

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/757

Applicant : Mr. Tang Wai Ip

Site : Lot 1344 in D.D 107, Kam Tin North, Yuen Long, New Territories

Site Area : About 1,520m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9

Zoning : “Agriculture” (“AGR”)

Application : Temporary Animal Boarding Establishment for a Period of 5 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary animal boarding establishment for a period of 5 years. According to the Notes of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use within the “AGR” zone, which requires planning permission from the Town Planning Board (the Board). The Site is currently used as the applied use without planning permission (**Plans A-2, A-4a to A-4b**).
- 1.2 The Site is subject to a previous application (No. A/YL-KTN/623) for proposed temporary animal boarding establishment which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 21.9.2018. However, the planning permission was revoked on 21.12.2020 due to non-compliance with approval conditions.
- 1.3 The proposed development involves eight 1-storey structures with a total floor area of about 558.5m² and building height not more than 3.5m for animal boarding establishment, site office, electric meter room and staff lounge. The business hours are from 9:00a.m. to 6:00p.m. daily (including public holidays) with overnight animal boarding services. Not more than 50 dogs will be accommodated at the Site. According to the applicant, no public announcement system and whistle blowing will be used at the Site. All animals will be kept indoor from 6:00 p.m. to 9:00 a.m. and the structures for animal boarding will be enclosed with soundproofing materials and provided with mechanical ventilation

and air-conditioning system. Four parking spaces for private car and 1 loading/unloading space for light goods vehicle will be provided at the Site. The Site is accessible from Fung Kat Heung Road via a local track. The site layout plan submitted by the applicant is at **Drawing A-1**.

- 1.4 A comparison of the major development parameters of the current application and the last approved application (No. A/YL-KTN/623) is given in the following table:

Major Development Parameters	Last Approved Application No. A/YL-KTN/623 (a)	Current Application (b)	Differences (b) – (a)
Site Area (m ²)(about)	1,520	1,520	No change
Applied Use	Temporary Animal Boarding Establishment for a Period of 3 Years	Temporary Animal Boarding Establishment for a Period of 5 Years	Approval period sought from 3 to 5 years
Total Floor Area (m ²)	440	558.5	+118.5(+26.9%)
No. of Structure(s)	6	8	+2(+33.3%)
Maximum Building Height (m)	3.5 / 1 storey	3.5 / 1 storey	No change
No. of parking and Loading/Unloading Spaces	4 for private car and 1 for light goods vehicle	4 for private car and 1 for light goods vehicle	No change

- 1.5 In support of the application, the applicant has submitted the following document:

- (a) Application form with plans received on 4.3.2021 **(Appendix I)**
- (b) Further Information (FI) received on 26.4.2021 in **(Appendix Ia)**
response to departmental comments
[exempted from publication requirement]

2. **Justifications from the Applicant**

The justification put forth by the applicant in support of the application is detailed in the application form and FI at **Appendices I to Ia**, and is briefly summarized as follows:

- (a) The proposed use is on a temporary basis and will not jeopardize the long-term planning intention of the “AGR” zone. Several applications for animal boarding establishment within the same “AGR” zone have been approved by Committee. The development is compatible with the surrounding environment. The landscape and drainage proposals for the development will enhance the environment and prevent flooding. Not more than 10 animals will stay outdoor at the same time and measures such as dog mask will be used to reduce nuisance. A 2.5m solid metal

boundary will also be provided. Drainage facilities at the Site will be maintained properly and will not cause adverse impact on the nearby stream course.

- (b) The current application is about the same as the previous approved application. The previous approval permission was revoked due to the non-compliance with approval condition since more time is required to liaise with Drainage Services Department on the drainage proposal. The landscape and fire service installations proposals would be implemented in one-go to reduce the time and cost. If the current application is approved, he will comply with the approval conditions as soon as possible.

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

The applicant is not the “current land owner” of the Site but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting notice at the Site 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 currently not subject to any active planning enforcement action.

