

RNTPC Paper No. A/YL-KTS/796
For Consideration by
the Rural and New Town
Planning Committee
on 5.10.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/796

| | |
|---------------------------|--|
| <u>Applicant</u> | : R-Riches Property Consultants Limited |
| <u>Site</u> | : Lot 390 RP (Part) in D.D. 106, Kam Sheung Road, Pat Heung, Yuen Long |
| <u>Site Area</u> | : About 1,217m ² |
| <u>Lease</u> | : Block Government Lease (demised for agricultural use) |
| <u>Plan</u> | : Draft Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/14 |
| <u>Zoning</u> | : “Village Type Development” (“V”) [maximum building height of 3 storeys (8.23m)] |
| <u>Application</u> | : Proposed Temporary Shop and Services (Real Estate Agency and Car Beauty Product Shop) with Ancillary Staff Canteen for a Period of 3 Years |

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary shop and services (real estate agency and car beauty product shop) with ancillary staff canteen for a period of 3 years. According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently used for office without planning permission (**Plans A-2, A-4a to 4b**).
- 1.2 The Site is the subject of eight previous applications. The last application (No. A/YL-KTS/745) for temporary shop and services (real estate agency and pet product retail shop) use submitted by the same applicant as the current application was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) on 11.8.2017. The planning permission is valid until 11.8.2020.

- 1.3 According to the applicant's submission, the proposed use involves 6 single-storey structures of not exceeding 3.5 m high with a total floor area of about 245.6 m² for real estate agency, car beauty product shop, office, storage of documents, toilet (total 185.6 m²) and ancillary staff canteen (60 m²) uses. 9 private car parking spaces and 1 loading/unloading (L/UL) space for light goods vehicle are proposed within the Site. The operation hours are between 9 a.m. and 6 p.m. daily (including public holidays). The Site is accessible from Kam Sheung Road. The layout plan, landscape plan and access arrangement submitted by the applicant are at **Drawings A-1 to A-3**.
- 1.4 A comparison of the major development parameters of the last approved application and the current application is given in the following table:

| Major Development Parameters | Last Approved Application (A/YL-KTS/745) (a) | Current Application (A/YL-KTS/769) (b) | Difference (b) – (a) |
|------------------------------|---|---|---------------------------------|
| Site Area | About 1,214.9 m ² | About 1,217 m ² | +2.1 m ² (+0.2%) |
| Applied/ Proposed Use | Proposed Temporary Shop and Services (Real Estate Agency and Pet Product Retail Shop) for a Period of 3 Years | Temporary Shop and Services (Real Estate Agency and Car Beauty Product Shop) with Ancillary Staff Canteen for a Period of 3 Years | -- |
| No. of Structures | 5 | 6 | +1 (+20%) |
| Total Floor Area | 148.88 m ² | 245.6 m ² | +96.72 m ² (+65%) |
| No. of Parking Spaces | 9 (Private Cars) | 9 (Private Cars) | -- |
| No. of L/UL Space | 0 | 1 | +1 (+100%) |

- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application form with supplementary information (**Appendix I**) received on 7.8.2018
(accepted and exempted from publication and recounting requirements)
- (b) Further Information (FI) received on 30.8.2018 in (**Appendix Ia**) response to departmental comments
(accepted and exempted from publication and recounting requirements)

- (c) FI received on 31.8.2018 in response to departmental comments (Appendix Ib)
(accepted and exempted from publication and recounting requirements)
- (d) FI received on 5.9.2018 in response to departmental comments (Appendix Ic)
(accepted and exempted from publication and recounting requirements)
- (e) FI received on 11.9.2018 providing clarifications (Appendix Id)
(accepted and exempted from publication and recounting requirements)

2. **Justifications from the Applicant**

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

- (a) The proposed use is compatible with the surrounding land uses. The proposed shop and services is for the use of nearby locals. No excavation or filling of land will be carried out to minimize the adverse environmental impact to the vicinity. The proposed back office will be for administrative work and the ancillary staff canteen to serve 8 staffs will not be open to the public.
- (b) Car parking spaces and loading/unloading area are provided within the Site to reduce traffic impact to the surrounding area. There will be no reversing of vehicles on public road. Six private car parking spaces are for staff and the remaining two are for visitors. One L/UL space for light goods vehicle is proposed for loading/unloading of car beauty products. Medium or heavy goods vehicle exceeding 5.5 tonnes including container tractors/ trailers will be prohibited to be parked/stored on or enter/exit the Site. A maximum of 7 vehicles per hour will enter/exit the Site.

