

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-FTA/271**

- Applicant** : Dragon Ace Investment Limited represented by R-riches Planning Limited
- Site** : Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land (GL), Fu Tei Au, Sheung Shui
- Site Area** : About 15,724m<sup>2</sup> (including GL of about 374m<sup>2</sup> or about 2% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Lots 411 (Part), 416 (Part), 423 (Part), 417 RP (Part) and 418 S.A (Part) in D.D. 89 are covered by Short Term Waivers (STWs) No. 1245, 1249, 1250 and 1269 respectively for office and/or ancillary use to a container yard, or container vehicle park
  - The GL portion of the Site is covered by Short Term Tenancy (STT) No. STT 1469 for storage use
- Plan** : Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18
- Zonings** : - “Agriculture” (“AGR”) (about 11,456m<sup>2</sup> or about 73%)  
- “Government, Institution or Community” (“G/IC”) (about 1,867m<sup>2</sup> or about 12%)  
- “Open Storage” (“OS”) (about 228m<sup>2</sup> or about 1%)  
- an area shown as ‘Road’ (about 2,173m<sup>2</sup> or about 14%)
- Application** : Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 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 (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) falling largely within an area zoned “AGR”, partly within an area zoned “G/IC” and an area shown as ‘Road’ as well as a very minor portion within an area zoned “OS” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Warehouse’ is a Column 1 use which is always permitted in the “OS” zone, and filling of land within the “OS” zone does not require planning permission from the Town Planning Board (the Board) while temporary use or development of any land or building not exceeding a period of three years within “AGR” and “G/IC” zones, all uses or developments within area shown as ‘Road’ and filling of land within the “AGR” zone require planning permission from the Board. The Site is largely fenced-off, hard-paved

and currently occupied by some temporary structures used for storage and open storage of construction materials and miscellaneous items without valid planning permission (**Plans A-4a to A-4c**).

- 1.2 The Site is accessible from its southeast via a local track leading to Man Kam To Road (**Plan A-2**). According to the applicant, the proposed use consists of three two-storey temporary structures with building heights of about 7m to 13m and a total floor area of about 17,248m<sup>2</sup> for warehouse for storage of miscellaneous goods (e.g. packaged goods, apparel, footwear, electronic goods, etc.) with fire service installations (FSIs), site office and washrooms. The uncovered area of about 7,100m<sup>2</sup> is for circulation area as well as five parking spaces (5m (L) x 2.5m (W) each) for private cars, two loading/unloading (L/UL) spaces (11m (L) x 3.5m (W)) for medium goods vehicles, and two L/UL spaces (16m (L) x 3.5m (W)) for container vehicles. While no gate will be installed at the ingress/egress at the southeastern boundary of the Site, a 12m-wide internal gate is proposed within the Site. A 2.5m high solid metal fencing will be erected along the site boundary. The operation hours are between 8:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, open storage activities or 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**.
- 1.3 The applicant also applies for regularisation of filling of land of the entire site with concrete to a depth of not more than 0.8m for site formation purpose (**Drawing A-2**). According to the drainage impact assessment (DIA) submitted by the applicant, the proposed drainage system comprises peripheral U-channels and catchpits along the site boundary (**Drawing A-3**). According to the traffic management measures proposed by the applicant, sufficient manoeuvring space will be provided within the Site to ensure that no vehicle will queue back onto the local road; physical gate or drop barrier will not be installed at the ingress/egress; flashing lights and audio warning devices as well as warning signs will be installed at the ingress/egress to ensure pedestrian safety; and staff will be deployed to manage the traffic.
- 1.4 The Site, in part or in whole, is the subject of 11 previous applications for various temporary uses including warehouse, open storage, container vehicle park or logistics uses, which were all approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board or the Board on review between 1998 and 2024. The last previous application (No. A/NE-FTA/238) submitted by the same applicant for the same use was approved with conditions by the Committee on 21.6.2024, as detailed in paragraph 5.3 below. The planning permission was subsequently revoked on 21.12.2025 due to non-compliance with approval conditions. Compared with the last previous application (No. A/NE-FTA/238), the current application remains the same in terms of site area/boundary, layout and major development parameters.
- 1.5 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form received on 6.1.2026 (**Appendix I**)
  - (b) Supplementary Planning Statement (SPS) received on 6.1.2026 (**Appendix Ia**)
  - (c) Further Information (FI) received on 12.2.2026\* (**Appendix Ib**)
  - (d) FI received on 13.2.2026\* (**Appendix Ic**)
  - (e) FI received on 23.2.2026\* (**Appendix Id**)

