

RNTPC Paper No. A/YL-KTS/824B  
 For Consideration by  
 the Rural and New Town  
 Planning Committee  
 on 3.1.2020

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

**APPLICATION NO. A/YL-KTS/824**

- Applicant** : Hong Kong Alliance Mission represented by PlanArch Consultants Limited
- Site** : Lot 287 in D.D. 106, Tin Sam Tsuen, Kam Tin, Yuen Long
- Site Area** : About 688 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Religious Institution (Retreat Centre)

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed religious institution (retreat centre). According to the Notes of the OZP, ‘Religious Institution (not elsewhere specified)’ is a Column 2 use within the “AGR” zone which requires planning permission from the Town Planning Board (the Board). The Site is not subject to any previous application. The Site is covered with vegetation and occupied by two ruined structures (**Plans A-2a, A-3 to A-4b**).
- 1.2 According to the applicant, a two-storey building with a building height of 7.2m and gross floor area of about 550m<sup>2</sup> will be erected on the Site for a retreat centre. Detailed development parameters are shown in the table below:

<b>Development Parameters</b>	<b>Proposal</b>
<b>Site Area (about)</b>	688 m <sup>2</sup>
<b>Plot Ratio</b>	Not more than 0.8
<b>Total gross floor area (GFA) (about)</b>	Not more than 550 m <sup>2</sup>
- Domestic GFA	250 m <sup>2</sup>

<b>Development Parameters</b>	<b>Proposal</b>
- <i>Non-domestic GFA</i>	300 m <sup>2</sup>
<b>No. of Block</b>	1
<b>Building Height (main roof)</b>	Not more than 7.2 m (2 storeys)
<b>Site Coverage (about)</b>	Not more than 50%

- 1.3 The floor plans, elevation and access plan submitted by the applicant are at **Drawings A-1 to A-5**.
- 1.4 According to the applicant, the ground floor of the proposed retreat centre will consist of chapel, multi-function room, canteen, caretaker's room, kitchen and plant/utilities. The first floor will contain a counselling room, prayer room, spiritual director's room and 10 retreat rooms. The centre will serve not more than 20 participants (local and overseas missionaries) at any one time. Overnight accommodation will be provided and the length of the retreat programme will be ranging from 2 days to 30 days. It will also serve multi-purpose function such as training and meeting for members of missionaries, staff, Christians and general public. Besides, counselling and community services will be provided to the local residents. A total area of about 300m<sup>2</sup> on the ground level (130m<sup>2</sup> or 19% of the Site) and roof (170m<sup>2</sup>) of the Site will be used for farming (e.g. fruit tree, vegetable, flowers and herbs). The retreat centre will operate when there is retreat programme. The group retreat activities and community services will be carried out between 9am to 9pm. Activities after 9pm, if any, will involve retreat related activities such as self-prayers and meditation. The vehicular access to the Site is via a track from Kam Po Road. No car parking space will be provided within the Site. It is expected that the participants will walk from the West Rail Kam Sheung Road Station (KSRS) and the Site is also served by green minibuses. The proposed development is anticipated to be completed in 2023.
- 1.5 The applicant proposed that a septic tank and soakaway system will be used at the Site. Adequate drainage facilities will be provided. No adverse sewerage and drainage impact is anticipated. Activities at the centre will be mainly carried out indoor and will not cause nuisance to the neighbourhood. Air-conditioning will be provided in the retreat centre. There will be no adverse environmental impact from the nearby Pat Heung Maintenance Centre (PHMC) of the West Rail (**Plan A-2a**) as it has noise barrier/fencing along the periphery and the maintenance workshop activities will be carried out inside the maintenance depot building. Also, peripheral planting will be provided at the Site to enhance the amenity of the area.
- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 12.6.2019 **(Appendix I)**
  - (b) Supplementary Planning Statement **(Appendix Ia)**
  - (c) Further Information (FI) received on 2.7.2019 **(Appendix Ib)**

providing responses to departmental comments  
*[exempted from publication]*

- (d) FI received on 31.7.2019 providing responses to departmental comments  
*[exempted from publication]* **(Appendix Ic)**
- (e) FI received on 12.9.2019 providing responses to departmental and public comments  
*[exempted from publication]* **(Appendix Id)**
- (f) FI received on 15.11.2019 providing responses to departmental comments  
*[exempted from publication]* **(Appendix Ie)**