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

The applicant is not a “current land owner” 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. 31) by posting notice at the Site and sending notice to the Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is not subject to planning enforcement action. Should there be sufficient evidence to prove that the use of Site is an unauthorized development under the TPO, appropriate enforcement action will be taken.

5. **Previous Applications**

- 5.1 The Site is the subject of eight previous planning applications (No. A/YL-KTS/178, 329, 349, 394, 468, 571, 642 and 745). Details of these applications are summarized in **Appendix II** and the locations of the sites are shown on **Plan A-1b**.
- 5.2 Application No. A/YL-KTS/178 for temporary open storage of scrap metal for a period of 12 months was rejected by the Committee on 10.9.1999 on the grounds that the proposed development was not in line with the planning intention of the “V” zone; the development was not compatible with the village settlement of Tin Sam San Tsuen to its south-east and the nearby village houses; and approval of the development would set an undesirable precedent for other similar applications in the area.
- 5.3 Application No. A/YL-KTS/329 for open storage of vehicles for wrecking and Application No. A/YL-KTS/349 for open storage of private vehicles and vans both for a period of 3 years were rejected by the Committee on 28.1.2005 and 10.6.2005 respectively. Apart from the rejection reasons similar to paragraph 5.2 above, the applications did not comply with TPB PG-No. 13C in that there was no previous planning approval granted to the application sites and residential dwellings located to its south would be susceptible to adverse environmental nuisances generated by the development. There was also insufficient information in the submission to demonstrate that the proposed developments would not have adverse drainage, visual and environmental impacts on the surrounding areas.
- 5.4 Applications No. A/YL-KTS/394, 468 and 571 submitted by different applicants for temporary public vehicle park for private car and van for a period of 3 years were approved with conditions by the Committee on 7.6.2007, 7.8.2009 and 10.8.2012 respectively for similar reasons that the developments could meet local parking demand arising from the villagers and would not frustrate the planning intention of the “V” and “Agriculture” (“AGR”) zones; the developments were not incompatible with the surrounding environment; the relevant departments had no adverse comments on the applications; and/or the local concern on environmental impact could be addressed by appropriate approval conditions. Applications No. A/YL-KTS/394 and 571 were revoked on 7.3.2009 and 10.11.2013 respectively due to non-compliance with approval conditions.

- 5.5 Application No. A/YL-KTS/642 for temporary shop and services (grocery, pet salon and retail shop with staff pantry) and the last application No. A/YL-KTS/745 for temporary shop and services (real estate agency and pet product retail shop) submitted by the same applicant as the current application were approved with conditions by the Committee on 25.7.2014 and 11.8.2017 respectively mainly on the reasons that it would serve some of the needs of the local community; approval on a temporary basis for a period of 3 years would not jeopardize the planning intention of the “V” zone; the proposed development was considered not incompatible with the surrounding land uses; relevant Government departments have no adverse comment on the application; it is unlikely that the proposed development would generate significant environmental nuisance on the nearby sensitive receivers; and departmental concern could be addressed by approval conditions. For application No. A/YL-KTS/745, the approval conditions in relation to submission and implementation of drainage proposal, and submission of landscape and fire services installations (FSIs) proposal have been complied with. The planning permission is valid until 11.8.2020.
- 5.6 Compared with the last approved application No. A/YL-KTS/745, the current application is submitted by the same applicant for similar shop and services use with a slightly larger area (i.e. +2.1 m² (+0.2%)) and involves changes in site layout and increase in number of structures.