5. Previous Application

The Site is subject to a previous application (No. A/YL-KTN/623) submitted by the same applicant for temporary animal boarding establishment for a period of 3 years which was approved with conditions by the Committee on 21.9.2018 mainly on the considerations that the application would not jeopardize the long-term planning intention of the “AGR” zone; and the development was not incompatible with surrounding land use. Approval conditions on submission of landscape and fire service installations (FSIs) proposal have been complied. However, the planning permission was revoked on 21.12.2020 due to non-compliance with approval conditions on the submission of drainage proposal and the implementation of landscape, drainage and FSIs proposals. Details of the application is summarized in **Appendix II** and the location of the site is shown on **Plan A-1**.

6. Similar Applications

- 6.1 There are 44 similar applications for temporary animal boarding establishment involving 31 sites within the same “AGR” zone. Except Application No. A/YL-KTN/156, which was rejected by the Committee, the remaining 43 applications were approved with conditions by the Committee. Details of these applications are summarized in **Appendix II** and their locations are shown on **Plan A-1**.

One Rejected Application

- 6.2 Application No. A/YL-KTN/156 for proposed dog kennel for a period of 3 years was rejected by the Committee on 8.11.2002 on the grounds that the proposed development was not in line with the planning intention of the “AGR” zone; and there was no information in the submission to demonstrate that the proposed development would not cause adverse environmental and drainage impacts on the surrounding areas.

43 Approved Applications

- 6.3 43 applications at 30 sites were approved with conditions by the Committee for 2 to 5 years between 2005 and April 2021 for similar reasons that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; the developments were not incompatible with the surrounding land uses; previous approvals were granted and the applicants had made effort to comply with the approval conditions; and/or the relevant government departments generally had no adverse comments on the developments. However, planning permissions for 16 applications were revoked due to non-compliance with approval conditions.
- 6.4 Apart from the above similar applications which have been considered by the Committee, Application No. A/YL-KTN/722 for proposed temporary animal boarding establishment (dog kennel) for a period of 3 years within the same “AGR” zone will be considered at the same meeting.

7. The Site and Its Surrounding Areas (Plans A-2 to A-4b)

- 7.1 The Site is:

- (a) currently fenced, paved and used for the applied use without planning permission; and
- (b) accessible from Fung Kat Heung Road via a local track.

- 7.2 The surrounding area is rural in character intermixed with residential structures/dwellings, storage yards, pigsty, sheep farm and vacant/unused land:

- (a) to its northwest across a local track is mainly unused land zoned “Conservation Area” (“CA”). Lam Tsuen Country Park is located in the northeast;
- (b) to its east and southeast across a stream course is an area zoned “CA” with residential dwellings/ structures and unused land; and
- (c) to its south is a site subject to planning permission for animal boarding establishment. To its west are residential dwellings/ structures, pigsty, sheep farm, storage yards and vacant/unused 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 Department

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 of LandsD):

- (a) The Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Lot No. 1344 in D.D. 107 is covered by Short Term Waiver (STW) No. 5114 to permit structures erected thereon for the purposes of “Temporary Animal Boarding Establishment”.
- (c) Should planning approval be given to the planning application, the STW holder will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. 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(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 perspective.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. 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/New Territories West, Highways Department (CHE/NTW of HyD):

- (a) Fung Kat Heung Road is not maintained by his office.
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.

