RNTPC Paper No. A/YL-KTN/1281
For Consideration by
the Rural and New Town
Planning Committee
on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1281

Applicant	:	CPO SPORTS HONGKONG LIMITED represented by Allgain Land Planning Limited
Site	:	Lot 1560 (Part) in D.D. 107 and Adjoining Government Land (GL), Kam Tin, Yuen Long
Site Area	:	About 8,200m^2 (including GL of about 100m^2 (1.2%))
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
Zonings	:	"Comprehensive Development Area (1)" ("CDA(1)") (99.9%) *[restricted to a maximum plot ratio of 1.2 and a maximum building height (BH) of 16 storeys]* "CDA" (0.1%)[1] *[restricted to a maximum gross floor area (GFA) of 345,400m^2, a maximum non-domestic GFA of 10,000m^2 and a maximum BH of 14 storeys]*
Application	:	Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services for a Period of Three Years

The Proposal

1.1 The applicant seeks planning permission for proposed temporary place of recreation, sports or culture (padel tennis) (板式網球) with ancillary eating place and shop and services for a period of three years at the application site (the Site), which falls within an area zoned "CDA(1)" on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently largely fenced-off, partly hard-paved, and erected with some temporary structures in the northern portion, while part of the southeastern portion is used for open storage of construction materials

[1] About 4.7m^2 (0.1%) of the Site encroaches upon "CDA" zone which can be regarded as minor boundary adjustment according to the covering Notes of the OZP and is not included in the planning assessment.

covered by a valid planning permission under application No. A/YL-KTN/1130 until 1.8.2028 (**Plans A-1**, **A-2** and **A-4**).

1.2 The Site is accessible from Shui Mei Road (**Plans A-2** to **A-4**). According to the applicant, the proposed use with a total floor area of about 5,198m^2 involves 18 single-storey structures (height of not more than 11m) for 18 enclosed padel tennis courts, and six two-storey converted container structures (height of not more than 7m) for toilets and changing rooms, function room (for gym and warm-up exercise), storage rooms, reception, shop (for selling padel tennis and racket, sportswear and related equipment) and eating place (for selling light refreshment) (**Drawing A-1**). To minimise potential environmental nuisance and visual impact on the surroundings, the applicant proposes that all padel tennis activities will be confined within the padel tennis courts, which are enclosed structures built with sound-absorbing tents at top and all sides, acoustic laminated glass walls and sound-absorbing court carpets as well as air-conditioning system (**Drawing A-2**). Subtle colours such as earth-tone or grey will be adopted for the tents (**Drawing A-2**). Peripheral fence wall with sound-absorbing panels of not more than 3.5m in height will be erected along the site boundary on all sides. Lighting devices will also be provided in accordance with the Guidelines on Industry Best Practices for External Lighting Installations and will be placed facing away from nearby buildings. Septic tank system to collect sewage generated from the proposed use will be constructed in accordance with the Professional Persons Environmental Consultative Committee Practice Note 1/23. No parking space or loading/unloading (L/UL) space will be provided at the Site. A maximum of 72 visitors will be allowed on site at a time. Visit-by-appointment arrangement will be adopted, and all visitors will be required to use public transport or park at nearby public vehicle parks (PVPs) (**Plan A-3**). No sports other than padel tennis, indoor workouts and warm-up exercises will be carried at the Site at all times. No public announcement system, whistle blowing, portable loudspeakers or any form of audio amplification system will be involved at the Site at all times. The operation hours will be between 8:00 a.m. and 8:00 p.m. daily, including Sundays and public holidays. Plans showing the site layout and illustration of the proposed padel tennis courts submitted by the applicant are on **Drawings A-1** and **A-2** respectively.

