

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/857

<u>Applicant</u>	: God Power Associated Limited represented by R-riches Property Consultants Limited
<u>Site</u>	: Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long
<u>Site Area</u>	: About 3,271m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and filling of land. According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ is a Column 2 use under the “AGR” zone which requires planning permission from the Town Planning Board (the Board). Filling of land within the “AGR” zone also requires planning permission from the Board. The Site is largely covered by grass, and partly occupied by a structure, a pond and a small area under cultivation at the northern part (**Plans A-2 to A-4b**).
- 1.2 The Site is the subject of three previous applications. The last application (No. A/YL-KTS/779) for proposed temporary place of recreation, sports or culture (hobby farm) was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) in 2018. The planning permission is valid until 6.4.2021.

- 1.3 According to the applicant, the development involves 3 one-storey structures (2.5 to 3.5m in height) with a total floor area of about 241.4m² for agricultural education centre, site office, reception, storage of farm tools, fire service water tank and control panel, as well as a viewing platform above an existing pond. The farming area is 2,113.6m² (about 65% of the site area) while the soil ground area (partly covered by brick) is about 509.4m² (about 15% of the site area). The existing pond of about 275m² (about 9% of the site area) will be undisturbed. The remaining area (about 373m²/ 11% of the site area) has been filled with concrete by about 0.2m (from 5.5mPD to 5.7mPD) for site formation of the structure and circulation area. No parking space will be provided within the Site. The operation hours are from 9:00 a.m. to 6:00 p.m. daily, including public holidays. The estimated maximum number of visitors per day is 30 and 5 staff will work at the Site. No overnight accommodation and public announcement system will be allowed at the Site. The Site can be accessed via a footpath from Kam Ho Road near the West Rail Kam Sheung Road Station. The layout plan and paved ratio plan submitted by the applicant are at **Drawings A-1** and **A-2**.
- 1.4 Compared with the previous approved application (No. A/YL-KTS/779), which was submitted by the same applicant, the current application is for the same use but the approval sought is changed from 3 years to 5 years. While the layouts are similar, the current application has a larger site area (+65.9m²/ +2.06%) and slightly smaller floor area (-2m²/ -0.8%), and involves land filling at part of the Site (about 373m²/ 11%)¹.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with planning statement and plans received on 20.8.2020 **(Appendix I)**
 - (b) Further Information (FI) received on 25.9.2020 providing response to departmental comments **(Appendix Ia)**
[exempted from publication requirement]

2. Justifications from the Applicant

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

- (a) The applicant is a charitable and religious organization seeking to continue the operation of the non-profit making hobby farm at the Site to promote healthy living. The development provides farming field for the members of the organization, i.e. ex-drug abusers and their friends and family. Basic farming knowledge will be taught by staff at the agricultural education centre. Visitors will experience farming at the farm area and a group sharing session will be conducted after the farming session. Only members can access the Site. No religious or rehabilitation activities will be carried out at the Site.

¹ In application No. A/YL-KTS/779, about 200m²/6.9% of the site was proposed to be paved, but no filling of land was involved.

- (b) The existing grassland at the Site was previously farmland (photos included in the FI at **Appendix Ia**). Due to the outbreak of coronavirus in late 2019, portion of the original farmland at the west of the structure B1 (**Drawing A-1**) was temporarily converted to grassland due to the loss of manpower to maintain the farmland and decrease in number of visitors. The applicant will strictly follow the proposed scheme to ensure the existing grassland will be converted back to farming area after planning approval is granted by the Board.
- (c) A minor portion of the Site has been paved and filled with concrete for site formation of structure B1 and its immediate surroundings for circulation purpose. As the heavy loading of structure B1 would compact and weaken the existing soil ground, concrete site formation is required to stabilize the ground and prevent erosion from surface run-off. Structure B1 is for agricultural education centre, site office and storage of farm tools purpose, as well as washrooms and changing room for the visitors and staff. To accommodate the estimated maximum of 30 visitors per day, large indoor space is required to provide shelter, group briefing/sharing sessions and site office to support the operation of the hobby farm. The land filling and number of structures is the minimum required in the operation.
- (d) The Site has been operating since the last approval, and demand for storage of farm tools has been high. Additional structures B3 for storage of farm tools (a shed) and a viewing platform were erected. As such, the applicant submits the current application earlier before the expiry of the planning approval to regularize the structures.
- (e) The Site is subject to a previous approved application (No. A/YL-KTS/779) which does not create nuisance to the surrounding area. The development is in line with the planning intention of the “AGR” zone and compatible with the surrounding land use. There are also similar temporary hobby farm applications approved in the same “AGR” zone. Approval of the current application will not set an undesirable precedent.
- (f) No significant adverse traffic, environmental, landscape and drainage impact is anticipated. The applicant would follow relevant guidelines and ordinance for discharge of wastewater and to minimize the environmental impact to the surroundings. The Site will be reinstated to a condition suitable for agriculture use after the planning approval period.

