

RNTPC Paper No. A/YL-KTS/811
For Consideration by
the Rural and New Town
Planning Committee
on 22.2.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/811

- Applicant** : Mr. TANG Ying Pok represented by R-riches Property Consultants Limited
- Site** : Lots 587, 588 (Part), 589 RP (Part), 591 RP (Part) and 593 RP (Part) in D.D. 103, Kam Tin, Yuen Long
- Site Area** : About 3,534.8 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Vehicle Repair Workshop for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary vehicle repair workshop for a period of 3 years. The Site is currently vacant (**Plans A-2 and A-4**).
- 1.2 The Site is subject to 6 previous planning applications (No. A/YL-KTS/111, 131, 365, 484, 504 and 539) for various temporary open storage, vehicle repair workshop, port back-up and cargo handling-related uses, for a period of 12 months or 3 years. Except Application No. A/YL-KTS/131 for temporary open storage of vehicles with ancillary vehicle repair workshop for a period of 12 months, all the applications were rejected by the Rural and New Town Planning Committee (the Committee) or the Town Planning Board (the Board) on review from 1998 to 2011.

- 1.3 According to the applicant, the proposed temporary vehicle repair workshop involves 9 two-storey structures with a building height of about 7.5m for vehicle repair workshop and office and 1 single-storey structure with a building height of about 3m for fire service water tank. The total floor area is about 1,818m². Workshop activities is only for vehicle repairing works and will be carried out within the enclosed structures, and no car washing, spraying or stripping will be carried out. Only private cars will be repaired at the Site and no light, medium or heavy goods vehicle exceeding 5.5 tonnes will be repaired at the Site. Fencing along the site boundary and septic tank and soakaway system will be provided. The operation hours will be between 10 a.m. and 5 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. A total of 4 private car parking spaces and 1 loading/ unloading space for light goods vehicle will be provided within the Site. The Site is accessible from Kam Tin Road via a local track. The access and site layout plans submitted by the applicant are at **Drawings A-1** and **A-2**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with supplementary information received on 3.1.2019 (**Appendix I**)
 - (b) Further Information (FI) received on 1.2.2019 in response to departmental comments (**Appendix Ia**)
 - (c) FI received on 12.2.2019 in response to departmental comments (**Appendix Ib**)
 - (d) FI received on 13.2.2019 in response to departmental comments (**Appendix Ic**)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary information in **Appendices I to Ic**. They can be summarized as follows:

- (a) There are several applications for the similar use approved to the north of the Site. Approval of the current application will not set an undesirable precedent. Temporary approval of the application would not frustrate the long-term planning intention of the “AGR” zone.
- (b) The proposed use is compatible with the surrounding developments. No land filling or excavation work will be carried out. The Site will be reinstated as amenity area after expiry of the planning permission to minimize impact on surrounding area.

- (c) The applicant will provide landscape, drainage and fire services installations facilities to the satisfaction of relevant departments in compliance with approval conditions.

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 sending notification to the Kam Tin Rural Committee by registered mail and posting notice at the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site was the subject of a previous enforcement case (No. E/YL-KTS/369) against an Unauthorized Development (UD) involving storage use. An Enforcement Notice was issued on 3.6.2016. Subsequent site inspection revealed that the UD has been discontinued. The compliance notice was issued on 12.12.2016.

5. **Previous Applications**

- 5.1 The Site is subject to six previous planning applications (No. A/YL-KTS/111, 131, 365, 484, 504 and 539) for various temporary open storage, vehicle repair workshop, port back-up and cargo handling-related uses, for a period of 12 months or 3 years. Except Application No. A/YL-KTS/131, all the applications were rejected by the Committee or the Board on review. Details of the applications are summarized in **Appendix II** and the locations of the application sites are shown on **Plan A-1b**.
- 5.2 Application No. A/YL-KTS/111 for temporary open storage of vehicles and vehicle parts and vehicle repair workshop for 12 months occupying a small portion of the Site (98m²) was rejected by the Committee on 6.3.1998 on the grounds that the development was not compatible with the surrounding rural areas with scattered village houses; not comply with the TPB Guidelines for “Open Storage and Port Back-up Uses” in that the site was too small for any meaningful open storage use; there was no information to demonstrate that it would not have adverse environmental and drainage impacts on the surrounding areas and there was no proper vehicular access to the site; and setting undesirable precedent.

