

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-PN/12

- Applicant** : 嘉福服務有限公司 represented by Toco Planning Consultants Limited
- Site** : Lot 118 in D.D.135, Ha Pak Nai, Yuen Long, New Territories
- Site Area** : About 92.9m²
- Lease** : Building lot held under New Grant No. 2757 as modified by a Modification Letter, and is restricted to:
(a) Non-industrial purpose
(b) One building of not more than three storeys and a height of 7.6m
(c) Maximum built-over area not exceeding 65.04m²
(d) No grave shall be made on the Lot, nor shall any human remains whether in earthenware jars or otherwise be interred therein or deposited thereon
- Plan** : Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9
- Zoning** : “Coastal Protection Area” (“CPA”)
- Proposed Amendment** : To rezone the application site from “CPA” to “Government, Institution or Community” (“G/IC”)

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) (**Plan Z-1**) from “CPA” to “G/IC” to facilitate the regularisation of the columbarium use within a New Territories Exempted House (NTEH) under the name of Koon Yam Tong (觀音堂). According to the Notes for the proposed “G/IC” zone submitted by the applicant (**Appendix II**), the proposed planning intention for the “G/IC” zone is primarily for columbarium use and ‘Columbarium’ will be a Column 1 use permitted as of right. Besides, restrictions in terms of maximum building height (BH) of three storeys and maximum number of niches of 967 are proposed. Minor relaxation clauses for BH and number of niches restrictions are also proposed.
- 1.2 The Site is currently occupied by a three-storey NTEH¹ which has been converted to columbarium use with 3,162 niches (including five niches which were sold in 2012 with ashes interred as at 30.6.2017 and 3,157 unsold niches) without valid planning permission (**Plans Z-2 and Z-4a to Z-4d**). The breakdown of the sale and occupation

¹ The NTEH on-site was completed in 1981, i.e. before the introduction of statutory planning control in the area in 1990.

conditions of the 3,162 niches² are shown as follows:

Sale and Occupation Condition		No. of Niches
Sold and Occupied	Single-urn niches	5
	Double-urn niches	0
	Sub-total	5
Unsold	Single-urn niches	2,156
	Double-urn niches	1,001
	Sub-total	3,157
Total Number of niches		3,162

The Indicative Scheme

- 1.3 The applicant proposes in the current application to reduce the number of niches to 967 and would further discuss with the relevant government departments on the way forward to permanently seal off the 2,195 niches in excess. According to the applicant, the existing NTEH would be retained and no further alteration works would be carried out. A breakdown of the proposed distribution of niches provided by the applicant is as follows:

Category	Size	G/F	1/F	2/F	Total
Sold and Occupied	Single-urn	4	0	0	4
Sold and Occupied	Double-urn	0	0	0	0
Unsold	Single-urn	329	277	245	851
Unsold	Double-urn	112	0	0	112
Total		445	277	245	967

- 1.4 The Site is accessible from Nim Wan Road via a local track (**Plan Z-2**). Visitors can access the columbarium by green minibus plying Nim Wan Road then walk about 50m to the Site (walking time about one minute) via the local track to the northeast of the Site. According to the applicant, while no parking space would be provided within the Site, emergency vehicles could reach the Site via the paved vacant land to its south.
- 1.5 The Site was involved in a previous application (No. Y/YL-PN/7) submitted by the same applicant for rezoning the Site and its adjacent Government Land (GL) from “CPA” to “G/IC” to regularise the columbarium use. The application was rejected by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 3.2.2017 (details provided in paragraph 5 below). A comparison of the major development parameters of the previous application (No. Y/YL-PN/7) and the current application is as follows:

² According to the applicant, the figures are based on Private Columbaria Affairs Office’s record dated 10.9.2021. Subsequently, an occupied niche on 1/F has been removed.

	Previously Rejected Application No. Y/YL-PN/7 (a)	Current Application No. Y/YL-PN/12 (b)	Difference (b) - (a)
Site Area	About 1,352.84m ²	About 92.9m ²	-1,259.94m ² (-93.1%)
Gross Floor Area (GFA)	About 195.12m ²	About 195.12m ²	No change
No. of Blocks	1	1	No change
Building Height	7.6m (3 storeys)	7.6m (3 storeys)	No change
No. of Parking Spaces	16 (private cars)	Nil	-16
No. of Lay-by	1 (shuttle bus and taxi)	Nil	-1
No. of Niches	1,000	967	-33 (-3.3%)

