

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

**APPLICATION NO. A/NE-TKL/831**

- Applicant** : Weisheng Transportation & Enterprises Company Limited represented by R-riches Planning Limited
- Site** : Lots 7 (Part), 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B and 11 (Part) in D.D. 84 and Adjoining Government Land (GL), Ta Kwu Ling, New Territories
- Site Area** : About 16,115m<sup>2</sup> (including GL of about 42m<sup>2</sup> or 0.3% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
- Zonings** : (i) “Agriculture” (“AGR”) (about 15,983m<sup>2</sup> or 99.2% of the Site)  
(ii) “Industrial (Group D)” (“I(D)”) (about 132m<sup>2</sup> or 0.8% of the Site)<sup>1</sup>
- Application** : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Medium Goods Vehicles (MGV) and Container Tractor/Trailer Park 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) and MGV and container tractor/trailer park with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) falling within an area zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years and filling of land within the “AGR” zone require planning permission from the Town Planning Board (the Board). The Site is currently hard-paved, fenced-off and largely being used as a MGV and container tractor/trailer park with valid planning permission.
- 1.2 The Site is accessible via a local track leading to Ping Che Road (**Plan A-1**). According to the applicant, the proposed uses comprise eight one to two-storey structures of about 2.8m to 13m in height with a total floor area of about 10,400m<sup>2</sup> for warehouse, covered parking spaces, site offices, washrooms and meter rooms. Other parts of the Site will be used for a total of 33 parking spaces (nine for MGVs (11m (L) x 3.5m (W) each), five for

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<sup>1</sup> A minor portion of the Site of about 132m<sup>2</sup> (about 0.8% of the Site) falls within the “I(D)” zone on the OZP, which is considered as minor boundary adjustment and not included in the planning assessment.

container vehicles/tractors (16m (L) x 3.5m (W) each), nine for container trailers (16m (L) x 3.5m (W) each) and ten for private cars (5m (L) x 2.5m (W) each)), eight loading/unloading (L/UL) spaces for container vehicles (16m (L) x 3.5m (W) each), and circulation space. The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture, etc). No dangerous goods will be stored at the Site and no open storage activities, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any times during the planning approval period. The operation hours of the proposed uses are between 7 a.m. and 7 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is shown in **Drawing A-1**.

- 1.3 The applicant also applies for filling of land at the whole Site with concrete of not more than 1.9m in depth (i.e. the proposed site level is about +10.2mPD) to facilitate a flat surface for site formation of structures, parking and L/UL spaces and circulation space.<sup>2</sup> The applicant proposes traffic management measures including deploying staff to direct vehicles entering/exiting the Site and installing lighting and alarm systems at ingress/egress to regulate traffic flow. Signs will also be erected to ensure pedestrian safety. Vehicles will be arranged at different time period to enter/exit the Site to avoid extensive traffic flow. To support the application, the applicant has also submitted a Drainage Impact Assessment (DIA). The land filling plan and drainage plan submitted by the applicant are shown in **Drawings A-2** and **A-3** respectively.
- 1.4 The Site is the subject of four previous applications (No. A/NE-TKL/306, 308, 755 and 757). A large part of the Site is covered by part of previous application No. A/NE-TKL/755 for proposed temporary MGV and container tractor/trailer park with ancillary facilities submitted by the same applicant as the current application, and the remaining northern part and a strip of land along the eastern boundary of the Site are covered by part of previous application No. A/NE-TKL/757 for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities submitted by a different applicant. Both applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 21.6.2024. Details of the previous applications are set out in paragraph 6.2 below. Compared with the previously approved applications No. A/NE-TKL/755 and 757, the current application involves a different layout and development parameters. A comparison of the major development parameters between the current application and applications No. A/NE-TKL/755 and 757 is set out below:

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<sup>2</sup> According to the applicant, the proposed site level for land filling at the Site tallies with the scheme under the previously approved applications No. A/NE-TKL/755 and 757. No further land filling will be carried out.