Environment

9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) There were 2 substantiated environmental complaints on waste nuisance concerning the Site received in the past 3 years.
- (b) Provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the application subject to the following approval condition:
 - (i) The animals shall be kept inside the enclosed structures between 6:00p.m. and 9:00a.m. on the site, as proposed by the applicant, during the planning approval period.
 - (ii) No public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period.
 - (iii) A 2.5m high solid (metal) wall to be erected along the Site boundary to minimize nuisance to the nearby residents, as proposed by the applicant, during the planning approval period.
- (c) Moreover, the applicant is also advised to (i) the proposed structure for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning system; (ii) to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; (iii) a maximum of ten dogs to be walked outdoor at the same time; (iv) dogs would wear dog masks during outdoor activities; (v) to provide adequate support infrastructure / facilities 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" including percolation test; and (vi) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

Landscape

9.1.5 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 landscape planning perspective.
- (b) The Site is located to the west of Lam Tsuen Country Park. Based on the aerial photo taken in 2020, the site is situated in an area of settled valleys landscape character comprising of temporary structures, vacant land, scattered tree groups and dense woodland within "CA" to the northwest and east of the Site. Application no. A/YL-KTN/659 for similar use located to the south of the Site was approved in 2019. The development is considered not entirely incompatible with the surrounding landscape setting.
- (c) According to the site record dated 8.2.2021, the Site is hard paved with temporary structures and in operation. 11 nos. of existing trees including newly planted trees *Ficus microcarpa* (細葉榕) under previous approved planning application (No. A/YL-KTN/623) are found within the Site. The applicant stated in the planning statement that the development would not cause tree felling. With reference to the layout plan in the planning statement, the proposed layout is not in direct conflict with the existing trees. Significant adverse impact to the existing landscape resources for the same use within the Site is not anticipated.
- (d) With reference to the site inspection on 8.2.2021, excessively pruned and signs of previous topping were observed on some existing trees. Reference should be made to the guidelines on proper tree pruning are at **Appendix V**. The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory proposal, where appropriate. The Applicant is reminded that no object / garbage should be stacked within the root zone of existing trees, i.e. at least 1m away from the tree trunk, for healthy growth of trees.

- (e) It is recommended to impose a condition to maintain all existing trees within the Site in good condition at all times during the planning approval period should the application be approved by the Board.

Agriculture and Nature Conservation

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

- (a) The Site falls within the “AGR” zone and is currently an enclosed area. Although agricultural activities are not active in the vicinity, agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.
- (b) Nevertheless, noting necessary measures will be adopted to avoid polluting the nearby natural stream by the proposed use, he has no in-principle objection to the planning application from nature conservation point of view. He also has no comment on the application from animal establishment boarding licence aspect. The Site is associated with two breeder licences granted by his department. The license permits trading of dogs and breeding of dogs for trading purpose within the subject address. Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. He will provide detailed information and guidance on Animal Boarding Establishment when the applicant submits the licence application.

Drainage

9.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of 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 approval. The drainage proposal should include how to intercept the overland flow from the northern hilly terrain to the existing southern/eastern watercourse.

Building Matters

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

- (a) As there is no record of approval by the Building Authority (BA) for the existing structures at the Site. He is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO).
- (c) His detailed comments on UBW, provision of access, temporary or licensed structures are at **Appendix V**.
- (d) Detailed checking under the BO will be carried out at building plan submission stage.

Fire Safety

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

- (a) It is noted that the distance of the Site from the nearest fire hydrant is more than 500m. He has no objection in principle to the proposal subject to water supply for fire fighting, i.e. fire hydrant system with adequate flow and pressure at a location that is within 500m from the Site, and 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 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 the proposal involves any commercial / trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.
- (b) Proper licence/ permit issue 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 any other relevant legislation for the public and the operation of any business should not cause any obstruction.

District Officer's Comments

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

He has not received any comments from the locals and has no comments on the application.

