFA of the private car park is disregarded and subject to the approval of the Building Authority

- 1.3 The applicant proposes filling of land of about 239m<sup>2</sup> and 0.9m in depth for site formation (**Drawing A-9**), and excavation of land of about 109.1m<sup>2</sup> including 86.8m<sup>2</sup> and 1.5m in depth for the house footing, about 20m<sup>2</sup> and 3m in depth for sewage holding tank, and about 2.3m<sup>2</sup> and 1m in depth for the drainage path from the house to the sewage holding tank (**Drawing A-8**).
- 1.4 The vehicular ingress and egress for the proposed development will be located at the southeastern part of the Site on government land and connected to Tai Mong Tsai Road (**Drawing A-1**).
- 1.5 There are 40 trees recorded within the Site and 5m from the boundary of the Site (28 trees within and 12 trees outside the Site) (**Drawing A-12**). It is proposed that 25 trees within the Site are to be felled, 14 trees to be retained (2 trees within and 12 trees outside the Site), and 1 tree to be transplanted within the Site. 24 trees are proposed to be planted within the Site for compensation.
- 1.6 A sewage holding tank (**Drawing A-8**) will be constructed in the Site for the sewage discharge generated from the proposed development. A stormwater drainage system will be constructed to collect the stormwater discharge from the Site, with a stormwater pipe constructed in the area north of the Site to discharge the stormwater into the existing terminating surface channel to the northwest of the Site, of which excavation of land of about 29m<sup>2</sup> and 1m in depth will be involved (**Drawings A-8 and A-9**). However, as the majority part of the proposed drainage path for stormwater discharge does not form part of the Site and falls within the “GB” zone, a separate application would be required to seek planning permission for the proposed drainage path and associated excavation of land. Also, the applicant has not provided information if any trees will be affected by the proposed drainage path.
- 1.7 The site plan, master layout plan, floor layout plans, section plans, excavation plans, landscape master plan, landscape section and tree survey plan submitted by the applicant are at **Drawings A-1 to A-12**.
- 1.8 In support of the application, the applicant has submitted the following documents:
  - (a) Application form with plans received on 28.10.2020 (**Appendix I**)

- (b) Planning Statement (Appendix Ia)
- (c) Further Information (FI) dated 18.2.2021 and 26.2.2021 in response to departmental and public comments (accepted but not exempted from publication requirement) (Appendix Ib)
- (d) FI dated 22.3.2021 providing response to departmental comments (accepted and exempted from publication requirement) (Appendix Ic)
- (e) FI dated 8.4.2021 providing response to departmental comments (accepted and exempted from publication requirement) (Appendix Id)

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

The justifications put forth by the applicant in support of the application are detailed in Section 3 of the Planning Statement (**Appendix Ia**) and FI (**Appendix Ib**). They can be summarised as follows:

- (a) the Site is unusually zoned “GB” considering it fronts the primary road of Tai Mong Tsai Road and is already surrounded by residential developments which are either zoned “Residential (Group C)” (“R(C)”) and “V” to the immediate east and west of the Site and in the areas fronting Tai Mong Tsai Road;
- (b) the development intensity of the proposed development is consistent with the surrounding developments particularly the Capri which is a “R(C)2” development immediately to the east of the Site. The proposed development intensity is also consistent with the non-statutory ‘TPB Guidelines for Application for Development within Green Belt Zone’, which sets out the main planning criteria for development for the Site;
- (c) a number of approved section 16 applications in “GB” zone for house development are identified. From these precedent cases, it is clear that the proposed development is in-line with the intention of the Board to allow ‘House’ development within “GB”. Given that the proposed development is for a small single family house that is surrounded by residential developments and fronting a major road, it is considered that the Site has good justification for a house development; and
- (d) technical assessments have been conducted to justify that the development will have no adverse impact on the environment. The cumulative effect of the proposed development is considered very limited as the proposed development occupies a small portion of land in between two existing residential developments and residential use is the main use along Tai Mong Tsai Road.

