

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/102

- Applicant** : Allied Treasure Development Limited represented by LCH Planning & Development Consultants Limited
- Site** : Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lots 61 S.B RP (Part), 62 and 65 S.B RP (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North, New Territories
- Site Area** : About 4,628m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zonings** : (i) “Recreation” (“REC”) (about 71%); and
(ii) “Village Type Development” (“V”) (about 29%)
- Application** : Temporary Public Vehicle Park (Excluding Container Vehicle), Shop and Services (Convenience Store) and Ancillary Office for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary public vehicle park (excluding container vehicle), shop and services (convenience store) and ancillary office for a period of three years at the application site (the Site) falling within an area zoned “REC” and “V” on the OZP (**Plan A-1**). According to the Notes for the “REC” and “V” zones, ‘Public Vehicle Park (excluding container vehicle)’ and ‘Shop and Services’ are Column 2 uses which require planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and used as a vehicle park with temporary structures without valid planning permission.
- 1.2 The Site is accessible via Lin Ma Hang Road (**Plan A-2**). According to the applicant, the applied uses comprise two two-storey structures (not more than 6m in height) with a total floor area of about 384m² for shop and services (convenience stores) and ancillary offices, as well as 50 parking spaces for private cars and two loading/unloading (L/UL) spaces for light goods vehicles (LGVs). Fencing will be erected along the boundary of the Site. No vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site. A traffic sign will be installed and staff will be stationed at the entrance of the Site to ensure pedestrian safety and manage traffic. The applicant will set up an online booking system for parking spaces to avoid congestion and provide real-time parking information to the Transport Department to allow the public to access updated parking vacancy information. The operation hours of the public vehicle park are 24 hours daily, including public holidays while the operation hours of the

convenience stores are between 9:00 a.m. and 8:00 p.m. daily, including public holidays. The layout plan submitted by the applicant is shown in **Drawing A-1**. The applicant also submits a drainage proposal in support of the application (**Drawing A-2**).

- 1.3 Part of the Site is the subject of three previous applications (No. A/NE-TKLN/40, 57 and 58), all submitted by the same applicant as the current application, for proposed temporary public vehicle parks (private cars only) and/or shop and services (convenience store), which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2021 and 2023. The planning approvals of the last two previous applications (No. A/NE-TKLN/57 and 58) covering the eastern and western portions of the Site were subsequently revoked in 2025 due to non-compliance with approval conditions. Details of the previous applications are set out in paragraph 5 below. The current application involves a larger site area covering the site areas of the last two previous applications at the eastern and western portions of the Site as well as a piece of land in between the two aforesaid applications (**Plan A-1**). A comparison of applications No. A/NE-TKLN/57 and 58 with the current application are as follows:

	Approved Application No. A/NE-TKLN/57 (a)	Approved Application No. A/NE-TKLN/58 (b)	Current Application No. A/NE-TKLN/102 (c)	Difference (c) – [(a) + (b)]
Site Area	about 1,924m ²	about 2,148m ²	about 4,628m ²	+556m ² / +13.7%
Total Floor Area	about 204m ²	about 180m ²	about 384m ²	No change
No. of Structure(s)	1	1	2	No change
Max. Height of Structures	about 6m	about 6m	not more than 6m	-
No. of Parking Space for Private Cars	24	26	50	No change
No. of L/UL Space for LGVs	1	1	2	No change

- 1.4 In support of the application, the applicant has submitted the following documents:

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| (a) Application Form received on 10.6.2025 | (Appendix I) |
| (b) Supplementary Information (SI) received on 13.6.2025 | (Appendix Ia) |
| (c) Further Information (FI) received on 21.7.2025* | (Appendix Ib) |
| (d) FIs received on 23.7.2025 and 25.7.2025* | (Appendix Ic) |
| (e) FI received on 10.9.2025* | (Appendix Id) |
| (f) FI received on 27.10.2025* | (Appendix Ie) |
| (g) FI received on 11.12.2025* | (Appendix If) |
- * *accepted and exempted from publication and recounting requirements*

- 1.5 On 1.8.2025 and 24.10.2025, the Committee of the Board agreed to the applicant's requests to defer making a decision on the application for two months each.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FIs at **Appendices I to If**, as summarised below:

