

RNTPC Paper No. A/YL-KTN/666A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 4.10.2019

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

**APPLICATION NO. A/YL-KTN/666**

**Applicant** : Mr. TANG Wai-Ip

**Site** : Lot 1505 RP (Part) in D.D. 107, Kam Tin, Yuen Long

**Site Area** : 4,111.3 m<sup>2</sup>

**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 Place of Recreation, Sports or Culture (Hobby Farm) 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 place of recreation, sports or culture (hobby farm) for a period of 3 years. According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ is a Column 2 use in “AGR” zone which requires permission from the Town Planning Board (the Board). The Site is the subject of one previous application for proposed temporary hobby farm for a period of 3 years submitted by the same applicant which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 3.8.2019. However, the permission was revoked on 3.2.2019 due to non-compliance with approval conditions. The Site is currently fallow agricultural land covered with vegetation (**Plans A-2 and A-4**).
- 1.2 According to the applicant, the proposed development involves 4 one-storey temporary structures for reception and learning centre, farm lounge, electric meter room and farm tools storage which will be covered by open sheds (3.5m or lower) with total covered area of 213m<sup>2</sup>. The farming area is 2,905.21m<sup>2</sup> (about 70.7% of the total site area) while the paved area is 1,209.09m<sup>2</sup> (about 29.3% of

the total site area). Six visitor and staff parking spaces and one loading/unloading space for light goods vehicles will be provided within the Site. The operation hours will be from 9:00 a.m. to 6:00 p.m. daily, including public holidays. There will be about 20 – 25 visitors at the Site at one time. No public announcement system will be used at the Site. The Site is accessible from Castle Peak Road – Tam Mi via a local track. The layout plan, landscape plan, drainage plan, fire service installations plan and vehicular access plan submitted by the applicant are at **Drawings A-1 to A-5**.

- 1.3 When compared with the previous approved application (No. A/YL-KTN/609), the current application is the same in terms of the applied use, site area, layout and development parameters, except the addition of one parking space and one loading/unloading space.
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application form with plans received on 15.5.2019 **(Appendix I)**
  - (b) Further Information (FI) received on 24.6.2019 in response to department comments (*exempted from publication*) **(Appendix Ia)**
  - (c) FI received on 27.8.2019 in response to department comments (*exempted from publication*) **(Appendix Ib)**
  - (d) FI received on 10.9.2019 in response to department comments (*exempted from publication*) **(Appendix Ic)**
- 1.5 The application was received on 15.5.2019. Upon the request of the applicant, the Committee agreed to defer making a decision on the application on 5.7.2019 to allow time for the applicant to address the departmental comments. Upon receipt of the FI on 27.8.2019, the application is scheduled for consideration at this meeting.

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

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI in **Appendices I to Ic**. They can be summarized as follows:

- (a) The proposed development is temporary in nature and no permanent structure would be erected on-site. The Site would be easily reinstated and would not frustrate the long-term planning intention.
- (b) The applicant will provide landscaping and drainage facilities with environmental mitigation measures to enhance the environment nearby and to minimize

flooding. No adverse traffic impact is anticipated. The proposed paved area will be removed after the expiry of the planning permission.

- (c) The applicant failed to comply with the relevant approval conditions for the previous planning approval due to negligence and undertakes to make effort in complying with the approval conditions for the current application. Also, several applications in the vicinity for hobby farm have been approved and same consideration should be given to this application.

### **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 Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notification letter to the Kam Tin Rural Committee by registered post. 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 involved in one previous application (No. A/YL-KTN/609) for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years submitted by the same applicant. The application was approved with conditions by the Committee on 3.8.2018 mainly for the reasons that temporary approval would not frustrate the long-term planning intention; not incompatible with the surrounding land uses; the proposed development would unlikely cause significant adverse environmental, traffic, landscape or drainage impacts; and concerned departments had no objection to the application. However, the permission was revoked on 3.2.2019 due to non-compliance with approval conditions on submission of drainage and fire service installations proposals. Details of the application are summarized in **Appendix II** while its location is shown on **Plan A-1**.

### **6. Similar Applications**

- 6.1 There are 20 similar applications (No. A/YL-KTN/394, 465, 474, 513, 516, 520, 535, 536, 538, 571, 579, 610, 615, 620, 626, 630, 636, 649, 665 and 670) within the same “AGR” zone on the Kam Tin North OZP. Except application No. A/YL-KTN/394, all the similar applications were approved with conditions by the Committee between 2015 and 2019 for a period of 3 or 5 years (for

A/YL-KTN/665 and 670). Details of these applications are summarized in **Appendix III** and their locations are shown on **Plan A-1**.

