

RNTPC Paper No. A/YL-KTS/785
For Consideration by
the Rural and New Town
Planning Committee
on 15.6.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/785

<u>Applicant</u>	: Moon Kee Car Park represented by Top Bright Consultants Ltd.
<u>Site</u>	: Lots 111RP, 112(Part), 113, 115RP(Part), 116(Part) and 117RP in D.D. 113, Kam Tin South, Yuen Long
<u>Site Area</u>	: 4,353 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/14
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Temporary Public Car Park (Private Cars) 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 public car park (private cars) for a period of 3 years. The Site is subject to ten previous planning applications. Except for Application No. A/YL-KTS/514 for temporary concrete batching plant covering a portion of the Site which was rejected by the Rural and New Town Planning Committee (the Committee) on 15.4.2011, all previous applications were related to temporary public car park uses. The last Application No. A/YL-KTS/660 submitted by the same applicant for the same applied use as the current application was approved with conditions by the Committee on 6.2.2015. All approval conditions have been complied with and the planning permission lapsed on 7.2.2018. The Site is currently used for the applied use without valid planning permission. (**Plans A-2 and A-4**).
- 1.2 According to the applicant, three structures with a total floor area of about 399m² and building heights ranging from 2.6m to 3m for site office, washroom and covered car parking space uses. A total of 118 private car parking spaces are provided. The Site is accessible from Kam Ho Road via a local track. The operation hours are 24 hours daily. No vehicles exceeding 5.5 tonnes will be

parked and no workshop activities will be carried out within the Site. The layout plan, landscape proposal, access and location plan are at **Drawings A-1 to A-4**.

- 1.3 Compared with the last application, there are no changes in the applied use, site area/ boundary, number of parking spaces and the maximum building height in the current application, except for an increase in total floor area from 346m² to 399m² (+53m²/+15.3%) with an addition of washroom.
- 1.4 In support of the application, the applicant has submitted the following documents:
 - (a) Application form and supplementary planning (**Appendix I**) statement received on 26.4.2018
 - (b) Further information (FI) received on 1.6.2018 (**Appendix Ia**) providing response to departmental comments (*accepted and exempted from publication and recounting requirements*)

2. Justifications from the Applicant

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

- (a) The Site is ideal for use as a “park and ride” facility to serve the passengers using public transport at the Tai Lam Tunnel Bus Interchange. It will also alleviate the existing illegal parking problem in the vicinity and assist to relieve shortage of parking provision within the area.
- (b) Similar public car park has been provided near Kam Sheung Road Station and there is a market for “park and ride” car parking facilities near major transport interchange. The development would contribute to achieving the Government’s policy by encouraging commuters to use public transport and increasing parking spaces by private initiative. It would also make better use of valuable land resource and bring social benefits without increasing public expenditure.
- (c) The Site falls outside the study area of the Land Use Review for Kam Tin South and Pat Heung and the applied use would not jeopardize the future land use of the Kam Tin South area.
- (d) The Site has been paved and used as public car park since 1999. The physical condition of the Site and its surrounding areas are now less favourable for agricultural purpose. Contrary to the planning intention of the “AGR” zone, the Site is neither worth retaining for agricultural purpose nor has good potential for rehabilitation. Temporary approval of the application would not contravene or jeopardize the planning intention.

- (e) The applied use is considered not incompatible with the surrounding environment. The Site is surrounded by similar uses including highways, transport interchange and unused land, which are compatible in land uses terms. Land to the further south within the same "AGR" zone has either been left vacant or converted into open storage yards and warehouses. Approval of the application would therefore not result in any interface problems.
- (f) Previous approvals for public car park use were granted for the Site. The applied use and planning circumstances for the current application remain unchanged since the last planning application was granted. Also, all approval conditions of the last planning application No. A/YL-KTS/660 had been complied with and favourable consideration may be given to the application.
- (g) There are insignificant environmental, drainage and traffic impacts arising from the development. There is no sensitive receiver in the immediate vicinity. Periphery drainage channels have been provided to the satisfaction of the relevant department. Since no heavy vehicles will be parked at the Site, the development will not result in any increase in heavy vehicles on the local transport network. The applicant also commits to prohibit the right turning vehicles to Kam Ho Road as required under the previous applications to ensure road safety.

