

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/724

<u>Applicant</u>	: Daniel The Dog International Company Limited represented by Goldrich Planners & Surveyors Ltd.
<u>Site</u>	: Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D. 107 and Adjoining Government land, Kam Tin, Yuen Long
<u>Site Area</u>	: About 5,670m ² (including Government Land of about 1,860m ² (about 32.8%))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years

1 The Proposal

- 1.1 The applicant seeks to amend a planning permission to use the application site (the Site) for temporary animal boarding establishment with ancillary facilities 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 currently used for animal boarding establishment with valid planning permission (**Plans A-2 to A-4d**).
- 1.2 The Site is the subject of seven previous applications for animal boarding establishment uses (with or without ancillary facilities). All of them were approved with conditions by the Rural and New Town Planning Committee (the Committee) for 2 or 3 years between 2005 and 2019. The last application No. A/YL-KTN/639 submitted by the same applicant for the same applied use was approved with conditions by the Committee on 1.2.2019 for a period of 3 years. Some of the approval conditions of the last application have been complied with and the planning permission is valid until 5.2.2022.

1.3 According to the applicant, the use, site area and operation of the applied use remain the same as the previously approved application. The current application is mainly to cover the additional structures within the Site (**Drawing A-1**). Compared with the last application (No. A/YL-KTN/639), the current application includes two additional structures, i.e. from 16 to 18 (+2 nos.)¹ for open sheds use, with corresponding increase in total floor area from 1,433.75m² to 1,859m² (+425.25m² / +29.7%). In addition, the number of car parking spaces has been reduced from 4 to 2 (-2 nos.). The eighteen one-storey structures at the Site are for kennel, dog function rooms, ancillary office, storeroom and open sheds with building height ranging from 2.1m to 5.2m. The temporary animal boarding establishment is for dogs only (about 20 nos.). The operation hours are between 9:00a.m. and 7:00p.m daily (including public holidays) with 24-hour animal boarding services. The applicant stated that the kennels are built of soundproofing material (i.e. brick) with air-conditioning. All dogs will stay inside the kennels from 7:00p.m. to 9:00a.m. and no dog training session will be carried out during this time period. Besides, no public announcement system or whistle blowing will be allowed at the Site. Two parking spaces for private car will be provided at the Site. The Site is accessible via a local track branching off Kam Tin Bypass/Chi Ho Road. The site layout plan submitted by the applicant is at **Drawing A-1**.

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

- (a) Application form with planning statement and plans received on 1.9.2020 **(Appendix I)**
- (b) Further Information (FI) received on 7.10.2020 and 9.10.2020 in response to departmental comments **(Appendix Ia)**
[exempted from publication requirement]
- (c) FI received on 15.10.2020 and 20.10.2020 in response to departmental comments **(Appendix Ib)**
[exempted from publication requirement]

2 Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the planning statement and FIs in **Appendices I to Ib**. They can be summarized as follows:

- (a) The applied use can meet the large demand for animal boarding services in the area. The Site is subject to seven previous approvals. Three additional structures for open sheds are proposed in this application to allow more covered open space for the pets to play during bad weathers.

¹ In the current application, 3 new structures are proposed. Structure 18 for open shed use (**Drawing A-1**) is enlarged compared with the open shed in the approved application. As such, the total number of structures are increased from 16 to 18.

- (b) The development involves only single-storey structures and is in harmony with the surrounding rural settings. No toxic or harmful shampoos and materials will be used for the pets. Waste water is collected and conveyed to the underground septic tank. Contamination to the surroundings is not expected. Adverse traffic or drainage impacts or noise is not anticipated. The existing drainage facilities and trees will be properly maintained.

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

The applicant is not a “current land owner” of the private land portion of the Site but has complied with the requirement 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. 31A) by posting a site notice and notifying the Kam Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection. For the Government land portion, the “Owner’s Consent/Notification” Requirements are not applicable.

4 Background

The Site is not subject to any planning enforcement action.

5 Previous Applications

- 5.1 The Site is the subject of seven previous applications for animal boarding establishment with or without ancillary facilities, which were all approved. Details of the previous applications are summarized in **Appendix II** and their locations are shown on **Plan A-1b**.
- 5.2 All the seven applications were approved with conditions on a temporary basis of 2 or 3 years by the Committee between 2005 and 2019 mainly on the consideration that the developments would not frustrate the long-term planning intention of the “AGR” zone and 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, planning permission for applications No. A/YL-KTN/232, 304, 337 and 401 were revoked between 2006 and 2014 due to non-compliance with approval conditions. While the approval conditions for the last application (No. A/YL-KTN/639) on submission and implementation of appropriate mitigation measures to avoid disturbance/contamination to the fish ponds have been complied with, those requiring the submission of a record of the existing drainage facilities and implementation of the accepted fire services installation proposal are yet to be

fulfilled. The permission is valid until 5.2.2022.

