

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/615

<u>Applicant</u>	:	Able Earn Limited represented by R-riches Property Consultants Limited
<u>Site</u>	:	Lots 1775 RP, 1785 RP and 1790 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
<u>Site Area</u>	:	About 4,271 m ²
<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>	:	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary place of recreation, sports or culture (hobby farm) for a period of 3 years. According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ use is a Column 2 use within the “AGR” zone, which requires permission from the Town Planning Board (the Board). The Site comprises two pieces of vacant land which are mainly covered by grass and fenced (**Plans A-2 and A-4**). The area between the two pieces of land is the subject of an approved Application no. A/YL-KTN/536 for proposed temporary place of recreation, sports or culture (hobby farm and caravan holiday camp) for a period of 3 years submitted by the same applicant of the current application (**Plan A-2**).
- 1.2 According to the applicant, the area for the northern portion and southern portion of the Site is about 2,286m² and about 1,985m² respectively. No structure will be provided on site. For the northern portion, two car parking spaces for private car and one loading/unloading space for light goods vehicle will be provided. The

remaining area will be used for farming purpose and a pool of about 90m² will be placed above ground for agriculture use. The southern portion is solely for farming. The total farming area is about 3,484m² (about 81.6% of the total site area). The remaining area of the Site will be sand/ soil ground. The operation hours are from 9am to 6pm daily, including public holidays. The maximum number of visitors will not be more than 5 on Monday to Friday and not more than 10 on Saturday, Sunday and public holidays. No loudspeaker will be used at the Site. Entrance fees will be applied for visitors and the farmland will be subdivided for visitors to rent. Visitors will use the road at the west of the Site for accessing between the two portions of the Site. The Site is accessible via a local track branching off Chi Ho Road. The site layout plan, vehicular access plan and landscape plan submitted by the applicant are at **Drawings A-1 to A-3**.

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

- (a) Application form with supplementary statement and **(Appendix I)** plans received on 26.6.2018
- (b) Further Information (FI) received on 25.7.2018 **(Appendix Ia)** clarifying the traffic arrangement within the Site
- (c) FI received on 7.8.2018 clarifying the operation details **(Appendix Ib)** and provide further justifications
- (d) FI received on 10.8.2018 clarifying the operation **(Appendix Ic)** details
- (e) FI received on 19.10.2018 clarifying the operation **(Appendix Id)** details
- (f) FI received on 7.11.2018 clarifying the operation **(Appendix Ie)** details and access arrangement

1.4 The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 17.8.2018. Upon the request of the applicant, the Committee agreed to defer making a decision on the application on 17.8.2018 for two months to allow time for the applicant to address the departmental comments. After the deferral, the applicant had submitted further information in response to departmental comments.

2. Justifications from the Applicant

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

- (a) The Site is currently vacant and mainly covered by grass. The proposed development is compatible with the surrounding environment. Previously filled material has already been removed and land preparation works will be carried out after planning approval has been granted. Loosening of soil will be carried out to increase the absorption of water. Nutrients will be added to the soil after soil preparation works. The main type of crops will be vegetable.
- (b) There are some existing trees at the north portion of the Site. A tree preservation and landscape proposal will be submitted to preserve all existing trees and enhance the environment after planning approval has been granted.
- (c) No loudspeaker will be used within the Site in order to reduce the noise impact to the surrounding environment. Visitors would need to book car parking spaces in advance to minimize any adverse traffic impact on the surroundings.
- (d) The proposed use is to provide opportunities for people who are enthusiastic about farming and to promote sustainable local agricultural development.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notification letter to the Kam Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is subject to on-going enforcement action (No. E/YL-KTN/461 and E/YL-KTN/462 for the northern and southern portions of the Site respectively) against unauthorized development (UD) involving filling of land. Enforcement Notices were issued to the concerned parties on 9.5.2018 requiring the discontinuation of the UD. The subsequent site inspections revealed that the UD in both sites were discontinued. The Site would be kept under monitoring for further action, if necessary.

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Applications

- 6.1 There are fourteen similar applications (Nos. A/YL-KTN/394, 465, 474, 513, 516, 520, 535, 536, 538, 571, 579, 609, 610 and 620) within the same “AGR”

zone on the Kam Tin North OZP. Except application No. A/YL-KTN/394, all the similar applications were approved by the Committee between 2015 and 2018. Details of the applications are summarized in **Appendix II** and the locations of the application sites are shown on **Plan A-1**.

