

RNTPC Paper Nos. A/YL-KTN/700 to 701A  
For Consideration by the  
Rural and New Town Planning Committee  
on 15.5.2020

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

**APPLICATIONS NO. A/YL-KTN/700 to 701**

- Applicants** : Glorious Shining Development Limited (Application No. A/YL-KTN/700)  
Glory Brilliant Properties Development (Application No. A/YL-KTN/701)  
Limited  
Both represented by R-riches Property Consultants Limited
- Sites** : Lots 216 S.E ss.1, 216 S.E RP (Part), (Application No. A/YL-KTN/700)  
216 S.F ss.1 (Part)  
Lots 216 S.E ss.2 and 216 S.F RP (Part) (Application No. A/YL-KTN/701)  
  
Both in D.D.103, Ko Po Tsuen, Kam Tin, Yuen Long
- Site Areas** : 60m<sup>2</sup> (Application No. A/YL-KTN/700)  
40m<sup>2</sup> (Application No. A/YL-KTN/701)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zoning** : “Village Type Development” (“V”)  
[maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Eating Place (Outside Seating Accommodation) for a Period of 3 Years

**1. The Proposals**

- 1.1 The applicants seek planning permission to use the application sites (the Sites) for temporary eating places (outside seating accommodation (OSA)) for a period of 3 years<sup>1</sup>. Each OSA is attached to an existing eating place at the ground floor of a New Territories Exempted House (NTEH). According to the Notes of the OZP, while ‘Eating Place’ on the ground floor of a NTEH is always permitted within the “V” zone, other ‘Eating Place’ including the subject OSA is a Column 2 use in “V” zone which requires planning permission from the Town Planning Board (the Board). The Sites for both applications are currently used for the applied use without valid planning permission (**Plans A-2 to A-4**).
- 1.2 The Sites are subject to 9 previous applications covering a larger area for temporary public car park, open storage of vehicles (with/ without canteen) and shop and services.

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<sup>1</sup> The two applications are considered together as they are in proximity to each other in the same “V” zone and applied for the same use.

All applications (except No. A/YL-KTN/309 for temporary public vehicle park) were approved by the Rural and New Town Planning Committee (the Committee) or the Board on review between 1997 and 2016.

- 1.3 The OSAs, which are the extension of the adjoining existing eating places on the ground floor of NTEHs, involve moveable sunshades for visitors and no structure is proposed. The operation hour for both OSAs is 7am to 11pm daily, including public holidays. The Sites are accessible to Ying Ho Road and Kam Tin Road via a local track. No parking space and loading/unloading space will be provided within the Sites. The layout plans and access plans submitted by the applicants are at **Drawings A-1 to A-4**.
- 1.4 In support of the applications, the applicants have submitted the following documents:
- (a) Application Form of Application No. A/YL-KTN/700 with **(Appendix I)** planning statement and plans received on 13.3.2020
  - (b) Application Form of Application No. A/YL-KTN/701 with **(Appendix Ia)** planning statement and plans received on 13.3.2020
  - (c) Supplementary Information received on 17.3.2020 **(Appendix Ib)**
  - (d) Further Information (FI) received on 15.4.2020 in response to departmental comments **(Appendix Ic)**  
*(exempted from publication requirement)*
  - (e) FI received on 8.5.2020 in response to departmental comments **(Appendix Id)**  
*(exempted from publication requirement)*
- 1.5 In light of the special work arrangement for government departments due to the novel coronavirus infection, the Planning Department (PlanD) has only provided essential and limited public services and the District Planning Offices of PlanD have suspended all fieldwork. In view that some relevant background information of the Sites, which is essential for the consideration of the application by the Committee, was not available, the Board has agreed to defer consideration of the applications on 24.4.2020. The applications are now scheduled for consideration by the Committee at this meeting.

## 2. **Justifications from the Applicants**

The justifications put forth by the applicants in support of the applications are detailed in the planning statements and FIs in **Appendices I to Id**. They can be summarized as follows:

- (a) The OSAs are the extension to the existing permitted eating place (restaurant) which is located on the ground floor of the adjoining NTEHs (Small House). The developments would meet the increasing demand for eating place in Ko Po Tsuen by providing additional seating for the existing eating place. They are proposed to serve the nearby local residents and villagers.

- (b) The developments will not cause significant adverse traffic, environmental, landscape and drainage impacts on the surrounding area. The applicants will follow relevant guidelines to minimize environmental nuisance and submit drainage and fire services installation proposals to mitigate any impact arising from the developments. The existing structure erected at the Site of Application No. A/YL-KTN/700 will be demolished.
- (c) The developments are temporary in nature and will not frustrate the long-term planning intention of the "V" zone, and are not incompatible with the surrounding land uses. There are also similar applications within the "V" zone approved by the Board.

