

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

**APPLICATION NO. A/NE-TK/625**

<b><u>Applicant</u></b>	Mr. CHAN Yuen Fai represented by Mr. HUI Kwan Yee
<b><u>Site</u></b>	Lots 384 RP (Part), 388 (Part), 393 (Part), 394, 395 and 396 RP (Part) in D.D. 17 and Lots 317, 318, 321, 322, 323 S.A, 323 S.B, 323 S.C (Part), 324, 1016 RP (Part), 1019 RP, 1020 RP, 1022, 1023 S.A, 1023 S.B, 1023 S.C, 1023 S.D, 1023 S.E, 1023 S.F, 1023 S.G, 1023 RP, 1024 S.B, 1024 S.C, 1024 S.D, 1024 S.E, 1024 RP, 1025 S.A, 1025 S.B, 1025 RP, 1026, 1027 (Part), 1028 S.A, 1028 S.B, 1028 S.C, 1028 S.D, 1028 RP, 1029 (Part), 1040 (Part), 1041 to 1044, 1049 and 1050 in D.D. 29, Ting Kok, Tai Po, New Territories
<b><u>Area</u></b>	About 9,888.6 m <sup>2</sup>
<b><u>Lease</u></b>	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<b><u>Zoning</u></b>	“Agriculture” (“AGR”) (about 91% of the site) ‘Road’ (about 9% of the site)
<b><u>Application</u></b>	Temporary Barbecue Site and Car Park for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a temporary barbecue site and car park at the application site (the Site) for a period of three years. The Site falls within an area largely zoned “AGR” and partly shown as ‘Road’ on the approved Ting Kok OZP No. S/NE-TK/19 (**Plan A-1**). According to the Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for in terms of the OZP.
- 1.2 The proposal comprises 16 one-storey structures with a total covered area of about 1,062.37m<sup>2</sup> within the Site including one for reception cum office, a sheltered area, one for staff changing room and dry-item store room, two meter rooms, two sheltered barbecue areas, one sheltered area for storage of barbecue equipment, a sheltered area with kitchen, a kiosk, a soft drink and store cabinet, a food cabinet, a frozen food cabinet and three toilets. A sketch

showing the various uses within the Site is at **Drawings A-1** and **A-2**. A total of 45 private car parking spaces and 8 large vehicle/coach parking spaces and the loading/unloading area are proposed within the eastern portion of the Site. The Site is accessible via a track on Government land branching off Ting Kok Road to its north (**Drawing A-3**). The business hours are 8:00 am to 11:00 pm daily.

- 1.3 The Site is the subject of ten previous applications. Among them, seven applications (No. A/NE-TK/208, 235, 281, 360, 456, 494 and 565) involving the same temporary barbecue and car park uses (**Plan A-2a**) were approved with conditions by the Rural and New Town Planning Committee (the Committee) between 2006 and 2015. The latest one (No. A/NE-TK/565), submitted by the same applicant, was approved with conditions on 20.11.2015 for a period of two years up to 20.11.2017. The planning permission however was revoked on 20.11.2016 due to non-compliance with the approval conditions. Another application No. A/NE-TK/321 falls within a portion of the central part of the Site (**Plan A-2a**) for a proposed temporary organic farm and fresh provision shop was approved with conditions on 29.10.2010 for a period of 3 years. The planning permission was lapsed on 30.10.2013. The other two applications (No. A/NE-TK/495 and 496) for Small House developments located at the north-western fringe of the Site (**Plan A-2a**) were rejected by the Board on review on 6.6.2014. The applicants lodged an appeal on 15.8.2014. The appeals were dismissed by the Town Planning Appeal Board on 29.6.2016.
- 1.4 Compared with the latest Application No. A/NE-TK/565 for the same use, there is no change to the site boundary, development parameters and parking provision.
- 1.5 In support of the application, the applicant submitted the following documents :
  - (a) an application form with attachments (**Appendix I**)
  - (b) Further Information (FI) received on 19.1.2018 (**Appendix Ia**) clarifying the traffic and land matters (*accepted and exempted from the publication and recounting requirements*)
- 1.6 At the request of the applicant, the Rural and New Town Planning Committee (the Committee) agreed on 24.11.2017 to defer the consideration of the application for two months to allow time for the applicant to prepare FI to support the application. The applicant submitted FI on 19.1.2018. The application is re-scheduled for consideration on 16.3.2018.