Approved applications

- 6.2 Applications Nos. A/YL-KTN/465, 516, 535, 538 and 571 for temporary hobby farm (A/YL-KTN/535 included caravan holiday camp) for a period of 3 years for five sites near Cheung Kong Tsuen and Tai Kong Po (**Plan A-1**) were approved by the Committee with conditions on 3.7.2015, 18.3.2016, 13.1.2017, 23.12.2016 and 8.9.2017 respectively mainly on the reasons that the proposed developments were generally in line with the planning intention of the “AGR” zone; the use was not incompatible with the surrounding land uses; and the proposed development would unlikely cause significant adverse environmental, traffic, landscape or drainage impacts.
- 6.3 Applications Nos. A/YL-KTN/474, 513, 520, 536, 579, 609, 610 and 620 for temporary hobby farm (A/YL-KTN/520 and 536 included caravan holiday camp) for a period of 3 years for 7 sites at Fung Kat Heung and near Pak Wai Tsuen (**Plan A-1**) were approved by the Committee with conditions on 7.8.2015, 18.3.2016, 27.5.2016, 13.1.2017, 22.12.2017, 3.8.2018 (for Applications No. A/YL-KTN/609 and 610) and 7.9.2018 respectively on similar reasons as stated in paragraph 6.2 above.
- 6.4 Planning permission of applications Nos. A/YL-KTN/465, 474, 513, 516 and 538 were revoked on 3.4.2016, 7.8.2016, 8.2.2018, 18.12.2016 and 23.9.2017 due to non-compliance with approval conditions in relation to submission and/or implementation on landscape, drainage and fire services installation proposals.

Rejected application

- 6.5 Application No. A/YL-KTN/394 for proposed temporary field study/education centre and hobby farm for a period of 5 years was rejected by the Board on review on 14.6.2013 mainly on the grounds that the site was the subject of unauthorized land filling and the filling material were not suitable for cultivation; there was no detailed information regarding the design and operation of the proposed development particularly the hobby farm, field study/education centre and the office with porch; the applicant failed to demonstrate that the development would not generate adverse landscape and drainage impacts on the surrounding areas; and approving the application would set an undesirable precedent, and the cumulative effect of which would result in a general degradation of the rural environment of the area.

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

- 7.1 The Site is :

- (a) currently vacant, majority of the land is covered by grass and fenced; and
- (b) accessible from Chi Ho Road via a local track (**Plan A-1**).

7.2 The surrounding areas are rural in character predominated by plant nurseries and unused/vacant land:

- (a) an approved Application no. A/YL-KTN/536 for proposed temporary place of recreation, sports or culture (hobby farm and caravan holiday camp) for a period of 3 years submitted by the same applicant of the current application is located between the two pieces of land of the Site (all planning conditions have been complied with except provision of fire services installations which is being complied) (**Plan A-2**);
- (b) to its north are plant nurseries and unused/vacant land;
- (c) to its east are a plant nursery and unused land. A pond is located at its southeast; and
- (d) to its south and west across a local track is unused/vacant 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 Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible to Chi Ho Road via Government Land (GL). His office provides no maintenance work for the GL

involved and does not guarantee any right-of-way over the GL to the Site.

- (c) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (d) Should planning approval be given to the application, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

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

- (a) He has no comment on the application from the 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 included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the access road/path/track should be clarified with the relevant lands and maintenance authorities.

9.1.3 Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

- (a) HyD does not and will not maintain 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) According to the applicant, the proposed development will not involve the use of any form of audio amplification system. Provided that the applicant would minimize any noise from the proposed use such as prohibiting the use of public announcement system, portable loudspeakers or any form of audio amplification system so that it would not cause any environmental nuisance to nearby sensitive receivers, he has no objection to the application from environmental planning perspective.
- (b) The applicant is also advised to 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 environmental nuisance. It is also reminded that adequate supporting infrastructure/ facilities should be provided for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures.
- (c) There was no complaint received in the past 3 years in respect of the Site.

Agriculture and Nature Conservation

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

- (a) Based on the information provided by the applicant, he should have no strong view against the application from agricultural point of view provided that a substantial portion of the Site will be retained for farming activities and no pavement of land is proposed. However, it is noted that part of the Site is subject to UD of land filling. The filled materials containing rock, rubbish and construction waste were considered to be not suitable for open field cultivation. Given the existing situation of the Site, land preparation work (e.g. removal of unwanted materials hindering growth of crops, improvement of soil quality, etc.)

would be necessary before conducting open field cultivation at the concerned lots.

- (b) The Site was part of an area of agricultural land known as the Buffalo Field where a diversity of wetland-dependent birds were recorded in the past. However, land-filling activities occurred since around 2008, which has likely affected the Site according to aerial photos. Presumably the Board would take into account the past history of the Site and recent UD when considering the application.

Landscape

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

- (a) She has no objection to the application from the landscape planning point of view provided that the trees as stated in (c) below can be retained.
- (b) The application involves 2 separated sites. The surrounding area is in rural landscape character occupied by agricultural land, ponds and tree groups. Similar land use can be found in the surrounding area of “AGR” zone. The proposed use is considered not incompatible with existing landscape setting.
- (c) According to site inspection in July 2018, the Site is currently fenced off and vacant. At the northern site, there are 8 existing trees (*Roystonea regia* 王棕) in good condition, with another 6 *Roystonea regia* along the east boundary outside the site. However, such trees together with their proposed treatment are not shown in the submission.
- (d) Should the application be approved, the approval conditions on submission and implementation of landscape proposal should be included in the planning permission.
- (e) Detailed comments on the landscape proposal are at **Appendix III**.

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 from the public drainage point of view.

- (b) Should the application be approved, approval conditions requiring the submission, implementation and maintenance of a drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included in the planning permission.

