

RNTPC Paper No. A/YL-KTN/761D
For Consideration by
the Rural and New Town
Planning Committee
on 18.3.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/761

- Applicant** : Glory Time Development Ltd. represented by CHIH Design Ltd.
- Site** : Lots 624 and 787 in D.D. 110 and adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
- Site Area** : About 4,000.4 m² (including Government land (GL) of about 908m² (22.7%))
- Leases** : (i) Lot 624 in D.D. 110 – Block Government Lease (demised for agricultural use)
(ii) Lot 787 in D.D. 110 – New Grant No. 1097 for private residential purposes only
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zonings** : “Residential (Group D)” (“R(D)”) (about 90%)
[maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]

“Residential (Group C)2” (“R(C)2”) (about 10%)
[maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]
- Application** : Proposed Residential Development (Houses)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed residential development (houses) at the application site (the Site) (**Plan A-1**). The Site is partly zoned “R(D)” (about 90%) and partly zoned “R(C)2” (about 10%) on the Kam Tin North OZP. According to the Notes of the OZP, while ‘House’ is a Column 1 use within the “R(C)2” zone which is always permitted, it is a Column 2 use within the “R(D)” zone which requires planning permission from the Town Planning Board (the Board). The southern part of the Site is currently occupied by residential dwellings/structures and the remaining area is partly vacant and partly covered with vegetation (**Plans A-2 and A-4**).

- 1.2 The Site is involved in a previous application (No. A/YL-KTN/676) for proposed houses (New Territories Exempted Houses) (NTEHs) which was approved with conditions by the Rural and New Town Planning Committee (the Committee) in October 2020. Details of the previous application are at paragraph 5 below, **Plan A-1** and **Appendix II**.
- 1.3 According to the applicant, the proposed development under the current application involves the development of twelve 2 and 3-storey (8m and 9m in height) houses with a plot ratio (PR) of 0.4. A standalone one-storey resident's recreational club cum refuse collection chamber will be provided in the southeast. 24 car parking spaces for residents and visitors, two motorcycle parking spaces and one loading/unloading bay for light goods vehicle will also be provided within the Site. The Site is accessible via a local track branching off from Kam Tin Road. The master layout plan, floor plans, section plans, landscape plan, drainage plan, photomontages and land filling extent plan submitted by the applicant are shown on **Drawings A-1 to A-11**.
- 1.4 As compared with the previously approved scheme (under Application No. A/YL-KTN/676), major changes in the current application include the addition of site area (+908 m² of GL) and number of houses (+3/+33.3%) without existing houses to be retained. A comparison of the major development parameters of the approved application (No. A/YL-KTN/676) and the current application are shown in the following table:

	Approved Application No. A/YL-KTN/676 (a)	Current Application (b)	Difference (b) – (a)
Site Area (m ²) (about)	3,092.4	4,000.4 (including 908 of GL)	+908 (+29.4%) (+100% for GL)
GFA (m ²) (about)	1,236.96	1,600.16	+363.2 (+29.4%)
PR	0.4	0.4	--
No. of Houses	7 NTEHs and 2 existing houses ¹	12 houses (no existing house)	+3 (+33.3%)
Building Height (BH) / No. of Storeys	8.23m/3 storeys each (for the 7 NTEHs) 4.572m/1 storey each (for the 2 existing houses)	9m/3 storeys each (for houses no. 1 to 4) 8m/2 storeys each (for houses no. 5 to 12) 3.5m/1 storey (for resident's recreational club cum refuse collection chamber)	+0.77m to 3.428m (+16.8% to 75%)
Site Coverage	About 15%	Not more than 33.3%	+18.3 (+122%)
Car Parking Spaces			
- Private car	N/A	24	+24
- Motorcycle	N/A	2	+2

¹ The development proposal under Application No. A/YL-KTN/676 included two existing houses, the occupation permits of which were issued on 26.3.1966 by Yuen Long District Office.