*\* 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 and FIs at **Appendices I to Id**, as summarised below:

- (a) there is pressing demand for open storage and warehouse space in the New Territories in recent years;
- (b) there is no active agricultural activity within/in the vicinity of the Site and no known implementation programme for the subject “G/IC” zone. The proposed use is temporary in nature and approval of the application would better utilise land resources and not frustrate the long-term planning intentions of the “AGR” and “G/IC” zones;
- (c) the proposed use is considered not incompatible with the surrounding areas which is predominated by open storage yards, container vehicle parks, warehouses, workshops and other port back-up uses. There is an approved application (No. A/NE-FTA/247) for similar use in the vicinity of the Site. Approval of the current application would not set an undesirable precedent;
- (d) the Site is the subject of a previous application (No. A/NE-FTA/238) submitted by the same applicant for the same use, which was approved by the Committee. The applicant has made efforts in complying the approval conditions under the previously approved application. Approval of the current application is in line with the Committee’s previous decision;
- (e) the applicant has submitted a DIA and FSIs proposal as well as proposed traffic management measures in support of the application. Should the application be approved, the applicant is committed to implement the proposals; strictly comply with all environmental protection/pollution control ordinances at all times during the planning approval period; and will follow the requirements in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (COP) to minimise adverse environmental impacts and nuisance to the surrounding areas; and
- (f) the applicant will submit applications for STW and STT to the Lands Department (LandsD) upon approval of the planning application, and remove the unauthorized structures in the adjoining lots and GL.

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

The applicant is not a “current land owner” but have complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent / Notification” Requirements under Sections 12A and 16 by publishing newspaper notice and sending a notice to Sheung Shui District 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.

## **4. Background**

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

## 5. Previous Applications

- 5.1 The Site, in part or in whole, is the subject of 11 previous applications (No. A/NE-FTA/22, 32, 41, 65, 72, 100, 110, 149, 181, 199 and 238) for different/same uses.
- 5.2 Amongst them, 10 applications (No. A/NE-FTA/22, 32, 41, 65, 72, 100, 110, 149, 181, 199 and 238), covering the southwestern part of the Site and submitted by different applicants for open storage, container vehicle park or logistics use, were approved with conditions by the Committee or the Board on review between 1998 and 2021. Their considerations are not applicable to the current application which involves a different use.
- 5.3 The remaining application (No. A/NE-FTA/238) submitted by the same applicant for the same use as the current application was approved with conditions by the Committee on 21.6.2024 mainly on the considerations that the proposed use was not incompatible with the surrounding areas; and there were no major adverse departmental comments on the application or relevant concerns could be addressed through implementation of approval conditions. The planning permission was subsequently revoked on 21.12.2025 due to non-compliance with approval conditions relating to the submission/implementation of DIA and FSIs proposal as well as implementation of the accepted traffic management measures. Compared with the last previous application (No. A/NE-FTA/238), the current application remains the same as detailed in paragraph 1.4 above.
- 5.4 Details of the previous applications are summarised at **Appendix II** and their locations are shown in **Plan A-1**.

## 6. Similar Applications

- 6.1 There are four similar applications (No. A/NE-FTA/201, 220, 247 and 258) involving two sites for warehouse or covered storage use within the same “AGR” zone in the vicinity of the Site in the past five years (**Plan A-1**). There is no similar application within the same “G/IC” zone and the area shown as ‘Road’.
- 6.2 Amongst them, applications No. (A/NE-FTA/201, 220 and 258) for proposed temporary cold storage for poultry and distribution centre (CSDC) were approved with conditions by the Committee between 2021 and 2025 mainly on considerations that the then Food and Health Bureau/Environmental and Ecology Bureau rendered policy supports to the application as there was a genuine operational need for a CSDC for poultry in Hong Kong; and there were no adverse departmental comments on the application or relevant concerns could be addressed through implementation of approval conditions.
- 6.3 The remaining application (No. A/NE-FTA/247) for proposed temporary warehouse was approved with conditions by the Committee in 2024 mainly on considerations that it was for the reprovisioning of brownfield operation affected by the Hung Shui Kiu/Ha Tsuen New Development Area development and policy support from the Secretary for Development was given to the application; and there were no major adverse departmental comments on the application or relevant concerns could be addressed through implementation of approval conditions.
- 6.4 Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) largely fenced-off, hard-paved and currently occupied by some temporary structures used for storage and open storage of construction materials and miscellaneous items without valid planning permission; and
- (b) abutting a local track to the immediate southeast leading to Man Kam To Road.