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

(a)	Application Form with attachments received on 2.9.2026 and 9.9.2026	(**Appendix I**)
(b)	Further Information (FI) received on 30.9.2026[#]	(**Appendix Ia**)
(c)	FI received on 15.10.2026*	(**Appendix Ib**)
(d)	FI received on 26.10.2026*	(**Appendix Ic**)
(e)	FI received on 2.11.2026*	(**Appendix Id**)

[#] accepted but not exempted from publication and recounting requirements
** 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 and FIs at **Appendices I** to **Id**, and can be summarised as follows:

(a) padel tennis is a new kind of sports worldwide and the application can help promote the new sports culture that combines leisure, fitness and competition. The temporary nature of the application would not jeopardise the long-term planning intention of the "CDA(1)" zone. The proposed use is compatible with the surrounding areas;

(b) the proposed use will not provide parking space or L/UL space with a view to minimising any potential traffic impact on the surrounding areas. Visitors will be required to take public transport (bus or minibus stops along San Tam Road and at PARK YOHO transport terminus), or use PVPs nearby (such as PVPs under applications No. A/YL-KTN/985, 1001 and 1093 with five, 16 and 32 parking spaces for private car) (**Plan A-3**) which are within 10- to 12-minute walking distance from the Site;

(c) regarding the Lands Department (LandsD)'s concerns on lease breaches, the applicant will take appropriate follow-up and rectification actions including submission of Short Term Waiver (STW) and Short Term Tenancy (STT) applications upon approval of the current application;

(d) in support of the current application, the applicant has submitted a drainage proposal; and

(e) in response to public comments concerning the potential environmental impacts on the surrounding areas, the applicant has committed to adopt appropriate mitigation measures (as detailed in paragraph 1.2 above). The applicant has provided specifications and testing report to demonstrate the effectiveness of the proposed noise mitigation measures in reducing noise arising from the padel tennis activities. The applicant also advises that padel tennis differs from pickleball in terms of court design and equipment[2]. The overall sound of padel tennis is less shrill than that of pickleball and would therefore cause relatively less auditory disturbance. The operation of the proposed use will only commence upon completion of relevant environmental mitigation measures. Upon approval of the current application, the applicant will further liaise with the relevant stakeholders, including the management office of the nearby residential development.

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

The applicant is not a 'current land owner' but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the 'Owner's Consent/Notification' Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to the Kam Tin Rural Committee. Detailed information would be deposited at the meeting for Members'

[2] According to the applicant, padel tennis is played within a court surrounded by glass walls and wire mesh, and uses a thick, solid, perforated paddle and a low-pressure tennis-style ball. In contrast, pickleball is typically played in an open-air setting and uses a wider, flat paddle and a lightweight perforated plastic ball.

inspection. For the GL portion of the Site, the 'Owner's Consent/Notification' requirements are not applicable.

4. Background

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

5. Previous Applications

The Site is the subject of two previous applications (No. A/YL-KTN/604 and 1130) submitted by applicants different from the current application since it was zoned "CDA(1)". Application No. A/YL-KTN/604 covering most of the "CDA(1)" zone for proposed comprehensive residential development and application No. A/YL-KTN/1130 covering majority of the Site for proposed temporary warehouse and open storage approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2019[3] and 2025 respectively are not relevant to the current application due to different uses involved. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Application

There is no similar application within the same "CDA(1)" zone in the vicinity of the Site in the past five years.

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

7.1 The Site is:

(a) currently largely fenced-off, partly hard-paved, and erected with some temporary structures in the northern portion, while part of the southeastern portion is used for open storage of construction materials covered by a valid planning permission under application No. A/YL-KTN/1130 until 1.8.2028; and

(b) accessible from Shui Mei Road.

7.2 The surrounding areas are rural in character with an intermix of open storage yard/warehouse (including two sites with valid planning permissions), parking of vehicles, grassland and vacant land. To the west and northwest of the Site is a medium-rise residential development namely PARK YOHO[4] and its ancillary

[3] The implementation of the proposed comprehensive residential development under application No. A/YL-KTN/604 (approved with conditions by the Committee on 22.3.2019) is currently subject to land acquisition. The validity of the planning permission has been extended to 22.3.2027.

[4] According to the applicant, the Site boundary and the nearest padel tennis court at the Site are about 22.5m and 40m respectively away from PARK YOHO residential blocks.

tennis court (**Plans A-2** and **A-3**). To the south across Shui Mei Road is a watercourse (**Plans A-2** and **A-4**).