## **3. Town Planning Board Guidelines**

The Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) are relevant to this application (**Appendix II**).

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

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. The “owner’s consent/notification” requirement is not applicable on the government land portion of the Site.

5. **Previous Application**

There is no previous application for house and filling and excavation of land within the Site.

6. **Similar Application**

There is no similar application for house and filling and excavation of land within the “GB” zone on the same OZP.

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

7.1 The Site is:

- (a) on a gently downward slope from Tai Mong Tai Road which is currently vacant and covered with vegetation, with part of the Site fenced (**Plans A-4a to 4b**); and
- (b) abutting and accessible from Tai Mong Tsai Road (**Plan A-2**).

7.2 The surrounding areas have the following characteristics:

- (a) to the east is a low-rise residential development namely The Capri within “R(C)2” zone;
- (b) to the west is an area zoned “V” (outside recognized village) and occupied by a few domestic structures. To its further west across Yan Yee Road is a low-rise residential development namely Forest Hill Villa within “R(C)2” zone;
- (c) to the north is a densely vegetated area within the same “GB” zone; and
- (d) to the south across Tai Mong Tsai Road is Sai Kung West Country Park, and to the further south are Outward Bound Hong Kong and Victoria Recreation Club within “Recreation” zone.

8. **Planning Intention**

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 outlet. There is a general presumption against development within this 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:

### Land Administration

- 9.1.1 Comments of the District Lands Officer/Sai Kung, LandsD (DLO/SK, LandsD):

- (a) the Site comprises both private lots and government land. It is not situated within any known village environ. The private lots under the application are Old Schedule agricultural lots held under Block Government Lease. According to his office's record, the respective site areas of the affected private lots are set out as follows:

<u>D.D. 252</u>	<u>Site Area</u>
Lot No. 65	0.01 acre
Lot No. 96	0.01 acre
Lot No. 98 RP	3,710 sq. ft

- (b) as stated in the planning statement, a portion of Lot No. 98 RP in D.D. 252 is encroached by the adjoining lot owner of Lot No. 61 RP in D.D. 252 and such encroached portion does not form part of the Site (**Drawing A-2**). His office cannot verify the respective site area of the Site and the government land involved nor the net site area stated in the planning statement. The applicant should clarify with justification the calculation of the respective site areas; and
- (c) should the application be approved by the Board, the lot owner shall apply to his office for a land exchange to effect the proposal with the vehicular access on government land. However, there is no guarantee that such application will be approved by the Government. Such application, if eventually approved, will be subject to such terms and conditions including payment of premium and an administrative fee as the Government considers appropriate at its discretion.

### Traffic

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

- (a) as the proposed vehicular access connecting the Site and Tai Mong Tsai Road will sterilize permanently the land adjoining the Site, the applicant should consider to seek advice from the management authority of the adjoining government land accordingly. Moreover, the applicant should clarify with the land management authority in relation to the management,

operation and maintenance of the proposed vehicular access. Transport Department (TD) will not manage the proposed vehicular access as it is an access for a single user;

- (b) the proposed vehicular access connecting the Site and Tai Mong Tsai is sloping down. Meanwhile, plenty of the vegetation are grown on the land adjoining the Site. Motorists driving from the Site to Tai Mong Tsai Road could only acquire a clear sightline at the spot close to the roadside. As a result, the sight line between the proposed vehicular access and Tai Mong Tsai Road would be affected by vegetation resulting in road safety concerns in the vicinity. The applicant should seek confirmation from relevant government department to carry out routine arboricultural maintenance of overgrown vegetation outside the Site such that a clear sight line could be maintained;

- (c) the following approval condition should be incorporated:

the submission of design and provision of ingress/egress for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

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

- (a) the applicant shall be responsible for construction of a proper vehicular run-in/out arising from the proposed development. The design and details of the vehicular run-in/out shall follow HyD's prevailing departmental standards and requirements; and
- (b) the applicant shall be responsible for construction and maintenance of the proposed driveway connected the proposed development and Tai Mong Tsai Road.