1.7 Upon the request of the applicant, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application on 2.8.2019 and 20.9.2019 to allow more time for the applicant to address departmental comments. After the deferral request, the applicant submitted FI providing responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

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

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

- (a) The applicant, formed in 1995, is a charitable organization as an affiliate of the Christian & Missionary Alliance Church Union of Hong Kong. The applicant is a worldwide organization with headquarters based in Hong Kong, managing over 100 missionaries serving in more than 20 countries and providing extensive medical, educational and social caring services. At present, the applicant does not have a retreat centre of its own, but only carries out retreat programme at other denomination's retreat centres in Hong Kong. However, it is very difficult to book such facilities and there is a pressing need for the applicant to have its own retreat centre. The former landowner of the Site was a devoted Christian who donated the Site to the applicant in 2014 with a view to supporting missionary development and serving the community.
- (b) The proposed retreat centre is compatible with the planning intention of "AGR" zone as 'Religious Institution' is Column 2 use which can be approved by the Board upon application. The Site was used as a pigsty but has long been abandoned. The applicant has no intention to operate a farm at the Site. In view of its small area, the Site is not economically or commercially viable for commercial farming. The nearby agricultural uses are scattered, small scale and attached to the houses for self-

use only. Nevertheless, it is proposed to rehabilitate the open land at the Site for farming as part of the daily operation of the retreat centre.

- (c) The proposed development is compatible with the surrounding environment in terms of land use, building height and design. The redevelopment of the Site will bring a lot of benefits to the community since the applicant will extend their services to the local residents. It will enhance the physical, mental and spiritual health as well as positive life attitude for local people and help promote community bonding. The proposed development will have no adverse environmental, traffic, drainage and sewerage impact.
- (d) The Site falls within one of the potential private housing sites identified in the Land Use Review for Kam Tin South and Pat Heung (LUR), with a proposed maximum plot ratio (PR) of 0.8 and building height of 6 storeys. The development parameters of the proposed retreat centre are similar to those proposed under the LUR. Besides, the centre will help promote and nurture positive life attitude and spiritual development, and provide some community services to foster community building. Therefore, it is compatible with the future residential zone.
- (e) Similar uses were approved by the Board in “AGR” zone, including the religious institution (Christian retreat and training centre) in Lau Shui Heung, Fanling. Approval of the application will not set any undesirable precedent.
- (f) The abandoned Site will be rehabilitated and the environment will be beautified. The structure at the Site is named “Yan Yuen ( 恩 園 )” for the praise of God. The proposed retreat centre will continue the history of the Site to serve the community on spiritual development and foster community building.
- (g) The proposed development is for retreat centre only, and there will be no activities related to funeral services, and will not affect the ‘Fung Shui’ in the village.

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

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

- 4.1 In March 2014, Planning Department has completed the LUR, with an aim to identify the potential for public and private housing developments in Kam Tin South and Pat Heung. The findings and recommendations of the LUR were noted by the Board on 11.4.2014. 14 potential housing sites have been identified for public and private housing developments. Among them, the OZP amendments of five sites, i.e. private housing development at KSRS and PHMC, and public housing development at three sites on the south of Tung Wui Road (Sites 1, 4a and 6), were completed in

2016 and 2018 respectively. The Site under the current application forms part of a larger area identified for private housing development by private initiative with a proposed PR of 0.8 and building height of 6 storeys (**Plan A-2b**). The rezoning of the remaining potential housing sites (including the Site) for housing development is subject to further technical feasibility study to be undertaken.

4.2 The Site is currently not subject to any outstanding enforcement case.

## 5. Previous Application

There is no previous application at the Site.

## 6. Similar Application

6.1 There is no similar application within the same “AGR” zone on the OZP, but one in the adjacent “AGR” zone (application No. A/YL-KTS/778) in the east abutting Kam Sheung Road for proposed religious institution (mosque with ancillary facilities) and school (**Plan A-1**). The proposed development involved a site area of 1,730m<sup>2</sup>, GFA of 3,095m<sup>2</sup> and maximum building height of 32.95mPD (3 storeys) for mosque and kindergarten uses. It was rejected by the Committee on 6.7.2018 on the grounds that the proposed development was not in line with the planning intention of “AGR” zone; there were adverse departmental comments including those from Director of Agriculture, Fisheries and Conservation (DAFC), Director of Environmental Protection (DEP) and Chief Town Planner/Urban Design & Landscape (CTP/UD&L) of PlanD and local objections; the applicant failed to demonstrate the development would not generate adverse landscape impact on, nor be subject to environmental noise impact from, the surrounding areas; and approval of the application would set an undesirable precedent for other similar uses in the “AGR” zone. Details of the application is summarized in **Appendix II** and the location of the application site is shown on **Plan A-1**.