- 5.3 Application No. A/YL-KTS/131 covering the middle portion of the Site (1,100m²) for temporary open storage of vehicles with ancillary vehicle repair workshop for 12 months was approved on review by the Board on 20.11.1998 noting that land could be made available for the widening of the existing footway leading to the site for vehicular access. However, the approval conditions relating to vehicular access, landscape and drainage facilities were not complied with.
- 5.4 Application No. A/YL-KTS/365 for proposed temporary open storage of construction materials and machinery, and machinery repair workshop for 3 years was rejected by the Committee on 7.4.2006 on the grounds that the development did not comply with the TPB Guidelines for “Application for Open Storage and Port Back-up Uses” in that residential dwellings were located in the immediate vicinity of the site which would be susceptible to adverse environmental nuisance and there was insufficient information to demonstrate that the development would not cause adverse environmental, drainage and landscape impacts on the surrounding areas.
- 5.5 Application no. A/YL-KTS/484 for temporary cargo handling and forwarding facility for 3 years was rejected by the Board on review on 16.4.2010 on the grounds that the application did not comply with the TPB Guidelines for “Open Storage and Port Back-up Uses” in that the development was not compatible with the surrounding land uses which were predominated by residential structures/dwellings, agricultural lands and vacant land; the residential structures/dwellings would be susceptible to adverse environmental nuisance generated by the development; and there were adverse departmental comments and objections and concerns from the public.
- 5.6 Applications No. A/YL-KTS/504 and 539 both for temporary port back-up use and cargo handling station for 3 years were rejected by the Board on review and the Committee on 21.1.2011 and 22.7.2011 respectively on similar grounds as mentioned in paragraph 5.5 above.

6. Similar Applications

- 6.1 There are 12 similar applications (No. A/YL-KTS/198, 293, 336, 404, 483, 509, 515, 605, 613, 628, 687 and 743) for various vehicle repair workshop with/without open storage use (all were approved except Applications No. A/YL-KTS/613) within the same “AGR” zone on the OZP. Details of the applications are summarized in **Appendix III** and their locations are shown on **Plan A-1a**.

Approved applications for temporary vehicle repair workshop

- 6.2 Applications No. A/YL-KTS/198, 293, 404, 509, 605 and 743 at a site to the northwest of the Site for temporary vehicle repairing workshop and Application No. A/YL-KTS/336 at another site to the northeast of the Site for temporary vehicles repair workshop and vehicle parts for sales for 3 years were approved with conditions by the Committee from 2000 to 2017 for similar reasons that agricultural activities in the area had ceased for years; previous/similar applications were approved; not incompatible with the surrounding land uses; the development which was fenced off with vehicle repairing activity being carried out within the covered workshop would not generate significant adverse impact; no adverse departmental comment or local objection was received; and the technical concern could be addressed by approval conditions. However, the planning permission of Applications No. A/YL-KTS/336, 404, 509 and 605 were revoked on 4.9.2005, 24.1.2010, 12.10.2012 and 6.3.2014 respectively due to non-compliance with approval conditions.

Approved applications for temporary vehicle repair workshop with open storage

- 6.3 Applications No. A/YL-KTS/483, 515, 628 and 687 for temporary open storage of vehicle parts with ancillary workshops covering the same site to the northeast of the Site were approved with conditions by the Committee on 18.12.2009, 10.12.2010, 7.2.2014 and 8.1.2016 respectively for similar reasons that the development was considered not incompatible with the surrounding land uses; would not frustrate the long-term planning intention; and generally in line with TPB Guidelines for “Open Storage and Port Back-up Uses” in that relevant departments had no adverse comments except the Director of Environmental Protection (DEP); previous approval had been granted and no change in planning circumstances; and DEP’s concern could be addressed by appropriate approval conditions.

Rejected application for temporary vehicle repair workshop

- 6.4 Application No. A/YL-KTS/613 for temporary vehicle repair workshop was rejected by the Committee on 11.10.2013 mainly on the grounds that the proposed development was not in line with the planning intention and the Director of Agriculture, Fisheries and Conservation did not support the application; incompatible with the surrounding land uses; failed to demonstrate that the proposed development would not cause adverse environmental and drainage impacts on the surrounding areas; and approval of the application would set an undesirable precedent.