7.2 The surrounding areas are rural in character comprising open storage yards, logistics centres, workshops, temporary structures, domestic structures, vacant land and tree clusters. To the immediate west of the Site is Dongjiang Water Mains. To the further northwest, across the watermains, is a site covered with valid planning permission under application No. A/NE-FTA/247 for temporary warehouse use, where construction works is in progress.

## **8. Planning Intentions**

8.1 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.

8.2 The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

8.3 According to the Explanatory Statement of the OZP for “AGR” zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

## **9. Comments from Relevant Government Departments**

9.1 Apart from the government departments as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided at **Appendices IV** and **V** respectively.

9.2 The following government departments object to or do not support the application:

### **Land Administration**

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

- (a) he has objection to the application;

- (b) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via GL is granted to the Site;
- (c) the Site is already being used for the proposed uses under the planning application;
- (d) the private lots and portion of the GL in the Site are covered by the following STWs and STT. The applicant is not the waiveree/tenant of the STWs/STT. As there are breaches on the built-over-area and other aspects, his office reserves the rights to take enforcement action for irregularities as appropriate:

<b>STT/STW No.</b>	<b>Lot No (s) in D.D. 89</b>	<b>Purpose</b>
STT 1469	GL	Storage
STW 1245	Lot 411 (Portion)	Office and ancillary use to a container yard
STW 1249	Lot 416 (Portion)	Ancillary use to a container yard
	Lot 423 (Portion)	Office and ancillary use to a container yard
STW 1250	Lot 417 RP (Portion)	Ancillary use to a container yard
STW 1269	Lot 418 S.A (Portion)	Container vehicle park

- (e) the following irregularities covered by the subject planning application have been detected by his office:

- (i) Unauthorised structure within the Site covered by the planning application

there are unauthorized structures on the application lots. LandsD has reservation on the planning application since the unauthorized structures on Lots 408 S.A RP, 408 S.B RP, 410, 412, 414 and 436 in D.D. 89 are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;

- (ii) Unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application

the GL within the Site (about 374m<sup>2</sup> as mentioned in the Application Form) has been fenced off or illegally occupied with unauthorized structures without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (f) the following irregularities not covered by the subject planning application have been detected by his office:

(i) Unauthorized structures extended to the adjoining private lots not covered by the planning application

there are unauthorized structures extended from the Site to the adjoining private lots (i.e. Lots 404 S.A, 419 RP, 420 and 421 S.A in D.D. 89) which is not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

(ii) Unlawful occupation of GL with unauthorised structures not covered by the planning application

the GL adjoining the Site has been fenced off/illegally occupied with unauthorized structures without permission. The GL being illegally occupied is not included in the Site. Any occupation of GL without the Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (g) the lot owners/applicant shall remove the unauthorized structures and cease the illegal occupation of the GL immediately and include the adjoining GL not covered by the subject planning application in the application for further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a STW and STT to permit the structures erected/to be erected and the occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. Given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (h) unless and until the unauthorized structures and the unlawful occupation of GL are duly rectified by the lot owners/applicant or entirely included in the subject planning application, 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
- (i) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval.

**Agriculture**

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

- (a) he does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation; and

- (b) agricultural activities are active in the vicinity, and 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.

## **Environment**

### 9.2.3 Comments of the Director of Environmental Protection (DEP):

- (a) he is unable to lend support to the application from environmental planning perspective as the proposed use involves the use of heavy vehicles and domestic use is located within 100m from the site boundary (**Plan A-2**);
- (b) he has no particular comment on the regularisation of filling of land from environmental perspective;
- (c) no environmental complaint pertaining to the Site was received in the past three years; and
- (d) should the application be approved, the applicant should note his advisory comments in **Appendix V**.

## **10. Public Comments Received During Statutory Publication Period**

On 13.1.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received (**Appendix VI**) from two individuals objecting to the application on the grounds that the Site is the subject of a revoked previous application; no authorisation has been given to the applicant by relevant land owner(s) for using the Site for the proposed use; and the Site involves suspected unlawful occupation of land. Should the application be approved, only a shorter validity period (i.e. one year) should be allowed in order to closely monitor the progress of compliance with the approval conditions.

