

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-KTN/656**

- Applicant** : Harvest Hill (Hong Kong) Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 471, 472 and 473 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
- Site Area** : About 640 m<sup>2</sup>
- 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”) (about 94%)  
“Industrial (Group D)” (“I(D)”) (about 6%)  
[maximum plot ratio of 1.6, site coverage of 80% and building height of 13m]
- Application** : Proposed Temporary Shop and Services (Retail of Tail Lift) for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary shop and services (retail of tail lift) for a period of 3 years at the application site (the Site). The Site is mainly zoned “AGR” with about 6% within the “I(D)” zone on the approved Kam Tin North OZP. According to the Notes of the OZP for the “I(D)” zone, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The western portion of the Site involves a previous planning application No. A/YL-KTN/397 for temporary back-up warehouses (storage of new electrical components and garments in packed boxes) for a period of 3 years which was rejected by the Rural and New Town Planning Committee (the Committee) on 11.1.2013. The Site is currently paved and vacant (**Plans A-2 and A-4**).

- 1.2 According to the applicant, the proposed development consists of a single storey structure with building height of 7.5m and total floor area of about 468m<sup>2</sup> for shop and services (retail of tail lift) with site office (20m<sup>2</sup>) and toilet (5m<sup>2</sup>) underneath. Two private car parking spaces and one loading/unloading space for light goods vehicle will be provided within the Site. The operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. There is no operation on Sundays and public holidays. No repairing, assembling, dismantling or workshop activities will be carried out at the Site and no vehicle exceeding 5.5 tonnes will be used at the Site. The Site is accessible via a local track leading from San Tam Road. The layout plan, landscape plan, drainage plan and vehicular access plan submitted by the applicant are at **Drawings A-1 to A-4**.
- 1.3 In support of the application, the applicant has submitted the following document:
- (a) Application form with supplementary statement (**Appendix I**) and plans received on 29.3.2019
  - (b) Supplementary Information (SI) received on (**Appendix Ia**) 29.3.2019 with replacement pages
  - (c) Further information (FI) received on 6.6.2019 in (**Appendix Ib**) response to departmental comments
  - (d) FI received on 24.7.2019 in response to (**Appendix Ic**) departmental comments
  - (e) FI received on 26.7.2019 in response to (**Appendix Id**) departmental comments
- 1.4 The application was originally scheduled for consideration by the Committee on 17.5.2019. Upon the request of the applicant, the Committee agreed to defer making a decision on the application on 17.5.2019 to allow time for the applicant to address the departmental comments. The application is scheduled for consideration at this meeting upon receipt of the FI on 6.6.2019.

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the supplementary statement attached to the Application Form, SI and FIs in **Appendices I to Id**. They can be summarized as follows:

- (a) The Site is about the same level as the adjoining land zoned “I(D)” and has a level difference with the land zoned “AGR” in the south. The Site and its vicinity have been hard paved with no agricultural activity. The Site is the only site available for the applicant as the “I(D)” zone has already been filled up.

- (b) The Site is limited in size and the proposed use is compatible with the surrounding warehouse and rural industrial workshop uses.
- (c) The proposed development is temporary in nature and the Site can be converted to agricultural use when necessary, therefore would not jeopardize the long-term planning intention of the “AGR” zone.
- (d) Various tail lifts will be exhibited at the Site where orders will be received from customers. The retail of tail lift at the Site can benefit the industrial/warehouse uses in the “I(D)” zone.
- (e) Approval was given for similar use at the adjacent site. The applicant intends to extend the retail of tail lift of another brand. There are also similar applications for shop and services use approved in the “AGR” zone.
- (f) The proposed development would not generate adverse traffic, environment and drainage impacts to the surrounding area.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending the notification letter to the Kam Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Site is not subject to any active enforcement case.

### **5. Previous Application**

The western portion of the Site involves a previous application No. A/YL-KTN/397, which covers a much larger area (about 11,237 m<sup>2</sup>) straddling the adjacent “Village Type Development” (“V”) zone, for temporary back-up warehouses (storage of new electrical components and garments in packed boxes) for a period of 3 years. It was rejected by the Committee on 11.1.2013 on the grounds that the proposed development was not in line with the planning intention of the “AGR” and “V” zones; it would pose adverse environmental impact on the surrounding residential uses and would generate adverse landscape and drainage impacts on the surrounding areas; and the approval of the application would set an undesirable precedent. Details of the application and its location are shown in **Appendix II** and **Plan A-1b** respectively.