- (a) the applied uses could utilise the land resource and serve the local residents and cross-boundary travellers by providing car parking spaces, meeting the parking demand in the vicinity of Heung Yuen Wai Boundary Control Point (HYW BCP). It is in line with the Government's direction to provide more parking spaces in the vicinity of HYW BCP. The convenience stores are mainly to serve the users of the vehicle park;
- (b) major portion of the Site is the subject of previously approved applications (No. A/NE-TKLN/57 and 58) for proposed temporary public vehicle park (private cars only) and shop and services (convenience store). While there is an increase in total site area, the number of parking and L/UL spaces and the development parameters for the shop and services use in the current application remain the same as those in applications No. A/NE-TKLN/57 and 58;
- (c) the applied uses are compatible with the surrounding environment. There are similar applications (No. A/NE-TKLN/53, 68, 70, 75 and 90) falling within the same "REC" and "V" zones in the vicinity of the Site for public vehicle parks. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the "REC" and "V" zones;
- (d) it is understood that there is a planned Food and Environmental Hygiene Department (FEHD)'s Food Control Facilities (FCF) at HYW. The applicant will follow the land resumption schedule after the proposed FCF obtaining the Board's permission and will move out of the Site to facilitate the site formation/construction works relating to the Priority Development Area (PDA) of the New Territories North (NTN) New Town and the FCF;
- (e) drainage proposals of the previously approved applications (No. A/NE-TKLN/57 and 58) have been approved. Together with a new u-channel proposed to discharge the flows into an existing watercourse, no adverse drainage impact is anticipated. Also, the applicant will strictly follow the 'Code of Practices on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP). No adverse traffic, environmental and landscape impacts are expected;
- (f) the applicant failed to comply with the approval conditions under the planning approvals of previous applications (No. A/NE-TKLN/57 and 58) because they did not have sufficient time to further discuss with the Drainage Services Department (DSD) on the revised drainage proposal. The applicant has provided water pump and sand bags in the Site in case of flooding. The applicant will try his best to implement the drainage proposal should the current application be approved. The applicant also did not comply with the approval conditions on implementation of fire service installations (FSIs) proposal under application No. A/NE-TKLN/57 as he was unable to meet the time limit for compliance even though the implementation works was nearly completed; and
- (g) upon approval of the current application, the applicant will remove all structures which do not conform to the Built-over Area (BOA) permitted under Short Term Waiver (STW) No. 1666. The applicant will apply for a new STW to ensure all proposed structures are fully aligned and comply with the permitted BOA and the terms of the proposal. The applicant will rectify any inconsistencies to meet the requirements by the Lands Department (LandsD).

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. 31B) by posting site notice and sending notice to Ta Kwu Ling District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

- 4.1 The Site is the subject of three active enforcement cases regarding unauthorized use for place for parking of vehicles (**Plan A-2**).
- 4.2 Enforcement Notice (EN) No. E/NE-TKLN/94 was issued on 13.4.2025 requiring discontinuation of the unauthorized development (UD). The EN expired on 13.7.2025. Site inspections upon expiry of the EN revealed that the UD was not discontinued. Prosecution action is being considered.
- 4.3 ENs No. E/NE-TKLN/106 and 107 were issued on 19.9.2025 requiring discontinuation of the UD. The ENs will expire on 19.12.2025 and the UD will be monitored according to the established procedures.

5. **Previous Applications**

- 5.1 Part of the Site is the subject of three previous applications all submitted by the same applicant as the current application. The western portion of the Site is the subject of applications No. A/NE-TKLN/40 and 57 while the eastern portion of the Site is the subject of application No. A/NE-TKLN/58.
- 5.2 Application No. A/NE-TKLN/40 for proposed temporary shop and services (convenience store) with ancillary site office was approved with conditions by the Committee on 25.6.2021 for a period of three years mainly on the considerations that the proposed use was not entirely incompatible with the surrounding area; and no adverse departmental comments were received. All approval conditions have been complied with and the planning permission lapsed on 26.6.2024.
- 5.3 Applications No. A/NE-TKLN/57 and 58 both for proposed temporary public vehicle park (private cars only) and shop and services (convenience store) were approved with conditions by the Committee on 22.9.2023 for a period of three years mainly on the considerations that the Commissioner for Transport (C for T) supported the applications; the proposed uses were not entirely incompatible with the surrounding land uses; and there were no adverse departmental comments. Both planning approvals were subsequently revoked on 22.6.2025 due to non-compliance with approval conditions relating to the provision of drainage facilities (for both applications) and implementation of FSIs proposal (for application No. A/NE-TKLN/57 only).
- 5.4 Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