8. Planning Intention

The "CDA(1)" zone is intended primarily for comprehensive development/ redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

9. Comments from Relevant Government Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 to 9.4 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided at **Appendices III** and **IV** respectively.

9.2 The following government department has adverse comment on the application:

Land Administration

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

(a) has adverse comment on the application;

(b) the Site comprises GL and an Old Schedule Agricultural Lot 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;

(c) no permission is given for occupation of GL (about 100m^2 as mentioned in the applicant's submission) included in the Site. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28);

(d) LandsD has reservation on the application since there is/are unauthorized structure(s) and/or use(s) on the private lot covered by the application which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and

(e) advisory comments are at **Appendix IV**.

9.3 The following government departments have specific views on the application:

Environment

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

(a) having considered the information provided and subject to the imposition of relevant approval conditions, which serve to ensure implementation of environmental mitigation measures proposed by the applicant and follow-up mechanism in case of non-compliance, he has no objection to the application;

(b) the applicant has committed to implement a number of mitigation measures to control potential environmental impacts particularly noise impact from the proposed use. Key noise mitigation measures are re-capped: (i) the proposed courts would incorporate acoustic laminated glass walls and sound-absorbing materials tents (including the top and sides) to provide effective noise screening. Sound-absorbing court carpets would be provided for each court; (ii) sound-absorbing panels would be erected along the boundary of the Site; (iii) the western side of the Site, adjacent to PARK YOHO, would feature a sealed structure (toilets and changing rooms) to screen the padel tennis courts; (iv) no sports other than padel tennis, indoor workouts and warm-up exercises would be carried at the Site; (v) and no public announcement system, portable loudspeaker, or any form of audio amplification system would be used at the Site;

(c) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to control potential environmental impacts from the proposed use;

(d) the applicant shall follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by the Environmental Protection Department (EPD) to control potential air quality impact from the proposed use;

(e) the applicant shall follow the 'Guidelines on Industry Best Practices for External Lighting Installations' to control potential impact from external lighting of the proposed use;

(f) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPC 1/23 'Drainage Plans subject to Comment by EPD' including requirements for minimum clearance distance, percolation test and certification by Authorized Person for the proposed septic tank systems;

(g) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. Licensed collectors should be engaged to collect and dispose the sewage and waste from the infrastructure/facilities on a regular basis;

(h) the applicant shall meet the statutory requirements under relevant environmental legislation, in particular the Noise Control Ordinance (Cap. 400);

(i) once the site becomes operational, noise emissions from the proposed use will be regulated under Cap. 400, specifically Section 13 on noise abatement notices. If the noise emitted does not comply with the technical criteria – i.e., the Acceptable Noise Levels set out in the relevant Technical Memorandum – a noise abatement notice may be served on the owners or occupiers of the premises;

(j) there was one substantiated environmental complaint received against the Site in 2025 related to suspected nighttime construction noise near PARK YOHO. During inspections for the mentioned complaint, no violation of relevant environmental ordinance was spotted; and

(k) advisory comments are at **Appendix IV**.

Traffic

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

(a) he has no adverse comment on the application from traffic engineering perspective;

(b) on the understanding that the applicant proposed not to provide any parking or L/UL space at the Site and having regard to the public concerns regarding the traffic impact of the proposed use and the applicant's proposal on encouraging accessing the Site via public transport, consideration may be given to imposing an approval condition stipulating that no vehicle(s) for operational use is allowed to enter or park at the Site after the commencement of any operation of the proposed use during the planning approval period; and

(c) advisory comments are at **Appendix IV**.

9.4 The following government department conveys local views on the application:

District Officer's Comments

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

his office has received a public comment dated 27.10.2026 from the Supreme Management Services Limited (i.e. PARK YOHO Management Services Office) (**Appendix Vb**) (which is the same as those submitted by the office under the statutory public inspection periods for the subject application and are summarised in paragraph 10.3 below).

