

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/134

- Applicants** : Chi Kee Sawmill & Timber Limited, Kin Hing Timber Engineering Limited and Ms. LAM Mui represented by Ying Shing (Hopewell) Engineering Company Limited
- Site** : Various Lots in D.D. 80 and Adjoining Government Land (GL), Lin Ma Hang Road, Ta Kwu Ling North
- Site Area** : About 40,530m² (including GL of about 1,584m² or 3.9% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zoning** : “Recreation” (“REC”)
- Application** : Temporary Warehouse and Associated Open Storage for a Period of Three Years

1. The Proposal

- 1.1 The applicants seek planning permission for temporary warehouse and associated open storage for a period of three years at the application site (the Site) falling within an area zoned “REC” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is formed, partly vacant and partly occupied by temporary structures for warehouses, office and open storage yards without valid planning permission.
- 1.2 According to the applicants, their original business operations are affected by government projects, i.e. developments of Kwu Tung North New Development Area (KTN NDA) and Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA¹. The applicants have submitted two previous applications (No. A/NE-TKLN/89 and 118) for proposed temporary warehouse within the Site (**Plan A-1**) to facilitate relocation of the affected business operations², which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board for a period of three years in 2025 and 2026 respectively (see paragraphs 1.5 and 6 below for details). The applicants submit the current application, which covers the sites of applications No. A/NE-TKLN/89 and 118 and the adjoining

¹ The business operations of Chi Kee Sawmill & Timber Limited and Kin Hing Timber Engineering Limited are affected by the development of KTN NDA, while the business operation of Ms. LAM Mui is affected by the development of HSK/HT NDA.

² Application No. A/NE-TKLN/89 was submitted by Ying Shing (Hopewell) Engineering Company Limited as authorised by Chi Kee Sawmill & Timber Limited and Kin Hing Timber Engineering Limited to facilitate relocation of their business operations. Application No. A/NE-TKLN/118 was to facilitate relocation of Ms. LAM Mui’s business.

land, with a view to consolidating and improving the layout. According to the applicants, their business operations have partly been relocated to the Site.

- 1.3 The Site is accessible via Lin Ma Hang Road (**Plan A-2**). According to the applicants, the applied use comprises 20 single-storey structures with a building height of not more than 6m and a total floor area of about 11,500m² for warehouses (for storage of timber, semi-processed wood products, spare parts and recyclable materials (metal)), and an open storage area of about 5,065m² (about 12.5% of the Site) for storage of large logs, metal frames and large metal parts. Six loading/unloading (L/UL) bays for medium goods vehicles (MGVs) (3.5m (W) x 11m (L) each) will be provided at the Site. 2m high metal fencing will be erected along both the boundaries of the Site and the open storage area within the Site. The applied use would not involve polluting activities (e.g. dismantling, repairing, cleansing and paint spraying), storage of dangerous goods and provision of parking spaces at the Site³. The operation hours of the applied use are between 9:00 a.m. and 5:00 p.m. from Mondays to Fridays, with no operations on Saturdays, Sundays and public holidays. The layout plan submitted by the applicants is shown in **Drawing A-1**.
- 1.4 The applicants propose traffic management measures including deployment of staff to monitor vehicles entering/exiting the Site and installation of traffic signs, convex mirrors and flash lights to manage traffic and ensure pedestrian safety. Also, the applicants submit a landscape proposal with planting of 30 new trees at the Site to mitigate visual impact (**Drawing A-2**), and a Geotechnical Planning Review Report to support the application.
- 1.5 The Site, in part, is the subject of three previous applications (No. A/NE-TKLN/79, 89 and 118). The last two applications (No. A/NE-TKLN/89 and 118), covering the eastern and western portions of the Site respectively (**Plan A-1**), were submitted by the same applicants as the current application for proposed temporary warehouse (timber and other associated materials) and proposed temporary warehouse for storage of spare parts and recyclable materials (metal), which were approved with conditions by the Committee for a period of three years on 2.5.2025 and 27.3.2026 respectively. Details of the previous applications are set out in paragraph 6 below. A comparison of the major development parameters between the current application and applications No. A/NE-TKLN/89 and 118 is set out below:

	Previous Approved Application No. A/NE-TKLN/89 (Approved with conditions on 2.5.2025) (a)	Previous Approved Application No. A/NE-TKLN/118 (Approved with conditions on 27.3.2026) (b)	Applications No. A/NE- TKLN/89 and 118 combined (a) + (b) = (c)	Current Application No. A/NE- TKLN/134 (d)	Difference (d) - (c)
Applied Use	Proposed temporary warehouse (timber and other associated materials)	Proposed temporary warehouse for storage of spare parts and recyclable materials (metal)	--	Temporary warehouse and associated open storage	Addition of associated open storage use
Site Area (about)	18,500m ²	8,550m ²	27,050m ²	40,530m ²	+13,480m ² / +49.8%

³ According to the applicants, there will be visits by the public to one of the applicants (i.e. Chi Kee Sawmill & Timber Limited). No more than two times per months and five visitors per visit will be allowed. Visitors will be advised to take public transport to the Site.

	Previous Approved Application No. A/NE-TKLN/89 (Approved with conditions on 2.5.2025) (a)	Previous Approved Application No. A/NE-TKLN/118 (Approved with conditions on 27.3.2026) (b)	Applications No. A/NE-TKLN/89 and 118 combined (a) + (b) = (c)	Current Application No. A/NE-TKLN/134 (d)	Difference (d) - (c)
Total Floor Area (about)	1,800m ²	1,440m ²	3,240m ²	11,500m ²	+8,260m ² / +254.9%
Area for Open Storage (about)	Nil	Nil	Nil	5,065m ²	+5,065m ²
No. of Structure (s)	8	7	15	20	+5
No. of Storey	1	1	1	1	No change
Building Height	Not more than 7.5m	Not more than 7m	Not more than 7m to 7.5m	Not more than 6m	-1.5m
No. of L/UL Bay(s)	1 (Light Goods Vehicle) (LGV) 1 (MGVs)	2 (MGVs)	1 (LGVs) 3 (MGVs)	6 (MGVs)	-1 (LGVs) +3 (MGVs)

1.6 In support of the application, the applicants have submitted the following documents:

- (a) Application Form with Attachments received on 15.6.2026 **(Appendix I)**
- (b) Further Information (FI) received on 6.7.2026* **(Appendix Ia)**
- (c) FI received on 30.7.2026* **(Appendix Ib)**
- (d) FI received on 7.8.2026* **(Appendix Ic)**

**accepted and exempted from the publication and recounting requirements*

2. **Justifications from the Applicants**

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

- (a) the application is submitted to facilitate the relocation of business operations affected by the developments of KTN NDA and HSK/HT NDA. The applicants had previously spent efforts in identifying suitable sites for relocation of the business operations but those sites were considered not suitable due to various reasons such as site area and accessibility. The Site is considered suitable for relocation;
- (b) the applicants consider that the layouts under the previously approved applications (No. A/NE-TKLN/89 and 118) not optimal in terms of storage space, logistics efficiency, landscape buffering and drainage capacity. The current application consolidating the three affected business operators at the Site with increased site area and floor area could optimise layout to cater for the operational needs and efficiency, enhance fire safety, provide internal road and manoeuvring space for vehicles, and meet drainage facilities and landscape requirements;

- (c) while temporary warehouse and open storage uses are not in line with the planning intention of the “REC” zone, the current application is to address genuine operational needs arising from relocation of business operations affected by government projects. The current application is based on the two previously approved applications with an optimised layout. There are similar approved applications in the vicinity of the Site. Approval of the current application on a temporary basis would not set an undesirable precedent for the “REC” zone;
- (d) no adverse impacts on traffic, drainage, environment, landscape and safety arising from the applied use are anticipated. Planting and fencing will be provided to reduce visual impact. The applicants will follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘COP’) and relevant regulations. Good housekeeping and dust/noise suppression measures will be adopted; and
- (e) the applicants commit that the Site will be used solely by the applicants for the applied use and to fulfil all approval conditions upon obtaining planning approval. The applicants will comply with all requirements stipulated by the Lands Department (LandsD).

3. **Compliance with the ‘Owner’s Consent/Notification’ Requirements**

The applicants are not “current land owners” but have 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 publishing newspaper notice and sending notice to Ta Kwu Ling District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the ‘Owner’s Consent/Notification’ Requirements under TPB PG-No. 31B are not applicable.

4. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board on 14.4.2023 is relevant to the application⁴. The Site falls within Category 3 areas under TPB PG-No. 13G. Relevant extracts of TPB PG-No. 13G are attached at **Appendix II**.

5. **Background**

- 5.1 Recent site inspection revealed that warehouses, storage items, vehicles and miscellaneous items were observed at the Site. Warning poster was posted on site. The Site and its vicinity are under regular monitoring. The Site may be subject to planning enforcement actions if sufficient evidence to prove an ‘unauthorized development (UD)’ under the Town Planning Ordinance is identified.
- 5.2 The western part of the Site falls within two previous enforcement cases (No. E/NE-TKLN/66 and 73) regarding unauthorized storage use (including deposit of containers) (**Plan A-2**). Enforcement Notices (ENs) were issued on 19.1.2022 and 5.10.2022 respectively requiring discontinuation of the UD. As the UD were not discontinued after the ENs expiry, relevant registered owners were convicted in 2023 and 2024.

⁴ In view of the scale of the proposed open storage area (i.e. about 5,065m² or 12.5% of the Site), TPB PG-No. 13G is considered applicable to the current application.

Subsequently, the UD was found discontinued and Compliance Notices (CNs) were issued to the relevant registered owners in November 2024 and March 2025 respectively.

- 5.3 The southwestern tip of the Site falls within a previous enforcement case (No. E/NE-TKLN/76) regarding unauthorized storage use (**Plan A-2**). EN was issued on 30.10.2023 requiring discontinuation of the UD. As the UD was not discontinued upon EN expiry, the registered owner was convicted in 2024. Subsequently, the UD was found discontinued and CN was issued to the relevant registered owner in May 2025.

6. **Previous Applications**

- 6.1 The Site, in part, is the subject of three previous applications (No. A/NE-TKLN/79, 89 and 118). Applications No. A/NE-TKLN/89 and 118 for proposed temporary warehouse (timber and other associated materials) and temporary warehouse for storage of spare parts and recyclable materials (metal) for a period of three years covering the western and eastern portions of the Site respectively were submitted by the same applicants as the current application. These two applications were approved with conditions by the Committee on 2.5.2025 and 27.3.2026 respectively mainly on the considerations that there were no major adverse departmental comments or concerns of the relevant government departments including the Transport Department could be addressed through imposition of approval conditions; and policy supports from the Secretary for Development (SDEV) were obtained as the applications were to facilitate relocation of business operations affected by government projects.
- 6.2 The remaining application No. A/NE-TKLN/79 for proposed temporary warehouse for a period of three years and associated filling of pond submitted by one of the applicants of the current application was rejected by the Committee on 19.7.2024 mainly on the grounds that there was no strong planning justification for a departure from the planning intention. Besides, the Director of Environmental Protection (DEP) did not support the application and the Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) raised concern on the application from landscape planning perspective. Part of the site was subsequently covered by an approved application No. A/NE-TKLN/118 mentioned in paragraph 6.1 above.
- 6.3 Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

7. **Similar Applications**

- 7.1 There are five similar applications (No. A/NE-TKLN/103, 105, 107, 125 and 128) for temporary warehouse use within the same “REC” zone in the vicinity of the Site in the past five years. All of them were approved with conditions by the Committee for a period of three years between 2025 and 2026 mainly on the considerations similar to those mentioned in paragraph 6.1 above (policy support from SDEV was rendered for application No. A/NE-TKLN/128 only).
- 7.2 Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) formed, partly vacant and partly occupied by temporary structures for warehouses, office and open storage yards without valid planning permission; and
- (b) accessible via Lin Ma Hang Road.

8.2 The surrounding areas are of rural character comprising mainly vacant land, parking of vehicles and domestic structures. To the immediate north and south across Lin Ma Hang Road are Shenzhen River and hilly slopes zoned “Green Belt” (“GB”) respectively.

9. Planning Intention

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.

10. Comments from Relevant Government Bureau/Departments

10.1 Apart from the government bureau/departments as set out in paragraphs 10.2 to 10.4 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and the recommended advisory clauses are provided at **Appendices V** and **VI** respectively.