## 6. Similar Applications

- 6.1 There are fourteen similar applications (No. A/YL-KTN/413, 446, 447, 448, 531, 540, 541, 573, 582, 607, 624, 629, 637 and 655) for various temporary shop and services uses within the same “AGR” and “I(D)” zones. Eleven of them were approved with conditions by the Committee between 2013 and 2019 and three were rejected by the Committee between 2016 and 2018. Details of the applications are summarized in **Appendix III** and their locations are shown on **Plan A-1a**.

### *Similar applications in the “AGR” zone (10)*

- 6.2 Six applications (No. A/YL-KTN/413, 446, 447, 448, 540 and 541) for temporary shop and services (plant showroom) for a period of 3 years were approved with conditions by the Committee on 6.9.2013, 22.8.2014 (for A/YL-KTN/446 and 447), 26.9.2014, 11.11.2016 and 12.5.2017 respectively mainly on the grounds that the developments were not incompatible with the surrounding land uses; temporary approval would not jeopardize the long-term planning intention of the “AGR” zone; relevant departments including the Director of Agriculture, Fisheries and Conservation (DAFC), except the Director of Environmental Protection (DEP), had no adverse comment and the concern of DEP could be addressed by approval conditions (for A/YL-KTN/413, 446, 447 and 448); and relevant departments had no adverse comment on the application (for A/YL-KTN/540 and 541). Applications No. A/YL-KTN/446, 447 and 448 were revoked in 2015 due to non-compliance with approval conditions in respect of provision of fencing and submission/implementation of landscape, drainage and fire services installations proposals.
- 6.3 Application No. A/YL-KTN/637 for proposed temporary shop and services (retail of tail lift) for a period of 3 years located to the immediate southeast of the Site and submitted by the same applicant of the current application were approved with conditions by the Committee on 4.1.2019 mainly on the grounds that temporary approval would not jeopardize the long-term planning intention of the “AGR” zone; the development was not incompatible with the surrounding land uses; relevant departments except DAFC and Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had no adverse comment; the site was located at the fringe of the “AGR” zone and adjoined the “I(D)” zone; and departmental concerns could be addressed by approval conditions.
- 6.4 Application No. A/YL-KTN/531 for temporary shop and services (pet shop with ancillary office and guard room) for a period of 3 years was rejected by the Committee on 29.7.2016 on the grounds that the proposed development was not in line with the planning intention of the “AGR” zone; DAFC did not support the application; and the approval of the application would set an undesirable precedent.
- 6.5 Applications No. A/YL-KTN/624 and 629 for temporary shop and services (plant showroom) for a period of 3 years were rejected by the Board on review and the Committee on 15.2.2019 and 2.11.2018 respectively on the grounds

that the proposed development was not in line with the planning intention of the “AGR” zone; DAFC did not support the application; and the applicant failed to demonstrate that the proposed development would not generate environmental nuisance to the surrounding areas.

*Similar applications in the “I(D)” zone (4)*

- 6.6 Applications No. A/YL-KTN/573, 582, 604 and 655 for proposed temporary shop and services for retails store, vehicle parts, food, and food retail shop with or without ancillary storage and office were approved with conditions by the Committee on 22.9.2017, 26.1.2018, 15.6.2018 and 17.5.2019 respectively mainly for the reasons that temporary approval would not frustrate the long-term planning intention of the “I(D)” zone; the proposed shop and services uses could serve the residents and workers in the locality; and the relevant departments have no adverse comment on the application.

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

7.1 The Site is:

- (a) currently paved and vacant; and
- (b) accessible via a local track leading from San Tam Road.