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

The applicants are not the “current land owner” but have 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 a site notice and notifying the Kam Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

### 4. **Background**

The Sites are subject to on-going planning enforcement action (No. E/YL-KTN/517 and 518 respectively) against unauthorized development (UD) involving eating place. Enforcement Notices were issued on 21.11.2019 requiring discontinuation of the UD. If the notices are not complied with, prosecution action may be taken.

### 5. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for ‘Application for Eating Place within “Village Type Development” zone in Rural Areas under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 15A) are relevant to these applications. Extract of the Guidelines is attached at **Appendix II**. The relevant planning criteria are summarised as follows:

- (a) the eating place use should not create environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may be given if the eating place use would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;

- (d) for any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20 m of public roads constructed/maintained by the Highways Department or 15 m of other local public roads), sympathetic consideration may be given by the Board on individual merits; and
- (e) all other statutory or non-statutory requirements of relevant Government departments should be met.

## 6. Previous Applications

- 6.1 The Sites were involved in 9 previous applications covering a larger area for temporary public vehicle park (No. A/YL-KTN/26, 145, 227 and 280), open storage (with/without canteen) (No. A/YL-KTN/68, 102, 126 and 309), and shop and services (No. A/YL-KTN/537). All the applications, except Application No. A/YL-KTN/309 which was rejected by the Committee in 2008, were approved with conditions by the Committee or the Board on review between 1997 and 2016.

### *Temporary Public Car Park*

- 6.2 Applications No. A/YL-KTN/26, 145, 227 and 280 for temporary public car park were approved with conditions by the Committee between 1997 and 2007 for a period of between 1 to 3 years mainly for the reasons that the proposed public car park would serve the need of the local villagers; the developments were considered not incompatible with the surrounding land uses and there were no adverse departmental comments. However, the planning permission for Application No. A/YL-KTN/280 was revoked in 2008 due to non-compliance with approval condition.
- 6.3 Application No. A/YL-KTN/309 for temporary public vehicle park (excluding container vehicle and trailer) was rejected by the Committee in 2008 mainly on the grounds that the development was not in line with the planning intention and the applicant did not provide sufficient information to demonstrate the development would not cause adverse environmental impact to the surroundings.

### *Temporary Open Storage*

- 6.4 Applications No. A/YL-KTN/68, 102 and 126 for temporary open storage of vehicles (private cars) with or without canteen were approved with conditions by the Committee or the Board on review for a period of 1 to 3 year(s) between 1998 and 2000 mainly for the reasons that that there were no adverse comments from relevant Government departments and/or planning approval for the same use had been granted. However, the planning permissions for Applications No. A/YL-KTN/102 and 126 were revoked in 2000 and 2001 respectively due to non-compliance with approval conditions.

### *Temporary Shop and Services*

- 6.5 Application No. A/YL-KTN/537 for temporary shop and services (real estate agency, pet salon, bicycle sales store and convenience store) for 3 years was approved with conditions by the Committee in 2016 mainly for the reasons that temporary approval would not jeopardize the long-term planning intention of the “V” zone; the development was considered not incompatible with the surrounding land uses; relevant departments had no adverse comment; and departmental concerns could be addressed by approval conditions. However, the planning permission was revoked in 2017 due to non-compliance with approval conditions.
- 6.6 Details of the applications are summarized in **Appendix III** and their locations are shown on **Plans A-1b to A-1d**.

## 7. **Similar Applications**

There are four similar applications for eating place (OSA) (with or without shop and services/ ancillary car parking spaces) (No. A/YL-KTN/368, 416, 497 and 606) at about the same location to the south of the Sites within the same “V” zone. All applications were approved with conditions by the Committee between 2011 and 2018 for a period of 3 years mainly for the reasons that temporary approval would not jeopardize the planning intention of the “V” zone; the applied use was not incompatible with the surrounding land uses; the applied use was in line with the TPB PG-No.15A in that it was located at the fringe of residential clusters of Ko Po Tsuen and was readily accessible from Kam Tin Road and would unlikely cause inconvenience to the residents nearby; and there were no adverse comments from concerned departments. Application No. A/YL-KTN/497 was revoked in 2017 due to non-compliance of approval conditions. Details of the applications are at **Appendix IV** and their locations are shown on **Plan A-1a**.

