

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/843

- Applicant** : Great City Holdings Limited represented by R-riches Planning Limited
- Site** : Various Lots in D.D. 17 and Adjoining Government Land (GL), Ting Kok, Tai Po, New Territories
- Site Area** : About 16,273m² (including GL of about 32m² or 0.2% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zonings** : (i) "Agriculture" ("AGR") (about 15,459.4m² or 95% of the Site)
(ii) Area shown as 'Road' (about 813.6m² or 5% of the Site)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of Five Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary place of recreation, sports or culture (hobby farm) with ancillary eating place and associated filling of land for a period of five years at the application site (the Site) mainly falling within an area zoned "AGR" with a portion shown as 'Road' on the OZP (**Plan A-1**). According to the Notes of the OZP for the "AGR" zone, 'Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)', which is a Column 2 use, and filling of land require planning permission from the Town Planning Board (the Board). According to the covering Notes of the OZP, all uses or developments within any area shown as 'Road' also require planning permission from the Board. The Site is largely vacant, covered with grass and partly occupied by few structures (**Plan A-4**).
- 1.2 The Site is directly accessible via Ting Kok Road (**Plan A-2**). According to the applicant, the proposed use comprises farming areas of about 9,967m² (i.e. about 61.2% of the Site), and 12 single-storey structures with a total floor area of about 2,542m² and building heights ranging from about 3m to 6m for agricultural education rooms, storage of farming machinery, ancillary eating places, reception, site office, guardhouse and canopies for private car parking spaces. The remaining uncovered area will be used as landscaping areas, open-air parking and loading/unloading (L/UL) spaces and circulation areas. The

estimated number of staff working at the Site will be about 20, while not more than 40 visitors during weekdays and 150 visitors during weekends and public holidays will be accommodated at the Site. The proposed operation hours are from 9:00 a.m. to 9:00 p.m. daily. The layout plan submitted by the applicant is shown in **Drawing A-1**.

- 1.3 A total of 38 parking spaces for private cars (2.5m (W) X 5m (L) each) and one L/UL space for light bus/light goods vehicle (LGV) (3.5m (W) X 8m (L)) will be provided at the Site. Sufficient manoeuvring space will be reserved at the Site to avoid queuing of vehicles extending to Ting Kok Road. Staff will be deployed at the proposed run-in/out to instruct vehicles to enter the Site from Ting Kok Road westbound¹ instead of directly right-turning from Ting Kok Road eastbound, and to ensure pedestrian safety by directing vehicles from/to the Site and installing safety signage. Pedestrian crossing across Ting Kok Road will be implemented by the applicant, and barriers will be erected to prevent public access to the areas beyond the pedestrian crossing waiting area abutting the northern site boundary for safety concern (**Drawing A-2**). While no Old and Valuable Tree or protected species is found within the Site, all 10 existing trees (including 1 dead tree) within the Site are proposed to be felled. To mitigate the landscape impact, 17 new trees of local species and landscape areas along the eastern, western and northern site boundaries are proposed (**Drawing A-3**).
- 1.4 The application also involves proposed filling of land of about 5,276m² (i.e. about 32.4% of the Site) by concrete of not more than 0.2m in depth for site formation of structures, parking and L/UL spaces and circulation areas. Among which, about 5,117m² (i.e. about 31.4% of the Site)² falls within the “AGR” zone. The land filling plan submitted by the applicant is shown in **Drawing A-4**. Peripheral drainage facilities are proposed at the Site, which will be maintained by the applicant. In terms of sewerage treatment, septic tank and soakaway system are proposed to collect the sewage generated from the proposed use. 2.5m high solid metal fencing will be erected along the southern, western and northern site boundaries to minimize noise nuisance, and any form of audio amplification system will not be allowed at the Site.
- 1.5 The Site is partly or wholly the subject of three previous applications (No. A/NE-TK/265, 542 and 678) (**Plans A-1** and **A-2**). Application No. A/NE-TK/265 for temporary barbecue site and ancillary car park submitted by a different applicant was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2008. Application No. A/NE-TK/542 for filling of land for agricultural use submitted by the same applicant as the current application was rejected by the Committee in 2015. The last previous application No. A/NE-TK/678 for the same use with partial filling of land submitted by the same applicant as the current application was approved with conditions by the Committee in 2020, and subsequently revoked in 2024 due to non-compliance with approval conditions. Details of the previous applications are set out in paragraph 5 below. A comparison of the major development parameters of the current application and the last previous application (No. A/NE-TK/678) is summarised as follows:

¹ Vehicles from Ting Kok Road eastbound need to make a detour to Tai Mei Tuk Bus Terminus, then use Ting Kok Road westbound to enter the Site.

² The remaining proposed filling of land area of about 159m² (i.e. about 0.98% of the Site) falls within an area shown as ‘Road’, which does not require planning permission from the Board.