<b>Major Development Parameters</b>	<b>Last Approved Application No. A/NE-TKL/755 (a)</b>	<b>Last Approved Application No. A/NE-TKL/757 (b)</b>	<b>Applications No. A/NE-TKL/755 and 757 Combined (c)=(a)+(b)</b>	<b>Current Application No. A/NE-TKL/831 (d)</b>	<b>Difference (d) – (c)</b>
<b>Proposed Use</b>	Proposed temporary MGV and container tractor/trailer park with ancillary facilities and associated filling of land	Proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land	/	Proposed temporary warehouse (excluding dangerous goods godown) and MGV and container tractor/trailer park with ancillary facilities and associated filling of land	/
<b>Site Area (about)</b>	11,942	7,508	19,450m <sup>2</sup>	16,115m <sup>2</sup>	-3,335m <sup>2</sup> (or -17.1%)
<b>Total Floor Area (about)</b>	1,094	6,804	7,898m <sup>2</sup>	10,400m <sup>2</sup>	-2,502m <sup>2</sup> (or -31.7%)
<b>No. of Structure(s)</b>	1	1	2	8	+6
<b>No. of Storeys</b>	2	2	2	1-2	/
<b>Building Height (about)</b>	8m	13m	8m -13m	2.8m - 13m	/
<b>No. of Parking Spaces</b>	48	4	52	33	-19 (or -36.5%)
<i>Container Vehicle/Tractor</i>	15	0	15	5	-10
<i>Container Trailer</i>	10	0	10	9	-1
<i>MGV</i>	16	0	16	9	-7
<i>Private Car</i>	7	4	11	10	-1
<b>No. of L/UL Spaces</b>	0	6	6	8	+2 (or +33.3%)
<i>Container Vehicle</i>	0	3	3	8	+5
<i>MGV</i>	0	3	3	0	-3

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

- |                                                            |                      |
|------------------------------------------------------------|----------------------|
| (a) Application Form with attachments received on 8.1.2026 | <b>(Appendix I)</b>  |
| (b) Supplementary Information (SI) received on 13.1.2026   | <b>(Appendix Ia)</b> |
| (c) Further Information (FI) received on 13.2.2026*        | <b>(Appendix Ib)</b> |
| (d) FI received on 24.2.2026*                              | <b>(Appendix Ic)</b> |

\* accepted and exempted from the 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, SI and FI at **Appendices I to Ic**, as summarised below:

- (a) the applicant's original business operation in Kwu Tung was affected by government project, i.e. Kwu Tung North New Development Area (KTN NDA). The applicant submitted previous application No. A/NE-TKL/755, covering part of the Site, to facilitate the relocation of the affected business (i.e. temporary MGV and container tractor/trailer park), which was approved with conditions by the Committee in 2024. Subsequently, the applicant submits the current application, which includes a large part of the previous application No. A/NE-TKL/755 and also site of another application No. A/NE-TKL/757 submitted by another applicant and approved with conditions by the Committee in 2024, for a different layout with a larger circulation space to facilitate comprehensive management of the overall operation;
- (b) the Site is surrounded by open storage yards and sites occupied by temporary structures for workshop and warehouse uses. The Site is suitable for open storage and port back-up uses and the proposed uses are not incompatible with the surroundings. Besides, no active agricultural activity is found within the Site. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and the proposed uses will better utilise precious land resources in the New Territories;
- (c) the Site is covered by to previous approvals for the same uses as the current application. Approval of the current application is in line with the Board's previous decision. Efforts have been made to comply with the approval conditions of the planning permissions under applications No. A/NE-TKL/755 and 757 and the approval conditions on the submission of DIA and fire service installations (FSIs) proposal for both planning permissions have been complied with; and
- (d) no adverse traffic impact is anticipated. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP) and all environmental protection/ pollution control ordinances at all times during the planning approval period.

### **3 Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not the 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 on newspapers and sending notice to the Ta Kwu Ling District Rural Committee. Detailed information would be deposited at the meeting for Members' inspection. For the GL portion, the TPB PG-No.31B are not applicable.