## 8. **The Sites and Their Surrounding Area (Plans A-1 to A-4)**

- 8.1 The Sites are:
- (a) currently used for the applied use without valid planning permission and adjoining existing restaurants on the ground floor of existing NTEHs;
  - (b) hard-paved and located at the fringe of Ko Po Tsuen; and
  - (c) accessible from Ying Ho Road and Kam Tin Road via a local track.
- 8.2 The surrounding area is predominantly rural in character mixed with residential development, village houses, restaurants/eating places mainly at the ground floor of village houses, shop and services and a sitting out area:
- (a) to the east, north and south are residential dwellings/village houses and some with restaurants on ground floors. To the further east are residential dwellings, and a home for the elderly;
  - (b) to the west is a local track leading to Ying Ho Road, across which is a residential

development (i.e. the Riva) and vacant/unused land; and

- (c) to the further south are shop and services, OSA adjoining a restaurant and ancillary parking spaces under an approved Application No. A/YL-KTN/606, a sitting out area and Kam Tin Road.

## 9. **Planning Intention**

The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

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

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

### **Land Administration**

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

- (a) The Sites comprise 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) Building Licences Nos. 7851 and 7852 were issued to permit erection of one 3-storeys building with roof-over area of 65.03m<sup>2</sup> for non-industrial purposes to Lot Nos. 216 S.F ss.1 and 216 S.F RP in D.D. 103 respectively and they are the NTEHs governed by Cap. 121.
- (c) For planning application no. A/YL-KTN/700, the existing structure erected on Lot 216 S.F ss.1 in D.D. 103 are subject to the Building Authority’s (BA) order dated 6.8.2019 under section 24(1) of Cap. 123 and the BA has ordered the lot owner of Lot 216 S.F ss.1 in D.D. 103 to demolish two structures erected on and over the lot concerned.
- (d) Apart from the NTEHs approved as mentioned in (b) above, There is no Small House application approved or under processing at the Sites.

## **Traffic**

### 10.1.2 Comments of the Commissioner for Transport (C for T):

Considering that there is neither parking provision nor vehicular access to the lots and the induced traffic impact is minimal, he has no comment on the applications.

### 10.1.3 Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

- (a) Ying Ho Road is not maintained by HyD.
- (b) HyD is not/ shall not be responsible for the maintenance of any access connecting the Sites and Kam Tin Road.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Sites to the nearby public roads or exclusive road drains.

## **Environment**

### 10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) There is no environmental complaint received at the Site of Application No. A/YL-KTN/701 in the past three years. Two environmental complaints on miscellaneous nuisance and noise were received in 2017 and 2018 respectively at the Site of Application No. A/YL-KTN/700.
- (b) Provided that the applicants will provide necessary pollution control measures and ensure that the proposed use would not cause any environmental nuisances such as noise, oily fume and cooking odour to the public and people living nearby, he has no objection to the applications from environmental planning perspective.
- (c) The applicants are advised to properly design and maintain adequate mechanical ventilation and necessary pollution control measures to avoid accumulation of aerial emissions and minimise potential noise and odour nuisances to the public and people living nearby. To minimize noise impact, oily fume and cooking odour emissions from the restaurant, the applicants should make reference to the Environmental Protection Department (EPD)'s Pamphlet "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" available from EPD's website. The applicants are also 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" to minimize any potential environmental nuisances.
- (d) All wastewater collected from kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance

with the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department". The applicants are also reminded that effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO). A discharge licence under the WPCO shall be obtained before a new discharge is commenced.

### **Nature Conservation**

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

Noting that the Sites are hard-paved, he has no adverse comments on the applications from nature conservation perspective.

### **Drainage**

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

- (a) He has no in-principle objection to the developments.
- (b) Should the applications be approved, approval conditions requiring the applicants to submit, implement and maintain the drainage proposal for the developments should be included in the planning permission.

### **Fire Safety**

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

- (a) He has no objection in principle to the proposals subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposals, FSIs are anticipated to be required. Therefore, the applicants are 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 applicants are reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123) or application of licence for OSA is required, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.

### **Building Matters**

#### 10.1.8 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) are to be carried out on the Sites, prior approval and consent of the Buildings Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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.
- (c) The Sites 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.
- (d) The Sites do 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.
- (e) If the proposed use under applications is subject to issue of a license, the applicants should be reminded that any existing structures on the Sites intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.

### **Environmental Hygiene**

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

- (a) Proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if food business is involved. For the operation of any types of food business, relevant food licences / permits should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132).
- (b) When a restaurant licensee/licence applicant wishes to use an OSA outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences.
- (c) 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. Also, for any waste generated from the commercial/trading activities, the applicants should handle on their own/at their expenses.

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

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

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

10.2 The following Government departments have no comment on /no objection to the application:

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

## **11. Public Comment Received During Statutory Publication Period**

On 24.3.2020, the applications were published for public inspection. During the three-week statutory public inspection period, no public comment was received.

