

RNTPC Paper No. A/YL-KTN/789
For Consideration by
the Rural and New Town
Planning Committee
on 24.12.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/789

- Applicant** : Mr. LAM Tung Man represented by R-riches Property Consultants Limited
- Site** : Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
- Site Area** : About 912m²
- 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** : Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary animal boarding establishment for a period of 5 years and filling of land. According to the Notes of the OZP, ‘Animal Boarding Establishment’ is a Column 2 use in the “AGR” zone, which requires planning permission from the Town Planning Board (the Board). Filling of land in “AGR” zone also requires planning permission from the Board. The Site is fenced, hard-paved, partly under construction and partly used for storage of construction materials (**Plans A-2 and A-4**).
- 1.2 The proposed development involves the erection of three 1 to 2-storey structures with building heights ranging from 3m to 7m and a total floor area of about 339m² for dog kennel and storage of pet food and goods. The whole site has been filled with concrete by not more than 0.2m in depth (from about 13.2mPD to 13.4mPD) for site formation of structures and circulation space purposes. The operation hours will be from 9:00 a.m. to 6:00 p.m. daily (except for overnight animal boarding services). According to the applicant, a maximum of 30 dogs will be accommodated at the Site. All dogs will be kept in cages and placed inside the enclosed animal establishment. The structures will be enclosed with soundproofing materials and equipped with mechanical ventilation and air-conditioning system. No public announcement system and whistle blowing will be used on the Site.

Three private car parking spaces will be provided at the Site. The Site is accessible from Fung Kat Heung Road via a local track. The site layout plan and land filling plan submitted by the applicant are at **Drawings A-1 and A-2**.

- 1.3 The Site is involved in two previous applications (No. A/YL-KTN/588 and 642) for the same use¹ (without filling of land) submitted by the same applicant which were approved with conditions by the Rural and New Town Planning Committee (the Committee) in March 2018 and February 2019 respectively (**Plan A-2 and Appendix II**). However, both planning permissions were revoked in September 2019 and in July 2021 respectively due to non-compliance with approval conditions as detailed in paragraph 5 below.
- 1.4 Compared with the last approved application No. A/YL-KTN/642, the current application is the same in terms of animal boarding establishment use, site / boundary and layout. However, there is increase in building height of one structure from 3m to 7m (from 1 storey to 2 storeys), increase in the total floor area from about 231m² to 339m² (+107.75m²/ +46.6%), and the addition of one private car parking space within the Site. Also, the proposed development in the current application is intended for the operation of a dog kennel, instead of a cattery in the previous application.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application form and plans received on 3.9.2021 **(Appendix I)**
 - (b) Further Information (FI) received on 5.11.2021 in response to departmental comments **(Appendix Ia)**
[exempted from publication requirement]
 - (c) FI received on 9.12.2021 in response to departmental comments **(Appendix Ib)**
[exempted from publication requirement]
 - (d) FI received on 22.12.2021 in response to departmental comments **(Appendix Ic)**
[exempted from publication requirement]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the application form, plans and FIs at **Appendices I, Ia, Ib and Ic**, and are 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. The Site will be reinstated to a condition suitable for agricultural use after the planning approval period.

¹ Application No. A/YL-KTN/588 is for accommodation of dogs at the animal boarding establishment under application whilst Application No. A/YL-KTN/642 is for accommodation of cats at the animal boarding establishment, both of which were approved with conditions by the Committee in 2018 and 2019 respectively..

- (b) The proposed use will not create significant adverse traffic, environmental, landscape and drainage impacts on the surrounding areas.
- (c) The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (DEP) to minimize adverse environmental impacts and nuisance to the surrounding area and the 'Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Site.
- (d) The applicant will submit an application for Boarding Establishment License in accordance with the Public Health (Animals Boarding Establishment) Regulations to the Agriculture, Fisheries and Conservation Department after obtaining the planning approval.
- (e) The planning permissions of the last two applications (No. A/YL-KTN/588 and 642) were revoked due to non-compliance with approval conditions. In this regard, the applicant explained that he had made effort to comply with the approval conditions under the last approved application (No. A/YL-KTN/642) but could not implement the accepted fire service installations (FSIs) proposal prior to obtaining the approval of short term waiver application for the Site. The applicant has submitted a drainage proposal and FSIs proposal under the current application for consideration by relevant departments. He also undertakes to comply with all the approval conditions should the application be approved.

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 planning enforcement action.