**Environment**

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

- (a) the application is for development of a 3-storey house with vehicular access. In view of the small scale of the development, with implementation of the proposed mitigation measures recommended in the submitted Air Quality and Traffic Noise Assessment Report, the development is unlikely to cause insurmountable environmental impacts;
- (b) no objection to the application subject to the following approval condition:

the submission of Noise Impact Assessment (NIA) and

implementation of the noise mitigation measures identified therein to meeting Hong Kong Planning Standards and Guidelines (HKPSG) requirements to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and

- (c) the applicant is advised to follow up the comments on the NIA section of the revised Air Quality and Traffic Noise Assessment Report in the NIA submission stage as follows:

General Comments

- (i) Drawing No. A004 in Appendix A: Please revise the typo NAP identified on 1/F” to read as NAP identified on 2/F” in Drawing No. A004.

Road Traffic Noise Model

- (ii) The spot height of the road ID 86, 91, 99 and 104 in GIS is 24.4m. However, the heights of the roads in the noise model are 21m. Please check and revise.
- (iii) The angle of view of NAP2 is incorrect. Please check and revise.

**Urban Design and Landscape Aspects**

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

Urban Design

- (a) the Site is currently vacant with a number of existing trees. It is bounded by Tai Mong Tsai Road to the south, a single-storey structure to the immediate west, The Capri (12 houses of 3 storeys) and existing vegetation to the north. To the west across Yan Yee Road are low-rise residential developments and village houses of 2-3 storeys, namely Forest Hill Villa and Green Villas. Further to the south lies the Outward Bound School and the Tai Mong Tsai BBQ Site Area. The proposed low-rise development is considered compatible with the surrounding environment; and
- (b) it is noted that some existing trees on the proposed vehicular access on the government land will be felled. Nevertheless, in view of the small scale of the proposed development and with the proposed peripheral planting and landscape treatment, no significant visual impact on the surrounding area arising from the proposed development is envisaged;

### Landscape

- (c) reservations on the application from landscape planning perspective;
- (d) with reference to the aerial photo of 2020, the site is fully covered by existing tree groups. The site is situated in an area of settled valleys landscape character dominated by dense woodland connecting to the north of the site, and some houses are located to the east and west of the site. As the site is sandwiched between the “R(C)2” zone to the immediate east and “V” zone to the immediate west of the site, the proposed development is considered not entirely incompatible with the landscape setting in proximity;
- (e) the proposed excavation area for drainage path to northwest of the Site lies within a dense woodland covered by existing trees and shrubs. However, no information on existing landscape resources for the concerned area and their proposed treatments is provided by the applicant. Moreover, there is insufficient information on how the natural stream connecting to the proposed drainage will be affected (i.e. at construction and operation phase). As such, the potential adverse landscape impact to the existing landscape resources arising from the proposed works cannot be reasonably ascertained; and
- (f) there is a concern that approval of the application would encourage other similar applications in the vegetated area of “GB” zone. The cumulative impact of which would result in a general degradation of the landscape quality of the surrounding area and the planning intention of “GB” zone.

### Nature Conservation

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

no comment on the application from the nature conservation perspective.

### Drainage and Sewerage

#### 9.1.7 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) no in-principle objection to the application from a drainage maintenance viewpoint;
- (b) the following approval conditions should be incorporated:
  - (i) the submission and implementation of drainage proposal to



the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- (ii) the provision of sewage holding tank, as proposed by the applicant, to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

9.1.8 Comments of DEP:

according to the submitted Sewerage Impact Assessment, a sewage holding tank of 16.65m<sup>3</sup> capacity would be constructed by the project proponent for treatment of sewage generated from the proposed development. Tankering away would be conducted on a daily basis with regular inspections of the sewage holding tank and desludging. He has no objection to the sewerage proposal.