Loading / Unloading Bay	N/A	1 for LGV	+1
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1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 16.3.2021 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Further Information 1 (FI-1) received on 25.5.2021 and 26.5.2021 providing responses to departmental comments* **(Appendix Ib)**
- (d) FI-2 received on 27.8.2021 providing responses to departmental comments **(Appendix Ic)**
- (e) FI-3 received on 22.10.2021 and 26.10.2021 providing responses to departmental comments* **(Appendix Id)**
- (f) FI-4 received on 29.11.2021 providing responses to departmental comments* **(Appendix Ie)**
- (g) FI-5 received on 26.1.2022 providing responses to public comments* **(Appendix If)**

** Exempted from publication requirement*

1.6 At the requests of the applicant, the Committee agreed to defer making a decision four times on the application for two months each to allow time for the applicant to prepare FI to address the departmental comments. After the latest deferral request on 10.12.2021, the applicant submitted FI in January 2022 in response to the departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

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

- (a) The proposed development is in line with the planning intention of the “R(D)” and “R(C)2” zones for low-rise and low-density residential development. The proposed maximum PR of 0.4 and maximum BH of 3 storeys (9m) for house development are in line with the development restrictions under the OZP.
- (b) A previous application (No. A/YL-KTN/676) for NTEH development submitted by the same applicant was approved by the Committee in November 2020. There is no increase of PR in the current application as compared with the previously approved scheme.

- (c) According to LandsD's prevailing land administration policy, land grant application for NTEH development for non-indigenous villagers would not be processed. In this regard, the applicant needs to submit the current application to effect the proposed residential development at the Site.
- (d) The proposed revamping of the existing access road is to replace the existing substandard one with an improved and upgraded one. The reprovisioned road will enhance pedestrian and vehicular access and safety for the Site and the neighbouring users.
- (e) The proposed development would not result in adverse traffic, environmental, landscape, visual, sewage and drainage impacts as demonstrated in the submitted relevant technical assessments and plans.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection. For the GL portion, the "Owner's Consent/Notification" Requirements are not applicable.

4. Background

The Site is not the subject of any active planning enforcement case.

5. Previous Application

A majority part of the Site is the subject of a previous application (No. A/YL-KTN/676) for proposed houses (NTEHs) development which was approved with conditions by the Committee on 23.10.2020 for reasons that the proposed development was in line with the planning intention of the "R(D)" zone; the proposed development was compatible with the surrounding land uses; the proposed development was considered in line with the Interim Criteria for Consideration of Application for NTEH/Small Houses in New Territories; and relevant government departments had no adverse comments. Details of the application are summarized in **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Applications

There are two similar applications for proposed houses (No. A/YL-KTN/294 and 436) on a site to the immediate west of the Site within the same "R(D)" zone. Application No. A/YL-KTN/436, involving the development of two 2-storey (8.4m in height) houses with GFA of about 445m², PR of 0.288 and site coverage of 23.36%, was a proposed amendment to an approved scheme under Application No. A/YL-KTN/294. Both applications were approved in 2008 and 2014 mainly on the grounds that the proposed developments were in line with the planning intention of the "R(D)" zone; the proposed developments were compatible with the surrounding land uses; and relevant government departments had no adverse comments. Details of the applications are summarized in **Appendix III** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) occupied by single-storey residential dwellings/structures in its southern part, with the remaining area being left vacant and covered with vegetation; and
- (b) accessible via a local track branching off from Kam Tin Road to its south.

