

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/540

- Applicants** : Mr. 蘇樹源 and Ms. 鄧麗霞
- Site** : Lot 1236 S.B in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,800m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Green Belt” (“GB”)
- Application** : Filling and Excavation of Land for Permitted Agricultural Use

1. The Proposal

- 1.1 The applicants seek planning permission for filling and excavation of land at the application site (the Site) for permitted agricultural use (**Plan A-1**). The Site falls within an area zoned “GB”. According to the Notes of the OZP for “GB” zone, ‘agricultural use’ is a Column 1 use which is always permitted. Nonetheless, any filling of land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 require permission from the Town Planning Board (the Board). The eastern portion of the Site is currently hard-paved and excavated without obtaining planning permission while the western portion of the Site is currently grassed. Some temporary structures and converted containers are found on the eastern part of the Site.
- 1.2 According to the applicants, the Site is accessible via a local track leading from Deep Bay Road (**Drawing A-1 and Plans A-2, A-3a to 3d**). The vehicular ingress/egress points are located at the northeastern part of the Site while two pedestrian access points are located at the northeastern and southeastern parts of the Site (**Drawing A-1 and Plan A-2**). The current application seeks to regularise the filling and excavation of land undertaken at the eastern portion of the Site (**Drawing A-1**), which involve about 700m² (18.4%) and 55m² (1.45%) in area respectively, and about 0.1m and 1.7m in depth respectively. Eleven structures (with a total floor area of about 375.8m² and building height of about 2.3m – 5.18m) for farm house, storage, toilet, lookout, sheep shed, electric room and resting place uses are erected at the eastern portion. Furthermore, the applicants propose to install 30 solar panels with a total size of about 60 m² at the northeastern part of the Site near the vehicular ingress/egress for solar energy collection for their own use. For the land excavation area, it is mainly to accommodate a water tank (**Drawing A-1**). According to the

applicants, the paved area can serve as an emergency vehicular access (EVA) as well as a firebreak in case of hill fire. The remaining western portion of the Site (about 3,045 m² or 80% of the Site) will be used for agricultural use (for growing of grass, fruits and rearing of sheep).

- 1.3 The Site is the subject of a previous application (No. A/YL-LFS/359) for the same applied development, i.e. filling and excavation of land for permitted agricultural use, which was rejected by the Board upon review on 17.7.2020. The applicants lodged an appeal against the Board's decision which was dismissed by the Appeal Board Panel (Town Planning) ("the Appeal Board Panel") on 6.12.2023. Compared with the previous application, the current application is submitted by the same applicants with a reduced land filling area and total floor area. Details of the previous application are at paragraph 6 below.
- 1.4 A comparison of the major development parameters between the previous rejected application No. A/YL-LFS/359 and the current application is as follows:

	Previous Application No. A/YL-LFS/359 (a)	Current Application No. A/YL-LFS/540 (b)	Difference (b) - (a)
Site Area	about 3,800m ²	about 3,800m ²	No Change
Applied development	Filling and Excavation of Land for Permitted Agricultural Use	Filling and Excavation of Land for Permitted Agricultural Use	Same
No. of structures	10 • for farm house, storage, toilet, lookout, sheep shed, kennel, electric room and resting place uses	11 • for farm house, storage, toilet, lookout, sheep shed, electric room and resting place uses	+1 (+10%)
Total Floor Area	about 514.8m ²	about 375.8m ²	-139m ² (-27%)
Height of structures	1 - 2 storeys (about 2.3m to 5.18m)	1 - 2 storeys (about 2.3m to 5.18m)	No Change
Area of filling	about 1,130m ²	about 700m ²	-430m ² (-38.1%)
Depth of filling	About 0.1m	About 0.1m	No Change
Area of excavation	about 55m ²	about 55m ²	No Change
Depth of excavation	About 2m	About 1.7m	-0.3m (-15%)

- 1.5 In support of the application, the applicants have submitted the following documents:

- (a) Application Form with attachments received on 11.11.2024 **(Appendix I)**
(b) Further Information (FI) received on 17.2.2025* **(Appendix Ia)**

** accepted and exempted from publication requirements*

- 1.6 On 10.1.2025, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicants.