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

The applicant is not the “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. 31) by posting site notice and sending notification letter to the Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The planning permission for 3 years granted on 6.2.2015 for the Site for temporary public car park (private vehicles) use had lapsed. Should the application for the same use is not granted, and the current public car park use on site continues (i.e. the use continues but without a valid planning permission), such use would be considered as an unauthorized development under the Town Planning Ordinance and appropriate enforcement action will be instigated.

5. Previous Applications

- 5.1 The Site is involved in ten previous planning applications (No. A/YL-KTS/158, 241, 246, 284, 384, 492, 514, 519, 553 and 660). Except for Application No. A/YL-KTS/514 for temporary concrete batching plant, all previous applications

were related to temporary public car park uses. Details of these applications are summarized in **Appendix II** and the locations of the application sites are shown on **Plan A-1b**.

- 5.2 Application No. A/YL-KTS/158 for temporary public car park was approved with conditions by the Committee on 12.3.1999 for a period of 12 months for the reasons that the use was considered acceptable from the land use planning point of view in that agricultural activities in the vicinity of the Site ceased to exist in view of the construction of infrastructure projects and the proposed development was not incompatible with surrounding uses and might help meet local needs. The access problem to the site might be resolved between the applicant and the Transport Department through further negotiation and appropriate condition for the provision of vehicular access arrangement was imposed.
- 5.3 Applications No. A/YL-KTS/241, 246 and 284 for temporary public car park were rejected by the Committee on 2.2.2001, 4.5.2001 and 8.11.2002 respectively on the grounds that the sites would become inaccessible after the permanent closure of the existing access road of the car park (a temporary access road provided for the construction of West Rail); there was no information to demonstrate that the vehicular access problem/arrangement could be satisfactorily resolved; the developments would cause adverse drainage impact; or there were adverse comments from the relevant departments.
- 5.4 Application No. A/YL-KTS/384 submitted by the same applicant for temporary public car park (private vehicles and lorries) was approved with conditions by the Committee or the Board on review on 12.1.2007 for a period of 3 years for the reasons that the site had been used as a works area for the construction of infrastructure projects and it might take years for the applicant to rehabilitate the site for agricultural activities. Sympathetic consideration might be given for the applicant to temporarily use the site for car parking in view of its history and unique circumstances but should not be taken as a precedent case for other open storage uses. Besides, to ensure road traffic safety, approval conditions to control the length of vehicles and vehicles turning to Kam Ho Road were imposed. Application (No. A/YL-KTS/384-1) for minor amendments to the approved scheme to reduce the original site area and change of car parking layout was also approved with conditions by the Committee on 27.7.2007 with validity up to 12.1.2010. All Approval conditions under Applications No. A/YL-KTS/384 and 384-1 had been complied with.
- 5.5 Application No. A/YL-KTS/492, 519 and 533 for temporary public car park (private cars and/or lorries) for a period of 1 to 3 years were approved with conditions by the Committee on 11.6.2010, 14.1.2011 and 6.1.2012 respectively. They were approved mainly for the reasons that the applications were a special case and the concerned site had been used as works area for the construction of an infrastructure project; the development would not jeopardize the planning intention of the “AGR” zone and could satisfy some of the local parking demand; not incompatible with the surrounding land uses; previous approval had been granted; and the departmental concerns could be addressed by appropriate

approval conditions. However, Applications No. A/YL-KTS/492 and 519 were revoked on 28.9.2010 and 14.12.2011 due to non-compliance with approval conditions. For Application No. A/YL-KTS/553, all approval conditions have been complied with and the approval lapsed on 6.1.2015.