6 Similar Applications

- 6.1 There are 25 similar applications for temporary animal boarding establishment involving 20 sites within the same “AGR” zone. Except application No. A/YL-KTN/156 which was rejected by the Committee, the remaining 24 applications were approved with conditions by the Committee. Details of the applications are summarized in **Appendix III** whilst their locations are shown on **Plan A-1a**.

1 Rejected Application

- 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; 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.

24 Approved Applications

- 6.3 24 applications at 19 sites were approved with conditions by the Committee for 3 to 5 years between 2006 and 2020 for similar reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the developments were not incompatible with the surrounding land uses; previous approvals were granted and the applicants had made effort to comply with the approval conditions; and/or the relevant government departments generally had no adverse comments on the developments. However, planning permissions for 10 applications were revoked due to non-compliance with approval conditions.

1 Application to be considered at the same meeting

- 6.4 Application No. A/YL-KTN/723 for temporary animal boarding establishment for a period of 3 years and filling of land within the same “AGR” zone will be considered at the same meeting.

7 The Site and Its Surrounding Area (Plans A-1a to A-4d)

- 7.1 The Site is:

- (a) currently used for animal boarding establishment with valid planning permission; and
- (b) accessible via a local track branching off Kam Tin Bypass/Chi Ho Road to its south.

7.2 The surrounding area is rural in character intermixed with residential dwellings/structures, open storage yard, dog training centres, hobby farms and vacant/unused land:

- (a) to its south are a pond, residential dwelling/structure (about 30m away) and unused land. To its southeast within the “Village Type Development” (“V”) zone are residential dwellings/structures, parking of vehicles and unused land;
- (b) to its east and northeast are dog training centres, residential dwellings/structures and unused land. A piece of vacant land located to the further northeast is covered by planning permission for temporary hobby farm;
- (c) to its north and northwest are residential structure/dwelling, cultivated agricultural land, and a piece of vacant land for temporary hobby farm with planning permission; and
- (d) to its west are dog training centres, open storage yard, temporary hobby farm with planning permission and unused land.

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 Government Land, House Lot Block and Old Schedule Agricultural Lots (OSALs) 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) Within the Site, Lot 1493 in D.D. 107 is covered by a Short Term Waiver (STW) whereas the Government Land therein is covered by a Short Term Tenancy (STT) permitted for “Temporary Animal Boarding Establishment with Ancillary Facilities” use.

- (c) Should planning approval be given to the application, the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. The owner(s) of the OSALs without STW 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 applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 point of view.
- (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 incorporated.
- (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 (TD). 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/NT West, Highways Department (CHE/NTW, HyD):

- (a) HyD shall not be responsible for the maintenance of any access connecting the Site and Chi Ho 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 is no substantiated environmental complaint received at the Site in the past three years.
- (b) According to the applicant, all dogs will stay in the kennels from 7:00p.m. to 9:00a.m. No public announcement system and whistle blowing will be allowed at the Site.
- (c) Should the application be approved, the applicant is advised to properly design and maintain the facilities, e.g. the kennels should be enclosed with proper soundproofing materials and provided with 24-hour mechanical ventilation and air-conditioning (MVAC) system, 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” to minimize any potential nuisance. Suitable mitigation measures should also be implemented to minimize potential odour nuisance.
- (d) Effluent discharges from the applied 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 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) Based on the aerial photo taken in October 2019, the Site is situated in an area of rural landscape character comprising scattered tree groups, temporary structures, village houses, active and abandoned farmlands and fish ponds. Noting that the maximum building height of the applied use is not more than 5.2m, the applied use is not incompatible with the surrounding environment.
- (c) Referring to the site visit in November 2020, the Site is in operation as animal boarding establishment. Existing landscape plantings implemented under previous applications are in acceptable condition.

Referring to the submitted layout plan, the applied use is not in conflict with existing trees within the Site. Significant adverse impact to landscape resources within the Site arising from the applied use is not anticipated.

- (d) Should the application be approved, approval condition on maintenance of the existing trees and landscape plantings within the Site in a healthy condition at all times during the planning approval period should be incorporated.

Agriculture and Nature Conservation

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

- (a) The Site is currently a paved land occupied by several temporary structures. The agricultural activities are active in the vicinity, the agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as greenhouses, plant nurseries, etc. As such, he does not support the application from agricultural point of view as the Site possess a potential for agricultural rehabilitation.
- (b) It is noted that concrete barriers had been installed along the northern, western and eastern boundaries of the Site to avoid disturbing the ponds/wetlands adjacent to the Site. Considering the current application is of similar use of the previously approved application, he has no adverse comment on the application from nature conservation point of view.
- (c) It is noted that Lot 1493 is associated with an existing Boarding Establishment Licence granted by his department which is valid until 29.9.2021. The applicant should be reminded that the establishment and ancillary facilities which is licensed under Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap.421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times.

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 development. Presumably, the applicant would maintain the same drainage facilities as those implemented under previous Application No. A/YL-KTN/489.
- (b) Should the application be approved, approval conditions on the maintenance of drainage facilities implemented under Application No. A/YL-KTN/489 and the submission of records of the existing drainage facilities on the Site should be included.
- (c) The applicant should inform the relevant department if the drainage arrangement has been changed.