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

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the application form at **Appendix I** and FI at **Appendix Ia**. They can be summarized as follows:

- (a) Tai Mei Tuk is a resort hot spot and barbecue is most welcome by majority of people;
- (b) the barbecue site is a very popular recreational spot/ gathering place for families and friends. It can help promote tourism and economy; and provide employment opportunity. It can also re-vitalize the abandoned agricultural land and optimize the land resource;
- (c) the previous planning application was submitted in November 2011 and was approved. However, the submission for compliance of conditions were not accepted by concerned Government departments and therefore the time limit for compliance with approval conditions lapsed and the planning permission was revoked. Subsequently, the applicant submitted another application in August 2015 and was approved. All other approval conditions were complied with except the submission and implementation of fire service installations (FSI). The planning permission was thus revoked. The applicant had made genuine efforts but mistakenly missed the time limit;
- (d) the applicant undertakes to comply with approval condition(s) imposed by the Committee and include the FSI Certificate in the current submission;
- (e) the parking area is big enough to accommodate 8 large vehicle/coach and 45 private car parking spaces as well as loading/unloading area. Pedestrian passage route has been indicated in the submission. Pedestrians and vehicles movement are separated. Special traffic management would be arranged during peak hours so as to avoid tailing back of traffic to Ting Kok Road. The ingress/egress connection to Ting Kok Road is in compliance with the Transport Planning and Design Manual (TPDM); and
- (f) the existing structures on site are without permission from LandsD. The applicant will apply to DLO/TP for short term tenancy (STT) immediately upon approval of the application.

### **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 site notice and sending notice to Tai Po Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

According to the Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD), recent site inspection reveals that the Site was being used as barbecue area, and further investigation and enforcement action will be undertaken in accordance with the established procedures.

## 5. Previous Applications

- 5.1 The Site/part of the Site is the subject of ten previous applications (No. A/NE-TK/208, 235, 281, 321, 360, 456, 494 to 496 and 565). Among them, seven applications (No. A/NE-TK/208, 235, 281, 360, 456, 494 and 565) for temporary barbecue and car park uses were approved with conditions by the Committee between 2006 and 2015 mainly on the considerations that the applications were not incompatible with the surrounding area; the approval of the applications would unlikely frustrate the long-term planning intention of the "AGR" zone; and the proposed use would unlikely cause adverse environmental, traffic, landscape, drainage and sewerage impacts on the surrounding area. Out of these seven applications, the last two (No. A/NE-TK/494 and 565) were submitted by the current applicant. They were approved with conditions by the Committee for a period of two years on 25.4.2014 and 20.11.2015 respectively. However, the planning permissions were revoked on 25.4.2015 and 20.11.2016 respectively due to non-compliance with approval conditions.
- 5.2 The remaining three applications were not for the same use as the current application. Application No. A/NE-TK/321, falling within a portion of the central part of the Site for a proposed temporary organic farm and fresh provision shop, was approved with conditions by the Committee on 29.10.2010 for a period of three years. The planning permission lapsed on 30.10.2013.
- 5.3 The other two applications (No. A/NE-TK/495 and 496) for Small House development located at the north-western fringe of the Site were rejected by the Board on review on 6.6.2014. The applicants lodged an appeal on 15.8.2014, which were dismissed by the Town Planning Appeal Board on 29.6.2016.
- 5.4 Details of the applications are shown on **Appendix II** and their locations are shown on **Plan A-2a**.