7.2 The surrounding areas are rural in nature intermixed with residential dwellings/structures, open storage/storage yards, agricultural land, a fish farm, vacant land and shrubland:

- (a) to the west are residential dwellings / structures (including two houses approved under application No. A/YL-KTN/436 which is completed). To the further northwest is a residential estate named Seasons Monarch (四季名園) within the same “R(C)2” zone (**Plan A-1**);
- (b) to the immediate north is a stream course. Across the stream course are shrubland, a few residential dwellings/structures, a fish farm, open storage/storage yards and cultivated agricultural land;
- (c) to the east are residential dwellings / structures, cultivated agricultural land and shrubland. To the further northeast, across the stream course, is another residential estate named Seasons Villas (四季雅苑) in the same “R(C)2” zone (**Plan A-1**); and
- (d) to the south are residential dwellings / structures, open storage yards (one of which with temporary planning approval) and shrubland. To the further south, across Kam Tin Road, is Shek Kong Barracks.

8. Planning Intentions

8.1 The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

8.2 The planning intention of the “R(C)2” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

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 comprising Lots 624 and 787 both in D.D. 110 and adjoining GL. Lot 624 in D.D. 110 is an old schedule agricultural lot held under the Block Government Lease and no structure is allowed to be erected without the prior approval of the Government. For Lot 787 in D.D. 110, it is a New Grant Lot held under New Grant No. 1097 for private residential purposes only.
- (b) The Site is subject to a maximum height of 69mPD under the relevant plan for Shek Kong Airfield Height Restriction.
- (c) In the event that planning permission is given by the Board for the proposal, the applicant should be reminded that land exchange would be required to implement the proposal. Upon receipt of the land exchange application, LandsD will consider the application in its private capacity as landlord and there is no guarantee that the land exchange, including but not limited to the grant of any additional GL and right of way to the proposed lot (if any), for the proposed development will be approved. The land exchange, if approved, will be subject to such terms and conditions, including, among other things, payment of premium, administrative fee and other applicable fees, to be imposed by LandsD at its sole discretion.

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, the following conditions should be imposed to his satisfaction:
 - (i) the submission of a consolidated Traffic Impact Assessment;
 - (ii) the design and implementation of vehicular access ~~and road improvement works~~, as proposed by the applicant, in the TIA; and
 - (iii) the design and provision of car parking and loading/unloading facilities for the proposed development.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and

maintenance responsibilities of the local access road should be clarified with the relevant land and maintenance authorities accordingly.

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

- (a) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road.
- (b) If the proposed run-in is agreed by TD, the applicant should provide the run in/out at Kam Tin Road to the satisfaction of TD and HyD and in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (c) 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) He has no objection to the application subject to the imposition of the following approval conditions to the satisfaction of DEP or of the Board:
 - (i) the submission of an updated Noise Impact Assessment (NIA) and the implementation of mitigation measures identified therein; and
 - (ii) the submission of a revised Air Quality Impact Assessment (AQIA) and the implementation of mitigation measures identified therein.
- (b) As the septic tank and soakaway system are proposed for proper collection, treatment and disposal of wastewater generated from the proposed development. The applicant is advised to design and construct the septic tank and soakaway system following with the requirements stated in the Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the EPD" including the completion of percolation test, meeting the clearance distances and certification by Authorized Person.
- (c) Detailed comments on the EA report are at **Appendix V**.

Nature Conservation

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

An abandoned meander, which was recommended to be retained under the "Main Drainage Channels for Ngau Tam Mei, Yuen Long and Kam Tin" Environmental Impact Assessment Report, is located to the north of the proposed development (**Plan A-2**). It is noted that a minimum distance of 5m away from the meander is proposed for the construction and site formation works. Also, the applicant will adopt necessary measures (e.g. effective and good site practice during construction activities and drainage system during operation phase) to avoid adverse impacts on the meander from the proposed uses. As such, he has no strong view against the application from nature conservation perspective.