### **4 Town Planning Board Guidelines**

The Town Planning Board Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board on 14.4.2023 is relevant to the application. Majority of the Site falls within Category 3 areas (about 78%) and the remaining part of the Site (about 22%) falls within Category 2 areas under TPB PG-No. 13G. Relevant extracts of the Guidelines are attached at **Appendix II**.

### **5 Background**

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

## 6 Previous Applications

- 6.1 Part of the Site is the subject of four previous applications (No. A/NE-TKL/306, 308, 755 and 757) for proposed temporary open storage/ warehouse/ MGV and container tractor/trailer park.
- 6.2 A large part of the Site is covered by part of application No. A/NE-TKL/755<sup>3</sup> for proposed temporary MGV and container tractor/trailer park with ancillary facilities submitted by the same applicant as the current application. The remaining northern part and a strip of land along the eastern boundary of the Site are covered by part of application No. A/NE-TKL/757<sup>3</sup> for proposed temporary warehouse with ancillary facilities submitted by a different applicant. Both applications were approved with conditions by the Committee on 21.6.2024 mainly on the considerations that there were no major adverse departmental comments and concerns of the relevant government departments could be addressed through imposition of approval conditions; and the application generally complied with the TPB-PG No. 13G in that policy support by the Secretary for Development (SDEV) was given to facilitate the relocation of the applicant's business operation affected by government project (application No. A/NE-TKL/755 only). The applicants have complied with the approval conditions relating to the submission of DIA and FSIs proposal, but have not yet complied with approval conditions relating to the provision of drainage facilities, and implementation of FSIs proposal and traffic management measures.
- 6.3 Applications No. A/NE-TKL/306 and 308 for proposed temporary open storage were rejected by the Board on review in 2008 and by the Committee in 2008 respectively. The planning considerations of these applications are not applicable to the current application which is for different uses.
- 6.4 Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

## 7 Similar Applications

- 7.1 While there is no similar application for MGV and container tractor/trailer park, there are ten similar applications (No. A/NE-TKL/695, 721, 737, 762, 768, 779, 780, 784, 803 and 812) involving eight sites for temporary warehouse use within the same "AGR" zone in the vicinity of the Site in the past five years. All of them were approved with conditions by the Committee between 2022 and 2026 mainly on the considerations that no major adverse departmental comments were received on the application and concerns of the relevant government departments could be addressed through imposition of approval conditions; and policy support by SDEV was given to facilitate the relocation of the applicant's business operation affected by government project (for applications No. A/NE-TKL/721 and 779 only).
- 7.2 Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

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<sup>3</sup> Application No. A/NE-TKL/755 fell entirely within the Category 3 areas, while application No. A/NE-TKL/757 mainly fell within the Category 2 areas with a portion in the Category 3 areas.

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

8.1 The Site is:

- (a) hard-paved, fenced-off and largely being used as a MGV and container tractor/trailer park with valid planning permission; and
- (b) accessible via a local track leading to Ping Che Road.

8.2 The surrounding areas are of rural character comprising mainly warehouses, storage uses, an open storage yard, a workshop, domestic structures, parking of vehicles and active/fallow agricultural land. An “I(D)” zone is adjoining the Site to the southeast. Ping Yuen River lies along the western boundary of the Site.

## **9 Planning Intention**

9.1 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.

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

## **10 Comments from Relevant Government Bureau/Departments**

10.1 Apart from the government bureau/departments as set out in paragraphs 10.2 and 10.3 respectively 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 are provided at **Appendices V and VI** respectively.

