

RNTPC Paper No. A/YL-KTN/605
For Consideration by
the Rural and New Town
Planning Committee
on 15.6.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/605

- Applicant** : Mr. TANG Chik Leung represented by R-riches Property Consultants Limited
- Site** : Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
- Site Area** : About 482m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Animal Boarding Establishment for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary animal boarding establishment for a period of 3 years. According to the Notes of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use in “AGR” zone which requires planning permission from the Town Planning Board (the Board). The Site is not the subject of any previous application. The Site is currently fenced, paved and used for residential and storage purposes without valid planning permission (**Plans A-4a to A-4b**).
- 1.2 According to the information submitted by the applicant, the proposed development involves nine 1-to 2-storey temporary structures for animal boarding establishment, office, storage, fish tank and two rain shelters uses with covered area of about 217m² and building height not exceeding 6m. One private car parking space will be provided at the Site. The applicant advised that the proposed animal boarding establishment will accommodate not more than 20 dogs and all animal will be accommodated in the proposed structures installed with 24-hour mechanical ventilation system, air-conditioning and enclosed by steel sheets and

cotton acoustic panel. No animal will be allowed out-door at all times and no public announcement system or dog training whistle will be used. The operation hours (for animal pick-up and drop-off) are between 10 a.m. and 6 p.m. Mondays to Fridays and 11 a.m. to 5 p.m. Saturdays and Sundays including public holidays with 24-hour animal boarding services. The Site is accessible from Fung Kat Heung Road via a local track (**Plan A-2**). The layout plan, landscape proposal and vehicular access plan as submitted by the applicant are at **Drawings A-1 and A-3**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with supplementary planning statement and plans received on 24.4.2018 **(Appendix I)**
- (b) FI received on 21.5.2018 clarifying parking provision, width of ingress/egress and headroom dimension
(accepted and exempted from publication and recounting requirements) **(Appendix Ia)**
- (c) FI received on 24.5.2018 clarifying trip generation
(accepted and exempted from publication and recounting requirements) **(Appendix Ib)**
- (d) FI received on 6.6.2018 providing revised layout and landscape proposal
(accepted and exempted from publication and recounting requirements) **(Appendix Ic)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement in **Appendix I**. They can be summarized as follows:

The proposed development is a Column 2 use under the “AGR” zone and is compatible with surrounding land uses. The proposed use will not involve land filling /excavation works and measures are proposed to minimise noise to the nearby areas. Traffic impact on local access road and Fung Kat Heung Road should be minimal.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by posting site notice and sending notification letter to the

Kam Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The Site is not subject to any active enforcement case.

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Applications

- 6.1 There are 18 similar applications (No. A/YL-KTN/156, 232, 251, 253, 304, 308, 324, 377, 410, 478, 489, 519, 543, 556, 562, 577, 588 and 590) within the same "AGR" zone on the OZP. Except application No. A/YL-KTN/156 was rejected by the Rural and New Town Planning Committee (the Committee) on 8.11.2002, the remaining 17 applications were approved with conditions by the Committee from 2005 to 2018. Details of these applications are summarized in **Appendix III** while the locations of these applications are shown on **Plan A-1**.
- 6.2 Application No. A/YL-KTN/156 for proposed dog kennel for a period of 3 years was rejected by the Committee on 8.11.2002 on the grounds that the proposed development was not in line with the planning intention of the "AGR" zone; the proposed development was not compatible with the adjacent residential dwellings which would be susceptible to adverse environmental nuisances and Director of Environmental Protection (DEP) does not support the application as noise nuisances will be imposed to nearby residents; and there was no information in the submission to demonstrate that the proposed development would not cause adverse environmental and drainage impacts on the surrounding areas.
- 6.3 Applications No. A/YL-KTN/232, 251, 304, 377, 410 and 489 at the same site (the latter two with a slightly smaller site area) for similar animal boarding establishment use with or without ancillary facilities were approved with conditions by the Committee for 2 or 3 years on 29.7.2005, 7.7.2006, 19.9.2008, 30.3.2012, 17.1.2014 and 5.2.2016 respectively for similar reasons that temporary use of the developments would not frustrate the long-term planning intention of the "AGR" zone; the developments were not incompatible with the surrounding land uses; the developments would mainly involve existing on-site structures for animal boarding and would maintain the rural character of the site; previous approvals were granted and the applicant had made effort to comply with the approval conditions; and the relevant government departments had no adverse comments on the developments. Given that there were residential dwellings in the vicinity, temporary approval periods for 2 or 3 years were granted for all the applications in order to monitor the situation on the site. However, Applications