## **12. Planning Considerations and Assessments**

12.1 The applications are for temporary eating places (OSA) for a period of 3 years at the Sites zoned "V", which are extension to existing eating places at the ground floor of NTEHs. The planning intention of the "V" zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board. The applied use is not entirely in line with the planning intention of the "V" zone. Nevertheless, DLO/YL, LandsD advised that there is no Small House application approved or under processing at the Sites (apart from the existing NTEHs adjoin the subject OSAs). It is considered that approval of the applications on a temporary basis for 3 years would not jeopardize the long-term planning intention of the "V" zone.

12.2 The developments are considered not incompatible with the surrounding land uses which are rural in character predominated by residential development, village houses, restaurants/eating places mainly at the ground floor of village houses, shop and services, vacant/unused land and a sitting-out area. According to the applicants, the proposed use is intended to serve local villagers and residents.

- 12.3 The applications are generally in line with TPB PG-No. 15A in that the developments are located at the fringe of the “V” zone and residential cluster of Ko Po Tsuen. The Sites are also readily accessible from Ying Ho Road via a very short local track and would unlikely cause inconvenience to the residents nearby. Also, relevant government departments consulted, including C for T, DEP, CE/MN of DSD and D of FS have no adverse comment on the application from traffic, drainage, environmental and fire safety aspects. While two environmental complaints concerning the Site of Application No. A/YL-KTN/700 were received in 2017 and 2018 as stated in paragraph 10.1.4 above, no local objections have been received during the statutory publication period of both applications.
- 12.4 The Sites are subject to 9 previous applications for temporary public vehicle park, open storage (with or without canteen) and shop and services uses, which are uses different from the current applications. Except Application No. A/YL-KTN/309, all the applications were approved with conditions by the Committee or of the Board on review between 1997 and 2016. There are 4 similar applications for eating place (OSA) (with or without shop and services/ ancillary parking spaces) in the same “V” zone which were approved with conditions by the Committee between 2011 and 2018 as detailed in paragraph 7 above. Approval of the current applications is in line with the Committee’s previous decisions.
- 12.5 To minimize any possible environmental nuisance generated by the developments, approval condition restricting the operation hours is recommended in paragraphs 13.2 (a) below. Besides, the applicants will be advised to adopt the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. Moreover, the technical requirements of CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 13.2 (b) to (g) below.
- 12.6 No public comment was received during the statutory public inspection period.

### 13. **Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12, the Planning Department has no objection to the temporary eating place (OSA) for a period of 3 years.
- 13.2 Should the Committee decide to approve the applications, it is suggested that the permissions shall be valid on a temporary basis for a period of 3 years until 15.5.2023. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval Conditions

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) 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 15.11.2020;
- (c) in relation to (b) 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 15.2.2021;

- (d) in relation to (c) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (e) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.11.2020;
- (f) in relation to (e) 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 15.2.2021;
- (g) if any of the above planning conditions (a) 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; and
- (h) if any of the above planning conditions (b), (c), (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.

#### Advisory Clauses

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

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

the development is not in line with the planning intention of the "V" zone which is intended to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within the "V" zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

## **14. Decision Sought**

- 14.1 The Committee is invited to consider the applications and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the applications, 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.
- 14.3 Alternatively, should the Committee decide to reject the applications, Members are invited to advise what reason(s) for rejection should be given to the applicants.

**15. Attachments**

<b>Appendix I</b>	Application Form of Application No. A/YL-KTN/700 with planning statement and plans received on 13.3.2020
<b>Appendix Ia</b>	Application Form of Application No. A/YL-KTN/701 with planning statement and plans received on 13.3.2020
<b>Appendix Ib</b>	Supplementary Information received on 17.3.2020
<b>Appendix Ic</b>	FI received on 15.4.2020
<b>Appendix Id</b>	FI received on 8.5.2020
<b>Appendix II</b>	Relevant Extract of Town Planning Board Guidelines for Application for Eating Place within “Village Type Development” Zone in Rural Areas (TPB PG-No. 15A)
<b>Appendix III</b>	Previous applications covering the Sites
<b>Appendix IV</b>	Similar applications within the same “V” zone on the Kam Tin North OZP
<b>Appendix V</b>	Advisory Clauses
<b>Drawing A-1</b>	Layout Plan of Application No. A/YL-KTN/700
<b>Drawing A-2</b>	Vehicular Access Plan of Application No. A/YL-KTN/700
<b>Drawing A-3</b>	Layout Plan of Application No. A/YL-KTN/701
<b>Drawing A-4</b>	Vehicular Access Plan of Application No. A/YL-KTN/701
<b>Plan A-1a</b>	Location Plan with similar applications
<b>Plans A-1b to A-1d</b>	Previous Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
MAY 2020**