6. Similar Applications

- 6.1 There are seven similar applications (Nos. A/YL-KTS/513, 542, 546, 619, 650, 651 and 742) in the nearby “V” zone on the OZP. Details of the applications are at **Appendix III** and the locations are shown on **Plan A-1a**.
- 6.2 All the seven applications for similar temporary shop and services (real estate agency) uses located to the further southeast of the Site were approved with conditions by the Committee on 10.12.2010, 5.8.2011, 2.9.2011, 22.11.2013, 17.10.2014, 16.1.2015 and 23.6.2017 for a period of 3 years for similar reasons that the developments were not incompatible with the surrounding land uses, relevant departments had no adverse comments, and the technical concerns could be addressed by appropriate approval conditions.

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

- 7.1 The Site is:
- (a) hard paved, fenced and currently occupied by temporary structures for office use without valid planning permission; and
 - (b) located in Tin Sam San Tsuen and is accessible from Kam Sheung Road.

- 7.2 The surrounding areas are rural in character predominated by residential dwellings/structures, open storage yards, parking of vehicles, fallow agricultural land and vacant/unused land. Some of the open storage yards and parking of vehicles are suspected unauthorised development subject to enforcement actions by the Planning Authority (**Plan A-2**);
- (a) to its east is the village cluster of Tin Sam San Tsuen in “V” zone, with the nearest residential dwellings/structures about 10 m away;
 - (b) to its west and northwest across Kam Sheung Road are open storage/storage yards, parking of vehicles, residential structures/dwellings, fallow agricultural land and unused land;
 - (c) to its immediate north is a real estate agency. To its further north are open storage yards and fallow/cultivated agricultural land in the “AGR” zone; and
 - (d) to its immediate south is a real estate agency and parking of vehicles. To the further south are some residential structures/ dwellings.

8. Planning Intention

The planning intention of the “V” is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

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) Lot 390 RP (Part) in D.D. 106 within the Site is covered by a Short Term Waiver (STW) No. 3818 to permit structures erected thereon for the purpose of “temporary public vehicle park for private car and van”.
- (c) The Site is accessible to Kam Sheung Road via Government Land (GL) and private land. His office provides no maintenance works for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) 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.
- (e) Should the application be approved, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, give 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 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 fees, as may be imposed by the LandsD.
- (f) According to his record, there is no Small Houses application approved or under processing at the Site.

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

(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) His department does not and will not maintain any access connecting the Site and Kam Sheung road. The applicant should be responsible for his own access management.
- (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) 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” issued by the DEP.
- (b) It is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures. Effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO). A discharge licence under the WPCO should be obtained before a new discharge is commenced. If septic tank and soakaway system is used, its design and construction should follow the requirements of Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subjects 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) He has no objection to the application from the landscape planning perspective.

- (b) The Site is the subject of a previous approved application (No. A/YL-KTS/745) for the similar use and he had no objection to the application from landscape planning perspective.
- (c) Compared the aerial photo of 2018 to photo of 2015 (under previous application), there is no significant change in the surrounding area. The surrounding area is of rural fringe character occupied with open storages, village houses and scattered tree groups. The proposed use is considered not incompatible with the landscape setting in proximity and further significant adverse landscape impact due to the proposed use is not anticipated.
- (d) Should the application be approved, conditions requiring the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Board are recommended for inclusion in the planning approval.
- (e) According to the layout plan and site inspection taken on 22.8.2018, structure A, B and D are considered too close to existing trees along the east boundary. For sustainable tree growth, the proposed tree should have a min. 3m distance from the structure and min. 600mm from the boundary fence. The applicant should consider to setback the temporary structures and provide adequate space for health tree growth.
- (f) His detailed comments on existing trees are at **Appendix IV**.

Drainage

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

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

Building Matters

9.1.7 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, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (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 works or UBW on the Site under the BO.
- (d) Before any new building works (including container/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator 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 respectively.
- (f) If the proposed use under application is subject to issue of a licence, it 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.
- (g) If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

Fire Safety

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

- (a) He has no objection in-principle to the application subject to fire services 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 FSIs 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 BO (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Food and Environmental Hygiene

9.1.9 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 his Department is required if food business is involved. His detailed comments are at **Appendix IV**.

