

RNTPC Paper No. A/YL-KTN/617
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/617

Applicant : Mr. TANG Wai-Ip

Site : Lot 1554 RP (Part) in D.D. 107, Kam Tin, Yuen Long

Site Area : 1,511.2 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 and is currently fenced and vacant (**Plan A-4**).
- 1.2 According to the information submitted by the applicant, the proposed development involves three one-storey temporary structures (not exceeding 3.5m with total floor area of 168m²) for animal boarding establishment. Three private car parking spaces and one loading/unloading space for light goods vehicle will be provided at the Site. The applicant advised that the proposed animal boarding establishment installed with 24 hours ventilation system, air-conditioning and enclosed by heat insulated steel sheet and acoustic panels will accommodate no more than 15 dogs. All animals will be kept inside the proposed animal boarding establishment between 6:00pm to 9:00am. In addition, the Site will be fenced by zinc plates. No public announcement system and whistle blowing will be used at

the Site. The operation hours are between 9 a.m. and 6 p.m. daily including public holidays. The Site is accessible to San Tam Road/ Castle Peak Road – Tam Mi via a local track (**Plan A-2**). The layout plan, drainage plan, landscape plan and vehicular access plan as submitted by the applicant are at **Drawings A-1 to A-4**.

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) Further Information (FI) received on 8.8.2018 and 10.8.2018 in response to departmental comments on environmental and traffic aspects and operation details
(accepted and exempted from publication and recounting requirements) (**Appendix Ia**)
- (c) FI received on 13.8.2018 for the provision of a revised vehicular access plan
(accepted and exempted from publication and recounting requirements) (**Appendix Ib**)

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 **Appendices I and Ia**. They can be summarized as follows:

- (a) The proposed development is a temporary use and the Site can be easily reinstate which will not jeopardize the long-term planning intention. Several applications for animal boarding establishments in the vicinity of the Site have been approved by the Rural and New Town Planning Committee (the Committee).
- (b) No dog training will be carried out on site. There is no residential dwelling in the vicinity of the Site, adverse impact to the surroundings is not expected.
- (c) The proposed development will not generate adverse traffic impact to the nearby areas as prior appointment will be required for visitors and staffs will be advised to take public transport or cycling to the Site.

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 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 II** 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. 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 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/616 for temporary animal boarding establishment located at the further north 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 and vacant; and
 - (b) accessible to San Tam Road/Castle Peak Road – Tam Mi via a local track (**Plan A-2**).
- 7.2 The surrounding areas are rural in character surrounded by a storage yard, a plant nursery, cultivated/ fallow agricultural land, a site office and vacant/unused land:

- (a) to its north, east and south are plant nursery, cultivated agricultural land and vacant/unused land; and
- (b) to its west across a local track is an area under the “Comprehensive Development Area (1)” (“CDA(1)”) zone with storage yard, unused land and site office under planning permission (Application no. A/YL-KTN/575 for temporary site office with ancillary open storage of building materials, storage of repairing tools and staff car park for a period of 3 years approved by the Committee on 12.1.2018).

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 to San Tam 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 structure 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 LandsD. 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 connecting the Site and Chi Ho Road / Sha Po Tsuen 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 animals will be kept inside the proposed structures for animal boarding establishment between 6:00 pm and 9:00 am.

The proposed structures will be enclosed by soundproofing materials 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) The applicant is advised to properly design and maintain the facilities, and 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.
- (d) The applicant should also be reminded of his obligation to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures.
- (e) 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”.

Landscape

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

- (a) The Site falls within an area zoned “AGR” at Shui Mei Tusen. The surrounding area is in rural landscape character composed of open storages, active and fallow agricultural land, pond and tree groups. The proposed use is considered not incompatible with existing landscape setting. Significant adverse impact on surrounding landscape character and existing landscape resources due to the proposed use is not expected.
- (b) According to site inspection in July 2018, the Site is fenced off and vacant. 5 existing trees (4 nos. of *Leucaena leucocephala* 銀合歡 and 1 no. of *Ficus variegata var. chlorocarpa* 青果榕) in fair condition and found within the Site. According to the proposed landscape plan, all existing trees are proposed to be cleared. As considering that *Leucaena leucocephala* is invasive, exotic specie and *Ficus variegata var. chlorocarpa* is common

specie that can be easily found in local environment, and compensatory tree planting is proposed within the Site, she has no objection to the application from the landscape planning perspective.