6.2 As regards the similar application in Lau Shui Heung quoted by the applicant, the application (No. A/NE-LYT/273) for a proposed religious institution (Christian retreat and training centre) with a 3-storey structure in the “AGR” zone on the Lung Yeuk Tau and Kwan Tei South OZP was approved with conditions by the Committee on 19.11.2004 mainly on the considerations that the proposed development was not incompatible with the surrounding rural environment; DAFC had no objection to the application (the agricultural land in that “AGR” zone was of fair quality and there was no committed/planned agricultural scheme within the “AGR” zone); the proposed development would unlikely generate adverse impacts and there were no adverse departmental comments; and approval of the application, which involved donation of the site by a land owner for preaching of Christianity, would unlikely to set a precedent for similar applications.

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

7.1 The Site is:

- (a) covered with vegetation and occupied by two ruined structures; and
- (b) accessible via a track from Kam Po Road.

7.2 The surrounding areas are rural in character predominated by residential structures/dwellings, vacant/unused land and the PHMC:

- (a) to its immediate surroundings are unused and vacant land;
- (b) to its west across Kam Po Road is PHMC; and
- (c) to its northeast, east and southeast is mainly the village settlement of Tin Sam Tsuen within “Village Type Development” zone.

## 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 has an area of 688m<sup>2</sup> quoted by the applicant which should be subject to further verification and survey. In case of any discrepancy in site areas found, the respective proposed development parameters will have to be revised accordingly. No additional Government land is involved in the application.
- (b) As per the A Book and land search records, the private lot in the Site is an old schedule agricultural lot. The private lot is currently

under the ownership of the applicant.

- (c) As per the land status plan, the Site is accessible from Kam Po Road off Pat Heung Road via some Government land with a right of access through Lot No. 203 RP in D.D. 106 to which owners' consent have been obtained (as advised by the applicant). However, there is no guarantee the right of way over Government land and/or private lots to the Site would be given.
- (d) Should the application be approved, the lot owner has to apply to LandsD for a lease modification/ land exchange. However, there is no guarantee that the lease modification/ land exchange application will be approved. Such application, if received by the LandsD, will be considered by the LandsD acting in the capacity as a landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions, including, among others, the payment of premium and administrative fee as may be imposed by the LandsD.
- (e) The Drainage Impact Assessment (DIA) attached to the application should be subject to comments of Drainage Services Department (DSD). Noting that the proposed new 450mm diameter underground concrete pipe "D3" in the DIA may fall outside the Site and encroach upon Government land, such proposal should be subject to separate application to relevant departments. However, there is no guarantee that such application can be approved; and if approved, shall be subject to terms and conditions (including payment of fees etc.) as such department thinks fit.
- (f) The proposed planting at the Site should be subject to separate application to be submitted for formal approval (if required) upon implementation of the development proposal.

### **Traffic**

#### 9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) Considering that there is neither parking provision nor vehicular access to the lot and the induced traffic impact is minimal, he has no comment on the application.
- (b) The local access between Kam Po Road and the Site is not managed by his department.

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 nearby public roads/drains.
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Po Road.

9.1.4 Comments of Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD):

The Site falls within the area of influence (AOI) for the proposed Northern Link (NOL), which is a recommended railway scheme under the Railway Development Strategy 2014 (RDS-2014). Although the programme and the alignment of the proposed NOL are still under review, those areas within the AOI may be required to be vacated at the time for the construction of the proposed NOL and nuisance, such as noise and vibration of the proposed NOL. He has no objection in principle to the application from the development point of view of the NOL, provided that the applicant is satisfied with the surrounding condition of nuisance taking into account the future construction, operation and maintenance of the proposed NOL.

9.1.5 Comments of the Chief Estate Surveyor/Railway Development, LandsD (CES/RDS, LandsD):

The Site falls within RDS-2014 NOL and Kwu Tung Station Limit of Area of Influence. As long as RDO, HyD has no adverse comment on the application and the proposed development will not pose obstacle to the implementation of the NOL, he has no further comment on the application.