Drainage

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

- (a) He has no in-principle objection to the proposed development from the public drainage point of view.
- (b) The proposed development is adjoining an existing stream course and in close proximity to an existing meander (**Plan A-2**). The applicant is reminded that in case he intends to erect any structure in, over or under the existing meander, he should make an application to the Drainage Authority for his consent/approval under Section 26 and 27 of the Land Drainage Ordinance (LDO) prior to construction. The contents of the LDO submission is stipulated in Chapter 446A titled "Land Drainage (Consent and Approval) Regulation".
- (c) Since the Site is in the vicinity of the afore-said existing stream course and existing meander, the applicant is required to place all the proposed works 3m away from the top of the bank of the two stream courses. All the proposed works in the vicinity of the stream courses should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures, if necessary, shall be provided at the resource of the applicant to his satisfaction. The applicant should be reminded to minimize the possible adverse environmental impacts on the existing stream courses in the design and construction stages.
- (d) Should the application be approved, approval condition requiring the applicant to submit and implement the drainage proposal should be included in the planning permission.

Urban Design and Landscape

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

Urban Design and Visual

- (a) The Site is situated in an area predominantly rural in character surrounded by village settlements and low-rise residential developments of 1 to 3 storeys, temporary structures of 1 to 2 storeys and the Shek Kong Barracks. The Site is the subject of an approved application (No. A/YL-KTN/676) for proposed houses (NTEHs) of 1 to 3 storeys (up to 8.23m).
- (b) The current application seeks planning permission for proposed residential development comprises 12 houses of 2 to 3 storeys (up to 9m in height) and one recreational club of 1 storey (3.5m in height), with a total PR of not more than 0.4. The proposed development intensity and BH do not exceed the development restrictions stipulated on the OZP. Judging from the scale of the proposed development, it is considered not incompatible with the surrounding context and no significant visual impact is envisaged.

Landscape

- (a) Having reviewed the FI-2 submitted (**Appendix Ib**), it is noted that the location of the proposed new tree planting is slightly adjusted due to the change of the layout of the residential club house. Such change is considered not inferior to the previously proposed landscape plan submitted in May 2021 (**Appendix Ia**).
- (b) The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. With reference to the Tree Compensation Plan, 6 new tree plantings are proposed at GL. The applicant should seek comments and approval from the relevant authority on the proposed tree works and new tree planting/ compensatory proposal, where appropriate.

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 and water supplies for fire-fighting being provided to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) The applicant is advised to observe the requirements of

emergency vehicular access as stipulated in Section 6, Part D of the *Code of Practice for Fire Safety in Building 2011* which is administrated by the Buildings Department.

- (d) Fire safety requirements regarding licensed premises, if any, would be imposed upon receipt of formal application via Licensing Authority.

Building Matters

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

- (a) As there is no record of approval granted 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 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.

Others

9.1.10 Comments of the Director-General of Civil Aviation (DG of CA):

On the understanding that the maximum level of the proposed development will not exceed the Airport Height Restriction as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301), he has no comment on the application from the perspective of safeguarding the operations of the Hong Kong International Airport.

9.1.11 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

An existing man-made slope (Feature No. 6NE-A/F126) and a number of un-registered man-made slopes, which may affect or be affected by the proposed development, are present within or adjacent to the Site. The applicant is reminded to submit the proposed building work plans to BD for approval as required under the provisions of BO.

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 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/ no objection to the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Secretary for Security;
- (c) Director of Electrical and Mechanical Services;
- (d) Project Manager (West), CEDD; and
- (e) Commissioner of Police.

10. Public Comment Received During Statutory Publication Period

On 26.3.2021 and 10.9.2021, the application and FIs submitted were published for public inspection for three weeks respectively. One public comment from an individual was received. The commenter objects to the application mainly on the grounds that there are concerns on connectivity of the Site to the public drainage system and suitable GL should be reserved for public housing development but not for private residential development (**Appendix IV**).