Admission Control and Crowd Management

- 1.6 According to the applicant, the proposed operation hours of the columbarium are 9 a.m. to 4 p.m. from Monday to Friday (excluding public holidays) and will be extended to 7 a.m. to 5 p.m. from Monday to Friday (excluding public holidays) within the four weeks before and after Ching Ming and Chung Yeung Festivals period. The columbarium would not be open on Saturdays, Sundays and public holidays including the days of Ching Ming and Chung Yeung Festival.
- 1.7 According to the Traffic Impact Assessment (TIA) and Management Plan (MP) submitted by the applicant, a visit-by-appointment arrangement will be implemented to control the number of visitors. Visitors would be required to make appointment at least two days prior to their visits. The number of visitors would be restricted to four per 30-minute session. Staff would be deployed to monitor the number of visitors and regulate access to the niche areas. The columbarium opens only if there is confirmed visiting appointment, otherwise it remains closed with no staff on duty. Internet memorial service will also be provided as an alternative option to in-person visitation.

Environmental Measures

- 1.8 No burning of joss sticks, joss papers, incense and candles would be allowed within the Site. The two existing toilets in the columbarium building would be converted to store rooms and a portable toilet would be provided within the Site. Sewage from the portable toilet will be collected and disposed by licensed collectors. To further minimise disturbance to the surrounding areas, the applicant would reduce the lighting inside the building and provide one-way window glass film on each window.
- 1.9 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 30.12.2025 **(Appendix I)**
 - (b) Supplementary Planning Statement (SPS) with TIA received on 30.12.2025 **(Appendix Ia)**
 - (c) Supplementary Information received on 5.1.2026 **(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the attachments to the Application Form, SPS and supplementary information at **Appendices I to Ib**. They can be summarised as follows:

- (a) The existing NTEH at the Site was built in 1981 and has been renovated and operated as a columbarium since 2010. The current application is intended to regularise the pre-cut-off columbarium at the Site. The applicant has obtained approval-in-principle for the Temporary Suspension of Liability (TSOL) application with a validity period of three years from 11.11.2021 and three years further extension from 11.11.2024 for general operation of columbarium at the Site as required under the Private Columbaria Ordinance (PCO).
- (b) The current application is in line with the Government's policy objectives to resolve the historic problems of pre-cut-off columbaria for the overall interest of the community, as well as to meet the public demand for columbarium niches.
- (c) To minimise the traffic, environmental and ecological impacts arising from the columbarium, the number of niches has been substantially reduced from 3,162 to 967.
- (d) The Site is suitable for columbarium use as this low-density, low-rise development is located at a secluded location but accessible by public transport. It is compatible with the surrounding areas which are predominately rural in character with mature trees, orchards and religious institution distant from residential settlements.
- (e) A TIA has been submitted which demonstrates that the columbarium at the Site with implementation of the MP will not impose adverse traffic impacts on the road network in the vicinity. Besides, the application will not result in adverse impacts on visual, environmental, drainage, sewerage and landscape aspects.
- (f) The application will unlikely set an undesirable precedent as there is no other pre-cut-off columbarium within the same "CPA" zone.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner" of the lot. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

Zoning History of the Site

- 4.1 The Site was not specified for any use when the first statutory town plan covering the area, i.e. the Sheung Pak Nai and Ha Pak Nai Interim Development Permission Area (IDPA) Plan No. IDPA/YL-PN/1, was gazetted on 14.9.1990. It fell within the 'Unspecified Use' area on the draft Sheung Pak Nai and Ha Pak Nai Development Permission Area (DPA) Plan No. DPA/YL-PN/1 and the approved DPA Plan No. DPA/YL-PN/2 gazetted on 12.7.1991 and 4.3.1994 respectively. The Site was zoned "CPA" on the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/1 gazetted on 10.6.1994. The zoning of the Site has remained unchanged since then.

4.2 According to the Notes for the “CPA” zone of the OZP, there is no provision for ‘Columbarium’ use.

Planning Enforcement

4.3 The Site is currently not subject to any active planning enforcement action.

5. Previous Application

The Site was involved in a previous application (No. Y/YL-PN/7) for rezoning a much larger site comprising the Site and adjacent GL from “CPA” to “G/IC” for regularisation of columbarium development with 1,000 niches (**Plan Z-1b**). The application was rejected by the Committee on 3.2.2017 on the grounds that the existing “CPA” zoning was considered appropriate to protect the natural coastlines and the coastal areas of high landscape and scenic value; there was no strong planning justification for piecemeal rezoning to facilitate the proposed columbarium development; there was doubt on the assumptions/ methodology in the TIA and the proposed traffic arrangement; the applicant failed to demonstrate no adverse traffic, ecological and landscape impacts; and setting an undesirable precedent. Details of the previous application are summarised at **Appendix III** and its location is shown on **Plan Z-1b**.

