

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/344

- Applicant** : United Power Asset Management Limited represented by Tai Wah Development Consultants Limited
- Site** : Lots 3719 S.O (Part), 3719 S.P ss.1 S.B, 3719 S.P ss.1 RP, 3719 S.P ss.2 S.A, 3719 S.P ss.2 RP, 3719 S.P ss.4 (Part) and 3719 S.P RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long
- Site Area** : About 15,878 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10 (currently in force)
- Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9
(at the time of submission)
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) *[restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park]*
- (no change on the current OZP)
- Application** : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land and pond for a period of three years at the application site (the Site), which falls within an area zoned “OU(CDWRA)” on the OZP (**Plan A-1a**). 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). Filling of pond and/or land within “OU(CDWRA)” zone also requires planning permission from the Board. The Site is currently formed, hard-paved and occupied by a logistic centre without valid planning permission and scattered trees (**Plans A-2 to A-4b**).

- 1.2 According to the applicant, the application is to facilitate the relocation of a business operation at a site (with an area of about 10,050m²) in Ngau Tam Mei (NTM) which will be affected by government projects, i.e. Potential Development Area under the Land Use Review Study for NTM Area¹ (NTM development) and NTM Depot of the MTR Northern Link² (NOL). The site of the affected operation is anticipated to be resumed for implementation of the NTM development and NOL projects.
- 1.3 The Site is accessible via a local track leading to Kam Pok Road West which connects to Kam Pok Road East (**Drawing A-1, Plans A-1a and A-3**). According to the applicant, the proposed temporary warehouse is for storage of miscellaneous goods (including packaged food, apparel, footwear, electronic goods and furniture, etc.), comprising one two-storey structure (about 13m in height) which will be fully enclosed for warehouses, site office, washroom and one rain shelter for loading/unloading (L/UL) activities (about 7m in height) and the total floor area is about 21,143m² (**Drawing A-2**). All items will be stored within the enclosed structure, and no dangerous goods will be stored and no workshop or open storage activities will be carried out at the Site. Solid metal fencing of 2.5m in height is proposed along the boundary of the Site to minimise potential nuisance to the surrounding areas. All the existing trees within the Site would be retained. Six private car parking spaces and six L/UL spaces for container vehicles will be provided within the Site. Sufficient manoeuvring space will be provided within the Site to ensure that no vehicles will turn back outside the Site. The applicant also applies for regularisation of filling of pond with an area of about 7,049m² (about 44% of the Site) in a depth of about 0.5m and filling of land with an area of about 15,442m² (about 97% the Site) with concrete in a depth of not more than 0.2m up to a level of ranging from +3.6mPD to +3.7mPD for site formation of structures, vehicular circulation, parking and L/UL spaces (**Drawing A-3**). The proposed operation hours are between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The vehicular access plan, layout plan and land and pond filling plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.4 Parts of the Site are involved in four previous applications (No. A/YL-NSW/44, 108, 124 and 166) for temporary parking area for private cars, van and lorry and open storage for timber and light building materials which were all rejected by the Rural and New Town Planning Committee (the Committee) of the Board or the Board upon review between 1998 and 2005 (**Plan A-1b**) (details at paragraph 6 below).
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with supplementary planning statement (SPS) received on 12.3.2025 (**Appendix I**)
 - (b) Further Information (FI) received on 25.3.2025 [#] (**Appendix Ia**)
 - (c) FI received on 28.4.2025 [#] (**Appendix Ib**)

¹ According to the latest programme, the works of NTM development is anticipated to commence in 2027.

² According to the latest programme, the construction works of the NOL Main Line is anticipated to commence in 2025 for targeted completion in 2034.

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 at the Application Form, SPS and FIs at **Appendix I to Ib**. They can be summarised as follows:

- (a) The proposed use is to facilitate the relocation of the applicant's affected business operation (i.e. a storage yard and warehouse) in NTM to a fully enclosed structure at the Site for the implementation of NTM development and NTM Depot of the NOL, under which the site of the affected business is anticipated to be resumed.
- (b) The applicant has conducted a thorough site search for relocation of the affected operations, but sites identified were considered not suitable due to various issues such as incompatibility with the surrounding areas, environmental concerns and land ownership. Although the area of the Site is larger than that of the affected operation, it could help address the pressing demand for indoor storage space and enhance operational efficiency of the relocated operation. Approval of the current application can facilitate relocation of the affected operations and minimise the impact on implementation of government projects.
- (c) The proposed use would support the transformation of brownfield operations in the New Territories, which echoes with the Government's intention to consolidate brownfield operations in a more land-efficient manner and enhance storage condition by protecting stored items from environmental harm.
- (d) Although the site area of about 1.6ha is larger than the affected business operation (site area of about 1.0ha), there is substantial growth in demand for local indoor storage space, and the increase in site area can enhance the operational efficiency with additional space.
- (e) The surrounding areas of the Site are mainly occupied by brownfield operations, including warehouse, logistics centre and open storage yards. The proposed use is considered not entirely incompatible with the surrounding areas.
- (f) There is no known long-term planned development covering the Site. The proposed use is temporary in nature and approval of the current application will not frustrate the long-term planning of the "OU(CDWRA)" zone.
- (g) The proposed use will not create significant nuisance and traffic impact on the surrounding areas. The applicant will follow relevant requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (the 'CoP') issued by Environmental Protection Department (EPD) to minimise any potential environmental impacts. The applicant will also strictly comply with all environmental protection/pollution control ordinances.
- (h) The applicant will reinstate the Site to an amenity area upon the expiry of planning approval period.

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 of the Town Planning Ordinance (TPB PG-No. 31B) by publishing notice in local newspapers and sending notice to the San Tin Rural Committee. Detailed information would be deposited at the meeting for Member’s inspection.

4. Town Planning Board Guidelines

According to the Town Planning Board Guidelines for Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), which is relevant to the application, the Site falls within the Wetland Buffer Area (WBA) and the relevant extract of the Guidelines is at **Appendix II**.

5. Background

- 5.1 The Site is not subject to any active planning enforcement action. Should there be sufficient evidence to form an opinion that there is unauthorized development at the Site, planning enforcement would be undertaken.
- 5.2 The Site was involved in five previous planning enforcement cases (No. E/YL-NSW/41,113, 117, 157 and 165) against workshop, container vehicle park and storage use with Enforcement Notice (EN) and Reinstatement Notice (RN) issued between 1997 and 1995 (**Plan A-2b**). Compliance Notice for EN and RN were subsequently issued for all five cases between 1998 and 2007.

6. Previous Applications

- 6.1 Parts of the Site are involved in four previous applications (No. A/YL-NSW/44, 108, 124 and 166) for temporary parking area for private cars, van and lorry and open storage for timber and light building materials. Details of the applications are summarised at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 All four applications were rejected by the Committee or the Board upon review between 1998 and 2005 mainly on the grounds that the proposed use was not in line with the planning intention of the then “Recreation” or “OU(CDWRA)”³ zone; the proposed use was not in line with the previous version of TPB PG-No. 12 and Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13) as there was inadequate information in the submission to demonstrate that the developments would not have significant impact on the environment, ecology, drainage, sewerage and/or traffic in the area;

³ The Site was zoned “Recreation” zone under the draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/1 which was exhibited in 1994. It was rezoned to “OU(CDWRA)” in 2000 under the draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/2 and there has been no change in the zoning and development restrictions for the Site since then.

the proposed use was not compatible with the rural character of the surrounding area and the adjacent land uses; and approval of the applications would set an undesirable precedent for similar applications leading to general degradation of the environment in the area.

7. Similar Application

- 7.1 There is one similar application (No. A/YL-NSW/334) at another “OU(CDWRA)” zone on the OZP in the past five years. Details of the application is summarised at **Appendix III** and its location is shown on **Plan A-1a**.
- 7.2 Application No. A/YL-NSW/334 for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land at another “OU(CDWRA)” zone was approved by the Committee on 11.4.2025, mainly on the grounds that the temporary approval would not frustrate the long-term planning intention; the proposed use was not entirely incompatible with the surrounding uses; potential environmental nuisance would be minimised with mitigation measures implemented (including planting of trees and erection of solid metal fencing along the boundary of the site) and the proposed use would unlikely result in significant adverse impact on the surrounding areas; the government departments consulted in general had no adverse comment or their concerns could be addressed by relevant approval conditions; and relevant policy bureau indicated supporting view to facilitate relocation of business operation affected by government project (i.e. MTR NOL).
- 7.3 Applications No. A/YL-NSW/343 and 346 (submitted by different applicants) for temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land/pond for a period of three years within the same “OU(CDWRA)” zone will be considered at the same meeting (**Plan A-1a**).

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

- 8.1 The Site is:
- (a) accessible via a local track leading to Kam Pok Road which connects with Kam Pok Road East;
 - (b) currently formed, hard-paved and occupied by a logistic centre without valid planning permission with scattered trees; and
 - (c) located within the WBA of Deep Bay Area.
- 8.2 The surrounding areas comprise predominantly open storage and storage yards, warehouses, logistics centres, parking of vehicles. There are existing ponds located to the south of the Site within the “Conservation Area” (“CA”) zone. Residential development of Fairview Park within the “Residential (Group C)” zone on the Mai Po and Fairview Park Outline Zoning Plan and village settlement of Tai Sang Wai with playground, canteen and village office are located to the further north and west respectively.

