

RNTPC Paper No. A/YL-KTN/616
For Consideration by
the Rural and New Town
Planning Committee
on 17.8.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/616

- Applicant** : Mr. TSE Chi Shing represented by R-riches Property Consultants Limited
- Site** : Lot 748 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
- Site Area** : About 179 m²
- 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 (**Plan A-2 and Plan A-4**).
- 1.2 According to the information submitted by the applicant, the proposed development involves an existing structure with floor area of 88m² (building height not exceeding 5.2m) and a covered rain shelter for animal boarding establishment. 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 10 dogs and the existing structure will be 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. daily 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 and vehicular access plan as submitted by the applicant are at **Drawings A-1 and A-2**.

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 3.7.2018 **(Appendix I)**
- (b) Supplementary Information (SI) received on 9.7.2018 clarifying the gross floor area of the proposed structures **(Appendix Ia)**
- (c) FI received on 30.7.2018 clarifying the transport arrangement to the Site **(Appendix Ib)**
(accepted and exempted from publication and recounting requirements)
- (d) FI received on 9.8.2018 clarifying the use of the existing structures **(Appendix Ic)**
(accepted and exempted from publication and recounting requirements)

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. The proposed use will not involve land filling /excavation works and measures to minimize adverse noise impact 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 19 similar applications (No. A/YL-KTN/156, 232, 251, 253, 304, 308, 324, 377, 410, 478, 489, 519, 543, 556, 562, 577, 588, 590 and 605) 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 18 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.
- 6.6 Application No. A/YL-KTN/605 for proposed temporary animal boarding establishment submitted by a different applicant of the current application located opposite to the Site (**Plan A-1**) was approved by the Committee with conditions on 15.6.2018 for a period of 3 years for similar reasons as stated in paragraph 6.5 above.
- 6.7 Application No. A/YL-KTN/617 for temporary animal boarding establishment located at the further south of the Site (**Plan A-1**) is scheduled for consideration by the Committee at this meeting.

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

- 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 via 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, cultivated agricultural land 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 across a local track is a proposed animal boarding establishment under Application no. A/YL-KTN/605 approved with conditions by the Committee on 15.6.2018, open storage yards, residential dwellings/structures and vacant land;
- (b) to its east and south are open storage/storage yards, residential dwellings/structures, cultivated agricultural land and vacant land; and
- (c) to its immediate west is an open storage yard. To its further west across Fung Kat Heung Road are residential dwellings/structures and a 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 an Old Schedule Agricultural Lot 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 from 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 section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the 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 does not and will not maintain any access (including but not limited to Fung Kat Heung Road) connecting the Site and San Tam 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 structures at any time. The 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 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 comprised of 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 in July 2018, the Site is paved and the structure is already in place. No vegetation is found within the Site. According to the aerial photo taken in September 2012, the Site is densely covered by vegetation. It is apparent that all the then existing vegetation has been removed and the Site was cleared since then. 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 landscape proposal to the satisfaction of the Director of Planning or of the Board should be included.

Agriculture

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

- (a) Upon site visit, the Site is occupied by a structure while agricultural activities in the vicinity are very active. Agricultural infrastructure such as farm access and water supply are available. As the Site is highly favourable for high-value farming activities such as plant nurseries and greenhouse cultivation, 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) Given that the proposed development only occupied site area of 179m², he has no objection in principle to the proposed development from the public drainage point of view.

- (b) The applicant is advised that the proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.

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 (**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.
- (d) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

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 (FEHD)'s facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning 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 reprovisioned 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 and he has no 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

- 11.1 On 13.7.2018, the application was published for public inspection. During the first three weeks of the public inspection period, which ended on 3.8.2018, three objecting comments from the Hong Kong Bird Watching Society, Designing Hong Kong and a general public have been received (**Appendix III-1 to III-3**).
- 11.2 The commenters object to the application on the grounds that the proposed use is unlikely to be in line with the planning intention of the "AGR" zone; Enforcement Notice for unauthorized development of open storage was issued at the Site. Approval of the application will legitimate 'destroy first, development later' case; the applicant fails to demonstrate that the development would not generate adverse environmental, sewage and landscape impacts on the surroundings; approval of the application would set an undesirable precedent for similar applications within the "AGR" zone and cumulative effect would result in degradation of the rural environment of the area.

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 an existing temporary structure and a covered rain shelter not exceeding 5.5m high with a total covered area of about 73.2m² for animal boarding establishment 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, cultivated agricultural land 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. CTP/UD&L of PlanD has some reservation on the application. In this regards, the approval conditions requiring the submission and implementation of landscape proposal as requested by CTP/UD&L of PlanD are recommended in paragraphs 13.2 (e) and (f) below. 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 (c) 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. The technical requirements of C for T and D of FS could be addressed by approval conditions in paragraph 13.2 (d), (g) and (h) below.
- 12.5 There are 19 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 18 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 Three objecting comments were received during the statutory as stated in paragraph 11 above. In this regard, the planning assessments and considerations above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 and having taking into account the public comments 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 17.8.2021. 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) all animals shall be kept inside the enclosed structures, as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system and whistle blowing, as proposed by the applicant, is allowed to be used on the Site at all times during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of landscape 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 17.2.2019;

- (f) in relation to (e) above, the implementation of the landscape 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 17.5.2019;
- (g) 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 17.2.2019;
- (h) in relation to (g) 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 17.5.2019;
- (i) if any of the above planning conditions (a), (b), (c) or (d) 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;
- (j) if any of the above planning conditions (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) 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 3.7.2018
Appendix Ia	SI received on 9.7.2018
Appendix Ib	FI received on 30.7.2018
Appendix Ic	FI received on 9.8.2018
Appendix II	Similar Applications within the same “AGR” zone on the Kam Tin North OZP
Appendices III-1 to III-3	Public comment received during statutory publication period
Appendix IV	Advisory clauses
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2018**