**Building Matters**

9.1.9 Comments of the Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department (CBS/NTE2 & Rail, BD):

no comments under the Buildings Ordinance (BO) to the application. Regarding the conceptual plans, the applicant's attention should be drawn to the following preliminary comments under the BO:

- (a) unless the Site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the Site should be determined by the Building Authority under B(P)R 19(3);
- (b) the means of obtaining access to the proposed building from a street including the land status of the existing access road should be clarified to demonstrate compliance of B(P)R 5;
- (c) every domestic building within the Site shall be provided with an open space complying with the Second Schedule under B(P)R;
- (d) emergency vehicular access complying with B(P)R 41D shall be provided for all buildings in the Site;
- (e) PNAP APP-2, HKPSG and the advice of C for T will be referred to when determining exemption of GFA calculation for aboveground or underground carparking spaces;
- (f) applicant's attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the Sustainable Building Design requirements under PNAP APP-152;
- (g) all unauthorised building works/structures, if any, should be

removed according to the provisions of the BO;

- (h) the granting of the planning approval should not be construed as an acceptance of the unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works in the future; and
- (i) detailed comments will be given during the General Building Plans submission stage.

### **Fire Safety**

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

- (a) no in-principle objection to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority; and
- (c) the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the 'Code of Practice for Fire Safety in Buildings 2011' under the Building (Planning) Regulation 41D which is administered by the Buildings Department.

### **District Officer's Comment**

9.1.11 Comments of the District Officer/Sai Kung, Home Affairs Department (DO/SK,HAD):

no comments on the application as there are no facilities maintained by his office at the location concerned and no works or projects by his office will be affected by the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (c) Chief Engineer (Works), Home Affairs Department.

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

10.1 On 6.11.2020 and 2.3.2021, the application and FI submitted by the applicant were published for public inspection. During the first three weeks of the statutory publication periods, nine public comments were received from Hong Kong Bird Watching Society, Kadoorie Farm & Botanic Garden Corporation,

World Wide Fund for Nature Hong Kong, Designing Hong Kong Limited, a Sai Kung District Council member, the resident representative of Tai Mong Tsai, and two individuals objecting to the application (**Appendix III**).

- 10.2 They object to the application mainly on the grounds that the proposed development is not in line with the planning intention of the “GB” zone; the proposed filling and excavation of land would cause direct loss of vegetation and trees; approval of the application would set an undesirable precedent for future similar developments within the “GB” zone; development on “GB” zone should not be permitted as it would further aggravate the traffic issues in Sai Kung and cause ecological impacts to the area; and no consultation was conducted with the village representatives and villagers of Tai Mong Tsai.

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

- 11.1 The application is for a proposed house and associated excavation and filling of land at the Site mainly zoned “GB” with minor portions within areas zoned “V” and shown as ‘Road’. The applicant also indicates that there will be a drainage path for stormwater discharge leading to the terminating surface channel to the northwest of the Site, of which excavation of land will be involved. Since the drainage path falls mainly outside the Site, it does not form part of the application. 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. The proposed house development is not in line with the planning intention of the “GB” zone. According to DLO/SK, the private lots of the Site are Old Schedule agricultural lots without building entitlement. There are no exceptional circumstances or strong planning grounds in the submission for a departure from the planning intention.
- 11.2 The Site is currently vacant and covered with vegetation (**Plans A-3, A-4a and A-4b**). The Site is bounded by Tai Mong Tsai Road to the south, a single-storey structure to the immediate west, The Capri (12 houses of 3 storeys) to the immediate east, and existing dense vegetation to the north. The proposed 3-storey house development is not incompatible with the surrounding area which is characterised by similar low-rise residential developments and significant adverse visual impact is not anticipated.
- 11.3 CTP/UD&L, PlanD has reservations on the application from landscape planning perspective. With reference to the aerial photograph of 2020, the Site is fully covered by existing tree groups and the area to the north is dominated by dense woodland. It is noted that most of the existing trees within the Site will be felled and the natural landscape will be affected. There is a concern that approval of the application would encourage other similar applications within the vegetated area of “GB” zone. The cumulative impact of which would result in a general degradation of the landscape quality of the surrounding area and the planning intention of “GB” zone. In this regard, the application does not comply with TPB-PG No. 10 in that new development within “GB” zone should not affect the existing natural landscape of the area.