9. Planning Intention

- 9.1 The planning intention of the “OU(CDWRA)” zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.
- 9.2 According to the Explanatory Statement of the OZP, filling of pond and land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within the “OU(CDWRA)” zone, permission from the Board is required for such activities.

10. Comments from Relevant Government Bureaux/Department

- 10.1 Apart from the bureaux/department as set out in paragraphs 10.2 to 10.4 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 in **Appendices IV and V** respectively.

- 10.2 The following government bureau supports the application:

Policy Aspect

10.2.1 Comments of the Secretary for Development (SDEV):

- (a) the application is to facilitate relocation of a brownfield operation currently within the project area of the NTM Land Use Review Study. The preliminary land use proposals for NTM were released in November 2024 for a two-month public engagement. Taking into account the public views received, the project team will carry out detailed design for the works, conduct Environmental Impact Assessment and formulate the implementation programme and Recommended Outline Development Plan, prior to subsequent statutory procedures, including zoning amendment;
- (b) according to the applicant, a site search was conducted with a view to identifying suitable site for re-establishment of the business elsewhere, and the site under the current application is considered suitable for relocation. Although the area of the relocation site (about 15,878m²) is larger than its original site at NTM (about 10,050m²), the applicant has provided justifications on operational grounds; and
- (c) subject to no adverse comments on land use compatibility and technical aspects from concerned departments, the application is supported from the policy perspective.

- 10.3 The following government bureau has specific comments on the application:

NOL Project Aspect

10.3.1 Comments of the Secretary for Transport and Logistics (STL):

- (a) it is noted that the planning application is intended for relocation of a warehouse expected to be affected by NTM development and NTM Depot of the NOL; and
- (b) without pre-empting the professional views of the technical departments, our observation is that, if the current planning application for the relocation is approved, it could help to smoothen Lands Department (LandsD)'s clearance in relation to land resumption for NOL project.

10.4 The following government department has reservation on the application:

Land Administration

10.4.1 Comments of the District Land Officer/Yuen Long, LandsD:

- (a) the Site comprises Old Schedule Agricultural Lot Nos. 3719 S.O (Part), 3719 S.P ss.1 S.B, 3719 S.P ss.1 RP, 3719 S.P ss.2 S.A, 3719 S.P ss.2 RP, 3719 S.P ss.4 (Part) and 3719 S.P RP (Part) in D.D. 104 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;
- (b) unauthorised structure(s) within the said private lot covered by the planning application

LandsD has reservation on the planning application since there is/are unauthorised structure(s) or uses on the Lot Nos. 3719 S.O, 3719 S.P ss.1 RP, 3719 S.P ss.2 RP and 3719 S.P RP in D.D. 104 which is 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;

- (c) if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. 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 application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- (d) advisory comments are at **Appendix V**.

11. Public Comments Received During Statutory Publication Period

On 21.3.2025, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual (**Appendix VI**) objecting to the application mainly on the grounds that the Site has been occupied for brownfield operation without enforcement action and it is in close proximity to residential developments and “Conservation Area” zone.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of pond and land for a period of three year at the Site zoned “OU(CDWRA)” (**Plan A-1a**). While the proposed use is not in line with the planning intention of the “OU(CDWRA)” zone, according to the applicant, the application is to facilitate the relocation of the business operation in NTM area which will be affected by the NTM development and NTM Depot of the NOL. In this regard, SDEV supports the application having considered that the current application is to facilitate relocation of an affected brownfield operations in NTM area. STL also considers that approval of the current application for the relocation could help to smoothen the clearance in relation to land resumption for the NOL project. Besides, there is currently no known long-term development programme or proposal for the Site, and the proposed use could utilise the land resource to facilitate the relocation of the business operation affected by government projects. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the “OU(CDWRA)” zone. Taking into account the above and the planning assessments below, Planning Department (PlanD) has no objection to the proposed use with associated filling of land on temporary basis of three years.
- 12.2 Filling of pond and/or land within the “OU(CDWRA)” zone requires planning permission from the Board as they may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In this regard, the Director of Agriculture, Fisheries and Conservation (DAFC), Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) and Director of Environmental Protection (DEP) have no adverse comments on the pond and land filling from nature conservation, drainage and environmental perspectives respectively. As the Site is zoned “OU(CDWRA)”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “OU(CDWRA)” zone and restore the greenery of the area is recommended should the Committee decide to approve the application. The applicant has also committed to reinstatement of the Site to an amenity area upon expiry of the approval period given.
- 12.3 The Site located within the “OU(CDWRA)” zone is bounded by playground and village settlement of Tai Sang Wai to its immediate west (**Plan A-1**). The immediate surrounding areas of the Site are occupied predominantly by brownfield uses, such as open storage and storage yards, warehouses, logistics centres, parking of vehicles, whereas low-rise residential development within the “R(C)” zone and ponds within the “CA” zone are located to the north and south of the Site (**Plans A-2 and A-3**). According to the applicant, the proposed use will be accommodated within a fully enclosed structure and solid metal fencing