- 5.6 Application No. A/YL-KTS/514 covering a portion of the site for temporary concrete batching plant for 2 years was rejected by the Committee on 15.4.2011 on the grounds that the development was not in line with the planning intention; the development was not compatible with the rural setting of the area; the development would generate adverse environmental, traffic, landscape and drainage impacts; there were adverse departmental comments; and approval of the application would set an undesirable residents.
- 5.7 The last application No. A/YL-KTS/660 submitted by the same applicant for the same use as the current application was approved with conditions by the Committee for 3 years on 6.2.2015 based on the similar considerations as mentioned in paragraph 5.5 above. All approval conditions including those related to drainage and fire safety aspects, have been complied with. Compared with the last application, the current application involves the same site area/boundary, number of parking spaces and maximum building height but with an increase of total floor area from 346m² to 399m² (+53m²/+15.3%) with an addition of washroom. The planning permission of application No. A/YL-KTS/660 lapsed on 7.2.2018.

6. Similar Application

There is a similar application No. A/YL-KTS/367 for public car park for private vehicles within the same “AGR” zone, which was rejected by the Board on review on 13.10.2006 on the grounds that the proposal was not in line with the planning intention of the “AGR” zone; the development was not compatible with the surroundings as there were residential dwellings in close proximity; there was no information in the submission to demonstrate the proposed use would not generate adverse landscape, traffic and drainage impacts on the surrounding areas; and the approval of the application would set an undesirable precedent for similar use in the same “AGR” zone. Details of this application are summarized in **Appendix III** and the location of the site is shown on **Plan A-1a**.

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

7.1 The Site is:

- (a) located to the east of the toll plaza of Tsing Long Highway;
- (b) accessible via a local track branching off Kam Ho Road; and
- (c) paved and currently used for the applied use without valid planning permission.

- 7.2 The surrounding areas are mainly rural in character mixed with open storage/storage yards, warehouse, residential structures/dwellings and vacant/unused land. The warehouses and open storages/storage yards are suspected unauthorized development subject to enforcement action by the Planning Authority (**Plan A-2**):
- (a) to its southeast is a small knoll mainly zoned “Green Belt” (“GB”);
 - (b) to its immediate south is vacant/unused land. A storage yard, warehouses, a residential dwelling/structure and vacant/unused land are located to its further south;
 - (c) to its immediate west is vacant land. A footpath connects the Site to the Tai Lam Tunnel Bus Interchange on further west; and
 - (d) to its immediate north is the elevated Pat Heung Road. To its further north across Pat Heung Road are some vacant/unused lands, a residential structure/dwelling and a storage yard.

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) Lot No. 112(Part) in D.D. 113 within the Site is covered by a Short Term Wavier (STW) No. 4041 to permit structures erected

thereon for the purpose of “temporary public car park (private car)”.

- (c) The Site is accessible to Kam 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.
- (d) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (e) Should the planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions if there is any irregularities on site. The owner(s) of the lot without STW 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 the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering point of view.
- (b) Right turning of vehicles from the access road to Kam Ho Road is not allowed, as proposed by the applicant.
- (c) 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.
- (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 Kam Ho Road.
 - (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

- 9.1.4 Comments of the Director of Environmental Protection (DEP):
- (a) There was no environmental complaint received in the past three years.
 - (b) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP.

Landscape

- 9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- (a) He has no objection to the application from the landscape planning point of view.
 - (b) The Site is the subject of ten previous applications to which she had no objection to the last application (No. A/YL-KTS/660) from the landscape planning perspective.
 - (c) According to the site inspection photo taken on 18.5.2018, landscape trees implemented under previously approved applications are generally in acceptable condition. There are no significant changes in the landscape setting of the area surrounding the Site. Further significant adverse impact arising from the continuous use is not anticipated.
 - (d) Should the application be approved, the condition on maintenance of existing trees and landscape plantings in satisfaction condition should be included in the planning permission.

Agriculture

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

- (a) He does not support the application from the agriculture point of view.
- (b) Agricultural activities in the vicinity are active. Although the Site has been paved, it still possesses potentiality of agricultural uses.

Drainage

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

- (a) He has no in-principle objection to the development.
- (b) Based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous Application No. A/YL-KTS/553.
- (c) Should the Board approve the application, the conditions on maintenance of the drainage facilities implemented under Application No. A/YL-KTS/553 and submission of records of the existing drainage facilities on site should be included.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) If the existing structures are erected on leased land without approval of his department (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (b) 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 BO.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) 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.
- (e) 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.