## **11. Planning Considerations and Assessments**

11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of three years at the Site, which is largely zoned “AGR” (about 73%), partly zoned “G/IC” (about 12%) and “OS” (about 1%) and within an area shown as ‘Road’ (about 14%) on the OZP (**Plan A-1**). The proposed use is not in line with the planning intentions of the “AGR” and “G/IC” zones, and DAFC does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation. Nonetheless, there is currently no known development proposal and programme for the “G/IC” portion of the Site, nor any proposed road works within the area shown as ‘Road’ within the Site. Taking into account the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis of three years.

11.2 The application involves regularisation of filling of land of the entire site with concrete to a depth of not more than 0.8m for site formation purpose (**Drawing A-2**). Filling of land within the “AGR” zone requires 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, while DEP has no particular comment on the regularisation of filling of land from environmental perspective. As the Site is largely zoned “AGR”, an approval condition requiring the reinstatement of the “AGR” portion of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.

- 11.3 The Site, which is largely fenced-off, hard-paved and currently occupied by some temporary structures used for storage and open storage of construction materials and miscellaneous items, is situated in an area of rural character intermixed with open storage yards, logistics centres, workshops, temporary structures, domestic structures, vacant land and tree clusters (**Plans A-2 to A-4c**). The proposed use is considered not incompatible with the surrounding land uses. Noting that no distinctive landscape resources are observed within the Site and significant adverse landscape impact arising from the proposed use is not anticipated, the Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective.
- 11.4 While DEP is unable to lend support to the application as the proposed use involves the use of heavy vehicles and environmental nuisance on the sensitive receivers (i.e. domestic structures) in the vicinity of the Site is expected (**Plan A-2**), no substantiated environmental complaint pertaining to the Site was received in the past three years. Should the application be approved, the applicant will be advised to follow the latest COP to minimise the possible environmental nuisance on the surrounding areas. Other concerned government departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below. Regarding DLO/N, LandsD’s concerns on the unauthorised structures and unlawful occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.5 The Site is the subject of a previously approved application (No. A/NE-FTA/238) (**Plan A-1**) submitted by the same applicant for the same use as the current application, with no change in site area, layout and major development parameters, as detailed in paragraph 5.3 above. The planning permission was revoked on 21.12.2025 due to non-compliance with approval conditions. In support of the current application, the applicant has submitted a DIA, FSIs proposal and proposed traffic management measures, and has committed to implement the proposals. Should the Committee decide to approve the application, the applicant will be advised that should there be failure to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further applications.
- 11.6 There are four similar applications within the same “AGR” zone for temporary warehouse or covered storage use approved by the Committee between 2021 and 2025 as mentioned in paragraph 6 above. Approval of the current application is in line with the Committee’s previous decisions.
- 11.7 Regarding the public comments as detailed in paragraph 10 above, the government departments’ comments and the planning assessments above are relevant. For the public comment expressing that the applicant had not been authorised by the land owner(s) to

submit the application, the applicant has complied with the requirements as set out in TPB PG-No. 31B. Nonetheless, should the application be approved, the applicant will be advised to resolve any land issues relating to the development with the concerned owner(s) of the Site.

## 12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, 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 27.2.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

### Approval Conditions

- (a) the implementation of the flood mitigation measures as proposed in the revised drainage impact assessment and any other stormwater drainage facilities 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 27.11.2026;
- (b) in relation to (a) above, the implemented flood mitigation measures and drainage facilities should be maintained at all times during the planning approval period;
- (c) the submission of a revised 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 27.8.2026;
- (d) in relation to (c) above, the implementation of the revised 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 27.11.2026;
- (e) 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 27.11.2026;
- (f) in relation to (e) above, the implemented traffic management measures should be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (b) or (f) 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;
- (h) if any of the above planning condition (a), (c), (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
- (i) upon the expiry of the planning permission, the reinstatement of the "AGR" portion 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**.

- 12.3 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 land is not in line with the planning intentions of the "AGR" and "G/IC" zones, 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; and for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory respectively. There is no strong planning justification in the submission for a departure from the planning intentions, 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 the 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**

<b>Appendix I</b>	Application Form received on 6.1.2026
<b>Appendix Ia</b>	SPS received on 6.1.2026
<b>Appendix Ib</b>	FI received on 12.2.2026
<b>Appendix Ic</b>	FI received on 13.2.2026
<b>Appendix Id</b>	FI received on 23.2.2026
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	Public Comments
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Filling of Land Plan
<b>Drawing A-3</b>	Drainage Proposal
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2026**