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

7.1 The Site is:

- (a) currently vacant, partly paved and partly covered by vegetation; and
- (b) accessible from Kam Tin Road via a local track.

7.2 The surrounding areas are rural in character mixed with residential dwellings/structures, vacant/unused land, fallow agricultural land, open storage/storage yards and parking of vehicles. Some of the open storage/storage yards and workshops are suspected unauthorized developments subject to enforcement action by the Planning Authority:

- (a) to its east are residential dwellings/structures;
- (b) to its north are vacant/unused land, parking of vehicles and fallow agricultural land;
- (c) to its immediate west is a piece of vacant/unused land which is subject to an approved application (Application No. A/YL-KTS/791) for temporary animal boarding establishment. A number of open storage/storage yards are located to its further west across a local track with two of them covered by planning permissions under Application Nos. A/YL-KTS/707 and 793; and
- (d) to its south is the Au Tau Water Treatment Works.

8. Planning Intention

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.

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 (DLO/YL):

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible from Kam Tin Road via Government Land (GL). 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 falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures shall not exceed the relevant airfield height limit within SKAHRA.
- (d) Should planning approval be given to the planning application, the lot 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 Excepted Building(s) will be considered or allowed. Applications for any of the above will be considered by Lands Department (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 LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) ***The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.***

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

- (a) His department does not and will not maintain any access connecting the Site and Kam Tin 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):

- (a) In accordance with the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP), he does not support the application as there are sensitive receivers, i.e. residential dwellings/structures in the vicinity of the Site (the nearest adjoining the Site on the east) (**Plan A-2**), and environmental nuisance is expected.
- (b) Should the TPB consider to approve the planning application, the applicant is advised to follow the relevant mitigation measures and requirements in the COP to minimize any potential environmental nuisances.
- (c) The Site falls within the consultation zone of Au Tau Water Treatment Works. Based on the information provided, he considers that the chlorine risk is acceptable.

Landscape

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

- (a) He has no objection to the application from the landscape planning perspective.
- (b) It is noted that the Site is subject to 6 previous applications. The last application No. A/YL-KTS/539 for temporary port back-up use and cargo handling station, to which he had no objection to, was rejected by the Board on 22.7.2011.
- (c) According to the latest aerial photo of 2018, the surrounding area of the Site is of rural landscape characters, and comprises of

temporary structures and tree groups. The proposed use is considered not incompatible with the landscape setting in proximity.

- (d) According to the site visit conducted on 16.1.2019, the Site was fenced off. Existing trees of invasive tree species, *Leucaena leucocephala* (銀合歡), were found at the northeastern corner of the Site. Further adverse landscape impact due to the proposed development is not anticipated.
- (e) The Site is surrounded by existing tree groups which act as an effective landscape screening to the main road as observed from the aerial photo of 2018, landscape condition is not recommended.

Drainage

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

- (a) He has no objection in-principle to the proposed development from the public drainage point of view.
- (b) Should the application be approved, approval conditions on submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.

Building Matters

9.1.7 Comments of the Chief Building Surveyor/NT West, Buildings Department (CBS/NTW, BD):

- (a) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD 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 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.

- (c) 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.
- (d) If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Agriculture

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

- (a) Noting that the Site has been paved for some years and the potential for agricultural rehabilitation is low, he has no strong view against the application from agriculture point of view.
- (b) There are a few ponds to the north east of the Site. Should the application be approved, the applicant shall be reminded to avoid causing pollution to the ponds. Comments from DEP, if any, on proper collection/discharge/treatment of the pollutants generated from the proposed use would also be relevant.
- (c) As there are also some trees surrounding the Site, the applicant shall also be advised to avoid causing damages to trees near the Site during operation.

Fire Safety

9.1.9 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) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.

The location of where the proposed FSI to be installed should be clearly marked on the layout plans.

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

District Officer's Comments

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

He has not received any comments from locals upon close of consultation and he has no comment on the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- (d) Commissioner of Police (C of P).