5. Previous Applications

The Site or part of the Site is involved in two previous applications (No. A/YL-KTN/588 and 642) for temporary animal boarding establishment. The former is intended for a dog kennel while the latter is for a cattery. The two applications are submitted by the same applicant as the current application. Both applications were approved with conditions by the Committee in March 2018 and February 2019 respectively mainly on the grounds that temporary approval would not jeopardize the long-term planning intention of the "AGR" zone; the developments were not incompatible with the surrounding land uses; and the relevant departments generally had no adverse comments on the applications. However, planning permission for application No. A/YL-KTN/588 was revoked in September 2019 due to non-compliance with the approval conditions in relation to the submission of

landscape, drainage and FSIs proposals. While the approval conditions on the submission of FSIs proposal, and submission and implementation of drainage proposal have been complied with, the planning permission of application No. A/YL-KTN/642 was revoked in July 2021 due to non-compliance with approval condition on the implementation of FSIs proposal. Details of these applications are at **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Applications

- 6.1 There are 33 similar applications, involving 26 sites, for temporary animal boarding establishment with / without filling of land within the same “AGR” zone in the vicinity of the Site. Except Application No. A/YL-KTN/759, which was rejected by the Committee in 2021, all applications were approved with conditions by the Committee between July 2005 and September 2021. Details of these applications are summarized in **Appendix III** and their locations are shown on **Plan A-1**.

32 Approved Applications

- 6.2 32 applications involving 25 sites were approved with conditions by the Committee for 3 to 5 years between July 2005 and September 2021 for 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 the relevant government departments generally had no adverse comments on the applications. However, planning permissions for 12 applications were revoked due to non-compliance with approval conditions.

One Rejected Application

- 6.3 Application No. A/YL-KTN/759 was rejected by the Committee in May 2021 for the reason that the site was fragmented in that the boundary had enclosed existing structures which were used for the applied use without planning permission but outside the application site and approving the application would result in piecemeal development and was undesirable from land use planning and planning control points of view. Nevertheless, the application (No. A/YL-KTN/781) involving the same site was approved by the Committee in September 2021 subsequently when all the existing structures previously left out in the fragmented application site were included and formed part of that of Application No. A/YL-KTN/781 in that planning control over the applied use in the entire site could be effected.
- 6.4 Apart from the above similar applications which have been considered by the Committee, Applications No. A/YL-KTN/797 and A/YL-KTN/798 for proposed temporary animal boarding establishment with / without ancillary facilities for a period of 3 years and 5 years respectively both with filling of land within the same “AGR” zone (**Plan A-1**) will be considered at the same meeting.

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

- 7.1 The Site is:

- (a) fenced, hard-paved and partly under construction and partly being used for storage of construction materials; and
 - (b) accessible from Fung Kat Heung Road via a local track.
- 7.2 The surrounding area is rural in character intermixed by storage/open storage yards, animal boarding establishments, a farm, residential structures/dwellings, cultivated agricultural land, plant nurseries, parking of vehicles and vacant land:
 - (a) to its south and southeast are a storage yard, animal boarding establishments (some of which with valid planning permissions), plant nurseries, cultivated agricultural land and vacant land;
 - (b) to its west and north are an organic farm, open storage yards and vacant land. To its further west, northwest and north are storage/open storage yards, residential structures/dwellings, parking / storage of vehicles and vacant land; and
 - (c) to its east and northeast are storage yards and a residential structure/dwelling (at a distance of some 10m), open storage yards and vacant land (one site is approved for temporary hobby farm).

8. Planning Intention

- 8.1 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.
- 8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

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, 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) Should planning approval be given to the application, the lots owners will need to apply to his office to permit the structures to be

erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above 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 will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent 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) The applicant is reminded that sufficient manoeuvring space shall be provided within the Site. In addition, no vehicle should be allowed to queue back to or reverse onto / from public roads.
- (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, 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 was no environmental complaint concerning the Site received in the past three 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 conditions:
 - (i) All dogs will be kept in cages and placed inside enclosed

structures, 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.
- (c) Moreover, the applicant is also advised (i) that 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) to provide adequate supporting 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 Environment Protection Department”, including percolation test; and (iv) 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 the landscape planning perspective.
- (b) According to the aerial photo of 2021, the surrounding area of the Site is in rural landscape character comprising temporary structures, carpark, farmland and scattered tree groups. The proposed use is considered not incompatible with the surrounding landscape characters.
- (c) Compared to her office’s previous site inspection photos taken in 2019 and the aerial photo of 2021, the condition of the Site is almost the same which is hard paved with some temporary containers placed and car parked. Significant adverse impact to the existing landscape resources arising from the proposed use within the Site is not anticipated.

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 a hard-paved vacant land. Agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water sources are also 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 for the proposed use and land filling is not supported from agricultural point of view.
- (b) Nevertheless, he has no comment from nature conservation and animal establishment boarding licence aspects. The Site does not associate with any licence granted by his department, nor have we received any application regarding the 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. Besides, the dogs kept by the applicant should be properly licensed in accordance with Cap. 421 Rabies Ordinance and the applicant is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times. 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, DSD):

- (a) As the applicant confirms to maintain the existing drainage facilities implemented under the previous application No. A/YL-KTN/642, he has no objection in-principle to the proposed development and the submitted drainage proposal from the public drainage point of view.
- (b) Should the application be approved, approval conditions requiring the maintenance of the drainage facilities and submission of condition records of the existing drainage facilities for the development to the satisfaction of the Director of Drainage Services or of the Board should be included in the planning approval.