6. Similar Application

There is no similar application for rezoning site(s) to “G/IC” within the same “CPA” zone on the OZP.

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

7.1 The Site is:

- (a) hard-paved and erected with a three-storey NTEH completed in 1981 in which niches are observed; and
- (b) accessible from Nim Wan Road via a local track.

7.2 The surrounding areas are predominated by woodland, agricultural land, vacant/unused land and scattered residential dwellings. A piece of paved vacant GL³ is located to the immediate south of the Site. A temple and a pond are also located to the further west and northwest respectively. To the north, filling of land is observed which is under planning enforcement action (**Plan Z-2 and Z-4d**).

8. Planning Intention

The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical

³ An area of GL located to the immediate south of the Site had been hard paved before the incorporation of land filling restriction to the “CPA” zone on the Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/5 on 24 December 2003 (**Plan Z-3b**).

landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure projects with overriding public interest may be permitted.

9. Comments from Relevant Government Departments

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

Licencing

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

General Comments

- (a) PCO, which regulates the operation of private columbaria through a licensing scheme, has come into effect on 30.6.2017 upon gazettal.
- (b) Under PCO, only private columbaria that have obtained a licence may sell or newly let out niches. Any private columbarium which applies for a licence has to comply with the planning-related requirements and other requirements prescribed in PCO or specified by Private Columbaria Licensing Board (PCLB). A licence applicant is required to submit a MP to PCLB for approval. In considering the MP submitted by a licence applicant, PCLB will take into account comments provided by concerned departments including Transport Department, the Police, Fire Services Department and the Planning Department (PlanD). In case that the licence application and the associated MP are approved by PCLB, then the Private Columbaria Affairs Office (PCAO) will undertake the monitoring of implementation of the MP within the site boundary covered by the licence.

Comments Specific to the Site

- (c) Regarding the subject private columbarium, a set of Specified Instrument (SI) application (i.e. Licence and TSOL), in respect of a pre-cut-off columbarium was received by PCLB. The SI application is being processed by PCAO according to the prevailing procedures. PCLB has granted approval-in-principle to the TSOL application with a validity period from 11.11.2021 to 10.11.2024 and its extension from 11.11.2024 to 10.11.2027. Giving an “Approval-in-principle for TSOL application” does not mean that the application for a licence in respect of the columbarium concerned will be approved eventually. If the applicant fails to comply with all the requirements in respect of the licence application submitted together with the TSOL application by the expiry of the validity period of the “Approval-in-principle for TSOL Application”, PCLB will consider determining the whole set

of applications directly and may refuse the whole set of applications.

- (d) It was noted that some measures proposed in the current submission do not completely conform with the bounding conditions outlined in the fire safety report for the Alternative Approach opted by the applicant in fulfilling the Buildings Department (BD)'s requirements. Since the applicant has submitted an undertaking to BD claiming that their adjustments in term of occupancy control, visitor admission, transport arrangement and fire service installations are to ensure compliance with relevant fire safety standard and does not compromise the integrity of the fire safety provision in the fire safety report, PCAO/FEHD offers no specific comment in this aspect subject to the further views from BD.

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

- (a) He has no objection in principle to the proposed amendments provided that the Fire Safety Assessment Report would be revised accordingly with the endorsement by the applicant's Authorized Person (AP) and the fire engineering consultant for BD's acceptance under the licensing regime. Currently, there is no such application received by his Office.
- (b) There is no record of approval by the Building Authority for the structures existing at the application site. The subject premises are subject to an application for SI under PCO. A private columbarium eligible to apply for a SI under PCO can be (a) a building or building works which complies with the requirements for approval and consent to the commencement of building works under section 14 of the Buildings Ordinance (BO); (b) a Certifiable Building; or (c) a part or the whole of Structures Certifiable for Pre-cut-off Columbarium ("SCPC"). When the SCPC are covered by a SI or the application of such, they are not subject to the BD's enforcement under section 24(1) or 24C(1) of the BO on the ground of contravening section 14(1) of the BO. However, should they become dangerous or likely to cause danger, they will have to be removed under the relevant provisions of the BO.
- (c) The applicant should note his advisory comments on the application in **Appendix IV**.