- 11.4 The drainage path for stormwater discharge and the associated excavation area lies within the dense woodland and does not form part of the application (**Drawings A-8 and A-9**). No information on existing landscape resources for the concerned area and their proposed treatments is provided by the applicant. Moreover, there is insufficient information on how the natural stream connecting to the proposed drainage path will be affected. As such, the potential adverse landscape impact to the existing landscape resources arising from the proposed works cannot be reasonably ascertained.
- 11.5 The private lots portion of the Site is not abutting Tai Mong Tsai Road, and a strip of government land is included for the proposed vehicular access. There is no justification of using government land for access to serve only the proposed development, which requires clearance of existing tree and natural vegetation. C for T advises that the sight line between the proposed vehicular access and Tai Mong Tsai Road would be affected by existing vegetation adjoining the proposed ingress/egress resulting in road safety concerns in the vicinity. Additional clearance of vegetation would be needed to maintain a clear sight line to address road safety concerns.
- 11.6 Concerned government departments have no adverse comments on the application from technical point of view.
- 11.7 There are no previous application and similar application for house development within the “GB” zone on the OZP. Approval of the application would set an undesirable precedent for other similar applications encroaching onto the “GB” zone. The cumulative effect of approving similar applications would result in adverse impact on the landscape character of the area.
- 11.8 There are public comments objecting to the application, the assessments in paragraphs 11.1 to 11.7 above are relevant. Regarding no consultation with village representatives and villagers of Tai Mong Tsai, the application and FI have been published for public inspection and comment (paragraph 10.1).

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

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department does not support the application for the following reasons:
- (a) the proposed development is not in line with the planning intention of the “GB” zone which 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. The applicant fails to provide strong justifications in the submission for a departure from the planning intention;
  - (b) the proposed development does not meet the Town Planning Board Guidelines No. 10 for ‘Application for Development within Green Belt

Zone' in that there are no exceptional circumstances for approving the application and the proposed development would affect the existing natural landscape of the area; and

- (c) the approval of the application would set an undesirable precedent for other similar applications encroaching onto the existing "GB" zone. The cumulative effect of approving similar applications would result in adverse impact on the landscape character of the area.

12.2 Alternatively, should the Committee decide to approve the application, the permission shall be valid until 16.4.2025 and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of Noise Impact Assessment and implementation of the noise mitigation measures identified therein to meeting HKPSG requirements to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the submission of design and provision of ingress/egress for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (d) the provision of sewage holding tank, as proposed by the applicant, to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (e) the submission and provision of a fire service installations and water supply proposals for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission. The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 13.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

- 13.3 Alternatively, 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 date when the validity of the permission should expire.

**14. Attachments**

<b>Appendix I</b>	Application form received 28.10.2020
<b>Appendix Ia</b>	Planning Statement
<b>Appendix Ib</b>	FI dated 18.2.2021 and 26.2.2021
<b>Appendix Ic</b>	FI dated 22.3.2021
<b>Appendix Id</b>	FI dated 8.4.2021
<b>Appendix II</b>	The Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10)
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Advisory Clauses
<b>Drawings A-1 to A-2</b>	Site Plan and Master Layout Plan submitted by the Applicant
<b>Drawings A-3 to A-5</b>	Floor Layout Plans submitted by the Applicant
<b>Drawings A-6 to A-7</b>	Section Plans submitted by the Applicant
<b>Drawings A-8 to A-9</b>	Excavation Plans submitted by the Applicant
<b>Drawing A-10</b>	Landscape Master Plan submitted by the Applicant
<b>Drawing A-11</b>	Landscape Section submitted by the Applicant
<b>Drawing A-12</b>	Tree Survey 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 4b</b>	Site Photos

**PLANNING DEPARTMENT  
APRIL 2021**