10.2 The following government bureau supports the application:

Policy Aspect

10.2.1 Comments of SDEV:

- (a) the application is to facilitate relocation of three brownfield operations which were previously situated in Kwu Tung North and Hung Shui Kiu. The brownfield operations had been affected by KTN NDA and HSK/HT NDA developments;
- (b) according to the applicants, a site search was conducted with a view to identifying suitable site for re-establishment of the affected business operations, and that the Site is considered the most suitable for relocation. The Site also involves two previously approved applications No. A/NE-TKLN/89 and 118 with policy support to facilitate the relocation. Whilst the application site area is larger than the original premises of the affected business operations, the applicants explain that the enlargement is to meet operational needs that were previously overlooked. The overall layout of the Site has accordingly been redesigned to enhance storage capacity and internal circulation, with provision of maneuvering spaces for operations, as well as to meet fire safety, drainage and landscaping requirements; and

- (c) subject to no adverse comment on land use compatibility and technical aspects from concerned departments, the application is supported from policy perspective.

10.3 The following government departments object to/do not support the application:

Land Administration

10.3.1 Comments of the District Lands Officer/North (DLO/N), LandsD:

- (a) he objects to the application;
- (b) 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. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
- (c) no consent is given for inclusion of GL (about 1,584m² as mentioned in the Application Form) in the Site;
- (d) the following irregularities covered by the planning application have been detected by his office:

unauthorised structures within the said private lots covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on Lots 493 RP, 504, 514, 515, 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 517 RP, 518, 519, 520 RP, 524 RP, 525, 527 RP, 528 RP, 529 S.B RP, 530, 531, 532, 533, 534, 535, 536, 537, 538 S.A, 538 RP, 541 RP, 543, 544 RP, 550, 551, 552, 553, 555, 556, 558 RP and 560 all in D.D. 80 which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;

unlawful occupation of GL adjoining Lots 492, 493 RP, 494, 501 S.C, 501 S.E, 517 S.A, 519, 520 RP, 524 RP, 525, 527 RP, 528 RP, 529 S.B RP, 543, 558 RP and 559 RP all in D.D. 80 with unauthorised structures partly covered and partly not covered by the planning application

the GL adjoining the said private lots within and outside the Site has been fenced-off and illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL and remove the unauthorised structures as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (e) erection of unauthorised structures and illegal occupation of GL should not be encouraged. The lot owners/applicants should remove all the unauthorised structures, rectify the occupation of GL immediately and provide relevant proof to his office;
- (f) subject to the approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owners shall apply to his office for STW to permit the proposed structures. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fees and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicants for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered; and
- (g) unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the lot owner(s)/applicants, his office's objection to the application must be brought to the attention of the Board when they consider the application.

Environment

10.3.2 Comments of DEP:

- (a) he is unable to support the application from environmental planning perspective since use of heavy vehicles is involved and domestic dwellings are identified within 100m from the site boundary;
- (b) two substantiated environmental complaints against the Site were received over the past three years, which were related to construction dust in 2025. Site inspections and investigations revealed that mild dust emission was observed and an advisory letter was sent to the land owner to adopt adequate dust control measures; and
- (c) his advisory comments are at **Appendix VI**.

10.4 The following government department provides views on the application:

Traffic

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

- (a) no comment on the application;
- (b) taking into consideration the location of the Site and the existing traffic conditions on Lin Ma Hang Road, should the application be approved, approval conditions requiring that no operation on Saturdays, Sundays and public holidays as proposed by the applicants is allowed on the Site

during the planning approval period; and the submission, implementation and maintenance of traffic management measures should be included; and

(c) her advisory comments are at **Appendix VI**.

11. Public Comments Received During Statutory Publication Period

On 26.6.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received (**Appendix VII**). One comment from an individual objects to the application mainly on the grounds that the applied use would induce fire hazard and flood risk; the Site is close to a “GB” zone; the proposed tree planting does not mitigate the impact; and the applied use intends to be permanent in nature. The remaining comment from a member of the North District Council indicates no comment on the application.