7.2 The surrounding areas are rural in character predominated by open storage yards, warehouses, parking of vehicles/trailers, residential dwelling/structure and vacant/unused land (**Plan A-2**):

- (a) to its immediate west within the “AGR” zone is an open storage yard and site office which is the subject of an approved Application No. A/YL-KTN/637 for the same use as the current application. To its east, south and southwest within the “AGR” zone are open storage yards, a residential dwelling/structure, parking of vehicles/trailers and vacant/unused land. The open storage yards and parking of vehicles are suspected unauthorized developments subject to enforcement action by the Planning Authority; and
- (b) to its north, northwest and further west are various open storage yards and warehouses within the “I(D)” zone.

**8. Planning Intentions**

8.1 The planning intention of the “AGR” zone 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.

8.2 The planning intention of the “I(D)” zone is primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive

land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

## **9. Comments from Relevant Government Departments**

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

### **Land Administration**

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

- (a) The Site comprises Old Scheduled 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) The Site is accessible from San Tam Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area (SKAHRA).
- (d) Should planning approval be given to the planning application, the lot(s) owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

### **Traffic**

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

- (a) He has no comment on the application from traffic engineering point of view.

- (b) Should the application be approved, approval condition prohibiting vehicle from queuing back to or reversing 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 Highways Engineer/ New Territories West, Highways Department (CHE/NTW, HyD):

- (a) His department does not and will not maintain any access connecting the Site and San Tam Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

**Environment**

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

There was no environmental complaint received for the Site in the past three years. The applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP.

**Landscape**

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

- (a) She has no objection to the application from the landscape planning perspective.
- (b) With reference to the aerial photo taken in 2018, the surrounding area of the Site is comprised of temporary structures, car parks and scattered tree groups. Considering that adjacent sites for shop and services have been approved within the same “AGR” zone and similar use could be found in the proximity, the proposed use is considered not incompatible with existing landscape setting in the proximity.

- (c) According to the site visit conducted on 18.4.2019, the Site was hard paved and in operation. No vegetation was found within the Site. Further significant landscape impact arising from the development is not anticipated.
- (d) Should the application be approved, landscape condition is not recommended in view that the Site is not adjoining any prominent public frontage and the proposed development is not incompatible with the landscape setting in proximity.

### **Agriculture**

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

The Site is currently paved. Nevertheless, active agricultural activities are found in the vicinity. Agricultural infrastructures such as road access and water source are available. He does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation.

### **Drainage**

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

- (a) He has no in-principle objection to the proposed development.
- (b) Should the application be approved, approval conditions requiring the submission, implementation and maintenance of drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.
- (c) Detailed comments of the submitted drainage proposal are at **Appendix IV**.

### **Fire Safety**

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

- (a) He has no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the

proposed FSI to be installed should be clearly marked on the layout plans.

- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

### **Water Supply**

9.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the connection, operation and maintenance of any sub-main within the private lots to WSD's standards.

### **Building Matters**

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/ open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

### **District Officer's Comments**

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

His office has not received any local's comment on the application and has no comment on the application.

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

- (a) Chief Engineer/Railway Development, Railway Development Office, Highways Department (CE/RD, RDO, HyD);
- (b) Project Manager/West, Civil Engineering and Development Department (PM/W, CEDD);
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

## **10. Public Comments Received During Statutory Publication Period**

10.1 On 9.4.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 30.4.2019, five public comments from a Yuen Long district councilor, Kadoorie Farm and Botanic Garden Corporation, Designing Hong Kong Ltd. and individuals were received (**Appendices V-1 to V-5**).

10.2 The commenters object to the application mainly on the grounds that the proposed use is not in line with the planning intention of the "AGR" zone and approval of the application would set a precedent for other similar applications; the Committee's decision should be in line with the previous rejected application at the Site; the proposed development may be subject to a "Destroy First, Develop Later" practice; would generate adverse traffic impact; and hinders the development of the Site into a high-rise industrial complex.

## **11. Planning Considerations and Assessments**

11.1 The application is for proposed temporary shop and services (retail of tail lift) at the Site falling mainly within "AGR" zone (about 94%) with a minor portion within "I(D)" zone (about 6%). The planning intention of the "AGR"

zone 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. The planning intention of the “I(D)” zone is primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings. Although the proposed use is not in line with the planning intentions of the “AGR” and “I(D)” zones and DAFC does not support the application as the Site processes potential for agricultural rehabilitation, it is considered that approval of the application on a temporary basis of 3 years would not jeopardize the long-term planning intention of the “AGR” and “I(D)” zones.