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

The applicant is one of the “current land owners” and 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 notice to the Kam Tin Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is currently not subject to any outstanding enforcement case. Should there be sufficient evidence to prove that unauthorized development takes place at the Site, enforcement action would be instigated.

5. **Previous Applications**

- 5.1 The Site is the subject of three previous applications. Two for proposed temporary hobby farm (Nos. A/YL-KTS/659 and 779) were approved and one for proposed temporary place of recreation, sports and culture (including barbecue spot and kiosks) (No. A/YL-KTS/697) was rejected. Details of the applications are summarized in **Appendix II** and their locations are shown on **Plan A-1b**.
- 5.2 The two applications for temporary hobby farm were approved with conditions by the Committee for 3 years in 2015 and 2018 respectively mainly on the considerations that the use was generally not in conflict with the planning intention of the “AGR” zone since the proposed development would involve the use of the site for farming; approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone; the proposed development was not incompatible with the surrounding areas; and relevant departments consulted had no adverse comment on the application. Application No. A/YL-KTS/659 was revoked due to non-compliance with approval conditions. For the last approved application No. A/YL-KTS/779, all the approval conditions have been complied with, and the planning permission is valid until 6.4.2021. Both applications did not involve land filling.
- 5.3 The other application (No. A/YL-KTS/697) for proposed temporary place of recreation, sports or culture (including barbecue spot and kiosks), covering part of the Site, was rejected by the Committee in 2016 on the grounds that the proposed development was not in line with the planning intention of “AGR” zone; the applicant failed to demonstrate that the proposed development would not generate adverse environmental impacts on the surrounding areas; and approval of the application would set an undesirable precedent for other similar uses and the cumulative effect of approving such applications would result in general degradation of the rural environment of the area.

6. **Similar Applications**

- 6.1 There are 4 similar applications for temporary hobby farm within the same “AGR” zone. Details of the applications are summarized in **Appendix III** and their locations are shown on **Plan A-1a**.

3 approved applications

- 6.2 Applications No. A/YL-KTS/784, 810 and 814 for temporary hobby farm for a period of 3 or 5 years were approved with conditions by the Committee between 2018 and 2019 mainly for the reasons that the proposed development was generally not in

conflict with the planning intention of the “AGR” zone since it would involve the use of the site for farming; approval of the application on a temporary basis would not frustrate the long-term planning intention; not incompatible with the surrounding areas; and relevant departments consulted had no adverse comment on the application. The planning permission for application No. A/YL-KTS/810 was revoked in 2019 due to non-compliance with approval conditions.

1 rejected application

- 6.3 Application No. A/YL-KTS/576 for temporary place for hobby farm, ecological cycling tour and barbecue spot for a period of 3 years was rejected by the Committee in 2013 on the grounds that there was no strong planning justification for a departure from the planning intention; no detailed information was provided on the design and operation of the development; the applicant failed to demonstrate that the development would not generate adverse environmental, drainage and landscape impacts; and approving the application would set an undesirable precedent.
- 6.4 There is no similar application for filling of land within the same “AGR” zone on the OZP.

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

7.1 The Site is:

- (a) largely covered by grass, with a structure, a pond, and a small area under cultivation at the northern part; and
- (b) accessible via a footpath connecting to Kam Ho Road near the West Rail Kam Sheung Road Station.