- 6.2 5 applications (No. A/YL-KTN/465, 516, 535, 538 and 571 for temporary hobby farm (A/YL-KTN/535 included caravan holiday camp)) for five sites near Cheung Kong Tsuen and Tai Kong Po were approved between 2015 and 2017 mainly for the reasons that temporary approval would not frustrate the long-term planning intention; not incompatible with the surrounding land uses; the proposed developments would unlikely cause significant adverse environmental, traffic, landscape or drainage impacts; and concerned departments had no objection to the application.
- 6.3 14 applications (No. A/YL-KTN/474, 513, 520, 536, 579, 610, 615, 620, 626, 630, 636, 649, 665 and 670) for temporary hobby farm (A/YL-KTN/520, 536 and 665 included caravan holiday camp)) for 12 sites at Fung Kat Heung and near Pak Wai Tsuen were approved between 2015 and 2019 for similar reasons as stated in paragraph 6.2 above.
- 6.4 Application No. A/YL-KTN/394 for proposed temporary field study/education centre and hobby farm was rejected by the Board on review in 2013 mainly on the grounds that the site was the subject of unauthorized land filling and the filling material were not suitable for cultivation; there was no detailed information regarding the design and operation of the proposed development particularly the hobby farm, field study/education centre and the office with porch; the applicant failed to demonstrate that the development would not generate adverse landscape and drainage impacts on the surrounding areas; and approving the application would set an undesirable precedent, and the cumulative effect of which would result in a general degradation of the rural environment of the area.
- 6.5 Application No. A/YL-KTN/660 for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years located at further north of the Site 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) currently fallow agricultural land covered with vegetation; and
  - (b) accessible from Castle Peak Road – Tam Mi via a local track.
- 7.2 The surrounding areas are rural in character predominated by active/fallow agricultural land, a plant nursery, ponds, a dog training centre, an animal boarding establishment, a vacant chicken shed, open storage/storage yards, a residential dwellings/structure and vacant/unused land. The open storage/storage yards are suspected unauthorized development subject to enforcement action by the Planning Authority (**Plan A-2**):

- (a) to its east are fallow agricultural land, an open storage yard, a dog training centre, a temporary animal boarding establishment with planning permission under Application No. A/YL-KTN/639, and vacant/unused land.
- (b) to its northeast and north are a plant nursery, a residential dwelling/structure, a vacant chicken shed, a storage yard and vacant land; and
- (c) to its west are active/fallow agricultural land. To its south across a nullah/local track is a pond.

## **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 Scheduled 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 Castle Peak Road – Tam Mi 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, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above 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 the 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) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains.
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road - Tam Mi.

### **Agriculture and Nature Conservation**

#### **9.1.4 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):**

- (a) He has no strong view against the application from agricultural point of view on the understanding that agricultural activities are involved in the proposed use and the Site will be reinstated upon the expiry of the planning permission.
- (b) The applicant's proposal indicated drainage facilities would be provided in both the northern and southern parts of the Site to minimize the disturbance and pollution to the Kam Tin South drainage channel to the south. As such, he has no comments on the application from nature conservation perspective.

### **Environment**

#### **9.1.5 Comments of the Director of Environmental Protection (DEP):**

- (a) Provided that the applicant would minimize the potential noise from the proposed use such as prohibiting the use of public announcement system, portable loudspeaker and any form of audio amplification system so that it would not affect nearby sensitive receivers, he has no objection to the application from environmental planning perspective.
- (b) The applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance.
- (c) It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures to prevent polluting the watercourse and pond adjacent to the Site. Adequate supporting infrastructure / facilities should be provided for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department".
- (d) There was no environmental complaint concerning the Site received in the past 3 years.

### **Landscape**

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

- (a) She has no objection to the application from the landscape planning point of view.
- (b) The Site is the subject of a previous application for the same use and she had no objection to the application.
- (c) With reference to the aerial photo taken in 2018, the surrounding area is comprised of farmlands, vacant land, temporary structures and scattered tree groups. The proposed use is not incompatible with the landscape setting in proximity.
- (d) According to the site visit conducted on 27.6.2018, the Site was a fallow agricultural land. Further significant adverse impact arising from the proposed use is not anticipated.
- (e) In consideration that there is no prominent public frontage around the Site, should the application be approved, landscape condition is not recommended as its effect on enhancing the quality of public realm is not apparent.

### **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 applicant to submit, implement and maintain the drainage proposal for the development should be included in the planning permission.
- (c) His detailed comments on the submitted drainage proposal are at **Appendix IV**.

### **Fire Safety**

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

- (a) He has no in-principle objection to the application 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) He has the following comments on the submitted FSIs proposal:
  - (i) Relevant standard and specification of emergency lighting shall be provided, i.e. Emergency lighting shall be provided in accordance with BS 5266: Part 1 and BS EN 1838.
  - (ii) Typo “Protable” fire extinguisher was noted.
- (d) 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.

### **Building Matters**

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) 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 (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (c) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are UBW under the BO and should not be designated for any proposed use under the application.