**Agriculture**

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

- (a) The Site falls within the “AGR” zone and is currently fallow and occupied by ruined structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as open field cultivation, plant nurseries, etc. The Site possesses potential for agricultural rehabilitation.

- (b) It is noted that part of the Site is proposed to be used for agriculture. However, the non-agricultural development is not supported from an agricultural development perspective.
- (c) Should the application be approved, the applicant is advised to adopt good site practices to avoid causing pollution or disturbance to the adjacent watercourse during construction and operation.

### **Environment**

#### 9.1.7 Comments of the Director of Environmental Protection (DEP):

- (a) According to the information submitted by the applicant, the proposed religious institution will be provided with air-conditioning system and does not rely on openable window for ventilation. The religious retreat activities will mainly be carried out indoor.
- (b) On the above basis, adverse environmental impact associated with the proposed development is not anticipated. As such, he has no objection to the planning application from the environmental perspective.
- (c) The applicant is reminded that effluent discharge from the proposed use is subject to control under the Water Pollution Control Ordinance. If septic tank and soak away system will be used, its design and construction should follow the requirements of Environmental Protection Department (EPD) Practice Notes for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the EPD”.

### **Visual and Landscape**

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

##### Visual

The Site is currently a piece of agricultural land with two ruined/dilapidated farming structures. The Site and its surroundings are currently rural in character and largely occupied by low-rise residential development/ village houses of 1 to 3 storeys. To the west of the Site is a railway depot with planned commercial/residential development subject to a building height restriction of 109mPD. The proposed 2-storey retreat centre with a maximum PR of 0.8 and maximum building height of 7.2m is considered not incompatible with the surrounding visual context and no

significant adverse visual impact is anticipated.

### Landscape

- (a) He has no objection to the application from the landscape planning perspective.
- (b) Based on the aerial photo of 2018, the surrounding area of the Site is comprised of carparks, vacant lands, village houses, temporary structures and scattered tree groups. In view that the Site is located adjacent to the existing village houses and the proposed 2-storey structure is in small scale, the proposed use is considered not incompatible with the landscape setting in proximity.
- (c) With reference to the photos as shown in the planning statement, the Site was fenced off and some grasses and shrubs were observed at part of the Site. There were 2 structures within the Site; one was used as farmers shed/ pigsty and the other one was mainly used for storage purpose. Further significant adverse landscape impact arising from the proposed development is not anticipated.
- (d) In consideration that there is no prominent public frontage around the Site, should the application be approved by the Board, landscape condition in planning permission is not recommended as its effect on enhancing the quality of public realm is not apparent.

### Drainage

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

- (a) He has no in-principle objection to the application from the public drainage point of view.
- (b) Should the application be approved, approval conditions on submission and implementation of drainage impact assessment (DIA) for the development should be incorporated in the planning permission.
- (c) The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing

natural streams, village drains, ditches and the adjacent areas, etc.

- (d) His detailed comment on the submitted DIA is in **Appendix IV**.

### **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to provision of water supplies for firefighting and fire service installations to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) The emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department.

### **Others**

9.1.11 Comments of the Secretary for Home Affairs (SHA):

He notes that the applicant, Hong Kong Alliance Mission, is a bona fide religious and tax-exempted charitable organization registered under section 88 of the Inland Revenue Ordinance. He has no objection to the planning application from the religious point of view. Should the applicant wish to apply for concessionary land premium for the development at later stage, he will consider the case along prevailing policy and established procedures.

### **Project Interface**

9.1.12 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) He has no objection to the application.
- (b) The Site falls within one of the potential housing sites identified in the LUR. The application should be considered in the context of the housing developments at Kam Tin South, the existing infrastructure, the current uses permitted under the existing OZP, the prevailing land administration policy and the BO.

### **Building Matters**

9.1.13 Comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD):

- (a) The Site does not abut on any existing specified street and the development intensity of the Site shall be determined by the Building Authority under Regulation 19(3) of B(P)R at building plan submission stage.
- (b) The Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and EVA shall be provided for all the buildings to be erected on the Site in accordance with requirements under the B(P)R 41D.
- (c) For features to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirement laid down in the relevant JPNs and PNAPs including APP-151 as appropriate. If the applicant applies for the GFA concession, building set back, building separation and site coverage of greenery as required under PNAP APP-152 also apply.
- (d) Detailed comment under the BO will be provided during the plan submission stage.

