

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/626

<u>Applicant</u>	:	Mr. TANG Wai-Ip
<u>Site</u>	:	Lot 1397 in D.D. 107, Kam Tin, Yuen Long
<u>Site Area</u>	:	1,061 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 is not subject to any previous application. The Site is currently vacant with majority of the area covered by grass (**Plans A-2 and A-4**).
- 1.2 According to the applicant, the proposed development involves 5 one-storey temporary structures (2.62m high) for reception, seed storage room, farm tools storage, and electric meter room, as well as an open shed (3.5m high). The total covered area for the structures is 121m². The farming area is 700m² (i.e. 66% of the total site area) while the paved area is 361m² (i.e. 34% of the total site area). One private car parking space and one loading/unloading space for light goods vehicle will be provided on the Site. The operation hours of the proposed hobby farm is from 9am to 6pm daily, including public holidays. The Site is accessible via a local track branching off Castle Peak Road-Tam Mi. It is estimated that there

will be not more than 40 visitors per day (i.e. one to two families with 5 to 10 persons at one time) and appointment is needed to visit the proposed hobby farm. No public announcement system will be used at the Site. The proposed site layout plan, landscape plan, drainage plan and vehicular access plan submitted by the applicant are at **Drawings A-1 to A-4**.

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

- (a) Application form with plans received on 21.8.2018 **(Appendix I)**
- (b) Further Information (FI) received on 21.9.2018 **(Appendix Ia)** clarifying the traffic arrangement and operation details in response to department comments
- (c) FI received on 9.10.2018 revising the layout **(Appendix Ib)** arrangement in response to departmental comments
- (d) FI received on 10.10.2018 clarifying the operation **(Appendix Ic)** details
- (e) FI received on 19.12.2018 clarifying the operation **(Appendix Id)** details and providing further justification to support the proposal

1.4 The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 19.10.2018. Upon the request of the applicant, the Committee agreed to defer making a decision on the application on 19.10.2018 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. 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 section 9 of the Application Forms and FI in **Appendices I to Id**. They can be summarized as follows:

- (a) The proposed development is on temporary basis with no permanent buildings and the Site is easily reinstated, which will not jeopardize the long-term planning intention. Several applications in the vicinity for hobby farm have been approved by the Committee and the same considerations should be given to the application.
- (b) The paved area at the Site is to facilitate manoeuvring of vehicles and provide a clean place for visitor to rest. The paved area will be removed when the planning permission lapses. The applicant will provide landscaping and drainage facilities

with mitigation measures to enhance the environment nearby and to minimize flooding. The proposed structures are located away from the adjoining streamcourse/ pond and no chemical cleaner will be used. The proposed drainage facilities on-site will be cleaned regularly to minimize pollution. Adverse impact on soil and streamcourse is not expected. Also, adverse traffic impact is not anticipated.

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 not subject to any active enforcement case.

5. **Previous Application**

The Site is not the subject of any previous application.

6. **Similar Applications**

- 6.1 There are 16 similar applications (Nos. A/YL-KTN/394, 465, 474, 513, 516, 520, 535, 536, 538, 571, 579, 609, 610, 615, 620 and 636) within the same “AGR” zone on the Kam Tin North OZP. Except application No. A/YL-KTN/394, all the similar applications were approved with conditions by the Committee between 2015 and 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 for 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 developments 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, 615, 620 and 636 for temporary hobby farm (A/YL-KTN/520 and 536 included caravan holiday camp) for a period of 3 years for 9 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), 16.11.2018, 7.9.2018 and 21.12.2018 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, 538 and 535 were revoked on 3.4.2016, 7.8.2016, 8.2.2018, 18.12.2016, 23.9.2017 and 13.12.2018 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.
- 6.6 Application No. A/YL-KTN/630 for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years located at the further southwest of the Site (**Plan A-1**) is scheduled for consideration by the Committee at this meeting.

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

7.1 The Site is:

- (a) currently vacant with majority of the area covered by grass; and
- (b) accessible via a local track branching off Castle Peak Road-Tam Mi (**Plan A-1**).

7.2 The surrounding areas are rural in character predominated by open storage/storage yards, residential dwellings/structures, pond, fallow agricultural land and unused/vacant land;

- (a) to its immediate north are unused land and a stream. Further north are open storage/ storage yards, residential dwellings/structures and unused land;

- (b) to its east is vacant/unused land. To its further southeast is an area zoned “Conservation Area” (“CA”) mainly occupied by unused land;
- (c) to its west across a stream and local track is a pond; and
- (d) to its southwest across a stream are mostly unused land, storage yard and a residential dwelling/structure.

8. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9. Comments from Relevant Government Departments

9.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

9.1.1 Comments of the District Lands Officer, Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises an Old Scheduled Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible from Castle Peak Road – Tam Mi via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (d) Should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be

considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

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

- (a) He has no objection to 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 applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles.
- (d) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) His department does not and will not maintain any access connecting the Site and Castle Peak Road – Tam Mi.
- (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) 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.
- (c) It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures to prevent polluting the watercourses and/ or pond adjacent to the Site. Adequate supporting infrastructure / facilities should be provided for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environment Protection Department (EPD)’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”.
- (d) There was no environmental complaint for the Site received in the past 3 years.