Land Administration

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

- (a) He has no objection to the application.
- (b) The Site comprises Lot 118 in D.D. 135 held under New Grant No. 2757 which permits the erection of one building not more than three storeys nor exceed a height of 7.6m and the maximum built-over area not exceeding 65.04m² for non-industrial purposes. Pursuant to

Special Condition No. 23 of the New Grant, no grave shall be made on Lot 118 in D.D. 135 nor shall any human remains whether in earthenware jars or otherwise be interred therein or deposited thereon.

- (c) There is unauthorized columbarium use in the existing building at the Site. The lot owner should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement actions against the breaches without further notice.
- (d) In the event the rezoning application is agreed or partially agreed by the Board and further submission to the Board is not required, the lot owner may submit request to his office for a permanent lease modification under streamlined processing or a temporary Short Term Waiver (STW) where appropriate to permit the columbarium use on the said private lot. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) by the land owner, commence the streamlined processing of the lease modification on a without prejudice and non-committal basis or processing of the STW while PlanD is taking forward the relevant OZP amendment.
- (e) The land owner is reminded that once the agreed or partially agreed rezoning proposal is reflected in the OZP and the OZP was approved under s.9 of the Town Planning Ordinance, a formal application for lease modification by land owner to LandsD is still required. Every lease modification or STW will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the lease modification or STW will eventually be approved by LandsD. The lease modification or STW, if approved, will be subject to such terms and conditions including among others the payment of premium or waiver fees, as may be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future.

Traffic

9.1.4 Comments of Commissioner for Transport (C for T):

After reviewing the TIA, she has no adverse comment on the application from traffic engineering perspective on the basis of the proposed reduction of niches from 3,162 to 967 and the support of a visit-by-appointment arrangement.

9.1.5 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He has no comment on the application from the highways maintenance point of view.
- (b) The applicant should note his advisory comments on the application

in **Appendix IV**.

Environment

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

- (a) According to the current development scheme, the number of niches is 967 and opening hours for special operations (within four weeks before and after Ching Ming and Chung Yeung Festival Days) will be from 7:00 a.m. to 5:00 p.m. Monday to Friday (instead of 7:00 p.m.). A portable toilet with a size of 400L sewage capacity is proposed to cater for a maximum of 80 visitors and two staff. Other environmental measures proposed by the applicant include no public announcement system, no burning of joss stick, joss papers, incense and candles within the Site.
- (b) Considering the development scheme with the proposed mitigation measures mentioned above, he has no objection to the application.
- (c) There was no substantiated environmental complaint pertaining to the Site in the past three years.
- (d) The applicant should note his advisory comments on the application in **Appendix IV**.

Nature Conservation

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

Although the surrounding areas of the Site are rural and largely undisturbed, the columbarium, though mostly vacant, has been in existence for many years and the applicant has proposed measures to minimise disturbances to the surrounding areas including restricting the visiting time, number of visitors and lighting. Upon proper implementation of the proposed measures, no significant additional ecological impacts are anticipated. As such, he has no adverse comments on the application from nature conservation perspective.

Urban Design, Visual and Landscape

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

As the rezoning proposal is for regularisation of the current columbarium use confined within an existing/as-built NTEH and does not involve intensification of development parameters, she has no comments on the application from urban design and visual planning perspectives. She also has no comment on the application from landscape planning perspective as no landscaping issue is involved.

Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Other detailed comments on the submitted drainage proposal are at **Appendix IV**.

Fire Safety

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

- (a) He has no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction.
- (b) Other detailed comments on the application are at **Appendix IV**.

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

- (a) District Officer/Yuen Long, Home Affairs Department (DO(YL), HAD);
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Project Manager (West), CEDD (PM(W), CEDD);
- (f) Commissioner of Police (C of P); and
- (g) Director of Electrical and Mechanical Services.

10. Planning Considerations and Assessments

The Proposal

10.1 The applicant proposes to rezone the Site (**Plan Z-1a**) from “CPA” to “G/IC” to facilitate the regularisation of the columbarium use within the NTEH at the Site. The existing NTEH would be retained. While there are 3,162 niches within the NTEH, the applicant proposes to reduce the number to 967 and the remaining niches would be permanently sealed off. According to the Notes for “G/IC” zone (**Appendix II**) proposed by the applicant, ‘Columbarium’ would be a Column 1 use, and restrictions in terms of maximum BH of three storeys and maximum number of 967 niches will be stipulated.

Land Use Compatibility

10.2 The Site falls within an area zoned “CPA” on the OZP with the planning intention to protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development.

There is a general presumption against development in the “CPA” zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.