2. Justifications from the Applicants

The justifications put forth by the applicants in support of the application are detailed in the Application Form and the FI at **Appendices I to Ia**. They can be summarised as follows:

- (a) The applied filling and excavation of land is necessary for fire safety purpose in providing EVA and firebreak as required by the Fire Safety (Buildings) Ordinance (Cap. 572) and to contain the spread of hill fire given the Site's proximity to permitted burial grounds outside the Site. During a hill fire incident in December 2022¹, the hill fire near the Site was successfully contained by the firebreak.
- (b) The filling and excavation of land on Site is structurally safe according to Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD)'s site inspection dated 30.1.2023. Also, the works were completed by a licenced engineering company.
- (c) Around 80% of the Site is proposed for growing of fruits and rearing of sheep.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicants are the sole "current land owners". Detailed information would be deposited at the meeting for Members' inspection.

4. Town Planning Board Guidelines

- 4.1 Town Planning Board Guidelines for "Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance" (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.
- 4.2 According to Town Planning Board Guidelines for "Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance" (TPB PG-No. 12C), the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are detailed at **Appendix III**.

5. Background

- 5.1 The Site was subject to two previous planning enforcement actions (No. E/YL-LFS/381 and 433).
- 5.2 For case No. E/YL-LFS/381, Enforcement Notice (EN) was issued against unauthorized development (UD) involving storage use (including deposit of containers) at majority of the Site on 24.11.2015 requiring the UD to be discontinued by 24.2.2016. Subsequently, Compliance Notice (CN) was issued on 5.8.2016.
- 5.3 For case No. E/YL-LFS/433, EN was issued against UD involving filling of land at

¹ The Director of Fire Services (D of FS) has no record of vegetation fire at the Site and nearby area in December 2022.

majority of the Site on 23.10.2017 requiring the UD to be discontinued by 6.11.2017. The Reinstatement Notice (RN) was issued on 8.2.2018 requiring the concerned parties to remove the leftover, debris and all fill materials on the land and to grass the land by 8.5.2018. As the Planning Authority was satisfied that the concerned UD had been discontinued as required by the EN and the land had been reinstated as required by the RN, CN for EN and RN were issued on 10.7.2018 and 13.7.2018 respectively.

- 5.4 The Site is currently subject to an active planning enforcement case (No. E/YL-LFS/490) (**Plan A-2**) against UD involving filling of land. The EN was issued to the registered land owners (i.e. applicants of the current application) on 12.7.2019 requiring the UD to be discontinued by 26.7.2019. The RN was issued on 29.8.2019 requiring the concerned parties to remove the leftover, debris and fill materials (including hard-paving) on the land and to grass the land by 29.11.2019. As the site has not been reinstated as required by the RN, prosecution action has been taken and the legal proceedings are on-going.

6. Previous Application

The Site was involved in a previous application (No. A/YL-LFS/359) submitted by the same applicants also for filling and excavation of land for permitted agricultural use. The application was rejected by the Board upon review on 17.7.2020 mainly on the grounds that the application was not in line with the planning intention and TPB PG-No. 10 due to incompatibility with the surrounding areas and adverse landscape impact in that filling and excavation of land which involves vegetation clearance had been completed. Also, the applicants failed to justify the need for land filling and excavation for agricultural activities and slope stabilisation. Subsequently, the applicants lodged an appeal against the Board's decision. The appeal was dismissed by the Appeal Board Panel on 6.12.2023 on the grounds that the appellants failed to provide strong justifications to justify the need for land filling and excavation. Details of the application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

7. Similar Applications

- 7.1 Within the same "GB" zone, there are two similar applications (No. A/YL-LFS/382 and 434) for land filling for permitted agricultural use in the past five years. The former was approved while the latter was rejected by the Committee. Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

Approved application

- 7.2 Application No. A/YL-LFS/382 involving filling of soil for planting of fruit trees was approved with conditions by the Committee on 8.1.2021 mainly on considerations that the applicant demonstrated the need for the land filling works; being not incompatible with the surrounding areas; there was no adverse comment from concerned government departments in general, and the applicant proposed to replace the leftover soil on-site with soil suitable for cultivation.