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

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

10. Public Comments Received During the Statutory Publication Period

On 16.3.2021, the application was published for public inspection. During the three-week statutory publication period, two public comments from the Kadoorie Farm & Botanic Garden Corporation and an individual were received (**Appendix III-a to III-b**). They object to the application mainly on the grounds that the applied use is not in line with the planning intention of the “AGR” zone; the impact of approving animal boarding establishment applications on existing active farms in the “AGR” zone should be considered; and the previous planning permission was revoked due to non-compliance with approval conditions.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary animal boarding establishment for a period of 5 years at the “AGR” zone. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applied use is not entirely in line with the planning intention of the “AGR” zone. DAFC does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation. However, approval of the application on a temporary basis for a period of 5 years would not jeopardize the long-term planning intention of the “AGR” zone.
- 11.2 The applied use is considered not incompatible with the surrounding area which is rural in character intermixed with residential structures/dwellings, pigsty, sheep farm and vacant/unused land. Although there are residential dwellings/structures in the vicinity of the Site (the nearest one is to the immediate west of the Site) (**Plan A-2**), the applicant advises that all the animals will be kept within the enclosed structures between 6:00p.m. and 9:00a.m.. The structures for animal boarding will be enclosed with soundproofing material and equipped with mechanical ventilation and air conditioning. A 2.5m high solid metal fence will also be provided along the site boundary. In addition, no public announcement system and whistle blowing will be used at the Site. DEP has no adverse comment on the application.
- 11.3 Relevant departments consulted including C for T, DEP, CE/MN of DSD, CTP/UD&L of PlanD and D of FS, except DAFC, have no adverse comment on the application. To minimise any possible environmental nuisance, approval conditions restricting the operation hours and outdoor animal activities and prohibiting the use of public announcement system and whistle blowing are recommended in paragraphs 12.2 (a) to (c) below. The applicant will also be advised to adopt the relevant mitigation measures and requirements in the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. The 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 (d) to (i) recommended in paragraph 12.2 below.
- 11.4 The Site is subject to a previous application (No. A/YL-KTN/623) for the same applied use and submitted by the same applicant which was approved with conditions by the Committee in 2018 for a period of 3 years. While the applicant complied with the conditions on submission of landscape and FSIs proposals, the planning permission was revoked in 2020 due to non-compliance with approval conditions on the submission of drainage proposal and implementation of landscape, drainage and FSIs proposals. The applicant explained that he needed more time to liaise with concerned department on the proposal and he committed that all planning approval conditions will be complied with if the current planning application is approved. Compared with the last approved application No. A/YL-KTN/623, the current application is similar in terms of scale and layout. There is no major change in planning circumstance since the last approval. It is considered that sympathetic consideration could be given to the current application. Shorter compliance periods are recommended to monitor the progress of compliance of approval conditions should the Committee decide to approve the

current application. The applicant will be advised that should he fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application.

- 11.5 There are 43 similar applications on 30 sites within the same “AGR” zone approved with conditions by the Committee between 2005 and 2021 as stated in paragraph 6 above. The circumstance of the only rejected application is different from the current one. Approval of this application is in line with the Committee’s previous decisions.
- 11.6 Two public comments were received during the statutory publication period objecting to the application as stated in paragraph 10 above. In this regard, the departmental comments and 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 taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the temporary animal boarding establishment for a period of 5 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 5 years until 30.4.2026. The following conditions of approval with shorter compliance period and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 6:00p.m. and 9:00a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the Site between 6:00p.m. and 9:00a.m., as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on 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) all the existing trees within the Site shall be maintained in good condition at all times during the planning approval period;

- (f) the provision of a 2.5m high solid metal wall along the site boundary within **3** months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.7.2021;
- (g) the submission of drainage proposal 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 30.7.2021;
- (h) in relation to (g) above, the implementation 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 30.10.2021;
- (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 water supply for fire fighting and fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 30.7.2021;
- (k) in relation to (j) above, the implementation of water supply for fire fighting and 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 30.10.2021;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e) 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 (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.

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 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. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

Advisory Clauses

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

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 4.3.2021
Appendix Ia	FI received on 26.4.2021
Appendix II	Previous application at the Site
Appendix III	Similar applications within the same “AGR” zone on the Kam Tin North OZP
Appendix IV-a to IV-b	Public comments received during the statutory publication period
Appendix V	Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2021**