District Officer's Comments

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

He has no particular comment on the application and has not received any comment from the local upon closed of consultation.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- (d) Commissioner of Police (C of P).

10. Public Comment Received During Statutory Publication Period

On 14.8.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 4.9.2018, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The Site falls within “V” zone which is intended to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. The proposed use is not entirely in line with the planning intention of the “V” zone. However, according to the applicant, the proposed development is for the use of nearby locals. Besides, DLO/YL, LandsD advises that there is no small house application approved or under processing at the Site. As such, it is considered that approval of the application on a temporary basis would not jeopardize the long-term planning intention of the “V” zone.
- 11.2 The proposed use is considered not incompatible with the surrounding land uses which are predominated by residential dwellings/structures, open storage yards, parking of vehicles, agricultural land and vacant/unused land. Besides, the Site is the subject of a previously approved application (No. A/YL-KTS/745) for similar temporary shop and services use submitted by the same applicant which was approved with conditions by the Committee on 11.8.2017. Given previous approval for the similar shop and services use was granted at the Site, approval of the current application is in line with the Committee’s previous decisions. Moreover, eight applications for temporary shop and services (real estate agency) use have also been approved with conditions by the Committee in a nearby “V” zone to the southeast of the Site (paragraph 6 and **Plan A-1a** refer).
- 11.3 Relevant government departments consulted including DLO/YL, LandsD, DEP, C for T, CE/MN, DSD, CTP/UD&L, PlanD and D of FS have no adverse comment on the application. The Site is accessible from Kam Sheung Road. It is unlikely that the development would generate significant environmental nuisance on the nearby sensitive receivers. To minimize the possible environmental nuisance generated by the proposed use, approval conditions restricting the

operation hours and types of vehicles 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-site will be subject to enforcement action by the Planning Authority. Besides, the applicant will be advised to adopt the latest “Code of Practice on Handling the Environmental Aspects of Open Storage and Other Temporary Uses” in order to alleviate any potential environmental impact. In addition, the technical requirements of C for T, CE/MN, DSD, CTP/UD&L, PlanD, and D of FS could be addressed by approval conditions in paragraph 12.2 (c) to (j) below.

11.4 No public comment was received during the statutory publication period.

12. Planning Department’s Views

12.1 Based on the assessment made in paragraph 11, the Planning Department considers that the proposed temporary shop and services (real estate agency and car beauty product shop) with ancillary staff canteen 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 5.10.2021. 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 medium or heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, 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 **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 5.4.2019;
- (e) in relation to (d) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 5.7.2019;

- (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 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 5.4.2019;
- (h) in relation to (g) above, the implementation of 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 5.7.2019;
- (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 5.4.2019;
- (j) in relation to (i) above, the provision of fire service installations 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 5.7.2019;
- (k) if any of the above planning conditions (a), (b), (c) 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;
- (l) if any of the above planning conditions (d), (e), (g), (h), (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 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 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 proposed development is not in line with the planning intention of the "V" zone which is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission to justify 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 plans received on 7.8.2018 |
| Appendix Ia | FI received on 30.8.2018 in response to departmental comments |
| Appendix Ib | FI received on 31.8.2018 in response to departmental comments |
| Appendix Ic | FI received on 5.9.2018 in response to departmental comments |
| Appendix Id | FI received on 11.9.2018 providing clarifications |
| Appendix II | Previous applications covering the Site |
| Appendix III | Similar applications in the nearby “V” zone on the Kam Tin South Outline Zoning Plan |
| Appendix IV | Detailed comments from CTP/UD&L, PlanD and DFEH |
| Appendix V | Advisory Clauses |
| Drawing A-1 | Layout Plan |
| Drawing A-2 | Landscape Plan |
| Drawing A-3 | Access Arrangement |

| | |
|--------------------------|---|
| Plan A-1a | Location Plan with Similar Applications |
| Plan A-1b | Previous Applications |
| Plan A-2 | Site Plan |
| Plan A-3 | Aerial Photo |
| Plans A-4a and 4b | Site Photos |

**PLANNING DEPARTMENT
OCTOBER 2018**