Rejected application

- 7.3 Application No. A/YL-LFS/434 involving concrete-paving for erection of four structures for agricultural storage, plant nursery, farm tools storage and toilet uses was rejected by the Committee on 26.8.2022 mainly on the grounds that the applicant failed to justify the need for the proposed filling of land and the application was not in line with TPB PG-No. 10 in that the applicant failed to demonstrate the applied filling of land would not have significant adverse landscape impact on the surrounding areas.

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

8.1 The Site is:

- (a) currently partly hard-paved, partly grassed with some temporary structures and converted containers used for dwelling/storage purposes in the eastern part; and
- (b) accessible via a local track leading from Deep Bay Road.

- 8.2 The surrounding areas are predominated by shrubland, woodland and fallow agricultural land. To the north and east is a permitted burial ground No. YL/62. To the further south in the “Village Type Development” (“V”) zone are residential dwellings (about 60m away) and marshland in Mong Tseng Wai.

9. Planning Intention

- 9.1 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.
- 9.2 According to the Explanatory Statement of the OZP, as filling of land and 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.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):
- (a) The Site comprises Old Schedule Agricultural Lot (OSAL) held under the Block Government Lease which contains the restriction that no

structures are allowed to be erected without the prior approval of the Government.

- (b) He has reservation on the application since there are unauthorized structures and/or uses on Lot 1236 S.B in D.D. 129 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularisation of the lease breaches as demanded by LandsD.
- (c) The applicants should note his advisory comments in **Appendix V**.

Agriculture and Nature Conservation

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

- (a) Since the Site is zoned “GB” and there is no agricultural activity on the Site, he has no comment on the application from agricultural perspective.
- (b) Although the Site falls within the WBA under TPB PG-No. 12C, the Site is partly paved and partly covered with vegetation of common species. He has no comment on the application from nature conservation perspective.
- (c) From the experience of fire protection in country parks, he advised that the function of firebreak is to defer/stop the spread of vegetation fire, usually established at areas of high-risk hill fire locations. Fire break may be in the form of grass-cutting (at least 20m wide and carried out before dry season) and disposing other debris or green belts (at least 10m wide). Firebreak is established by grass-cutting in country parks and no paving is involved.

Environment

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

- (a) There is no substantiated environmental complaints pertaining to the Site in the past three years.
- (b) In view of the nature and scale of the filling and excavation of land, he has no objection to the application. The applicants are reminded that the land should not be filled with construction waste. Also, the applicants should strictly comply with all relevant environmental legislations, including Waste Disposal Ordinance and Water Pollution Control Ordinance, and to minimise the potential environmental impacts by following the Recommended Pollution Control Clauses for Construction Contracts (http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html).

Landscaping

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

- (a) She has concern on the application from landscape planning perspective.
- (b) The Site is situated in area of rural landscape predominated by village houses, graveyards, marshland and woodland. According to the site photos taken on 18.3.2025 (**Plans A-4a and A-4b**), the eastern portion of the Site was already hard-paved with concrete and occupied by temporary structures. Existing trees and vegetation at the western portion of the Site were recorded.
- (c) Noting the temporary structures within the Site and dense tree groups located in close proximity to the Site, she has concern on the applied filling and excavation of land in “GB” zone which would further degrade the landscape resources and quality of the “GB” zone.

Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider the application acceptable from the planning point of view, an approval condition should be stipulated requiring the applicants to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.
- (c) The applicants should note his advisory comments at **Appendix V**.

Fire Safety

10.1.6 Comments of the D of FS:

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) being provided to the satisfaction of D of FS.
- (b) In response to the applicants’ claim that the applied filling and excavation of land is necessary for fire safety purpose as required by the relevant legislation, he advised that the Fire Safety (Buildings) Ordinance (Cap. 572) applies to composite or domestic buildings constructed on or before 1 March 1987 and is not applicable to this planning application. The applied filling of land as fire safety measure is also not the requirement of his Department.

- (c) His office has no record of vegetation fire at the Site and nearby area in December 2022.
- (d) The applicants should note his advisory comments at **Appendix V**.