6. **Similar Applications**

- 6.1 There were 15 similar applications (No. A/NE-TKLN/23, 35, 37, 39, 45, 53, 55, 67, 68, 70, 75, 76, 80, 87 and 90)¹ for temporary public vehicle park and/or shop and services with/without other uses² falling entirely within the same “REC” or “V” zones or straddling various zones including “REC”, “V”, “Agriculture” (“AGR”) and “Green Belt” (“GB”) in the past five years.
- 6.2 Eight applications (No. A/NE-TKLN/37, 53, 67, 68, 70, 75, 80 and 90) involving seven sites for temporary public vehicle park with/without shop and services uses were approved with conditions by the Committee between 2021 and 2025 mainly on the considerations that the proposed uses were not entirely incompatible with the surrounding land uses; and there were no adverse departmental comments.
- 6.3 Six applications (No. A/NE-TKLN/23, 35, 39, 55, 76 and 87) involving five sites for temporary shop and services with/without other uses² were approved with conditions by the Committee between 2021 and 2024 mainly on the considerations that the proposed uses were not entirely incompatible with the surrounding land uses; the proposed uses complied with relevant Town Planning Board Guidelines; and no major adverse departmental comments were received.
- 6.4 One application (No. A/NE-TKLN/45) for temporary public vehicle park for parking of light goods vehicles was rejected by the Committee in 2022 mainly on the grounds that there was no strong planning justification in the submission for a departure from the planning intentions of the “AGR” and “V” zones and the applicant failed to demonstrate that the proposed use would not cause adverse traffic impact on the surrounding areas. The application site was subsequently covered by an approved application (No. A/NE-TKLN/80) as detailed in paragraph 6.2 above.
- 6.5 Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

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

- 7.1 The Site is:
 - (a) currently hard-paved and used as a vehicle park with temporary structures without valid planning permission; and
 - (b) accessible via Lin Ma Hang Road.
- 7.2 The surrounding areas are of rural character mainly comprising public vehicle parks and vacant land. HYW BCP is located to the further west of the Site and the village cluster of Tsung Yuen Ha is located to the further south of the Site (**Plan A-1**).

¹ The planning approvals of Applications No. A/NE-TKLN/23, 55, 67, 68, 70, 80 and 90 (**Appendix II** and **Plan A-1**) were revoked between 2021 and 2025 due to non-compliance with approval conditions.

² Other uses included eating place (Nos. A/NE-TKLN/23, 35 and 39), canteen (No. A/NE-TKLN/87) or place of recreation, sports or culture (No. A/NE-TKLN/23).

8. Planning Intentions

- 8.1 The planning intention of the “REC” zone is primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.
- 8.2 The planning intention of the “V” zone is to designate both existing recognized villages and areas of 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 New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government departments as set out in paragraph 9.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided at **Appendices IV and V** respectively.
- 9.2 The following government departments object to/have comments on the application.

Project Interface

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

- (a) he objects to the application beyond the land reversion and site clearance date for the development of HYW FCF;
- (b) according to the Development Proposals of the New Territories North (NTN) New Town as announced in December 2024, and the proposed location of HYW FCF as announced in February 2025, the Site for the applied uses is within the PDA of NTN New Town and would overlap with the FCF location. If this planning application is approved, the Site would have to be vacated for the site formation/construction works relating to the PDA of NTN New Town and FCF. His department does not agree with the proposed usage under this application beyond the land reversion and site clearance date for the above site formation/construction works;
- (c) the applicant should take into account the potential impact of NTN New Town development, including the relocation of FCF to HYW. It should also be noted that the FCF falls within the PDA of NTN New Town. The proposed FCF relocation exercise will involve diversion of a section of Lin Ma Hang Road, site formation and construction of FCF. Subject to the finalisation of the project boundary, the aforesaid works cover an area of about 5ha, of which about 3ha of private land will be acquired. North District Council (NDC) was consulted for the