- (d) 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.
- (e) 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.
- (f) If the Sites 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**

#### **9.1.10 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 and/or permit issued by FEHD is required if any food business and/or activities related to place of entertainment is involved:
  - (i) For the operation of any types of food business, relevant food licence(s) and/or permit(s) should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132).
  - (ii) Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment,

cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement should obtain a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) from FEHD whatever the general public is admitted with or without payment.

- (c) If the proposal involves any commercial/trading activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

### **District Officer's Comments**

9.1.11 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 from departmental point of view.

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

- (a) Director of Electrical and Mechanical Services;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Project Manager/New Territories West, Civil Engineering and Development Department; and
- (d) Commissioner of Police.

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

On 24.5.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received from the Hong Kong Bird Watching Society and an individual (**Appendices IV-1 to IV-2**). They object to the application mainly on the grounds that the proposed development is not in line with the planning intention of the "AGR" zone; the proposed development will generate adverse sewage and ecological impacts to nearby watercourse and natural habitats; and the applicant has failed to comply with the approval conditions in the previous planning permission.

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

- 11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years in the “AGR” zone. 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. According to the applicant, about 70.7% of the Site will be farming area. The proposed use is generally not in conflict with the planning intention of the “AGR” zone. DAFC has no strong view to the application from agricultural point of view. It is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.
- 11.2 The proposed development comprises farmland and low-rise structures and is considered not incompatible with the surrounding areas which are rural in character predominated by active/fallow agricultural land, a plant nursery, ponds, a dog training centre, an animal boarding establishment, a vacant chicken shed, open storage/storage yards, a residential dwellings/structure and vacant/unused land.
- 11.3 According to the applicant, it is estimated that 20 - 25 visitors will be accommodated at the Site at one time. No public announcement system will be allowed at the Site. In view of the nature of the proposed hobby farm, it would unlikely cause significant adverse environmental, traffic or drainage impacts to the surroundings. Relevant departments consulted including C for T, CTP/UD&L of PlanD, DEP, CE/MN of DSD and D of FS have no adverse comment on the application. To minimize any possible environmental nuisance, approval conditions restricting the operation hours and prohibiting the use of public announcement system at the Site are recommended in paragraph 12.2 (a) and (b) 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. Besides, the applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 12.2 (c) to (h) below.
- 11.4 The Site is the subject of a previous application (No. A/YL-KTN/609) for the same use submitted by the same applicant as the current application. The application was approved with conditions by the Committee on 3.8.2018, but the planning permission was revoked on 3.2.2019 due to non-compliance with approval conditions on submission of drainage and FSIs proposals. In the current application, these proposals are submitted in support of the proposed use and D of FS and CE/MN of DSD have no in-principle objection to the application. Also, the applicant stated he will make effort to comply with the approval conditions if the current application is approved. When compared with the previous approved application (No. A/YL-KTN/609), the current application is the same in terms of

the applied use, site area, layout and development parameters, except the addition of one parking space and one loading/unloading space. Hence, sympathetic consideration could be given to the current application. Shorter compliance periods are recommended to monitor the progress of compliance should the Committee decide to approve the current application. Moreover, the applicant would be advised that should he fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application. There are also 19 similar applications for proposed temporary hobby farm within the same “AGR” zone approved by the Committee since 2015.

- 11.5 Two public comments were received during the statutory publication period objecting to the application as stated in paragraph 10 above. In this regard, the departmental comments as well as planning considerations and assessments as stated in paragraph 11 above are relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and having taking into account the public comments in paragraph 10, the Planning Department has no objection to the proposed temporary place of recreation, sports or culture (hobby farm) 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 4.10.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### **Approval Conditions**

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of drainage proposal within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 4.1.2020;

- (e) in relation to (d) above, the implementation 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 4.4.2020;
- (f) in relation to (e) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.1.2020;
- (h) in relation to (g) above, the implementation 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 4.4.2020;
- (i) if any of the above planning conditions (a), (b), (c) or (f) is not complied with during 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 (d), (e), (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 expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory Clauses

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

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

the proposed 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. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

**13. Decision Sought**

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

<b>Appendix I</b>	Application form with plans received on 15.5.2019
<b>Appendix Ia</b>	FI received on 24.6.2019
<b>Appendix Ib</b>	FI received on 27.8.2019
<b>Appendix Ic</b>	FI received on 10.9.2019
<b>Appendix II</b>	Previous application covering the Site
<b>Appendix III</b>	Similar applications within the same “AGR” zone on the Kam Tin North OZP
<b>Appendix IV</b>	Detailed comments of CE/MN of DSD
<b>Appendices V-1 to V-2</b>	Public comments received during the statutory publication period
<b>Appendix VI</b>	Advisory clauses
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Landscape Plan
<b>Drawing A-3</b>	Drainage Plan
<b>Drawing A-4</b>	Fire Service Installations Plan
<b>Drawing A-5</b>	Vehicular Access Plan

<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
OCTOBER 2019**