11. Planning Considerations and Assessments

11.1 The application is for proposed houses at the Site zoned “R(D)” and “R(C)2” on the OZP. According to the Notes of the OZP, ‘House’ is a Column 1 use within the “R(C)2” zone, which is always permitted. The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structure into permanent buildings, and also for low-rise, low-density residential developments subject to planning permission from the Board. According to the Remarks of the OZP, no development including redevelopment within both the “R(D)” and “R(C)2” zones for ‘House’ uses shall result in a development and/or redevelopment in excess of a maximum PR of 0.4 and a maximum BH of 3 storeys (9m). For the subject application, the development intensity of the proposed development, with a PR of 0.4, site coverage of 33.3% and BH of 2 and 3 storeys (8m and 9m) conforms with the development restrictions of the “R(D)” and “R(C)2” zones. The proposed low-rise, low-density residential development is generally in line with the planning intention of the “R(D) zone. A number of open storage yards are found to the south of the Site. Two of them are operating with planning approvals on a temporary basis, whilst others are suspected unauthorized development subject to enforcement action by the Planning Authority. Approval of the proposed house development could serve as a catalyst to phase out the non-conforming rural industrial-related uses in the vicinity of the Site.

- 11.2 The proposed development comprising 12 detached houses, each of 2 and 3-storey (8m and 9m in height) with a total GFA of about 1,600 m² is of a relatively small scale. It is considered not incompatible with the surrounding areas which are rural in character predominated by residential dwellings/structures of Pang Ka Tsuen and Shek Kong San Tsuen to its immediate west and south, and agricultural land. Low-rise and low-density residential developments namely Seasons Villas and Seasons Monarch are located to the further east and northwest in the same “R(C)2” zone (**Plans A-1 to A-3**). Judging from the nature, scale and surrounding context, CTP/UD&L of PlanD considers that no significant visual and landscape impacts are envisaged. Besides, the house development to its west approved by the Committee in 2014 (No. A/YL-KTN/436) is completed (**Plans A-1 and A-2**).
- 11.3 Relevant government departments consulted, including C for T, CE/MN of DSD, DEP, D of FS and CTP/UD&L of PlanD, have no adverse comment on or no objection to the application. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical concerns of the government departments, especially on traffic, drainage and environmental aspects.
- 11.4 The Site is the subject of a previous application (No. A/YL-KTN/676) for proposed houses (NTEHs) which was approved by the Committee in October 2020 as detailed in paragraph 5 above. Two similar applications (No. A/YL-KTN/294 and 436) on a site to its immediate west for proposed houses development in the same “R(D)” zone were also approved by the Committee in 2008 and 2014 respectively mainly on the grounds as stated in paragraph 6 above. Approval of the subject application is in line with the previous decisions of the Committee.
- 11.5 There is one public comment received objecting to the application during the statutory publication period as mentioned in paragraph 10 above. In this regard, the departmental comments and planning considerations and assessments 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 comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 18.3.2026, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission and implementation of a run-in/out proposal at Kam Tin Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the Town Planning Board;

- (b) the submission of a consolidated traffic impact assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the design and provision of vehicular access ~~and road improvement works~~ to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the design and provision of car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (e) the submission of an updated Noise Impact Assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission of a revised Air Quality Impact Assessment and ~~the~~ implementation of *the* mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (g) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (h) the design and provision of water supply for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

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

- 12.3 There is no strong planning reason to recommend rejection of the application.

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.
- 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 16.3.2021
Appendix Ia	Supplementary Planning Statement
Appendix Ib	FI-1 received on 25.5.2021 and 26.5.2021
Appendix Ic	FI-2 received on 27.8.2021
Appendix Id	FI-3 received on 22.10.2021 and 26.10.2021
Appendix Ie	FI-4 received on 29.11.2021
Appendix If	FI-5 received on 26.1.2022
Appendix II	Previous Application covering the Site
Appendix III	Similar Applications within the same “R(D)” zone in the vicinity of the Site on the Kam Tin North OZP
Appendix IV	Public Comment received during the Statutory Publication Periods
Appendix V	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawings A-2 to A-4	Floor Plans
Drawing A-5	Section Plan
Drawing A-6	Landscape Plan
Drawing A-7	Drainage Plan
Drawings A-8 to A-10	Photomontages
Drawing A-11	Land Filling Extent 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
MARCH 2022**