relocation project at the meeting on 18.2.2025. To take forward the FCF relocation exercise, his department would submit a section 16 planning application. The statutory procedures for land resumption are planned to commence after obtaining the Board's permission. Subject to such procedures, land reversion and site clearance would commence in due course. In general, ex-gratia land compensation may be offered to the owners of private land in the New Territories being affected by land resumption. For business undertakings affected by land resumption/clearance exercises, ex-gratia allowances may be offered to eligible business undertakings operating for at least two years immediately preceding the Pre-clearance Survey (PCS) and not in breach of the lease or conditions of relevant land instruments; and

- (d) his advisory comments are at **Appendix V**.

Traffic

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

- (a) she has no comment on the application from district traffic engineering point of view;
- (b) her comments from cross-boundary parking need point of view are as follows:

with the commissioning of passenger clearance in HYW BCP since February 2023, the demand for cross-boundary parking has kept increasing especially during the weekends and holidays, when the existing carparks were fully utilised. Therefore, there is a shortfall in parking spaces in the area, and the applied public vehicle park which is located in close proximity to HYW BCP, can alleviate the demand for parking spaces in the area;

- (c) after taking into consideration the context of the Site including its location and existing traffic conditions on Lin Ma Hang Road, should the application be approved, approval condition on implementation of traffic management measures as proposed by the applicant should be included. Also, the implemented traffic management measures should be maintained during the planning approval period; and
- (d) her advisory comments are at **Appendix V**.

10. Public Comments Received During Statutory Publication Period

On 17.6.2025, the application was published for public inspection. During the statutory public inspection period, six public comments were received (**Appendix VI**). Three comments from individuals object to the application mainly on the grounds that the Site is located within the boundary of the proposed FCF and may have land resumption implication; part of the Site had been used as vehicle park before obtaining planning permission; the approval conditions (especially drainage-related) under the approved previous applications have yet been complied with; part of the Site is subject to 'destroy first, build later' and involves unauthorized development for vehicle park use which should be enforced by the Planning Authority; there are many vehicle parks, warehouses and factories in the vicinity of the Site; the applied uses

would induce adverse traffic, pedestrian safety, drainage and sewerage impacts; the applicant is not capable of fulfilling approval conditions; there are already many vehicle parks along Lin Ma Hang Road, some of which are unauthorized developments or covered by planning approvals with the approval conditions not yet complied with; and the site notice of the application has been removed. Two comments from individuals raises concerns that the Site is already damaged and used for vehicle park; and no posting of site notice at the Site. The remaining comment from a member of NDC indicates no comment on the application.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary public vehicle park (excluding container vehicle), shop and services (convenience store) and ancillary office for a period of three years at the Site falling within an area zoned “REC” (71%) and “V” (29%) on the OZP. While the applied uses are considered not entirely in line with the planning intentions of the “REC” and “V” zones, there is no known recreational development at the Site and the District Lands Officer/North (DLO/N) of LandsD advises that there is no Small House application received or being processed at the Site. Also, according to the applicant, the public vehicle park is to provide parking spaces for meeting the need of the local residents and cross-boundary travellers using HYW BCP, while the convenience stores are mainly to serve the users of the public vehicle park. C for T advises that the public vehicle park can alleviate the demand for parking spaces in the area. In view of the above and taking into account the planning assessments below, there is no objection to the applied uses on a temporary basis of three years.
- 11.2 The Site is located in an area of rural character mainly comprising public vehicle parks and vacant land. HYW BCP is located to the further west of the Site and the village cluster of Tsung Yuen Ha is located to the further south of the Site. The applied uses are considered not incompatible with the surrounding area. The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) has no adverse comment on the application from landscape planning perspective and considers that significant adverse impact on the landscape character and existing landscape resources within the Site is not anticipated.
- 11.3 Noting that the Site falls within the PDA of NTN New Town and would partly overlap with the proposed HYW FCF, DFEH objects to the application beyond the land reversion and site clearance date for the proposed FCF. Notwithstanding the above, as there is an established land resumption mechanism to facilitate Government projects, it is considered that the applied uses on a temporary basis of three years only will not affect the long-term development of the Site. Also, the applicant undertakes to follow the land resumption schedule and to move out the Site to facilitate the development of the proposed FCF. To address DFEH’s concerns on the potential project interface issue, it is suggested incorporating an advisory clause to remind the applicant that the Site will be resumed by the Government and the applied uses may be terminated at any time during the planning approval period for implementation of Government projects, should the application be approved by the Committee.
- 11.4 Other relevant government departments consulted, including C for T, the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD), Director of Fire Services and Chief Engineer/Construction of Water Supplies Department have no objection to or no adverse comment on the application. Taking into consideration of the context of the Site including its location and existing traffic conditions on Lin Ma Hang Road, C for T recommends imposing approval conditions on implementation and maintenance of traffic management measures. To address the technical