7.2 The surrounding area is rural in character predominated by residential structures/dwellings, cultivated land, an orchard, a hobby farm (suspected unauthorized development subject to enforcement action by the Planning Authority) and vacant/unused land:

- (a) to its north and south are residential structures/dwellings, a hobby farm, cultivated land and unused land. A watercourse runs along the southern boundary of the Site;
- (b) to its west are cultivated land, an orchard and residential structures/ dwellings; and
- (c) to its east are a footpath and the elevated Tsing Long Highway. To the further east across Tsing Long Highway are Kam Ho Road and the West Rail Kam Sheung Road Station (**Plan A-1**).

8. Planning Intention

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 According to the Explanatory Statement of the OZP for the “AGR” zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government 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 Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
 - (b) Within the Site, Lot No. 779 RP in D.D. 103 is currently covered by Short Term Waiver (STW) No. 4228 to permit structures erected thereon for the purpose of “Temporary Hobby Farm”.
 - (c) Should planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW 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 applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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):

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

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

It is noted from the planning statement that no vehicular access is proposed or to be granted under the application. He has no comments from highway maintenance point of view.

Agriculture and Nature Conservation

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

- (a) The Site falls within “AGR” zone and possesses potential for agricultural rehabilitation. He has no strong view against the application for the applied use and land filling from agricultural point of view on the understanding that agricultural activities are involved in the applied use and the Site will be reinstated upon the expiry of the planning permission.
- (b) The Site is an existing hobby farm with a watercourse located to the south. He has no adverse comment on the application from nature conservation point of view. Should the application be approved, the applicant should be advised to avoid affecting the watercourse and its riparian vegetation.

Environment

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

- (a) There was no environmental complaint concerning the Site received in the past three years.
- (b) 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 to minimize any potential environmental nuisance.
- (c) Regarding the application for filling of land (depth of 0.2m) of 373m² in area, the applicant is reminded that the land should not be filled with construction waste and it is the applicant’s responsibility

to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts to minimize the environmental impacts during the construction stage.

- (d) It is noted that the Site falls within the consultation zone of Au Tau Water Treatment Works which is a Potentially Hazardous Installation. He has no objection to the application from chlorine risk point of view.

Landscape

9.1.6 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) Based on the aerial photo taken on 29.9.2019, the Site is situated in an area of rural landscape character comprising scattered tree groups, temporary structures, active and abandoned farmlands. The applied use is not incompatible with the landscape character of the area.
- (c) According to the site visit conducted on 22.5.2020, the Site is partly vacant and partly cultivated. An existing pond and temporary structures are found to the south and the east of the Site respectively. A number of trees including common fruit species *Dimocarpus longan* (龍眼), *Litchi chinensis* (荔枝) and *Mangifera indica* (芒果) and exotic species *Lagerstroemia speciosa* (大葉紫薇) and *Terminalia mantaly* (小葉欖仁) in fair to good condition are found along the site boundary. Referring to the applicant's submission, no filling of pond and tree felling is proposed within the Site and all existing trees will be preserved by the applicant as far as practical. Also, the proposed land filling area is not in conflict with existing trees. Significant adverse impact on landscape resources within the Site is not anticipated.
- (d) The applicant is reminded that approval of the application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.

Drainage

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

- (a) He has no objection in principle to the application.
- (b) Based on the applicant's submitted drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-KTS/779.
- (c) Should the application be approved, approval conditions on maintenance of the drainage facilities implemented under application No. A/YL-KTS/779 and submission of records of the existing drainage facilities on site should be included.

Fire Safety

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

- (a) The fire service installations (FSI) proposal submitted by the applicant is considered acceptable.
- (b) The applicant is advised that the installation/ maintenance/ modification/ repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS251) and forward a copy of the certificate to him.

Building Matters

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

- (a) As there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on the 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 Buildings Ordinance (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 demolition and filling of land, etc.) 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.
- (g) Detailed comments under the BO will be provided at building plan submission stage.

Food and Environmental Hygiene

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

- (a) For any waste generated from such activities or operations, the applicant should arrange disposal properly at her own expenses. Such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (b) Proper licence / permit issued by FEHD is required if there is any catering service / activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

District Officer's Comments

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

- (a) There is no village representative in the vicinity of the Site, no consultation has been conducted by his office.