No. A/YL-KTN/232, 304, 377 and 410 were revoked on 29.1.2006, 19.3.2010, 30.9.2012 and 17.7.2014 respectively due to non-compliance with approval conditions.

- 6.4 Applications No. A/YL-KTN/253, 308 and 324 at the same site for similar animal boarding establishment were approved with conditions by the Committee on 4.8.2006, 5.9.2008 and 22.5.2009 respectively for a period of 3 years for the reasons that the developments were not incompatible with the surrounding land uses; the development would mainly involve existing on-site structures; would not cause significant impact on the existing environment and landscape; and there were no adverse departmental comments and local objection to the application. Applications No. A/YL-KTN/308 and 324 were revoked on 5.3.2009 and 22.5.2011 respectively due to non-compliance with approval conditions.
- 6.5 Applications No. A/YL-KTN/478 for proposed temporary animal boarding establishment (kennel), applications No. A/YL-KTN/519 and 543 for proposed temporary animal boarding establishment (cattery), Application No. A/YL-KTN/556 for proposed temporary animal boarding establishment (dog kennel cum dog recreation centre) and applications No. A/YL-KTN/562, 577, 588 and 590 for animal boarding establishment were approved by the Committee with conditions on 6.11.2015, 24.6.2016, 23.12.2016, 28.4.2017, 11.8.2017, 26.1.2018 and 16.3.2018 (for A/YL-KTN/588 and 599) respectively for a period of 3 years for similar reasons that temporary use of the developments would not frustrate the long-term planning intention of the “AGR” zone; the developments were not incompatible with the surrounding land uses and environmental concern could be addressed by approval conditions. Applications No. A/YL-KTN/478 and 543 were revoked on 6.5.2016 and 23.12.2017 respectively due to non-compliance with approval conditions.

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

- 7.1 The Site is:
- (a) fenced, paved and used for residential and storage without valid planning permission; and
 - (b) accessible to Fung Kat Heung Road from a local track (**Plan A-2**).
- 7.2 The surrounding areas are rural in character surrounded by a mixture of residential dwellings/structures, storage/open storage yards, a warehouse and vacant/unused land. The open storage/storage yards and warehouse are suspected authorized developments subject to enforcement action by the Planning Authority:
- (a) To its north, east and south are open storage/storage yards, residential dwellings/structures and vacant land; and

- (b) To its west across Fung Kat Heung Road are residential dwellings/structures and warehouse.

8. Planning Intention

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

9. 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, Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible to Fung Kat Heung Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures shall not exceed the relevant airfield height limit within SKAHRA.
- (d) Should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of this local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) His department is not and shall not be responsible for the maintenance of Fung Kat Heung Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

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

- (a) There was no environmental complaint received in the past three years.
- (b) According to the applicant, the proposed use will operate round the clock. The dogs will be kept inside the proposed structures at any time. The proposed structures will be enclosed with provision of 24-hour mechanical ventilation and air-conditioning (MVAC) system. Public announcement system and whistle blowing will not be allowed at the Site.
- (c) Based on the above, the applicant is advised that the facilities should be properly designed and maintained to minimise any

potential environmental nuisance, e.g. the MVAC system should be located away from adjacent sensitive receivers and the proposed structures for animal boarding establishment should be enclosed with proper soundproofing materials.