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

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

He has not received any comment from the locals upon close of consultation and he has no particular comments on the application.

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

- (a) Commissioner of Police;
- (b) Director of Electrical and Mechanical Services; and
- (c) Chief Engineer/Construction, Water Supplies Department.

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

On 21.6.2019, the application was published for public inspection for 3 weeks. During the first 3 weeks of the statutory inspection period, 3 public comments were received from Tung Tak School, S.K.H. St. Joseph's Church and an individual (**Appendices III-1 to III-3**). The former two comments support the application for the reasons that the proposed

retreat centre will provide space for religious activities and serve the local community by offering various social services; and the scale of the proposed development is small and is considered compatible with the surrounding environment. The remaining comment objects to the application mainly on the grounds that the Site should be restored for arable use; and the proposed operation could be carried out in urban buildings.

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

- 11.1 The application is for proposed religious institution (retreat centre) at a Site within 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, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed development is not in line with the planning intention of the “AGR” zone and DAFC does not support the non-agricultural development at the Site from agricultural development perspective. Nevertheless, the Site is small in area (688m<sup>2</sup>) and the applicant has proposed about 300m<sup>2</sup> (130m<sup>2</sup> on ground level and 170m<sup>2</sup> on roof) for farming activities which will be part of the daily operation of the proposed development. It should also be noted that the Site and its surrounding area are identified as one of the potential private housing sites under the LUR which will be subject to further technical feasibility study as mentioned in paragraph 4.1 above.
- 11.2 The proposed retreat centre comprises one two-storey building with a total floor area of about 550 m<sup>2</sup> (i.e. a PR of 0.8) and a building height of 7.2m. It is considered not incompatible with the surrounding area which is rural in character predominated by residential structures/dwellings, vacant/unused land and the PHMC. CTP/UD&L of PlanD considers that the proposed development is not incompatible with the surrounding visual context and no significant adverse visual impact is anticipated.
- 11.3 The applicant stated that the proposed retreat centre will be provided with air-conditioning and activities will mainly be carried out indoor. There will be not more than 20 participants at a time, and no parking space will be provided on the Site. DEP has no objection to the proposed development from the environmental perspective. SHA has no objection to the application from the religious point of view. Other concerned departments including C for T, CE/MN of DSD, D of FS and CTP/UD&L of PlanD have no objection to the application.
- 11.4 There is no previous application at the Site and similar application within the same “AGR” zone. There is one application for proposed religious institution (mosque with ancillary facilities) and school (No. A/YL-KTS/778) at a site in the adjacent “AGR” on the same OZP which was rejected by the Committee in 2018 on the grounds as stated in paragraph 6.1 above. The similar application is subject to different circumstances from the current application, including that it is of a larger scale (site area of 1,730m<sup>2</sup>, GFA of 3,095m<sup>2</sup> and maximum building height of 32.95mPD (3 storeys)), DEP and CTP/UD&L, PlanD had no adverse comments on the application, no agricultural activities were proposed at the site, and the site did

not fall within any potential housing sites identified in the LUR.

- 11.5 Three public comments were received during the statutory publication period. Two comments support and one objects to the application as stated in paragraph 10 above. In this regard, the departmental comments as well as the planning assessments and considerations 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 in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 3.1.2024, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) the submission and implementation of a drainage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (b) the design and provision of water supply for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

### Advisory Clauses

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

- 12.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Member's reference:
- (a) the proposed 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. There is no strong planning justification in the submission for a departure from the planning intention; and
  - (b) approval of the application would set an undesirable precedent for other

similar uses to proliferate into the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

### **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 date when the validity of the permission should expire.
- 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 received on 12.6.2019
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	FI receive don 2.7.2019
<b>Appendix Ic</b>	FI received on 31.7.2019
<b>Appendix Id</b>	FI received on 12.9.2019
<b>Appendix Ie</b>	FI received on 15.11.2019
<b>Appendix II</b>	Similar application in KTS OZP
<b>Appendices III-1 to III-3</b>	Public Comments
<b>Appendix IV</b>	Advisory Clauses
<b>Drawings A-1 to A-3</b>	Floor Plans
<b>Drawing A-4</b>	Elevation Plan
<b>Drawing A-5</b>	Access Plan
<b>Plan A-1</b>	Location Plan with Similar Application
<b>Plan A-2a</b>	Site Plan

<b>Plan A-2b</b>	14 potential housing sites in LUR
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2020**