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) The FSIs proposal submitted by the applicant is considered acceptable. The installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service

Installation Contractor (RFSIC). The RFSIC shall, after completion of the installation/maintenance/ modification/ repair work, issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

- (c) The applicant is reminded that if the proposed structure is required to comply with the Buildings Ordinance (BO) (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) 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 Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) His detailed comments on UBW, provision of access, temporary or licensed structures are at **Appendix V**.
- (c) Detailed checking under the BO will be carried out at building plan submission stage.

Environmental Hygiene

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

- (a) Proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.
- (b) 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.

District Officer's Comments

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

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

9.2 The following government departments have no comment on/ no objection to the application:

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

10. Public Comments Received During the Statutory Publication Period

On 2.7.2021, the application was published for public inspection. During the three-week statutory publication period, two public comments from individuals were received (**Appendices IV-1 and IV-2**). The commenters object to the application mainly on the grounds of potential adverse noise and hygiene problems to be generated; the applicant's persistent failure to fulfill the approval conditions; inappropriate excavation and filling of land; and potential cruelty to animals.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary animal boarding establishment for a period of 5 years at the "AGR" zone and filling of land at the whole site by not more than 0.2m in depth. 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 proposed use is not entirely in line with the planning intention of the "AGR" zone and DAFC does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation. Nevertheless, it is considered that approval of the application on a temporary basis would not jeopardize the long-term planning intention of the "AGR" zone. Filling of land within "AGR" zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, CE/MN of DSD and DEP have no adverse comment from the drainage and environmental perspectives.

11.2 The proposed use is considered not incompatible with the surrounding area which is rural in character intermixed by storage/open storage yards, animal boarding establishments, an organic farm, plant nurseries, residential structures/dwellings, cultivated agricultural land, parking of vehicles and vacant land. Although there are residential dwellings/structures in the vicinity of the Site (the nearest about 10m to its east) (**Plan A-2**), the applicant states that all the animals will be kept within the enclosed structure and the dog kennel structures will be equipped with soundproofing materials and mechanical ventilation and air conditioning. In addition, no public announcement system and whistle blowing will be used at the

Site. DEP has no objection to the application.

- 11.3 Other relevant departments consulted, including CTP/UD&L of PlanD, CE/MN of DSD and D of FS, have no adverse comment on the application. To minimise any possible environmental nuisance, approval conditions restricting the operation hours, and prohibiting outdoor animal activities and 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 latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions (d) to (f) as recommended in paragraph 12.2 below.
- 11.4 The Site is involved in two previous applications (No. A/YL-KTN/588 and 642) for temporary animal boarding establishment submitted by the same applicant as the current application, which were approved by the Committee in 2018 and 2019 for reasons as stated in paragraph 5 above. However, both planning permissions were revoked due to non-compliance with the approval conditions as stated in paragraph 5 above. In the current application, drainage and FSIs proposals are submitted in support of the application. Both CE/MN of DSD and D of FS have no adverse comment on the application. Also, the applicant commits to comply with all the approval conditions if the current application is approved. Compared with the last approved application (No. A/YL-KTN/642), the current application is the same in terms of animal boarding establishment use, site area / boundary and layout except an increase in building height of one structure from 3m to 7m (from one storey to two storeys), increase in the total floor area from about 231m² to 339m² (+107.75m²/ +46.6%), and the addition of one private car parking space. Sympathetic consideration could be given to the current application. Shorter compliance periods are recommended to monitor the progress of compliance with approval conditions should the Committee decide to approve the current application. Moreover, the applicant will be advised that should he fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- 11.5 There are 32 similar applications for temporary animal boarding establishment, 7 of which involve filling of land, in the vicinity of the Site within the same "AGR" zone approved by the Committee between July 2015 and September 2021 as stated in paragraph 6.2 above. The circumstances of the only rejected similar application (No. A/YL-KTN/759) are different from the current application as stated in paragraph 6.3 above. 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 consideration 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 proposed temporary animal boarding establishment for a period of 5 years and filling of land.

- 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 24.12.2026. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m. (except for overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) all dogs shall be kept in cages and placed inside the enclosed structures, as proposed by the applicant, 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) the existing drainage facilities implemented on the Site shall be maintained at all times during the planning approval period;
- (e) the submission of a 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 24.3.2022;
- (f) the implementation of the accepted 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 24.6.2022;
- (g) if any of the above planning condition (a), (b), (c) or (d) 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;
- (h) if any of the above planning condition (e) or (f) 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
- (i) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed development is not in line with the planning intention of the “AGR” zone which is to retain and safeguard good 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. There is no strong planning justification given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

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

14. Attachments

Appendix I	Application Form with Plans received on 3.9.2021
Appendix Ia	FI received on 3.11.2021
Appendix Ib	FI received on 9.12.2021
Appendix Ic	FI received on 22.12.2021
Appendix II	Previous Applications Covering the Site
Appendix III	Similar Applications within the Same “AGR” Zone in the Vicinity of the Site on the Kam Tin North OZP
Appendices IV-1 and IV-2	Public Comments Received during the Statutory Publication Period
Appendix V	Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Land Filling Ratio 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
DECEMBER 2021**