10.2 The following government bureau has comments on the application:

### **Policy Support**

10.2.1 Comments of the SDEV:

- (a) the application, involving proposed temporary warehouse (excluding dangerous goods godown) and MGV and container tractor/trailer park, is submitted by the same applicant as application No. A/NE-TKL/755 approved with conditions by Committee on 21.6.2024. It is noted that application No. A/NE-TKL/755 also covered part of the Site, but the approved use was limited to MGV and container tractor/trailer park only. Policy support was given to that application as the applicant was the operator whose operation would be displaced by the government-led KTN NDA project. Under such circumstance, her previous policy support for the proposed vehicle park under application No. A/NE-TKL/755 remains valid for the current application; and

- (b) she has no strong view on the remaining temporary warehouse (excluding dangerous godown) proposed under the current application, noting that part of the Site is already covered by a valid planning permission for the same temporary use approved with conditions by the Committee also on 21.6.2024 (application No. A/NE-TKL/757).

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

**Land Administration**

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

- (a) he objects to the application;
- (b) the Site comprises GL and 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. It is noted that the proposed vehicular access will need to be passed through other private lots, the applicant/ lot owners shall make their own arrangement;
- (c) the following irregularities covered by the planning application have been detected by his office:

unauthorised structures within Lot 9 S.B in D.D. 84 covered by the planning application

there are unauthorised structures on Lot 9 S.B in D.D. 84. 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;

unlawful occupation of GL adjoining Lot 11 in D.D. 84 covered by the planning application

the GL within the Site (about 42m<sup>2</sup> as mentioned in the Application Form) has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (d) the lot owners/applicant shall remove the unauthorised structures and cease the illegal occupation of the GL immediately and, subject to the approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Wavier (STW) to permit the structures proposed to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will

be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date of the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;

- (e) unless and until the unlawful occupation of GL is duly rectified by the lot owners/applicant, his office objects to the application which must be brought to the attention of the Board when they consider the application; and
- (f) his advisory comments are at **Appendix VI**.

### **Agriculture and Nature Conservation**

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

##### Agriculture

- (a) the application is not supported from agricultural perspective;
- (b) the Site falls within the “AGR” and “I(D)” zones and is generally vacant with some structures. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. The Site possesses potential for agricultural rehabilitation; and

##### Nature Conservation

- (c) the applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases.

### **Environment**

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

- (a) he is unable to lend support to the application from the environmental planning perspective since heavy vehicle is involved and residential dwellings are identified within 100m from the site boundary;
- (b) he has no comment on the filling of land from the environmental planning perspective since there is no further filling of land under the application;
- (c) no environmental complaint against the Site was received in the past three years; and
- (d) his advisory comments are at **Appendix VI**.

## **11 Public Comment Received During Statutory Publication Period**

On 16.1.2026, the application was published for public inspection. During the statutory public inspection period, one comment was received from an individual objecting to the application mainly on the grounds that the Site is close to Ping Yuen River and filling of land at the Site would adversely affect the drainage capacity in the area; there are active farming activities in the vicinity; and the size of the Site is disproportionate to the proposed uses (**Appendix VII**).

## **12 Planning Considerations and Assessments**

- 12.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) and MGV and container tractor/trailer park with ancillary facilities and associated filling of land for a period of three years at the Site falling within an area zoned “AGR” on the OZP. The proposed uses are not in line with the planning intention of the “AGR” zone and DAFC does not support the application from the agricultural perspective as the Site possesses potential for agricultural rehabilitation. Noting that part of the Site is covered by an approved application No. A/NE-TKL/755 for proposed temporary MGV and container tractor/trailer park submitted by the same applicant as the current application, who was the operator with business operation displaced by KTN NDA project, SDEV advises that the policy support given to application No. A/NE-TKL/755 remains valid for the current application and has no strong view on the proposed temporary warehouse (excluding dangerous godown) at the remaining part of the Site which is covered by planning approval for such use under application No. A/NE-TKL/757. Taking into account the planning assessments below and the comments from SDEV, sympathetic consideration could be given to the proposed uses with associated filling of land on a temporary basis of three years.
- 12.2 The application involves filling of land at the whole Site with concrete of not more than 1.9m in depth to facilitate a flat surface for site formation of structures, parking and L/UL spaces and circulation space. Filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has no in-principle objection to the application provided that DIA is submitted afterwards, while DEP has no comment on the filling of land from the environmental planning perspective. Relevant approval conditions as requested by CE/MN, DSD are recommended in paragraph 13.2 below. Also, as the Site is zoned “AGR”, an approval condition requiring the reinstatement 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.
- 12.3 The Site is located in an area of rural character comprising mainly warehouses, storage uses, an open storage yard, a workshop, domestic structures, parking of vehicles and active/fallow agricultural land, with an “I(D)” zone adjoining the Site on the southeast. 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 uses are not entirely incompatible with the landscape character of its surroundings and significant adverse landscape impact arising from the application is not anticipated.
- 12.4 Majority of the Site falls within the Category 3 areas (about 78%) while the remaining part of the Site falls within the Category 2 areas (about 22%) under the TPB PG-No. 13G. The