- 11.2 The site is located in the fringe of the “AGR” zone with portion within the “I(D)” zone. According to the applicant, the proposed development is to serve the industrial/warehouse uses in the adjacent “I(D)” zone. The proposed use is considered not incompatible with the surrounding land uses which are predominated by open storage yards, warehouses, parking of vehicles/trailers, residential dwelling/structure and vacant/unused land.
- 11.3 In view of the scale of the current application (about 640 m<sup>2</sup> in area and 468 m<sup>2</sup> of total floor area), it is unlikely that the proposed temporary shop and services use would generate significant adverse traffic and drainage impacts and environmental nuisance to the surrounding area. Relevant departments consulted including C for T, DEP, CTP/UD&L of PlanD, D of FS and CE/MN of DSD (except DAFC) have no adverse comment on the application. To minimize the possible environmental nuisance generated by the proposed use, approval conditions restricting the operation hours, and the type of vehicles and prohibiting workshop-related activities are recommended in paragraph 12.2 (a) to (d) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. The applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. Moreover, the technical requirements of C for T, CE/MN of DSD and D of FS are incorporated in approval conditions in paragraph 12.2 (e) to (j) below.
- 11.4 The Site involves a previous planning application No. A/YL-KTN/397 rejected by the Committee in 2013. However, the application was for warehouse use and covered a much larger area (about 11,237 m<sup>2</sup>) straddling the adjoining “V” zone. Also, there are eleven similar applications for various temporary shop and services uses within the same “AGR” and “I(D)” zones approved with conditions by the Committee. In particular, Application No. A/YL-KTN/637, located to the immediate west of the Site, for the same use as the current application was approved by the Committee on 4.1.2019. Although there are three other similar applications for temporary shop and services (pet shop with ancillary office and guard room/ plant showroom) rejected by the Committee, these applications are subject to circumstances

different from the current application, including that they were situated at the inner part of the “AGR” zone, whereas the current application is located at the fringe of the “AGR” zone straddling the adjoining “I(D)” zone with active industrial uses.

- 11.5 Five public comments objecting to the application were received during the statutory publication period mainly on the grounds that the proposed use is not in line with the planning intention of the “AGR” zone and would generate adverse traffic impact. In this regard, the planning assessments and considerations 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 as mentioned in paragraph 10 above, the Planning Department considers that the proposed temporary shop and services (retail of tail lift) could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 2.8.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval Conditions

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission 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 2.2.2020;
- (g) in relation to (f) above, the implementation of drainage proposal within 9 months from the date of planning approval to the satisfaction

of the Director of Drainage Services or of the Town Planning Board by 2.5.2020;

- (h) in relation to (g) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 2.2.2020;
- (j) in relation to (i) above, the implementation of fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 2.5.2020;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e) or (h) 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;
- (l) if any of the above planning conditions (f), (g), (i) or (j) 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
- (m) upon the 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 VI**.

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

the proposed development is not in line with the planning intention of the "AGR" zone which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be

attached to the permission, and the period of which the permission should be valid on a temporary basis.

- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application form with supplementary statement and plans received on 29.3.2019
<b>Appendix Ia</b>	SI received on 29.3.2019
<b>Appendix Ib</b>	FI received on 6.6.2019
<b>Appendix Ic</b>	FI received on 24.7.2019
<b>Appendix Id</b>	FI received on 26.7.2019
<b>Appendix II</b>	Previous application covering the application site
<b>Appendix III</b>	Similar applications within the same “AGR” and “I(D)” zones on the Kam Tin North OZP
<b>Appendix IV</b>	Detailed comments from CE/MN, DSD
<b>Appendices V-1 to V-5</b>	Public comments received during statutory publication period
<b>Appendix VI</b>	Advisory clauses
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Landscape Plan
<b>Drawing A-3</b>	Drainage Plan
<b>Drawing A-4</b>	Vehicular Access Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Application Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2019**