- (b) He has no comment on the application from departmental point of view.

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

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

10. Public Comment Received During the Statutory Publication Period

On 28.8.2020, the application was published for public inspection. During the three-week statutory publication period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary place of recreation, sports or culture (hobby farm) in the “AGR” zone, with filling of land at part of the Site (about 373m²/ 11%) by 0.2m (from 5.5mPD to 5.7mPD) with concrete. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applied use is generally not in conflict with the planning intention of the “AGR” zone. DAFC has no strong view on the application for the hobby farm and land filling from the agricultural point of view. It is considered that approval of the application on a temporary basis of 5 years would not frustrate the long-term planning intention of the “AGR” zone.
- 11.2 While about 65% of the Site is set aside for farming purpose, the development involves 3 one-storey structures and a viewing platform with a total floor area of 241.4m² and about 373m²/11% of the Site has been filled and paved for formation of a structure and circulation. According to the applicant, the number and floor area of the structures is the minimum required for operation. In particular, structure B1 is necessary to accommodate an estimated maximum of 30 visitors per day for shelters, group briefing/sharing and site office purpose. Also, the paving and land filing area, which is required to stabilize the ground for structure B1 and prevent soil erosion from surface run-off, has been kept to a minimum. The hobby farm is considered not incompatible with the surrounding area which is rural in character predominated by residential structures/dwellings, cultivated agricultural land and vacant/unused land.
- 11.3 According to the applicant, no public announcement system will be used at the Site. In view of the nature of the hobby farm, it would unlikely cause significant adverse environmental, traffic or drainage impacts on the surrounding area. Relevant departments consulted including C for T, DEP, CTP/UD&L of Plan D, CE/MN of

DSD and D of FS have no adverse comment on the application. To minimize any possible environmental nuisance, approval conditions restricting the operation hours and prohibiting the use of public announcement system at the Site are recommended in paragraph 12.2 (a) to (b). The applicant will also be 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”. The technical requirements of CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 12.2 (c) to (e) below.

- 11.4 The Site is the subject of three previous applications. Two of them are for temporary hobby farm which were approved for 3 years in 2015 and 2018 mainly on the grounds as detailed in paragraph 5.2 above. Compared with the last approved application (No. A/YL-KTS/779), the current application involves a larger site area (+65.9m²/+2.06%) and slightly smaller floor area (-2m²/-0.8%), with a longer approval period of 5 years (instead of 3 years) sought and filling of land. All the approval conditions of the last application have been complied with and the planning permission is valid until 6.4.2021. The Site is also the subject of an application for proposed temporary place of recreation, sports or culture (including barbecue spot and kiosks) (No. A/YL-KTS/679) rejected in 2016 as detailed in paragraph 5.3 above. There are three approved similar applications for temporary hobby farm and one rejected application for temporary place for hobby farm, ecological cycling tour and barbecue spot as detailed in paragraph 6 above. The two rejected applications also involved barbecue use and the applicants failed to address the adverse environmental impacts properly, among others. The approval of the application is consistent with the Committee’s previous decisions on the previous and similar applications.
- 11.5 No public comment was received during the statutory publication period.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11, the Planning Department has no objection to the temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and filling of land.
- 12.2 Should the Committee decide to approval the application, it is suggested that the permission shall be valid on a temporary basis for a period 5 years until 9.10.2025. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;

- (c) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a record of the existing drainage facilities on Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 9.1.2021;
- (e) the implementation of the accepted fire services installation 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 9.4.2021;
- (f) if any of the above planning conditions (a), (b) or (c) 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;
- (g) if any of the above planning conditions (d) or (e) 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
- (h) 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 at **Appendix IV**.

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

the development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone 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, and the applied filling of land.

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 planning statement and plans received on 20.8.2020
Appendix Ia	FI received on 25.9.2020
Appendix II	Previous s.16 applications covering the Site
Appendix III	Similar applications within the same “AGR” zone on the Kam Tin South OZP
Appendix IV	Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Paved Area Ratio Plan
Plan A-1a	Location Plan with similar applications
Plan A-1b	Previous applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2020**