- (d) Moreover, effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO). A discharge licence under the WPCO shall be obtained before a new discharge is commenced. If septic tank and soakaway system is proposed, its design and construction should follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”.
- (e) The applicant is also advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (the COP) to minimize any potential environmental nuisances.

Landscape

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

- (a) She has some reservations to the application from the landscape planning perspective.
- (b) The surrounding area is in rural fringe character dominated by temporary structures, storage yards, vacant land and tree groups. The proposed land use is considered not incompatible with existing land use.
- (c) With reference to the site inspection taken on 15.5.2018, the proposed rain shelter and its associated structures are already in place. 3 trees in fair to good condition and shrubs are found along the south boundary of the Site. According to series of aerial photos, it is observed that the Site was hard-paved in 2006 and the rain shelter was in place in 2014. The proposed development, if approved, would encourage similar site modification prior to application.
- (d) Should the application be approved, approval conditions on submission and implementation of tree preservation proposal to the satisfaction of the Director of Planning or of the Board should be included.

- (e) The applicant should clarify the proposed treatment of existing trees within the Site. Proper tree care should be provided to the retained trees during the approval period. Useful information is available for reference in the documents published by the Greening, Landscape and Tree Management Section, Development Bureau (GLTM Section, DEVB).

Agriculture

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

- (a) The Site consists of crop field, open space and temporary structure at present. Agricultural activities in the vicinity are very active. Agricultural infrastructures such as farm access and water supply are available. As the Site is highly favourable for high-value farming activities such as plant nurseries, greenhouse cultivation or orchid farms, the application is not supported from agricultural point of view.
- (b) The subject address does not associate with any licence granted by his department, and his department has not received any application regarding this address. Under the current legislation, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department.

Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the application be approved, approval conditions requiring the submission, implementation and maintenance of a drainage proposal for the development to the satisfaction of the Director of Drainage Service or of the Board should be included in the planning permission.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Water Supply

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

- (a) He has no objection on the application.
- (b) Existing raw water mains will be affected as shown on **Plan A-2** by the proposed vehicular access to the Site. Existing Waterworks Reserve shall be maintained for WSD.
- (c) No structure shall be built or materials stored within this Waterworks Reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.

Building Matters

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

- (a) Before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise

they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO).

- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are UBW under the BO and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (e) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Environmental Hygiene

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

- (a) If any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained. Re-provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities to FEHD.
- (b) Proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.
- (c) If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading

activities, the applicant should handle on their own/at their expenses.

District Officer's Comments

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

He has not received any locals' comment on the application.

9.2 The following Government departments have no comment on the application:

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Project Manager/West, Civil Engineering and Development Department (PM/W, CEDD); and
- (c) Commissioner of Police (C of P).

11. Public Comment Received During Statutory Publication Period

On 4.5.2018, the application was published for public inspection. During the first three weeks of the public inspection period, which ended on 25.5.2018, one public comment from an individual has been received (**Appendix III**). The commenter objects to the application mainly on the grounds that the proposed development is not in line with the planning intention of "AGR" zone and no strong justification has been given in the submission for a departure from planning intention; the applicant fails to demonstrate the development would not generate adverse environmental, landscape and sewerage impacts and approval of the application would set an undesirable precedent for similar applications.

12. Planning Considerations and Assessments

12.1 The application is for proposed temporary animal boarding establishment for a period of 3 years at a Site zoned "AGR" which is intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed use is not in line with the planning intention of the "AGR" zone, and DAFC does not support the application from the agricultural point of view as the Site is highly favourable for high-value farming activities. However, the proposed animal boarding establishment is temporary in nature, approval of the application on temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the "AGR" zone.