	Approved Scheme under Application No. A/NE-TK/678 (a)	Proposed Scheme under Application No. A/NE-TK/843 (b)	Difference (b) - (a)
Site Area	About 16,273m ²	About 16,273m ²	No change
Farming Area	About 8,927m ²	About 9,967m ²	+1,040m ² / +11.7%
Filling of Land Area	About 2,135m ²	About 5,276m ²	+3,141m ² / +147.1%
Total Floor Area	About 2,274m ²	About 2,542m ²	+268m ² / +11.8%
No. of Structures	9	12	+3 / +33.3%
No. of Storey	1	1	No change
Max. Height of Structures	5.5m	6m	+0.5m / +9.1%
No. of Parking Spaces for Private Cars	38	38	No change
No. of L/UL Space for Light Bus/LGV	2	1	-1 / -50%

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

- (a) Application Form received on 22.10.2025 (Appendix I)
- (b) Supplementary Planning Statement (SPS) received on 22.10.2025 (Appendix Ia)
- (c) Further Information (FI) received on 2.2.2026# (Appendix Ib)
- (d) FI received on 16.3.2026* (Appendix Ic)
- (e) FI received on 1.4.2026* (Appendix Id)

* accepted and exempted from publication and recounting requirements

accepted but not exempted from publication and recounting requirements

1.7 On 19.12.2025 and 13.3.2026 the Committee agreed to defer making a decision on the application for two months each as requested by the applicant.

2. **Justifications from the Applicant**

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

- (a) the proposed use aims to promote sustainable and organic farming and provide a passive recreational outlet for the public interested in practicing leisure farming, in which visitors could grow a selection of crops, including edible seasonal fruits/vegetables for personal consumption;
- (b) while the Site is vacant without active agricultural activity, the proposed use is considered not incompatible with surrounding areas, and approval of the application on temporary basis will not frustrate the long-term planning intention

of the “AGR” zone. In addition, there are approved applications for the same use within/straddling the same “AGR” zone in the vicinity of the Site;

- (c) quota for visitor admission will be on a first-come-first-serve basis by appointment and walk-in visitors will not be accepted. Visitors could access to the Site by public transport or private cars requiring prior reservation of parking spaces. LGV will be deployed for transportation of goods during non-peak hours only. The estimated vehicular trips are expected to be minimal;
- (d) the previous application No. A/NE-TK/678 for the same use at the Site was approved with conditions by the Committee in 2020. All submission-related approval conditions had been complied with, but the implementation-related approval conditions were unable to be complied with before obtaining Short Term Waiver (STW) and Short Term Tenancy (STT) from the Lands Department (LandsD) for the erection of structures and occupation of GL. Should the current application be approved, the applicant will submit the applications for STW and STT accordingly, and remove the existing structures at the Site prior to implementation of the current proposal. The applicant also claims that the drainage proposal as accepted by the Drainage Services Department (DSD) under the previous application is under implementation;
- (e) the applicant will implement the accepted run-in/out and pedestrian crossing proposals under the previous planning permission No. A/NE-TK/678, in accordance with the prevailing Transport Planning and Design Manual and the Highways Department (HyD)’s standards. In particular, the proposed pedestrian crossing will be handed over to the Transport Department and HyD for management and maintenance. The applicant will reinstate any shrubs/vegetation outside the Site under the purview of Leisure and Cultural Services Department (LCSD) affected by the said proposals, follow Development Bureau Technical Circulars (Works) No. 4/2020 and conduct a tree preservation and removal proposal at the detailed design stage in consultation with LCSD;
- (f) to minimise possible environmental impacts on the surrounding areas, the applicant will follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘COP’) and the ‘Control of Oily Fume and Cooking Odour from Restaurants and Food Business’ as well as statutory requirements under relevant environmental protection/pollution control ordinances. Good practices stated in the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24 and ProPECC PN 1/23 will be followed to properly handle runoff and sewage;
- (g) to protect the section of existing water mains at the southwestern edge of the Site (**Plan A-2**), no site formation and erection of structures will be conducted within 1.5 m from the centre line(s) of the existing water mains. Free access will be guaranteed at all times for staff of the Water Supplies Department or their contractors to carry out construction, inspection, operation, maintenance and repair works;
- (h) the proposed hard-paved area is kept minimal to provide flat and solid surface for meeting operational needs of the proposed uses. No land filling beyond the current scheme will be carried out, and the Site will be reinstated to an amenity area upon the expiry of planning permission; and

- (i) although the western portion of the Site encroaches onto an existing local track connecting Ting Kok Road with the areas adjacent to the Site, there is an alternative local track to the west of the Site for such connection (**Plan A-2**).

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 newspaper notices and sending notice to Tai Po Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, “Owner’s Consent/Notification” Requirements under TPB PG-No. 31B are not applicable.