District Officer's Comments

9.1.10 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 comment on the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Director of Electrical and Mechanical Services (DEMS);

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

10. Public Comment Received During Statutory Publication Period

On 4.5.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 25.5.2015, 1 public comment was received from a member of public (**Appendix IV**). The commenter objects the application mainly on the grounds that the applied use was occupying the land inefficiently, parking should operate with stacked system, and the Site should free up the land for other uses.

11. Planning Considerations and Assessments

- 11.1 The application for public car park (private cars) falls within the “AGR” zone which is intended to retain and safeguard good quality agricultural land for agricultural purpose, and also to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applied use is not in line with the planning intention of the “AGR” zone and DAFC does not support the application as the Site still possesses potentiality of agricultural uses. Nevertheless, the Site is located close to the Tai Lam Tunnel Bus Interchange and according to the applicant, the applied use would provide a “park and ride” facility for the passengers using the interchange and would satisfy some of the local parking demand. Besides, the Site has been paved and used as a temporary vehicle park since 1999. It is considered that the temporary nature of the development would not jeopardize the long-term planning intention of the “AGR” zone.
- 11.2 The surrounding areas are predominated by vacant/unused land, warehouse, storage yards and residential dwellings/structures. There were six approved previous applications for public car park use granted by the Committee or the Board on review. Compared with the last application No. A/YL-KTS/660 approved by the Committee on 6.2.2015, the current application has no changes in the applied use, site area/ boundary, number of parking spaces and the maximum building height, except for an increase in total floor area from 346m² to 399m² (+53m²/+15.3%) with an addition of washroom. All approval conditions have been complied with and the planning permission lapsed on 7.2.2018. As there is no major change in the planning circumstances since the last planning approval, sympathetic consideration could be given to the application.
- 11.3 Relevant departments except DAFC have no adverse comment on the application and no environmental complaint related to the public car park within the Site has been received by DEP in the past three years. To minimize any possible environmental nuisance generated by the temporary use, approval

conditions restricting the types of vehicles and prohibiting vehicle dismantling, maintenance, repairing, cleansing, paint-spraying or other workshop activities are recommended in paragraph 12.2 (a) to (e) 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 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to alleviate any potential impact. Moreover, the technical requirements of C for T, CE/MN of DSD, CTP/UD&L of PlanD and D of FS would be addressed by approval conditions (f) to (m) in paragraph 12.2 below.

- 11.4 One public comment was received during the statutory publication period from a member of public objects to the application as set out in paragraph 10 above. In this regard, planning considerations and assessments as stated above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comment in paragraph 10, the Planning Department considers that the temporary public car park (private cars) could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 15.6.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations, as proposed by the applicant, are allowed to be parked/stored on the Site at any time during the planning approval period;
- (b) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (c) a notice should be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, as proposed by the applicant, shall be carried out at the Site at any time during the planning approval period;
- (e) no vehicles exceeding 7 metres long, as proposed by the applicant, are allowed to enter the Site through Kam Ho Road at any time during the planning approval period;
- (f) no right turning of vehicles from the access road to Kam Ho Road, as proposed by the applicant, is allowed at any time during the planning approval period;
- (g) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) the existing boundary fencing on the Site should be maintained at all times during the planning approval period;
- (i) the existing drainage facilities on the Site should be maintained at all times during the planning approval period;
- (j) the existing trees and landscape plantings on the Site should be maintained in satisfactory condition at all times during the planning approval period;
- (k) the submission of the record of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.9.2018;
- (l) 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 15.12.2018;
- (m) in relation to (l) 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 15.3.2019;
- (n) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h), (i) or (j) 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;
- (o) if any of the above planning conditions (k), (l) or (m) 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

- (p) 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 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. 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 received on 26.4.2018
- Appendix Ia** FI received on 1.6.2018 providing response to departmental comments
- Appendix II** Previous applications covering the application site
- Appendix III** Similar application within the same "AGR" zone on the Kam Tin South OZP
- Appendix IV** Public comment received during the statutory publication period

Appendix V	Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Landscape and Tree Preservation Proposal Plan
Drawing A-3	Site Plan & Access Plan
Drawing A-4	Location Plan
Plan A-1a	Location Plan with Previous and Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JUNE 2018**