Building Matters

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

- (a) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO).
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (c) 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.
- (d) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Water Supply

9.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) Existing raw water mains will be affected by the proposed vehicular access to the Site (**Plan A-2**). Existing Waterworks Reserve shall be maintained for WSD.

- (c) No structure shall be built or materials stored within the Waterworks Reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (d) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Food and Environmental Hygiene

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

- (a) If any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD.
- (b) Proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.
- (c) If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

District Officer's Comments

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

His office has not received comment from the locals on the application.

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

- (a) Director of Leisure and Cultural Services (DLCS);
- (b) Director of Fire Services (D of FS);

- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Project Manager/West, Civil Engineering and Development Department (PM/W, CEDD) ; and
- (e) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

On 3.7.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 24.8.2018, three comments from World Wide Fund for Nature Hong Kong, The Hong Kong Bird Watching Society and a general public (**Appendices IV-1 to IV-3**) objecting to the application were received mainly on the grounds that the southern part of the Site is associated with an unauthorized development of filling of land; the application may be a 'destroy first, development later' case; approval of the application will misuse of "AGR" zone; lack of information to demonstrate the proposed use will not generate adverse landscape, drainage and sewage impacts; the Site is unconnected two pieces of land and no information on how activity will be carried out; affect supply of farm from genuine agriculture purpose; and approval of the application will set undesirable precedent for similar applications and cumulative effect would result in degradation of the environment.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary hobby farm in "AGR" zone. According to the applicant, about 81.6% of the Site will be farming area. The remaining area will be sand/ soil ground and a pool above ground. The proposed use is considered generally in line with the planning intention of the "AGR" zone which is to retain and safeguard good quality agricultural land for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. AFCD has no strong view against the application from agricultural point of view provided that a substantial portion of the Site will be retained for farming activities and no pavement of land is proposed. According to the applicant's proposal, most of the Site will be for farming and no paving is proposed. Regarding DAFC's concern on filling of land on part of the Site which was considered not suitable for open field cultivation, and land preparation work would be necessary, the applicant stated that the Site is currently vacant and covered with grass. Previously filled material has been removed and land preparation works will be carried out at the Site upon planning approval is granted. Loosening of soil will be carried out to increase the absorption of water. Nutrients will be added to the soil after soil preparation works. In view of the above, it is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone.
- 11.2 The proposed temporary hobby farm is not incompatible with the surrounding land uses which are rural in character predominated by plant nurseries,

vacant/unused land and a hobby farm with caravan holiday camp with valid planning permission.

- 11.3 In view of the nature, the proposed development would unlikely cause significant adverse traffic, landscape, environmental or drainage impacts and relevant departments consulted including C for T, CTP/UD&L of PlanD, DEP and CE/MN of DSD have no adverse comment on the application. CTP/UD&L of PlanD has no objection to the application provided that the existing trees can be retained. In this regard, an approval conditions on submission and implementation of landscape proposal as request by CTP/UD&L of PlanD is recommended. To avoid possible noise nuisance arising from the use of loudspeakers/ amplifier, etc. and to minimise other possible environmental nuisance, approval conditions restricting the operation hour and use of public announcement system 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. The applicant will also be advised to adopt the environmental mitigation measures as set out in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to alleviate any potential impact. The concerns / technical requirements of C for T, CTP/UD&L of PlanD and CE/MN of DSD could be addressed by imposition of appropriate approval conditions in paragraph 12.2 (c) to (i) below.
- 11.4 There are thirteen similar applications for hobby farm (three with caravan camp) approved with conditions by the Committee on the same “AGR” zone (paragraph 6 and **Plan A-1** refer). Planning permission was granted to Application No. A/YL-KTN/536 for hobby farm with caravan holiday camp at the land between the two portions of the Site in 2017. Approval of the application is generally in line with the Committee’s previous decision.
- 11.5 Three objecting comments were received during the statutory publication period for grounds as mentioned in paragraph 10 above. In this regard, relevant departments have no adverse comments. The planning considerations and assessments as stated above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taking into account the public comments in paragraph 10, PlanD has no objection to the proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 16.11.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 6:00pm and 9:00am, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) 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 at any time during the planning approval period;
- (e) the submission of landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 16.5.2019;
- (f) in relation to (e) 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 16.8.2019;
- (g) 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 16.5.2019;
- (h) in relation to (g) 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 16.8.2019;
- (i) in relation to (h) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (j) if any of the above planning conditions (a), (b), (c), (d) or (i) is not complied with during planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning conditions (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

- (l) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix 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 "AGR" zone which is to retain and safeguard good agricultural land/ farm/ fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form with supplementary statement and plans received on 26.6.2018
Appendix Ia	FI received on 25.7.2018
Appendix Ib	FI received on 7.8.2018
Appendix Ic	FI received on 10.8.2018
Appendix Id	FI received on 19.10.2018

Appendix Ie	FI received on 7.11.2018
Appendix II	Similar applications within the same “AGR” zone in the vicinity on the Kam Tin North OZP
Appendix III	Detailed comments from CTP/UD&L of PlanD
Appendices IV-1 to IV-3	Public comments received during statutory public period
Appendix V	Advisory clauses
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Landscape Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2018**