12.2 The proposed development comprises nine temporary structures not exceeding 6m high with a total covered area of about 217m² for animal boarding

establishment, storage, office, fish tank and rain shelters is considered not incompatible with the surrounding land uses which is rural in character predominated by residential dwellings/structures, storage/open storage yards, a warehouse and vacant/unused land (**Plan A-2**). Although there are residential dwellings/structures in the vicinity, the applicant advises that all animals will be kept inside the proposed structures and the animal boarding establishment will be enclosed by steel sheets with cotton acoustic panels and 24-hours mechanical ventilation and air conditioning to minimize any noise impact. The applicant also proposed that no public announcement system and whistle blowing will be used at the Site. DEP has no adverse comment on the application.

- 12.4 Relevant department consulted, including, C for T, DEP, CE/MN of DSD and D of FS, except DAFC and CTP/UD&L of PlanD, have no adverse comment on the application. To minimise the possible environmental nuisance, approval conditions restricting the operation hours, prohibiting outdoor animal activities and public announcement system and whistle blowing on the Site are recommended in paragraph 13.2 (a) and (d) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. The applicant will also be advised to adopt the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ in order to alleviate any potential impact. CTP/UD&L of PlanD has some reservation on the application as it would set an undesirable precedent for site modification prior to application. In this regards, the approval conditions requiring the submission and implementation of tree preservation proposal as requested by CTP/UD&L of PlanD are recommended in paragraphs 13.2 (f) and (g) below. The technical requirements of C for T , CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 13.2 (e) and (h) to (l) below.
- 12.5 There are 18 similar applications within the same “AGR” zone on the OZP. One application No. A/YL-KTN/156 was rejected by the Committee mainly for the grounds that concerned departments including DEP does not support the application and there was no information provided by the applicant to demonstrate the proposed development would not cause adverse environmental and drainage impacts on the surrounding areas. The other 17 similar applications were approved by the Committee from 2005 to 2018 mainly for the similar reasons that temporary use of the developments would not frustrate the long-term planning intention of the “AGR” zone and not incompatible with surrounding land uses. In this regards, approval of the current application is in line with the Committee’s previous decision on similar applications.
- 12.6 During the statutory public inspection period, one public comment was received as mentioned in paragraph 11 above. In this regards, temporary approval would not frustrate the long-term planning intention. The above planning assessments and considerations are relevant.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and taking into account the public comment in paragraph 11, the Planning Department considers that the proposed temporary animal boarding establishment could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 15.6.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00p.m. and 10:00a.m. (except for overnight animal boarding establishment), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation between 10:00 a.m. to 11:00 a.m. and 5:00 p.m. to 6:00 p.m. on Saturdays, Sundays, and public holidays (except for overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) all animals shall be kept inside the enclosed structures, as proposed by the applicant, at all times during the planning approval period;
- (d) no public announcement system and whistle blowing, as proposed by the applicant, is allowed to be used on the Site during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of tree preservation proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 15.12.2018;
- (g) in relation to (f) above, the implementation of the tree preservation proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 15.3.2019;
- (h) the submission of drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.12.2018;
- (i) in relation to (h) above, the 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 15.3.2019;

- (j) in relation to (i) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (k) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.12.2018;
- (l) in relation to (k) above, the 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 15.3.2019;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e) or (j) 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;
- (n) if any of the above planning conditions (f), (g), (h), (i), (k) or (l) is not complied with by the specific date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (o) 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 IV**.

- 13.3 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 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. No strong justification has been given in the submission for a departure from the planning intention, even on temporary basis.

14. Decision Sought

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

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

15. Attachments

Appendix I	Application Form with supplementary planning statement and plans received on 24.4.2018
Appendix Ia	FI received on 21.5.2018 clarifying parking provision, width of ingress/egress and headroom dimension
Appendix Ib	FI received on 24.5.2018 clarifying trip generation
Appendix Ic	FI received on 6.6.2018 providing the revised layout and landscape proposal
Appendix II	Similar Applications within the same “AGR” zone on the Kam Tin North OZP
Appendix III	Public Comment
Appendix IV	Advisory clauses
Drawing A-1	Layout Plan
Drawing A-2	Landscape Plan
Drawing A-3	Vehicular Access Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
JUNE 2018**