Geotechnical Matters

10.1.7 Comments of the H(GEO), CEDD:

- (a) In response to the applicants' claim that the completed filling and excavation of land is structurally safe according to H(GEO), CEDD's site inspection, he clarified that the purpose of the site visit dated 30.1.2023 was to provide information for the Appeal Board Panel's consideration of the appeal of planning application No. A/YL-LFS/359. According to the decision of the appeal, ~~there was no slope safety issue at the Site prior to the filling and excavation works and~~ the completed filling and excavation works ~~also~~ had no effect on stabilizing the slope.
- (b) The topographical survey plan in the FI (**Appendix Ia**) is noted. Based on the plan, there is no slope steeper than 30° with a height greater than 6m within the Site. As such, his office has no further comment on the application.
- (c) The applicants are reminded to submit the proposed building works and associated site formation works to the Buildings Department (BD) for approval as required under the provisions of the Buildings Ordinance.

Building Matters

10.1.8 Comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD:

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on its suitability for use proposed in the application.
- (b) The applicants should note his advisory comments in **Appendix V**.

District Officer's Comments

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

His office has not received any feedback from locals.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, CEDD;
- (c) Director of Electrical and Mechanical Services (DEMS);

- (d) Director of Leisure and Cultural Services (DLCS);
- (e) Project Manager (West), CEDD (PM(W), CEDD);
- (f) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (g) Commissioner for Transport (C for T); and
- (h) Commissioner of Police (C of P).

11. Public Comments Received During Statutory Publication Period

On 19.11.2024, the application was published for public inspection. During the statutory public inspection period, three public comments from the Kadoorie Farm & Botanic Garden Corporation, Conservancy Association and a group of villagers (**Appendix VI**) were received objecting to the application mainly on grounds that the proposal is not in line with the planning intention of the “GB” zone and the TPB PG-No. 12C; the applied filling and excavation of land would cause potential adverse traffic, environmental, landscape, drainage, sewerage, health and fung shui impacts; and approval of the application would set an undesirable precedent for similar applications within the “GB” zone.

12. Planning Considerations and Assessments

12.1 The application is for regularisation of filling and excavation of land (with an area of about 755m² or about 20% of the Site) at the eastern portion of the Site that had been undertaken to facilitate agricultural use at the Site. According to the applicants, the filled areas will serve as an EVA and firebreak in case of hill fire while the excavated area is mainly to accommodate a water tank. There are eleven structures erected at the eastern portion of the Site for farm house, storage, toilet, lookout, sheep shed, electric room and resting place uses while the western portion will be used for growing of grass, fruit and rearing of sheep. The Site falls within the “GB” zone (**Plan A-1**), which is primarily intended 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. Whilst ‘Agricultural Use’ is always permitted within the “GB” zone, filling and excavation of land within the “GB” zone is subject to planning permission as it may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In this regard, no detailed information regarding the permitted agricultural use is provided in the submission except those summarised in paragraph 2. While the applicants claimed that land filling works and excavation works which had been undertaken at the Site without planning permission, are to provide an EVA as well as a firebreak for safety purpose and a water tank for agricultural purpose respectively, no strong justification has been provided to demonstrate their necessity, particularly for the land filling works (to be further elaborated in paragraph 12.2 below). In this regard, the applied filling and excavation of land is not in line with the planning intention of the “GB” zone.

12.2 With regard to the filling and excavation of land, the applicants claim that given that there are graves in the vicinity of the Site and grave-sweeping activities create potential fire risk, it is necessary for fire safety purpose to provide emergency vehicular access and firebreak as required by the Fire Safety (Buildings) Ordinance (Cap. 572) and to contain the spread of hill fire. In response to the applicants’ claim,

D of FS advised that the Fire Safety (Buildings) Ordinance (Cap. 572) only applies to composite or domestic buildings constructed on or before 1 March 1987 and is not applicable to this planning application, and the applied filling of land as fire safety measure is also not the requirement of his department. DAFC also points out that firebreak could also be in the form of grass-cutting (at least 20m wide and carried out before dry season) rather than hard paving. As such, the applicants have not provided justifications to substantiate why firebreak is necessary for the permitted agricultural use and why hard-paving is necessary for the firebreak since there are other forms of firebreak that do not require filling of land (i.e. grass-cutting). Furthermore, the applicants have not provided rationale on why a hard-paved firebreak as safety measure is provided only on the eastern side of the Site where the ingress/egress point is at, but not on the other sides of the Site which are adjoined by a permitted burial ground No. YL/62 and dense vegetation (**Plans A-2 and A-3a**). Although D of FS and DAFC have no adverse comment on the application from fire safety, and agricultural and nature conservation perspectives respectively, there is insufficient information in the submission to justify the need for the applied filling and excavation of land to facilitate the agricultural use at the Site.