- (c) 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 are recommended.
- (d) Detailed comments on the submitted landscape proposal are at **Appendix III.**

Agriculture

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

- (a) Upon the site visit, the Site is a piece of vacant land and agricultural activities in the vicinity are very active. Agricultural infrastructures such as road 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) He has no objection in principle to the proposed development from the public drainage point of view and has no comments on the submitted drainage proposal
- (b) Should the application be approved, approval conditions on implementation of the accepted drainage proposal and maintenance of the implemented drainage facilities of the 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 (**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. 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 and 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).

10. Public Comment Received During Statutory Publication Period

- 10.1 On 6.7.2018, the application was published for public inspection. During the first three weeks of the public inspection period, which ended on 27.7.2018, five objecting public comments from Kadoorie Farm & Botanic Garden Corporation, the Hong Kong Bird Watching Society, Designing Hong Kong and two general public have been received (**Appendices IV-1 to IV-5**).
- 10.2 The commenters object to the application mainly on the grounds that the proposed development is not in line with the planning intention of the "AGR" zone; potential adverse sewage impacts; the applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surroundings; legitimize unauthorized use; no information on noise mitigation measures, odour control, sewage treatment and traffic assessment should be provided; approval of the application will set undesirable precedent for similar applications and cumulative effect would result in degradation of the environment.

11. Planning Considerations and Assessments

- 11.1 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.
- 11.2 The proposed development comprises three one-storey temporary structures with building height not exceeding 3.5m and a total floor area of about 168m² for animal boarding establishment is considered not incompatible with the surrounding land uses which is rural in character predominated by storage yard, plant nursery, site office and vacant/unused land (**Plan A-2**). To address possible environmental nuisance, the applicant advised that animal boarding establishment will be enclosed by heat insulated steel sheet and acoustic panels with air-conditioning and 24 hours ventilation system will be installed. No public announcement system and whistle blowing will be used at the Site. DEP has no adverse comment on the application.
- 11.3 Relevant department consulted, including C for T, DEP, CTP/UD&L of PlanD, CE/MN of DSD and D of FS, except DAFC, 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 (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, CTP/UD&L of PlanD, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 13.2 (d) and (g) to (k) below.
- 11.4 There are 19 similar applications within the same “AGR” zone on the OZP. Apart from one application (No. A/YL-KTN/156) rejected by the Committee, 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.

- 11.5 During the statutory public inspection period, five public comments objecting the application were received as mentioned in paragraph 11 above. In this regard, the applicant has provided information on traffic impact and noise mitigation measure and relevant departments including C for T, DEP and CE/MN of DSD have no adverse comment. The above planning assessments and considerations are also relevant.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 and taking into account the public comments in paragraph 10, the Planning Department considers that the proposed temporary animal boarding establishment could be tolerated for a period of 3 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 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 9:00a.m. (except overnight animal boarding), 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 between 6:00pm and 9:00am, as proposed by the applicant, 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 implementation of the accepted 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 17.2.2019;
- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) 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;
- (j) in relation to (i) 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;
- (k) if any of the above planning conditions (a), (b), (c), (d) or (h) 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;
- (l) if any of the above planning conditions (e), (f), (g), (i) or (j) 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
- (m) 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 V**.

- 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 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.

13. Decision Sought

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

- 13.2 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.
- 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 with supplementary planning statement and plans received on 3.7.2018
Appendix Ia	FI received on 8.8.2018 and 10.8.2018
Appendix Ib	FI received on 13.8.2018
Appendix II	Similar Applications within the same “AGR” zone on the Kam Tin North OZP
Appendix III	Detailed comments from CTP/UD&L of PlanD
Appendices IV-1 to IV-5	Public comments received during the statutory publication period
Appendix V	Advisory clauses
Drawing A-1	Layout Plan
Drawing A-2	Drainage Plan
Drawing A-3	Landscape Plan
Drawing A-4	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