10. Public Comments Received During Statutory Publication Periods

10.1 On 11.9.2026 and 6.10.2026, the application was published for public inspection. During the statutory public inspection periods, 578 public comments were received, including 21 supporting, 553 objecting to (including 98 comments in 21 types of standard letter format), 4 providing views on the application. Full set of public comments is at **Appendices Va** to **Vc**. Their major views are summarised as follows:

Supporting Comments (**Appendix Va**)

10.2 The supporting comments as summarised below are from a member of the Hong Kong Representative Team in Padel, residents of PARK YOHO and individuals:

(a) the proposed use can optimise the utilisation of land resources to provide more recreational facilities for and inject vibrancy into the community, as well as promote diversification of sports and provide high-standard sports facilities with the essential foundation needed to elevate international standing;

(b) the proposed use can generate economic returns and promote youth development in the surrounding areas; and

(c) relevant mitigation measures have been proposed by the applicant to minimise the potential impacts on the surrounding areas.

Objecting Comments (**Appendix Vb**)

10.3 The objecting comments as summarised below are from the Supreme Management Services Limited (i.e. PARK YOHO Management Services Office), residents of PARK YOHO and individuals:

(a) the Site is in close proximity to the nearby residential development and the proposed use is not compatible with the surrounding areas. The proposed use may induce adverse light, noise, drainage, sewerage and other environmental, ecological impacts, as well as traffic impacts and security concerns on the surrounding areas. No technical assessments are provided

in the current submission;

(b) the applicant has provided misleading information in the submission. The fully enclosed design does not meet the actual operational needs and the air-conditioning may also bring noise impact to the surrounding areas. Also, the proposed padel tennis courts shall be located indoor;

(c) the proposed use is not in line with the planning intention of the "CDA(1)" zone;

(d) suspected unauthorized development is involved at the Site;

(e) whilst the recent public complaints are mainly focused on pickleball, it does not mean that padel tennis would not cause adverse environmental impacts; and

(f) it is questionable that whether the mitigation measures will be effectively implemented and maintained after approval and which government department(s) the residents may approach for lodging complaints, enforcement actions, and possible prosecution in case of non-compliance.

Providing Views (**Appendix Vc**)

10.4 Comments providing views as summarised below are from individuals:

(a) notwithstanding the potential noise impact on nearby residents, the nearby residents may consider the proposed use with low-rise built form preferable to alternative developments, such as high-rise buildings or warehouses;

(b) sound insulation should be considered, and a flyover should be constructed to provide direct access to the Site rather than passing through PARK YOHO; and

(c) it is suggested that new football and basketball courts be provided, as there is a lack of children's play facilities in the area.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary place of recreation, sports or culture (padel tennis) with 18 enclosed padel tennis courts as well as ancillary eating place, shop and services and supporting facilities for a period of three years at the Site zoned "CDA(1)" (**Plan A-1**). Whilst the proposed use is not in line with the planning intention of the "CDA(1)" zone, the subject "CDA(1)" zone is largely covered by an approved application (No. A/YL-KTN/604) for proposed comprehensive residential development of which the implementation is currently subject to land acquisition. In this regard, it is considered that approving the application on a temporary basis would not jeopardise the implementation of the approved comprehensive residential development or the long-term planning intention of the "CDA(1)" zone. Taking into account the above and the planning

assessments below, there is no objection to the proposed use on a temporary basis of three years.

11.2 The proposed use is considered not incompatible with the surrounding areas which are rural in character with an intermix of open storage yard/warehouse, parking of vehicles, grassland and vacant land, as well as a residential development namely PARK YOHO to the northwest and west of the Site (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the proposed use is not incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the proposed use is not anticipated.

