

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-HLH/93

- Applicant** : 香港新利貿易有限公司 represented by Ying Shing (Hopewell) Engineering Company Limited
- Site** : Lots 169, 173, 174 and 177 in D.D. 86, Lots 306 and 307 in D.D. 87 and adjoining Government Land (GL), Hung Lung Hang
- Site Area** : About 4,615m² (including GL of about 140m² or about 3% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11
- Zonings** : (i) “Green Belt” (“GB”) (about 3,969m² or about 86% of the Site)
(ii) “Agriculture” (“AGR”) (about 646m² or about 14% of the Site)
- Application** : Proposed Temporary Warehouse for Storage of Hardware and Construction Materials and Associated Filling of Land for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of hardware and construction materials and associated filling of land for a period of three years at the application site (the Site) falling largely within an area zoned “GB” and partly within an area zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years, and filling of land within the “GB” and “AGR” zones require planning permission from the Town Planning Board (the Board). The Site is partly hard-paved, partly covered by vegetation, and partly occupied by some converted containers and construction materials with on-going construction works without valid planning permission (**Plans A-4a to A-4c**).
- 1.2 According to the applicant, the application is submitted to facilitate the relocation of his current business operation in Hung Shui Kiu being affected by government project, i.e. Second Phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The affected operation involves a total site area of about 1,300m² for warehouse with a total floor area of about 800m² for storage of hardware and construction materials, as claimed by the applicant.

- 1.3 -The Site is accessible via a local track leading to Kong Nga Po Road to its south (**Plans A-1 and A-2**). According to the applicant, the proposed use consists of two single-storey temporary warehouse structures with building heights (BH) of not more than 7m and a total floor area of about 1,200m² for storage of hardware and construction materials (e.g. metal fittings, fasteners, pipes, brackets, etc.). The remaining uncovered area of about 3,415m² (about 74% of the Site) will be used for circulation area, parking spaces and loading/unloading (L/UL) spaces, drainage facilities and landscape planting area. Two parking spaces for private cars (5m (L) x 2.5m (W) each) and two L/UL spaces for light goods vehicles (7m (L) x 3.5m (W) each) will be provided at the Site. A 7m-wide ingress/egress for vehicles is proposed at the western boundary of the Site. The operation hours are between 9:00 a.m. and 5:00 p.m. from Mondays to Fridays, with no operation on Saturdays, Sundays and public holidays. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The layout plan submitted by the applicant is shown in **Drawing A-1**.
- 1.4 The applicant also applies for associated filling of land for the entire site with concrete to a depth of about 0.4m for site formation purpose. In addition, the applicant has submitted a landscape proposal involving the planting of 65 *Terminalia mantaly* 'Tricolor' (錦葉欖仁) within the Site (**Drawing A-1**)¹. According to the traffic management measures proposed by the applicant, sufficient manoeuvring space will be provided within the Site to avoid vehicles queuing back onto the local road; no heavy goods vehicle or container vehicle will be allowed to enter the Site; maximum vehicle speed within the Site will be limited to 5km/h; road markings, convex mirrors and warning signs will be installed at the ingress/egress to ensure pedestrian safety; advance booking will be required for vehicles entering the Site; and staff will be deployed to manage vehicles entering/exiting the Site.
- 1.5 In support of the application, the applicant has submitted the following documents:
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|-----|--|---------------|
| (a) | Application Form received on 14.7.2026 | (Appendix I) |
| (b) | Supplementary Planning Statement (SPS) received on 14.7.2026 | (Appendix Ia) |
| (c) | Supplementary Information (SI) received on 15.7.2026 | (Appendix Ib) |
| (d) | Further Information (FI) received on 24.8.2026* | (Appendix Ic) |
| (e) | FI received on 31.8.2026* | (Appendix Id) |
| (f) | FI received on 2.9.2026* | (Appendix Ie) |

** accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

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

- (a) the application is submitted to relocate the applicant's existing business operation in Hung Shui Kiu, which is affected by the Second Phase development of HSK/HT NDA. Compared with the affected operation, although the site area has increased by 3,315m² (+255%), the total floor area of the proposed warehouse has increased by 400m² (+50%) only. A larger site is considered necessary to meet its operational needs for internal

¹ No detailed information regarding the implementation of the landscape proposal has been provided, noting that the entire site is proposed to be hard-paved with concrete.

circulation and L/UL space, as well as to accommodate necessary drainage facilities and landscaping areas, etc.;