- 10.3 The Site is situated in an area of rural coastal landscape character predominated by woodland, agricultural land, vacant/unused land with scattered residential dwellings (**Plan Z-2**). The Site is a Building Lot and the existing NTEH was completed in 1981, i.e. before the introduction of statutory planning control in the area in 1990. Although the surrounding areas of the Site are rural and largely undisturbed, the proposed columbarium use will be contained within the existing NTEH and the applicant has proposed measures to minimise disturbance to the surrounding areas including restricting the visiting time and number of visitors and applying environmental mitigation measures (details in paragraphs 10.4 and 10.6 below). In this regard, DAFC and CTP/UD&L of PlanD have no adverse comment on the application from nature conservation and landscape points of view. In view of the above, the proposed columbarium development within an existing NTEH under the current application is considered not entirely incompatible with the surrounding areas.

Traffic Impact and Crowd Management

- 10.4 The Site is accessible via a local track leading to Nim Wan Road which is served by green minibus. According to the TIA and MP submitted by the applicant, there will be no car parking within the Site and “visit-by-appointment” arrangement will be implemented at all times. Visitors would be required to make appointment at least two days prior to their visits and no walk-ins would be permitted. The number of visitors would be restricted to four per 30-minute session and visitors are advised to access the Site via green minibus. The columbarium would be closed if no appointments are scheduled. It would also be closed on Saturdays, Sundays and public holidays including days of Ching Ming and Chung Yeung Festival. C for T and C of P have no adverse comment or no comment on the proposed traffic and crowd management measures from traffic engineering and traffic management perspectives.
- 10.5 DFEH advises that the applicant is required to submit the revised MP under the current planning application to PCLB for approval, and PCAO will undertake the monitoring of implementation of the MP within the site boundary covered by the licence should the MP and licence application be approved.

Other Technical Aspects

- 10.6 DEP has no objection to the application considering the number of niches, operation hours, use of portable toilet and environmental measures including no public announcement system and no burning of joss stick, joss papers, incense and candles are allowed within the Site. After reviewing the applicant’s drainage proposal, CE/MN of DSD has no objection in principle to the application from drainage point of view. Other government departments consulted including D of FS, CE/C of WSD and CHE/NTW of HyD have no adverse comment on the application.

Previous Application

10.7 The Site forms part of a larger site for a previous s.12A application (No. Y/YL-PN/7) for rezoning the site from “CPA” to “G/IC” for columbarium use by the same applicant which was rejected by the Committee on 3.2.2017 on the grounds as detailed in paragraph 5 above. Compared with the previously rejected application, the circumstances of the current application are different in that the rezoning area has now been confined to the subject Building Lot and the proposed number of niches has been reduced from 1,000 to 967. The applicant has also submitted a detailed proposal with supporting technical assessments and relevant government departments including C for T, DAFC and CTP/UD&L of PlanD have no adverse comment or no comment on the application. Besides, with PCO came into effect on 30.6.2017, the PCAO will undertake the monitoring of implementation of the MP if the licence application and the associated MP are approved by PCLB. Thus, the licensing regime of PCO could ensure that potential nuisance to the surroundings would be properly managed and controlled through the implementation of MP and mitigation measures proposed by the applicant. Taking account of the above, the current application may warrant different considerations and agreement of this application is not in conflict with the Committee’s previous decision.

11. Planning Department’s Views

11.1 Based on the assessments made in paragraph 10 above, the Planning Department has no in-principle objection to the application.

11.2 Should the Committee decide to agree/partially agree to the subject application, an amendment to the approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9 would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance.

11.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members’ reference:

the application site is located in a natural coastal area with high landscape value and rural in character. The “CPA” zoning is considered appropriate to protect the landscape and scenic value of the area. There is no strong planning justification for rezoning the Site to facilitate the columbarium development.

12. Decision Sought

12.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.

12.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

13. Attachments

Appendix I	Application Form received on 30.12.2025
Appendix Ia	Supplementary Planning Statement with TIA received on 30.12.2025
Appendix Ib	Supplementary Information received on 5.1.2026
Appendix II	Proposed schedule of uses for the “G/IC” zone
Appendix III	Previous Application
Appendix IV	Detailed Comments of Relevant Government Departments
Drawing Z-1	Layout Plan
Drawings Z-2 to Z-4	Floor Plans
Drawing Z-5	Section Plan
Drawing Z-6	Drainage Plan
Plan Z-1a	Location Plan with Previous Applications
Plan Z-1b	Previous Applications Plan
Plan Z-2	Site Plan
Plans Z-3a to Z-3b	Aerial Photos
Plans Z-4a to Z-4d	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2026**