10. Public Comment Received During Statutory Publication Period

On 11.1.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 1.2.2019, one public comment was received from an individual (**Appendix IV**). The commenter objects to the application mainly on the ground that previous applications for brownfield use were all rejected; and destroy to build application should not be rewarded.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary vehicle repair workshop for a period of 3 years within the "AGR" zone. The planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed use is not in line with the planning intention of the "AGR" zone. Nevertheless, DAFC has no strong view against the application from agriculture point of view as the potential for agricultural rehabilitation is low. It is considered that temporary approval of the

application would not frustrate the long-term planning intention of the “AGR” zone.

- 11.2 The surrounding areas are rural in character mixed with residential dwellings/structures, vacant/unused land, fallow agricultural land, open storage/storage yards and parking of vehicles. Relevant departments consulted including DAFC, C for T, D of FS, CTP/UD&L of PlanD, D of FS and C of P have no adverse comments on the application except DEP. DEP does not support the application as there are sensitive receivers, i.e. residential dwellings/structures, located to the east and in the vicinity of the Site (the nearest adjoining the Site on the east) (**Plan A-2**), and environmental nuisance is expected. According to the applicant, workshop activities is only for vehicle repairing works for private cars and no car washing, spraying and vehicle stripping will be carried out. Also, the vehicle repairing activities will be carried out within the enclosed structures, and fencing will be provided along the site boundary. To further address the concerns of DEP on the possible environmental nuisance generated by the proposed development, approval conditions restricting the operation hours, car washing, paint spraying and dismantling and vehicle type are recommended in paragraph 12.2 (a) to (e) 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. In addition, the applicant will be advised to adapt the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Open Storage and Other Temporary Uses” in order to alleviate any potential impact. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by appropriate approval conditions (f) to (n) in paragraph 12.2 below.
- 11.3 The Site is subject to six previous planning applications (No. A/YL-KTS/111, 131, 365, 484, 504 and 539) for various temporary open storage, vehicle repair workshop, port back-up and cargo handling-related uses for a period of 12 months or 3 years. Application No. A/YL-KTS/131 for temporary open storage and ancillary vehicle repairing workshop use was approved with conditions by the Board on review in 1998. The other five rejected applications were generally related to temporary open storage, cargo handling and port back-up uses. There are also 12 similar applications for various vehicle repair workshop with/without open storage use within the same “AGR” zone, among them 11 were approved with conditions for 3 years by the Committee from 2000 to 2017. One of them (Application No. A/YL-KTS/743) located to the north of the Site along the same access road was approved in 2017. The rejected application (No. A/YL-KTS/613) is subject to different circumstance as the current application as DAFC did not support that similar application while raises no objection to the current application. Approval of the application is consistent with the Committee’s previous decisions on similar applications.

- 11.4 One public comment objecting the application was received during the statutory publication period mainly on the ground that the previous applications for brownfield use were all rejected. In this regard, the previous rejected applications are mainly related to open storage and port back-up uses. The planning considerations and assessments above are also relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, and having taken into account the public comment as mentioned in paragraph 10 above, the Planning Department considers that the proposed temporary vehicle repair workshop 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 22.2.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 5:00 p.m. and 10:00 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 car washing, paint spraying or dismantling, as proposed by the applicant, shall be carried out on the Site at any time during the planning approval period;
- (d) 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;
- (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 provision of boundary fencing within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 22.8.2019;
- (g) 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 22.8.2019;

- (h) in relation to (g) 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 22.11.2019;
- (i) in relation to (h) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (j) the submission of 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 22.8.2019;
- (k) in relation to (j) above, the provision of fire service installations 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 22.11.2019;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (f), (g), (h), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

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 Member's reference:

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

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 supplementary information received on 3.1.2019
Appendix Ia	FI received on 1.2.2019 in response to departmental comments
Appendix Ib	FI received on 12.2.2019 in response to departmental comments
Appendix Ic	FI received on 13.2.2019 in response to departmental comments
Appendix II	Previous applications covering the Site
Appendix III	Similar applications within the same “AGR” zone on the Kam Tin South OZP
Appendix IV	Public comment received during the statutory publication period
Appendix V	Advisory Clauses
Drawing A-1	Location Plan
Drawing A-2	Site Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo

Plans A-4a to 4b Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2019**