- (b)
- (c) the applicant has spent efforts in identifying suitable sites for business relocation. While several alternative sites were identified for relocation, those sites were considered not suitable due to land use incompatibility, irregular site configuration, poor accessibility, environmental constraints or complex land ownership, etc. The current Site is identified for relocation as it is currently vacant and easily accessible;
- (d) the Site, which is located at the fringe of the subject “GB” zone, is currently vacant and lacks any active agricultural activities or plant species of conservation importance. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “GB” and “AGR” zones. The applicant will reinstate the Site upon expiry of the planning permission. Besides, as the Site falls within the boundary of the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To², the landscape character and land uses of the subject “GB” zone and the surrounding Hung Lung Hang area are therefore subject to future changes under the long-term planning framework
- (e) the proposed use is considered not incompatible with the surrounding land uses, which comprises open storage yards, warehouses and government facilities (i.e. the Hong Kong Police College Integrated Training Centre (Kong Nga Po)). There are similar approved applications in the Kong Nga Po, Man Kam To and Hung Lung Hang areas as well as other “GB” zones in the Tuen Mun and Yuen Long areas. Approval of the application will not set an undesirable precedent;
- (f) no adverse traffic, landscape, environmental, drainage and fire safety impacts are anticipated. Should the application be approved, the applicant will implement adequate mitigation measures to minimise adverse impacts and nuisance to the surrounding areas; and
- (g) should the application be approved, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy to the Lands Department (LandsD) for the erection of the proposed structures and occupation of GL.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 by posting site notice and sending a notice to Ta Kwu Ling Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “Owner’s Consent/Notification” Requirements are not applicable.

² The Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) advises that the Site is located partly within the proposed NTN New Town under the P&E Study for NTN New Town and Man Kam To. According to the Broad Land Use Concept Plan under the Preliminary Development Proposal for NTN New Town released by the Development Bureau in late December 2024, the majority of the Site is retained as a “GB” area.

4. **Town Planning Board Guidelines**

Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.

5. **Background**

The Site and its adjoining land are subject to active planning enforcement action against an Unauthorized Development (UD) (No. E/NE-HLH/173) involving storage use (including deposit of containers) (**Plan A-2**). An Enforcement Notice (EN) was issued on 17.8.2026 to the concerned land owners requiring discontinuation of the UD. If the EN is not complied with, prosecution action would be considered by the Planning Authority.

6. **Previous Application**

There is no previous application at the Site.

7. **Similar Applications**

- 7.1 There is no similar application for temporary warehouse within the same “GB” zone.
- 7.2 There are nine similar applications (No. A/NE-HLH/51, 68, 71, 77, 79, 82, 85, 89 and 91) involving seven sites for temporary warehouse within the same “AGR” zone to the further east and south of the Site in the past five years.
- 7.3 All of them were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2021 and 2026 mainly on the considerations that the proposed/applied use was not entirely incompatible with the surrounding areas; and the concerns of the relevant government departments could be addressed through implementation of approval conditions. Applications No. A/NE-HLH/77 and 91 were also approved on the ground that the Secretary for Development rendered policy support to the application for relocation of brownfield operation affected by government projects³.
- 7.4 Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) partly hard-paved, partly covered by vegetation, and partly occupied by some converted containers and construction materials with on-going construction works

³ Both applications, involving open storage uses, fell within Category 3 areas under the Town Planning Board Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G).

without valid planning permission⁴;

- (b) traversed by 400kV extra high voltage overhead lines in the eastern portion; and
- (c) accessible via a local track leading to Kong Nga Po Road.

8.2 The surrounding areas are rural in character comprising woodland, unused land covered by dense vegetation, temporary domestic structures and permitted burial grounds for indigenous villagers. To the immediate north and west of the Site are densely vegetated hillslope zoned “GB” on the Man Kam To/Hung Lung Hang OZPs.

9. Planning Intentions

- 9.1 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is general presumption against development within this zone.
- 9.2 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.3 According to the Explanatory Statement of the OZP for “GB” and “AGR” zones, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

- 10.1 Apart from the government departments as set out in paragraphs 10.2 and 10.3 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided at **Appendices IV** and **V** respectively.
- 10.2 The following government departments do not support or have objection or reservation on the application:

Land Administration

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

- (a) he has objection to the application;
- (b) the Site comprises GL and Old Schedule Agricultural Lots held under the Block Government Leases which contain 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;

⁴ Vegetation clearance and site formation works have extended beyond the site boundary, encroaching further onto the adjoining “GB” zone.