## 6. Similar Applications

- 6.1 There are eight similar applications (No. A/NE-TK/147, 207, 228, 257, 265, 316, 427 and 624) for temporary barbecue use in the vicinity of the Site within the same "AGR" zone. Except Application No. A/NE-TK/207, all the other seven applications were approved with conditions by the Committee between 2002 and 2018 mainly on considerations that the proposed use was not incompatible with the surrounding area and the approval of the applications would unlikely cause adverse traffic, environmental, drainage, landscape and sewage impacts on the surrounding areas. Applications No. A/NE-TK/228 and 316 were subsequently revoked due to non-compliance with the approval conditions.
- 6.2 Application No. A/NE-TK/207 was rejected by the Committee on 21.7.2006 for reasons of adverse impact on the mangrove habitat in the Ting Kok Site of Special Scientific Interest (SSSI) and setting of undesirable precedent.

6.3 Details of the applications are shown on **Appendix III** and their locations are shown on **Plan A-2b**.

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

7.1 The Site is :

- (a) irregular in shape, partly paved and partly occupied with scattered temporary structures;
- (b) located to the south of Ting Kok Road and is accessible via a track on Government land branching off Ting Kok Road; and
- (c) currently used as the applied use without valid planning permission.

7.2 The surrounding areas are predominantly rural in character with fallow and active agricultural land intermixing with temporary structures, barbecue sites and tree groups. To the south of the Site are the “Coastal Protection Area” (“CPA”) zone along the coastline of Plover Cove and the Ting Kok SSSI which comprises a large patch of dwarf mangroves. To the further north across Ting Kok Road is Ting Kok Village.

**8. Planning Intention**

The planning intention of the “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

**9. Comments from Relevant Government Departments**

9.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) the Site consists of 6 private lots in D.D. 17 and 43 private lots in D.D. 29 with different ownership (6 different owners in total). As these lots are held under Block Government lease demised for agricultural purpose, no structures shall be erected without prior approval from LandsD;
- (b) if the planning application is approved, the relevant registered owners of the private lots with proposed structures erected/to be

erected are required to immediately submit their Short Term Waiver (STW) applications to DLO/TP. There is no guarantee that the application for STW will ultimately be approved. LandsD would at its discretion acting in the landlord's capacity in dealing with the STW applications. If the STW application is approved, it will be subject to such terms and conditions, including payment of fees as considered appropriate. Otherwise, appropriate lease enforcement action would be taken in due course;

- (c) no Small House application has been received at the Site; and
- (d) he has no comment on the applicant's FI (**Appendix Ia**) provided that the applicant will properly rectify the on-site situation on the basis of his proposal in **Appendix I**. Otherwise, appropriate action will be taken by LandsD.

### Traffic

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

- no in-principle objection to the application subject to the following conditions:
  - (a) the applicant is required to demonstrate and justify that such level of car parking spaces provision (45 for private vehicles and 8 for coaches/large lorries) is sufficient to cater for the worst case scenario as well as the feasibility of loading/unloading spaces. The applicant shall demonstrate as aforementioned to the satisfaction of Transport Department (TD); and
  - (b) the land status of the vehicular access should be clarified with the relevant lands authorities and permission to use should be obtained accordingly in order to avoid any potential dispute and complaints.

#### 9.1.3 Comment of the Commissioner of Police (C of P):

- to prevent vehicle obstruction, the following traffic improvement and management shall be explored and considered:
  - (i) some lay-bys shall be planted at the access road of the barbecue site; and
  - (ii) to prevent any obstruction or potential danger, it is suggested that no right turn for vehicles from Ting Kok Road (Tai Mei Tuk Bound) to the barbecue site via the opposite lane. Instead, the vehicles shall travel along

Ting Kok Road (Tai Mei Tuk Bound) for a U-turn at Tai Mei Tuk Road and then make a left turn from Ting Kok Road (Tai Po Bound) to the barbecue site.

### Environment

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

- according to his record, there is no environmental complaint related to the Site in the past three years.