requirements of other concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. The applicant will also be advised to follow the COP to minimise any possible environmental nuisance.

- 11.5 Part of the Site is the subject of three previously approved applications (No. A/NE-TKLN/40, 57 and 58) for proposed temporary public vehicle park and/or temporary shop and services (convenience store) for a period of three years submitted by the same applicant as the current application. All of them were approved with conditions by the Committee in 2021 and 2023 as mentioned in paragraphs 5.2 and 5.3 above. The planning approvals of the last two applications (No. A/NE-TKLN/57 and 58) were revoked in 2025 due to non-compliance with approval conditions. In support of the current application, the applicant submits a drainage proposal, which has been accepted by CE/MN, DSD. The current application involves a larger site area (about +556m² or +13.7%) covering the last two previous applications at the eastern and western portions of the Site as well as a piece of land in between the two aforesaid applications, while the number of car parking spaces and floor areas under the current application remain the same as those in total of the last two previous applications. Should the Committee decide to approve the application, the applicant will be advised that should there be failure to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- 11.6 There were 15 similar applications for temporary public vehicle park and/or shop and services with/without other uses falling within the same “REC” or “V” zones or straddling various zones in the past five years. Among them, 14 were approved with conditions by the Committee between 2021 and 2025 as mentioned in paragraphs 6.2 and 6.3 above. The remaining rejected application was subsequently covered by an approved application. The planning circumstances of the current application are largely similar to those of the approved similar applications. Approval of the current application is in line with the Committee’s previous decisions.
- 11.7 Regarding the public comments on the application as detailed in paragraph 10, the government departments’ comments and planning assessments above are relevant. In respect to the concern on the unauthorized development for vehicle parks along Lin Ma Hang Road, appropriate enforcement action would be taken if any unauthorized development under the Town Planning Ordinance is identified. For those vehicle parks approved with conditions by the Committee, the planning permission would be revoked if any planning condition is not complied with by the specified date. For the concern on the removal of site notice for the subject application, should the site notice be found to have been removed, it would be re-posted during the public inspection period.³

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10 above, PlanD has no objection to the application.
- 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 three years until 19.12.2028. The following conditions of approval and advisory clauses are suggested for Members’ reference:

³ As an administrative measure, a site notice for the subject application was posted at the Site on the first day of the public inspection period on 17.6.2025. The public was allowed to make comment on the application during the first three weeks of the public inspection period. According to our record, no removal of site notice at the Site has been found.

Approval Conditions

- (a) the implementation of the accepted drainage proposal 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 19.3.2026;
- (b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (c) the submission of a 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 19.6.2026;
- (d) in relation to (c) above, the implementation of the 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 19.9.2026;
- (e) the implementation of traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 19.9.2026;
- (f) in relation to (e) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (b) or (f) 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 condition (a), (c), (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.

Advisory Clauses

The Recommended Advisory Clauses are at **Appendix V**.

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

the applied uses are not in line with the planning intentions of the "REC" and "V" zones which are primarily for low-density recreational developments for the use of the general public, and for development of Small Houses by indigenous villagers respectively. There is no strong planning justification in the submission for a departure from the planning intentions, 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 the 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 Attachments received on 10.6.2025
Appendix Ia	SI received on 13.6.2025
Appendix Ib	FI received on 21.7.2025
Appendix Ic	FIs received on 23.7.2025 and 25.7.2025
Appendix Id	FI received on 10.9.2025
Appendix Ie	FI received on 27.10.2025
Appendix If	FI received on 11.12.2025
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2025**