- (c) no consent is given for inclusion of GL in the Site;
- (d) the following irregularity covered by the subject planning application has been detected by his office:

Unauthorised structures within Lot 169 in D.D. 86 covered by the planning application

there are unauthorised structures on Lot 169 in D.D. 86. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (e) the following irregularity not covered by the subject planning application has been detected by his office:

Unlawful occupation of GL adjoining Lots 169 and 170 in D.D. 86 not covered by the planning application

the GL adjoining Lots 169 and 170 in D.D. 86 has been illegally occupied with concrete paving without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL and remove the unauthorised concrete paving as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (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 application 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)/applicant 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;
- (g) unless and until the unauthorised structure(s) and the unlawful occupation of GL are duly rectified by the lot owner(s)/applicant, his office has objection to the application and it must be brought to the attention of the Board when the application is being considered; and
- (h) his advisory comments are at **Appendix V**.

Agriculture and Nature Conservation

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

Agriculture

- (a) he does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation;
- (b) agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc;

Nature Conservation

- (c) he has no strong view on the application from nature conservation perspective; and
- (d) his advisory comments are at in **Appendix V**.

Landscape

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

- (a) she has reservations on the application from landscape planning perspective;
- (b) based on the aerial photo taken in 2024, the Site is situated in an area of rural inland plain landscape character comprising vegetated areas, dense woodlands and temporary structures. Approval of the application may alter the landscape character of the areas;
- (c) with reference to the site photos taken on 21.7.2026 and 2.9.2026 (**Plans A-4a to A-4c**), the Site was generally formed. Some construction materials and container were observed on it. However, as observed from the aerial photo taken on 30.12.2024 (**Plan A-3**), the Site was vegetated with trees. According to her site visit conducted on 9.3.2026 and 21.7.2026, the Site was paved with concrete, vegetation, including some native species, and trees were cleared;
- (d) according to the FI received on 2.9.2026 (**Appendix Ie**), 65 *Terminalia mantaly* 'Tricolor' (錦葉欖仁) are proposed along the site boundary. The landscape proposal comprising the planting of a single exotic species on concrete ground is considered insufficient and undesirable. Adverse landscape impact arising from the application is anticipated;
- (e) as majority part of the Site falls within "GB" zone, should the application be approved, it is suggested to impose approval conditions on the submission and implementation of a landscape proposal to mitigate possible landscape impacts from the proposed use; and

(f) her advisory comments are at **Appendix V**.

10.3 The following government department provides views on the application:

Traffic

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

- (a) she has no comment on the application from traffic engineering perspective;
- (b) taking into consideration the location of the Site and the users etc., should the application be approved, it is suggested to impose approval conditions on the submission, implementation and maintenance of traffic management measures; and
- (c) her advisory comments are at **Appendix V**.

11. Public Comments Received During Statutory Publication Period

- 11.1 On 21.7.2026, the application was published for public inspection. During the statutory public inspection period, six public comments were received (**Appendix VI**). Amongst them, three comments from three individuals support the application mainly on the grounds that the proposed use could meet the demand for land for storage of hardware and construction materials; and suggest that the applicant should implement mitigation measures and good site practices to minimise adverse impacts of the proposed use.
- 11.2 The remaining three comments from the World Wide Fund for Nature Hong Kong and two individuals object to the application mainly on the grounds that the proposed use is not in line with the planning intention of the “GB” zone; the Site is not the subject of any previous approval; the Site does not fall within Category 2 areas under TPB PG-No. 13G; the proposed use will induce adverse traffic, environmental, ecological, drainage and landscape impacts on the surrounding area; and the Site is the subject of suspected UD.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary warehouse for storage of hardware and construction materials and associated filling of land for a period of three years at the Site which is largely zoned “GB” (about 86%) and partly zoned “AGR” (about 14%) on the OZP (**Plan A-1**). The proposed use is not in line with the planning intention of the “GB” zone, which is primarily intended for defining the limits of urban and suburban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets, and that of the “AGR” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. There is a general presumption against development within the “GB” zone. While DAFC has no strong view on the application from nature conservation perspective, he does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation. Despite that the application is to facilitate the relocation of a business operation affected by HSK/HT NDA development as claimed by the applicant, there is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.