### Landscape

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

- (a) no objection to the application from the landscape planning point of view;
- (b) according to the latest aerial photo, the Site is situated in an area of rural landscape character comprising temporary structures, scattered tree groups and active farmlands in its vicinity. The Site is accessible from Ting Kok Road. The use of temporary barbecue site and car park is considered not incompatible with the surrounding environment;
- (c) recent site visit reveals that the existing landscape implemented for the previous applications were in good condition. No significant change in the landscape setting since the last application and further adverse landscape impact arising from the use of the barbecue site is not anticipated; and
- (d) should the application be approved, an approval condition to maintain the existing trees and vegetation on the Site satisfactory at all times during the approval period is recommended.

### Drainage

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

- (a) no in-principle objection to the application from public drainage viewpoint;
- (b) the existing drainage system proposed for discharge of the runoff from the Site is not maintained by DSD. This existing drainage system within the Site should be maintained by the applicant at his expense at all times during the planning

approval period. Moreover, the applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify the Government against claims and demands arising out of damage or nuisance caused by failure of the systems;

- (c) the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicant/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
- (d) existing public sewerage connection is available in the vicinity of the Site.

#### Building Matter

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

- (a) there is no record of approval by the Building Authority (BA) for buildings/structures existing at the Site, and he is not in a position to offer comments on their suitability for the use related to the application; and
- (b) his advisory comments under the Building Ordinance (BO) are at **Appendix IV**.

#### Agriculture

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

- the Site falls largely within the "AGR" zone and possesses high potential for agricultural rehabilitation. As such, he does not support the application from the agricultural development point of view.

#### Fire Safety

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

- (a) no in-principle objection to the application subject to the FSI and water supplies for firefighting being provided to the satisfaction of Fire Services Department (FSD);
- (b) emergency vehicular access (EVA) arrangement shall comply



with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD; and

- (c) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

#### Food and Environmental Hygiene

##### 9.1.10 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) for any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the Food and Environmental Hygiene Department (FEHD) in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant Government departments, such as BD, FSD and Planning Department (PlanD) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- (b) depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (the Regulation):
  - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
  - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
  - (iii) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
- (c) the operator of the barbecue site should take measures to prevent the existence of nuisance such as smoke nuisance and accumulation of refuse at the Site. Private refuse collector should be deployed for clearance and disposal of refuse generated from the Site.

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

- (a) Chief Highways Engineer/New Territories East, Highways Department;
- (b) Director of Electrical and Mechanical Services;
- (c) District Officer/Tai Po, Home Affairs Department;

- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (e) Chief Engineer/Construction, Water Supplies Department; and
- (f) Project Manager/New Territories East, Civil Engineering and Development Department.

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

On 3.10.2017, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one public comment was received (**Appendix V**) from an individual objecting to the application mainly on the ground that it is an unauthorised development and the operation is of a brownfield nature rather than genuine barbecue activities.

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

- 11.1 The Site falls within an area largely zoned “AGR” (91%) and partly shown as ‘Road’ (9%) on the OZP (**Plan A-1**). The applied use is not in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and it is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application as the Site has high potential for rehabilitation for agricultural use. Nevertheless, the applied use which is temporary in nature would unlikely frustrate the planning intention of the Site in the long run.
- 11.2 The proposal comprises 16 one-storey structures with a total covered area of about 1,062.37m<sup>2</sup> within the Site including one for reception cum office, a sheltered area, one for staff changing room and dry-item store room, two meter rooms, two sheltered barbecue areas, one sheltered area for storage of barbecue equipment, a sheltered area with kitchen, a kiosk, a soft drink and store cabinet, a food cabinet, a frozen food cabinet and three toilets. The Site is accessible by a track partly within the Site and partly on Government land connecting to Ting Kok Road. The operation hours are 8:00 am to 11:00 pm daily. The Site is currently used as the applied use without valid planning permission. CTP/CEP, PlanD advises that further investigation and enforcement action will be undertaken in accordance with the established procedures.
- 11.3 The surrounding areas are predominantly rural in character with fallow and active agricultural land intermixing with temporary structures, barbecue sites and tree groups. The applied use is considered not incompatible with the surrounding areas. There was no environmental complaint pertaining to the Site received in the past three years. C for T has no in-principle objection to the application subject to approval conditions are imposed on the submission and implementation of parking and loading/unloading proposals. Other government departments consulted, including DFEH, D of FS, CE/MN, DSD, CE/C, WSD and CTP/UD&L, PlanD, have no objection to/no adverse comment on the application.