- 12.3 The Site falls within the WBA designated under TPB PG-No. 12C, and is situated in an area of rural landscape character comprising fallow agricultural land, burial ground and residential dwellings (**Plans A-2 and A-3a**). While DAFC has no adverse comment on the application from nature conservation perspective, the applied excavation and filling of land, with their needs yet to be justified, are considered not compatible with the surrounding areas.
- 12.4 According to TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The design and layout of any proposed development within “GB” zone should also be compatible with the surrounding areas. The issue on land use compatibility has been discussed in paragraph 12.3 above. Regarding the impact on existing natural vegetation and landscape, by comparing the aerial photos between 2015 and 2023 (**Plans A-3a to A-3d**), it is noted that extensive vegetation clearance and filling and excavation of land had been undertaken at the eastern part of the Site. Noting the temporary structures within the Site and dense tree groups located in close proximity to the Site, CTP/UD&L of PlanD has concern on the applied filling and excavation of land in “GB” zone which would further degrade the landscape resources and quality of the “GB” zone. Hence, the application is considered not in line with TPB PG-No. 10.
- 12.5 Regarding DLO/YL’s concern on the unauthorised structures erected within the Site, the applicants will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 12.6 Other concerned departments including DEP, C for T and CE/MN of DSD have no objection to or no comment on the applied filling and excavation of land from environmental, traffic and drainage perspectives respectively.
- 12.7 The Site is the subject of a previous application (No. A/YL-LFS/359) for filling and excavation of land for permitted agricultural use which was rejected by the Board upon review on 17.7.2020 mainly on the grounds that the application was not in line

with the planning intention and TPB PG-No. 10 due to incompatibility with the surrounding areas and adverse landscape impact in that filling and excavation of land which involved vegetation clearance had been completed. Also, the applicants failed to justify the need for land filling and excavation for ancillary agricultural activities and slope stabilisation. The appeal against the Board's decision was also dismissed by the Appeal Board Panel on 6.12.2023 on the grounds that the appellants failed to provide strong justifications to justify the need for the land filling and excavation. Compared with the previous application, despite the current application involves a reduction in land filling area and floor area, there has been no change in planning circumstances since the rejection of the previous application.

- 12.8 While there is an approved similar application (No. A/YL-LFS/382) for land filling for permitted agricultural use, it was approved by the Committee in 2021 mainly on the considerations that the applicant demonstrated the need for the land filling works; being not incompatible with the surrounding areas; there was no adverse comment from concerned government departments in general, and the applicant proposed to replace the leftover soil on-site with soil suitable for cultivation. The current application does not warrant the same planning considerations as the approved similar application. In fact, the Board rejected a similar application (No. A/YL-LFS/434) in 2022 on ground of failure to justify the need for the applied land filling works involving concrete-paving. As such, rejecting the current application is not in conflict with the previous decision of the Committee.
- 12.9 Regarding the public comments objecting to the application as stated in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.8 above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department does not support the application for the following reasons:
- (a) the applied filling and excavation of land is not in line with the planning intention of the "GB" zone and the Town Planning Board Guidelines for 'Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance' (TPB PG-No. 10) in that the filling and excavation of land is considered not compatible with the surrounding areas, and the applicants fail to demonstrate that the filling and excavation of land would not have adverse landscape impact on the surrounding areas; and
 - (b) the applicants fail to justify the need for land filling and excavation.
- 13.2 Alternatively, should the Committee decide to approve the application, no time clause for commencement of development is proposed as the land filling and excavation works under application have already been completed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission and implementation of drainage proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **11.1.2026**;
- (b) the submission and implementation of fire service installations proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **11.1.2026**; and
- (c) if any of the above planning condition (a) or (b) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory Clauses

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

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 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.

15. Attachments

Appendix I	Application Form with attachments received on 11.11.2024
Appendix Ia	FI received on 17.2.2025
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Extracts of Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)
Appendix IV	Previous and Similar Applications
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments Received During Statutory Publication Period
Drawing A-1	Layout Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3a to A-3d	Aerial Photos taken in 2023, 2019, 2018 and 2015
Plans A-4a to A-4b	Site Photos