11.3 In respect of potential environmental, visual and traffic impacts on the surrounding areas during operation of the proposed use, the applicant has proposed relevant mitigation measures as detailed in paragraph 1.2 above, including confining all padel tennis activities within the padel tennis courts, which are enclosed structures built with sound-absorbing (top and all sides) tents, acoustic laminated glass walls and sound-absorbing court carpets as well as air-conditioning system; adoption of subtle colours for the tents; erecting peripheral fence wall with sound-absorbing panels along the site boundary on all sides; directing the lighting devices away from nearby buildings; provision of septic tank system to collect sewage generated from the proposed use; prohibiting the use of public announcement system, whistle blowing, portable loudspeakers or any form of audio amplification system at the Site at all times; limiting the number of users with the adoption of visit-by-appointment arrangement; restricting the operation hours between 8:00 a.m. and 8:00 p.m. daily; and no parking space or L/UL space to be provided at the Site. The applicant has also committed that the operation of the proposed use will only commence upon completion of relevant mitigation measures. According to the applicant, the proposed mitigation measures can reduce noise arising from padel tennis activities to minimise potential noise impact on the surrounding areas and will not generate excessive trip generation to the Site. In view of the above, DEP has no objection to the application subject to imposition of relevant approval conditions as detailed in paragraph 12.2 below to ensure the implementation of environmental mitigation measures. According to DEP, whilst one substantiated environmental complaint relating to nighttime construction noise against the Site was received in the past three years, no violation of relevant environmental ordinance was spotted. On the understanding that the applicant proposed not to provide any parking or L/UL space at the Site and having regarding to the public concerns regarding the traffic impact of the proposed use and the applicant's proposal on encouraging accessing the Site via public transport, C for T has no adverse comment on the application from traffic engineering perspective and advises that consideration may be given to imposing an approval condition stipulating that no vehicle(s) for operational use is allowed to enter or park at the Site after the commencement of any operation of the proposed use during the planning approval period.

11.4 Other relevant government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services, Director of Food and Environmental Hygiene and Director of Agriculture, Fisheries and Conservation, have no objection to or no adverse

comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the proposed use. Regarding DLO/YL, LandsD's concern on the unauthorized structure(s) and/or use(s) on the concerned lot of the Site, the applicant will be advised to liaise with LandsD on these land administration matters.

11.5 Regarding the public comments as mentioned in paragraph 10 above, the departmental comments and planning assessments above are relevant. Besides, any unauthorized development at the Site would be subject to planning enforcement action.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the local views conveyed by DO(YL), HAD and public comments mentioned in paragraph 10 above respectively, PlanD has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 20.11.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

(a) no vehicle, as proposed by the applicant, is allowed to enter or park on the site after the commencement of any operation of the proposed use during the planning approval period;

(b) no operation of the proposed use between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

(c) no public announcement system, whistle blowing, portable loudspeakers or any form of audio amplification system, as proposed by the applicant, is allowed on the site during the planning approval period;

(d) no ball sports activities other than padel tennis shall be carried out on the site during the planning approval period;

(e) all padel tennis activities shall be carried out inside the enclosed padel tennis courts on the site, as proposed by the applicant, during the planning approval period;

(f) the submission of an environmental mitigation measures proposal before the commencement of any operation of the proposed use to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

(g) in relation to (f) above, the implementation of the environmental mitigation measures proposal before the commencement of any operation of the proposed use to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

(h) in relation to (g) above, the implemented environmental mitigation measures shall be maintained at all times during the planning approval period;

(i) the submission of a revised 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 20.5.2027;

(j) in relation to (i) above, the implementation of the revised 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 20.8.2027;

(k) in relation to (j) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

(l) 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 20.5.2027;

(m) in relation to (l) 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 20.8.2027;

(n) if any of the above planning condition (a), (b), (c), (d), (e), (h) or (k) 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;

(o) if any of the above planning condition (f) or (g) is not complied with before the commencement of any operation of the proposed use, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

(p) if any of the above planning condition (i), (j), (l) or (m) 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 IV**.

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

the proposed use is not in line with the planning intention of the "CDA(1)" zone which is primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

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

14. Attachments

Appendix I	Application Form with attachments received on 2.9.2026 and 9.9.2026
Appendix Ia	FI received on 30.9.2026
Appendix Ib	FI received on 15.10.2026
Appendix Ic	FI received on 26.10.2026
Appendix Id	FI received on 2.11.2026
Appendix II	Previous applications
Appendix III	Government departments' general comments
Appendix IV	Recommended advisory clauses
Appendices Va to Vc	Public comments
Drawing A-1	Site layout plan
Drawing A-2	Illustration of proposed pedal tennis courts
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

PLANNING DEPARTMENT
NOVEMBER 2026