- 11.4 The Site/part of the Site is the subject of ten previous applications. Seven of them (No. A/NE-TK/208, 235, 281, 360, 456, 494 and 565) (**Plan A-2a**) for the same use were approved with conditions by the Committee between 2006 and 2015 mainly on the considerations that the applications were not incompatible with the surrounding area; the approval of the applications would unlikely frustrate the long-term planning intention of the “AGR” zone; and the proposed use would unlikely cause adverse environmental, traffic, landscape, drainage and sewerage impacts on the surrounding area. Amongst which, the last two applications (No. A/NE-TK/494 and 565) were submitted by the current applicant, which were approved with conditions by the Committee for a period of two years on 25.4.2014 and 20.11.2015 respectively. The planning permissions were however revoked on 25.4.2015 and 20.11.2016 respectively due to non-compliance with the approval conditions<sup>1</sup>. In the current submission, the applicant has explained in his justifications and submitted the FSI Certificate to address relevant department’s concerns. Compared with the previous Application No. A/NE-TK/565, there is no change to the site boundary, development parameters and parking provision. There has been no material change in planning circumstances since the previous approval was granted. However, in order to closely monitor the operation of the barbecue site, shorter compliance period of the approval conditions are recommended if the application is approved.
- 11.5 There are eight similar applications (No. A/NE-TK/147, 207, 228, 257, 265, 316, 427 and 624) (**Plan A-2b**) for temporary barbecue use in the vicinity of the Site within the same “AGR” zone. Except Application No. A/NE-TK/207, all the other seven applications were approved with conditions by the Committee between 2002 and 2018 mainly on considerations that the proposed use was not incompatible with the surrounding area and the approval of the applications would unlikely cause adverse traffic, environmental, drainage, landscape and sewage impacts on the surrounding areas.
- 11.6 Regarding the public comment objecting to the application mainly on the grounds of UD and operation being of a brownfield nature rather than barbecue activities, Government departments’ comments and the planning assessment above are relevant.

## 12. Planning Department’s Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10, the Planning Department considers that the use of the Site for temporary barbecue cum car park could be tolerated for a period of three years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 16.3.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

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<sup>1</sup> Application No. A/NE-TK/565 was revoked due to non-compliance of approval conditions (e) and (f) on the submission and implementation of proposal of FSI and water supply for fire fighting respectively.

Approval Conditions

- (a) no night-time operation between 11:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the application site during the planning approval period;
- (b) the maintenance of the existing drainage facilities on the application site at all times during the planning approval period;
- (c) the maintenance of the existing trees and vegetation on the application site at all times during the planning approval period;
- (d) the submission of parking and loading/unloading proposals within 3 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 16.6.2018;
- (e) in relation to condition (d) above, the implementation of parking and loading/unloading proposals within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 16.9.2018;
- (f) the submission of fire service installations and water supplies for firefighting proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 16.6.2018;
- (g) in relation to condition (f) above, the implementation of fire service installations and water supplies for firefighting proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 16.9.2018;
- (h) if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning conditions (d), (e), (f) or (g) is not complied with within the specified time limit, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

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

- the development is not in line with the planning intention of the "AGR" zone which is intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no justification given in the submission for a departure from such 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 for the planning permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

### **14. Attachments**

Appendix I	Application form and attachments
Appendix Ia	Further information submitted by the applicant received on 19.1.2018
Appendix II	Previous applications
Appendix III	Similar applications
Appendix IV	Advisory comments from Government departments
Appendix V	Public comment
Appendix VI	Recommended advisory clauses
Drawings A-1 to A-3	Layout plans submitted by the applicant
Plan A-1	Location plan
Plans A-2a to A-2b	Site plans
Plan A-3	Aerial photo
Plans A-4a to A-4c	Site photos