of about 2.5m tall would be erected along the boundary of the Site to minimise potential nuisance to the surrounding areas. All the existing trees within the Site would also be retained. The proposed use is considered not entirely incompatible with the surrounding areas. 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 generally not incompatible with the surrounding landscape character and significant adverse landscape impact on landscape resources within the Site arising from the proposed use is not anticipated.

- 12.4 While the Site falls within the WBA of the TPB PG-No. 12C, planning applications for temporary uses are exempted from the requirement of ecological impact assessment. DAFC has no objection to the application from ecological perspective.
- 12.5 Regarding DLO/YL, LandsD's concern on the unauthorised structures erected within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application. Other relevant government departments consulted, including the Commissioner for Transport (C for T) and Director of Fire Services have no objection to or no adverse comments on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant to follow the 'CoP' to minimise any potential environmental nuisance caused by the applied use on the surrounding areas. The operation of the proposed use will also be subject to the relevant pollution control ordinances.
- 12.6 The Site is involved in four previous applications for other brownfield operations which were all rejected by the Committee or the Board upon review between 1998 and 2005 mainly on the grounds as summarized in paragraph 6 above. However, the circumstances and considerations of the current application are different in that the proposed use is warehouse where all brownfield operation will be carried out within enclosed structure and solid metal fencing of 2.5m high will be provided along the Site boundary to minimise potential environmental nuisance and hence, the proposed use will unlikely result in significant adverse impact on the surrounding areas. Besides, the proposed use is to facilitate the relocation of business operation to be affected by the implementation of NTM development and NOL Main Line project. SDEV gives policy support on the current application and STL considers that the relocation under the current application can smoothen the clearance in relation to land resumption for the NOL project. Relevant government departments including DEP, CE/MN, DSD, DAFC and C for T have no adverse comments or no objection to the current application. The applicant has also committed to reinstate the Site upon expiry of the approval period given. There is one similar application in another the "OU(CDWRA)" zone on the OZP approved in the past five years as stated in paragraph 7 above. Approving the current application for a period of three years is not in conflict with the previous decisions of the Committee.
- 12.7 Regarding the public comment on the application as detailed in paragraph 11, the Site was previously involved in five previous enforcement cases with CN for EN and RN subsequently issued as mentioned in paragraph 5.2 above. The applicant would also be advised that the planning permission under the current application,

if granted, does not condone any other development/uses and structures which currently occur on the Site but not covered by the current application and immediate action should be taken to discontinue such development/uses and remove such structures (**Appendix V**). The departmental comments and planning assessments above are also relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned 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 2.5.2028. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a drainage impact assessment before the commencement of any construction works or operations, including site formation/land and pond filling works, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the provision of drainage facilities identified in the drainage impact assessment before the commencement of any operation to the satisfaction of the Director of Drainage Services;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) 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 2.11.2025;
- (e) in relation to (d) 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 2.2.2026;
- (f) if the above planning condition (a) is not complied with before the commencement of any construction works or operations, including site formation/land and pond filling works, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (g) if the above planning condition (b) is not complied with before the commencement of any operation, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if the above planning condition (c) 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;

- (i) if any of the above planning condition (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials 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**.

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

the proposed use with associated filling of pond and land is not in line with the planning intention of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone which is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area, and to phase out existing sporadic open storage and port back-up uses on degraded wetlands. There is no strong justification given 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 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 applicant.

15. Attachments

Appendix I	Application Form and supplementary planning statement received on 12.3.2025
Appendix Ia	FI received on 25.3.2025
Appendix Ib	FI received on 28.4.2025
Appendix II	Extract of TPB PG-No. 12C
Appendix III	Previous and Similar Applications
Appendix IV	Government departments' general comments

Appendix V	Recommended advisory clauses
Appendix VI	Public Comments
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Plan showing Filling of pond and land
Plan A-1a	Location Plan with similar applications
Plan A-1b	Plan showing previous applications
Plan A-2a	Site Plan
Plan A-2b	Plan showing enforcement cases
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
MAY 2025**