current application generally complies with TPB PG-No. 13G in that policy support is rendered by SDEV for the majority of the Category 3 areas of the Site which is covered by a previously approved application No. A/NE-TKL/755 (about 71% of the Site) for temporary MGV and container tractor/trailer park; and relevant departments consulted, including the Commissioner for Transport, CE/MN, DSD, Director of Fire Services and Chief Engineer/Construction of Water Supplies Department, have no objection to or no adverse comment on the application. For the remaining Category 3 areas (i.e. a strip of land along the eastern boundary of the Site), it is only about 7% of the Site and is also covered by a previously approved application No. A/NE-TKL/757 for proposed temporary warehouse. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. DEP is unable to lend support to the application as the proposed uses involve the use of heavy vehicles and residential dwellings within 100m from the site boundary are identified. In this regard, the applicant commits to strictly follow the COP and comply with all the environmental protection/pollution control ordinances. Should the application be approved, the applicant will be advised to follow the environmental mitigation measures as set out in the COP to minimise any potential environmental nuisance. Regarding DLO/N, LandsD's concern on the unauthorised structures erected within the Site and the illegal occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

- 12.5 The Site is the subject of two previous applications No. A/NE-TKL/755 and 757 for proposed temporary MGV and container tractor/trailer park with ancillary facilities submitted by the same applicant as the current application and proposed temporary warehouse with ancillary facilities submitted by a different applicant respectively. Both applications were approved with conditions by the Committee on 21.6.2024 as detailed in paragraph 6.2 above. Some of the approval conditions under the two previously approved applications (i.e. the submission of DIA and FSIs proposal) have been complied with. Compared with the previously approved applications No. A/NE-TKL/755 and 757, the current application involves changes in the layout and development parameters as detailed in paragraph 1.4 above, and the applicant explains that such changes are intended to meet the operational need. There are ten similar applications for temporary warehouse within the same "AGR" zone in the vicinity of the Site in the past five years, and all of them were approved with conditions by the Committee as detailed in paragraph 7.1 above. Approval of the current application is in line with the Committee's previous decisions.
- 12.6 Regarding the public comment as detailed in paragraph 11, the comments of the government bureau and departments and planning assessments above are relevant.

### **13 Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment 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 27.2.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

### Approval Conditions

- (a) the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 27.8.2026;
- (b) in relation to (b) above, the provision of 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;
- (c) in relation to (c) 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 27.8.2026;
- (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 27.11.2026;
- (f) the implementation of traffic management measures, as proposed by the applicant, 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;
- (g) in relation to (f) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (c) or (g) 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 (a), (b), (d), (e) or (f) 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 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 VI**.

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

the proposed uses with associated filling of land are not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

## **14 Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **15 Attachments**

<b>Appendix I</b>	Application Form with Attachment received on 8.1.2026
<b>Appendix Ia</b>	SI received on 13.1.2026
<b>Appendix Ib</b>	FI received on 13.2.2026
<b>Appendix Ic</b>	FI received on 24.2.2026
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 13G
<b>Appendix III</b>	Previous Applications
<b>Appendix IV</b>	Similar Applications
<b>Appendix V</b>	Government Departments' General Comments
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Appendix VII</b>	Public Comment
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Land Filling Plan
<b>Drawing A-3</b>	Drainage Plan
<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-4b</b>	Site Photos