- 12.2 The application involves filling of the entire site with concrete to a depth of about 0.4m for site formation. Filling of land within the “GB” and “AGR” zones require planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department has no objection to the application from public drainage perspective, and the Director of Environmental Protection has no comment on the proposed associated filling of land from environmental perspective subject to implementation of mitigation measures as listed in the Recommended Pollution Control Clauses for Construction Contracts.
- 12.3 The Site, which is partly hard-paved, partly covered by vegetation, and partly occupied by some converted containers and construction materials with on-going construction works without valid planning permission, is situated in an area of rural character comprising woodland, unused land covered by dense vegetation, temporary domestic structures and permitted burial grounds for indigenous villagers (**Plans A-2 to A-4c**). The Site is generally bounded by densely vegetated hillslopes zoned “GB” with no existing brownfield operation in the immediate surroundings. The proposed use, involving extensive land filling across the entire site for site formation purpose, primarily to form a circulation area, is not justified and is considered not compatible with the surrounding land uses as well as the wider context of the “GB” zone. Furthermore, vegetation clearance and site formation works have extended beyond the site boundary, encroaching further onto the adjoining “GB” zone (**Plans A-3 to A-4c**).
- 12.4 According to TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The design and layout of any proposed development within “GB” zone should also be compatible with the surrounding areas. The land use compatibility of the proposed use has been discussed in paragraph 12.3 above. Regarding the impact on existing natural vegetation and landscape, it is noted that extensive trees and vegetation clearance have taken place, with part of the Site being hard-paved (**Plans A-3 to A-4c**). CTP/UD&L of PlanD has reservations on the application from landscape planning perspective, considering that the landscape proposal, comprising the planting of a single exotic species on concrete ground, is insufficient and undesirable, and approval of the application may alter the landscape character of the areas and induce adverse landscape impact. In view of the above, the application is considered not in line with TPB PG-No. 10.
- 12.5 DLO/N, LandsD objects to the application as there are unauthorised structures at the Site and unlawful occupation of GL within and adjoining the Site. Other concerned government departments consulted, including the Director of Fire Services and C for T, have no objection to or no adverse comment on the application.
- 12.6 There is no previous planning permission granted at the Site, nor is there any similar approved application for temporary warehouse or other brownfield uses within the same “GB” zone. Meanwhile, there are nine approved similar applications for temporary warehouse within the same “AGR” zone to the further east and south of the Site as mentioned in paragraph 7 above (**Plan A-1**). However, the planning circumstances of those approved applications are different from those of the current application in that the Site falls largely within an area zoned “GB” and in the inner part of the subject “AGR” zone, which remains largely undisturbed by brownfield uses and, is distinctly separated from the existing brownfield clusters in Hung Lung Hang area to the further east and south, and there are adverse departmental comments on the current application.

Approving the application would encourage further proliferation of similar brownfield uses into undisturbed rural setting, the cumulative impact of which would result in a general degradation of the rural environment, thereby frustrating the planning intention of the “GB” zone. Therefore, the current application does not warrant the sympathetic consideration.

- 12.7 Regarding the public comments mentioned in paragraph 11 above, the government departments’ comments and the 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 mentioned in paragraph 11 above, PlanD does not support the application for the following reasons:

- (a) the proposed use with associated filling of land is not in line with the planning intention of the “GB”, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. It is also not in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis; and
- (b) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that it is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that it would not have significant adverse landscape impact on the surrounding areas.

- 13.2 Alternatively, 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 11.9.2029. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 11.3.2027;
- (b) in relation to (a) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 11.6.2027;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.3.2027;

- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.6.2027;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) 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 11.3.2027;
- (g) in relation to (f) 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 11.6.2027;
- (h) the submission of revised 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 11.3.2027;
- (i) in relation to (h) 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 11.6.2027;
- (j) in relation to (i) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (k) if any of the above planning condition (e) or (j) 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;
- (l) if any of the above planning condition (a), (b), (c), (d), (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon the expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and hard paving, and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix V**.

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 reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, 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.

15. Attachments

Appendix I	Application Form received on 14.7.2026
Appendix Ia	SPS received on 14.7.2026
Appendix Ib	SI received on 15.7.2026
Appendix Ic	FI received on 24.8.2026
Appendix Id	FI received on 31.8.2026
Appendix Ie	FI received on 2.9.2026
Appendix II	Relevant Extracts of TPB-PG No. 10
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Layout 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
SEPTEMBER 2026**