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 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 (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the applied use.

- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorized building works (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 the prevailing 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) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with 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) The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
- (g) If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- (h) Detailed checking under BO will be carried out at building plan submission stage.

Environmental Hygiene

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

- (a) Proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by 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.
- (b) If the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not

be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.

- (c) Any animal carcass/ parts shall be properly wrapped or bagged before disposal.

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 local's comment and he has no comments on the application.

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

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

10 Public Comments Received During Statutory Publication Period

10.1 On 11.9.2020, the application was published for public comments. During the three-week statutory publication period, a total of 3 public comments, including one supporting comment and two objecting comments were received from individuals (**Appendices IV-1 to IV-3**).

10.2 One comment supports the application on the grounds that he is a dog owner and he will use the facilities.

10.3 Two comments object to the application mainly on the following grounds:

- (a) the approval conditions on the previous application (No. A/YL-KTN/639) have not been complied with and the current application is a tactic for an extension of time of the previous approval;
- (b) the existing fish pond, which is part of Government land, was illegally filled by the applicant and fenced off to become the applicant's area;
- (c) the dog training business runs by the applicant occupied larger site area than it is proposed in this application. There is complaint about the illegal dog training business on the adjoining agricultural land and Government land;

- (d) there is no information on waste water discharge provided by the applicant to ensure no adverse impact on the existing ecosystem. A waste disposal facility and waste disposal plan for animal excrement treatment should be required;
- (e) the application should be subject to valuation by the Rating and Valuation Department as the animal boarding establishment has been operating for 17 years; and
- (f) alternative use of the Government land portion of the Site should be considered, such as for the transitional housing.

11 Planning Considerations and Assessments

- 11.1 The application seeks to amend a valid planning permission for temporary animal boarding establishment with ancillary facilities for a period of three years at the Site zoned “AGR”. Compared with the last approval, the applicant proposes to increase the number of structures from 16 to 18, with total floor area increased to 1,859m² (+425.25m²/ +29.7%) for operational needs. The planning intention of the “AGR” zone is primarily 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 development is not entirely in line with the planning intention of the “AGR” zone. DAFC does not support the application from agriculture point of view as the Site possesses potential for agricultural rehabilitation. However, approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intention of the “AGR” zone.
- 11.2 The development is considered not incompatible with the surrounding areas which is rural in character intermixed with residential dwellings/structures and vacant/unused land. Although there are residential structures/dwellings near the Site (the closest is about 30m away on the south), the applicant advised that no public announcement system and whistle blowing will be used at the Site. All dogs will be kept inside the enclosed structures during non-operation hours with soundproofing materials and air-conditioning. DEP has no adverse comment on the application.
- 11.3 Relevant departments consulted including C for T, CE/MN of DSD, D of FS, DEP and CTP/UD&L of PlanD (except DAFC) have no adverse comment on the application. To minimise any possible environmental nuisance, approval conditions restricting the operation hours, outdoor animal activities and prohibiting the use of public announcement system on the Site are recommended in paragraph 12.2 below. 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’. 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 12.2 below.

- 11.4 The Site is the subject of seven previous applications for animal boarding establishment use, which were all approved with conditions by the Committee between 2005 and 2019. The applicant has complied with some of the approval conditions of the last approval and the planning approval is valid until 5.2.2022. Besides, there are 24 similar applications on 19 sites within the same “AGR” zone approved with conditions by the Committee between 2004 and 2020 as stated in paragraph 6 above. The circumstance of the only rejected application is different from the current one. Approval of this application is in line with the Committee’s previous decisions.
- 11.5 Three public comments (one supports and two object) were received during the statutory publication period as detailed in paragraph 10 above. In this regard, the departmental comments and planning consideration and assessments as stated above are relevant.

12 Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to temporary animal boarding establishment with ancillary facilities 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 23.10.2023. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 7:00p.m. and 9:00a.m. (except for the overnight kennel), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed animal boarding establishments on the Site between 7:00p.m. and 9:00a.m., as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system, portable loud speaker, any form of audio amplification system or whistle blowing is allowed to be used on the Site at any time 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 existing trees within the Site shall be maintained at all times during the planning approval period;
- (f) the implemented drainage facilities on the Site shall be maintained at all times

during the planning approval period;

- (g) the submission of records of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.1.2021;
- (h) the submission of a 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 21.4.2021;
- (i) in relation to (h) above, the implementation of the 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 21.7.2021;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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;
- (k) if any of the above planning conditions (g), (h) or (i) 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
- (l) upon the 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 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 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. 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

Appendix I	Application form with planning statement and plans received on 1.9.2020
Appendix Ia	FI received on 7.10.2020 and 9.10.2020
Appendix Ib	FI received on 15.10.2020 and 20.10.2020
Appendix Ic	Previous applications covering the Site
Appendix III	Similar applications within the same “AGR” zone on the Kam Tin North OZP
Appendix IV	Public comments
Appendix V	Advisory clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4d	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2020**