12. Planning Considerations and Assessments

12.1 The application is for temporary warehouse and associated open storage for a period of three years at the Site falling within an area zoned “REC” on the OZP. While the applied use is not in line with the planning intention of the “REC” zone, there is no known proposal for recreational development at the Site. Also, according to the applicants, the Site is considered suitable for relocation of the business operations affected by the developments of KTN NDA and HSK/HT NDA. In this regard, SDEV advises that the application is to facilitate relocation of brownfield operations affected by the developments of KTN NDA and HSK/HT NDA, and subject to no adverse comments on land use compatibility and technical aspects from concerned government departments, the application is supported from the policy perspective. Taking into account the planning assessments below and the policy support rendered by SDEV, sympathetic consideration could be given to the applied use on a temporary basis of three years.

12.2 The Site is located in an area of rural character comprising mainly vacant land, parking of vehicles and domestic structures. CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective, and advises that the applied use is not incompatible with the surrounding environment and significant adverse landscape impact arising from the application is not anticipated.

12.3 The Site falls within the Category 3 areas under the TPB PG-No. 13G. The current application generally complies with TPB PG-No. 13G in that policy support is rendered by SDEV, and relevant government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services, have no objection to or no adverse comment on the application. Regarding geotechnical aspect, the Head of the Geotechnical Engineering Office of Civil Engineering and Development Department has no adverse comment on the application. C for T has no comment on the application and recommends imposing approval conditions requiring no operation of the applied use on Saturdays, Sundays and public holidays, as well as submission, implementation and maintenance of traffic management measures, taking into consideration the location of the Site and the existing traffic conditions on Lin Ma Hang Road. DEP is unable to support the application as the applied use involves the use of heavy vehicles and domestic structures within 100m from the site boundary are identified. In this regard, the applicants commit to follow the ‘COP’ and the relevant regulations. Should the application be approved, the applicants will be advised to follow the ‘COP’ to minimise any potential environmental nuisance. To address the technical requirements of other concerned

departments, relevant approval conditions are recommended in paragraph 13.2 below. Regarding DLO/N, LandsD's concern on the unauthorised structures erected within the Site and the illegal occupation of GL, the applicants will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

- 12.4 The Site is, in part, the subject of two previously approved applications No. A/NE-TKLN/89 and 118 for proposed temporary warehouse for a period of three years submitted by the same applicants, which were approved with conditions by the Committee in 2025 and 2026 respectively as detailed in paragraph 6.1 above. Compared with the previously approved applications, the current application involves increase in site area (+13,480m² or +49.8%) and floor area (+8,260m² or +254.9%), and addition of associated open storage use. The applicants advise that such changes are to cater for the operational needs and efficiency, enhance fire safety, provide internal road and manoeuvring space for vehicles, and meet drainage facilities and landscape requirements.
- 12.5 There are five approved similar applications for temporary warehouse use falling within the same "REC" zone in the vicinity of the Site in the past five years as mentioned in paragraph 7.1 above. The planning circumstances of the current application are largely similar to those of the approved applications. Approval of the current application is in line with Committee's previous decisions.
- 12.6 Regarding the public comments as detailed in paragraph 11, comments from the government bureau/departments and planning assessments above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments in paragraph 11 above, PlanD has no objection to the application.
- 13.2 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 14.8.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) no operation on Saturdays, Sundays and public holidays, as proposed by the applicants, is allowed on the Site during the planning approval period;
- (b) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 14.2.2027;
- (c) in relation to (b) above, the implementation of drainage proposal identified in the drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 14.5.2027;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

- (e) 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 14.2.2027;
- (f) in relation to (e) 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 14.5.2027;
- (g) the submission of traffic management measures within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 14.2.2027;
- (h) in relation to (g) above, the implementation of the traffic management measures within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 14.5.2027;
- (i) in relation to (h) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (j) if any of the above planning condition (a), (d) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (b), (c), (e), (f), (g) or (h) 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 VI**.

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

the applied use is not in line with the planning intention of the "REC" zone which is primarily for low-density recreational developments for the use of the general public. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

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

15. Attachments

Appendix I	Application Form with Attachments received on 15.6.2026
Appendix Ia	FI received on 6.7.2026
Appendix Ib	FI received on 30.7.2026
Appendix Ic	FI received on 7.8.2026
Appendix II	Relevant Extracts of TPB PG-No. 13G
Appendix III	Previous Applications
Appendix IV	Similar Applications
Appendix V	Government Departments' General Comments
Appendix VI	Recommended Advisory Clauses
Appendix VII	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Landscape Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a and A-3b	Aerial Photos
Plans A-4a to A-4d	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**