Agriculture and Nature Conservation

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

- (a) The Site falls within “AGR” zone and possesses a potential for agricultural rehabilitation. It is noted that the applicant would grow vegetable and fruits on the Site. Noting such and provided that the applicant will reinstate the Site, he has no strong view against the application from agriculture point of view.
- (b) Upon the site visit, the Site was probably affected by land filling activities previously as some C&D waste and remains of asphalt were found on the Site. The two streamcourses adjacent to the Site have also been filled and culverted. There is also a pond to the west of the Site, which was once affected by pond-filling in the past, and later reinstated to a pond area.
- (c) From nature conservation point of view, he has some concern in terms of potential pollution and disturbance to the adjacent streamcourses. Pollution and further disturbances to the adjacent

streamcourses and the nearby pond shall be avoided as far as possible. Should the application be approved, the applicant shall be advised to adopt necessary measures to avoid pollution and further disturbance to the adjacent streamcourses. The Board may also wish to take into account the site history 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 perspective.
- (b) The surrounding area is rural fringe in landscape character occupied with a few temporary structures and some scattered tree groups. The proposed use is considered not incompatible with the landscape setting in proximity.
- (c) According to the site visit in September 2018, some trees were observed at the northwest side of the site boundary. Large portion of farming area was proposed at the western half of the Site which will not impose impact on existing trees.
- (d) Should the application be approved, approval condition on submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Board should be included in the planning permission.
- (e) Detailed comments are at **Appendix III**.

Drainage

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

- (a) Should the application be approved, approval conditions requiring the submission of a revised drainage proposal with no filling works at the natural watercourse, 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.
- (b) Detailed comments on the drainage proposals are at **Appendix III**.

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) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the 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.

Fire Safety

- 9.1.9 Comments of the Director of Fire Services (D of FS):
- (a) He has no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
 - (b) In consideration of the design/nature of the proposals, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
 - (c) The applicant is reminded that 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.

Environmental Hygiene

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

- (a) If any Food and Environmental Hygiene Department (FEHD)'s facility is affected by the development, FEHD's prior consent must be obtained. 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 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.

Electricity

9.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice

on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

District Officer’s Comments

9.1.12 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 and he has no comment on the application.

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

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

10. Public Comments Received During Statutory Publication Period

On 28.8.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 18.9.2018, five objecting comments from The Hong Kong Bird Watching Society, World Wide Fund for Nature Hong Kong, Designing Hong Kong and two individuals (**Appendices IV- to IV-5**) were received mainly on the grounds that the proposed development is not in line with the planning intention of the “AGR” zone; adverse sewage impacts on the adjacent streamcourses and involve clearance of natural vegetation; vehicular access to the Site will pose adverse impact to the adjoining “CA” zone; approval of the application will set an undesirable precedent to similar applications within the “AGR” zone; the Site may be subject to ‘destroy first, development later’ case; the application should be rejected to curb brownfield operation; and future visitors of the proposed hobby farm will be affected by the bad hygiene condition of nearby pigsties.

11. Planning Considerations and Assessments

11.1 The application is for the proposed temporary hobby farm in “AGR” zone. According to the applicant, about 66% of the Site will be farming area. 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 the Site will be reinstated. According to the applicant, the paved area at the Site will be removed upon expiry of the planning permission. 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 considered not incompatible with the surrounding land uses which are rural in character predominated by open storage/storage yards, residential dwellings/structures, pond and unused/vacant land.
- 11.3 According to the applicant, it is estimated that about 5 to 10 visitors will be accommodated at the Site at one time, and no public announcement system would be used at the Site. In view of the nature and the scale, the proposed hobby farm 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, CE/MN of DSD and D of FS also have no adverse comment on the application. Regarding DAFC’s concern on impact on the watercourses/pond adjoining the Site, the applicant stated that the proposed structures are located away from the streamcourses and pond, and no chemical cleaner will be used. Also, the proposed drainage facilities on-site will be cleaned regularly to minimise pollution. Advisory clauses as recommended by DAFC on adopting necessary measures to avoid pollution and disturbance to the streamcourses are also included in **Appendix V**. To minimise any possible environmental nuisance, approval conditions restricting the operation hour and vehicle type, and prohibiting the use of public announcement system is recommended in paragraph 12.2(a) to (c) 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 latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to alleviate any potential impact. Technical requirements of C for T, CTP/UD&L of PlanD, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 12.2 (d) to (k) below.
- 11.4 Fifteen similar applications for temporary hobby farm were approved with conditions by the Committee on the same “AGR” zone (paragraph 6 and **Plan A-1** refer). Approval of the application is generally in line with the Committee’s previous decision.
- 11.5 Five objecting public comments were received during the statutory publication period mainly on the grounds that the proposed development is not in line with the planning intention of “AGR” zone; adverse sewage impact and setting an undesirable precedent as mentioned in paragraph 10 above. In this regard, relevant departments have no adverse comments on the application. The planning considerations and assessments above are also 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 18.1.2022. 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 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;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the 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 18.7.2019;
- (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 18.10.2019;
- (g) the submission of drainage proposal with no filling works at the natural watercourse 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 18.7.2019;
- (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 18.10.2019;

- (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) 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 18.7.2019;
- (k) in relation to (j) 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 18.10.2019;
- (l) if any of the above planning conditions (a), (b), (c), (d) or (i) 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;
- (m) if any of the above planning conditions (e), (f), (g), (h), (j) or (k) 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
- (n) 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/ farms/ 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 plans received on 21.8.2018
Appendix Ia	FI received on 21.9.2018
Appendix Ib	FI dated on 9.10.2018
Appendix Ic	FI dated on 10.10.2018
Appendix Id	FI dated on 19.12.2018
Appendix II	Similar applications within the same “AGR” zone in the vicinity on the Kam Tin North OZP
Appendix III	Detailed comments of CTP/UD&L, PlanD and CE/MN, DSD
Appendices IV-1 to IV-5	Public comments received during the statutory publication period
Appendix V	Advisory clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	Proposed Landscape Plan
Drawing A-3	Proposed Drainage Plan
Drawing A-4	Vehicular Access Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JANUARY 2019**