4. Background

The Site was subject to planning enforcement action (No. E/NE-TK/191) against unauthorized development (UD) involving storage use (including deposit of containers) (**Plan A-2**). An Enforcement Notice (EN) was issued on 15.1.2025 requiring discontinuation of the UD by 15.3.2025. As the UD had been considered discontinued, a Compliance Notice (CN) for EN was issued on 3.7.2025. Subsequently, a Reinstatement Notice (RN) was issued on 4.7.2025 requiring reinstatement of the concerned land, which was expired on 4.10.2025. As site inspections after the compliance period of the RN revealed that the site had been reinstated, CNs for RN were issued on 13.1.2026 and 28.1.2026 respectively.

5. Previous Applications

- 5.1 The Site is partly or wholly the subject of three previous applications (No. A/NE-TK/265, 542 and 678).
- 5.2 While application No. A/NE-TK/265 for temporary barbecue site and ancillary car park submitted by a different applicant was approved with conditions for a period of two years by the Committee on 7.11.2008, application No. A/NE-TK/542 for filling of land (up to 1.6m high) for agricultural use submitted by the same applicant as the current application was rejected by the Committee on 27.3.2015. The planning considerations of these applications are not applicable to the current application, which is for a different use.
- 5.3 The last previous application No. A/NE-TK/678 for the same use for a period of five years and partial filling of land (up to 0.2m high) submitted by the same applicant as the current application was approved with conditions by the Committee on 20.11.2020, mainly on the considerations that the proposed use would not frustrate the long-term planning intention of the “AGR” zone; it was not incompatible with the surrounding land uses; and technical concerns of relevant departments could be addressed by imposing approval conditions. Subsequently, the planning permission was revoked on 20.10.2024 due to non-compliance with approval conditions relating to the implementation of revised drainage, fire service installations (FSIs), run-in/out and pedestrian crossing

proposals. Compared with the last previous application, while the current application involves the same site area, the proposed layout is different with (i) larger farming area, filling of land area, total floor area and number of structures; (ii) slightly taller maximum building height; and (iii) fewer L/UL space for light bus/LGV.

- 5.4 Details of the previous applications are at **Appendix II** and their locations are shown on **Plans A-1** and **A-2**.

6. Similar Applications

- 6.1 There are two similar applications No. A/NE-TK/778 and 797 involving temporary hobby farms straddling the same “AGR” zone and the adjacent “Open Space” (“O”) zone and falling within another “AGR” zone in the opposite side of Ting Kok Road respectively in the vicinity of the Site in the past five years, which were both approved with conditions by the Committee in 2024, mainly on the considerations that the proposed/applied use was not incompatible with the surrounding areas; and not expected to cause significant adverse impacts on the surrounding areas.
- 6.2 Details of the similar applications are at **Appendix III** and their locations are shown on **Plans A-1** and **A-2**.

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

- 7.1 The Site is:
- (a) largely vacant, covered with grass and partly occupied by few structures; and
 - (b) directly accessible via Ting Kok Road.
- 7.2 The surrounding areas are predominantly rural in character comprising vacant/unused land, villages houses, domestic structures, fallow agricultural land, vegetated areas, tree clusters and ponds (**Plans A-2** and **A-3**). To the northeast across Ting Kok Road and immediate east are the “Recreation” zone and “O” zone without development programme by LCSD respectively (**Plans A-1** and **A-2**). To the southwest are some temporary domestic structures in Long Ha (**Plan A-2**). To the further east and southwest are Tai Po Lung Mei Beach within the “O” zone (about 150m) and areas zoned “Coastal Protection Area” and “Site of Special Scientific Interest” (“SSSI”) (about 220m and 230m) respectively (**Plan A-1**).

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 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.
- 8.3 Part of the Site falls within an area shown as ‘Road’ on the OZP which forms part of the area reserved for future road use.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government departments as set out in paragraph 9.2 below, other government 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 IV** and **V** respectively.
- 9.2 The following government departments provide views on the application:

Traffic

9.2.1 Comments of Commissioner of Transport (C for T):

- (a) no objection to the extent of cautionary crossing to be handed over to the Transport Department for management, noting that the proposed pedestrian crossing is connecting to the entrance/exit for pedestrian of the Site and the public is not allowed to access the two sides of the pedestrian crossing; and
- (b) approval condition should be imposed to ensure the implementation of the accepted run-in/out and pedestrian crossing proposals.

9.2.2 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (a) no in-principle objection to the application from highways maintenance point of view;
- (b) approval condition should be imposed to ensure the implementation of the accepted run-in/out and pedestrian crossing proposals; and
- (c) his advisory comments are at **Appendix V**.

10. Public Comments Received During Statutory Publication Periods

- 10.1 On 31.10.2025 and 6.2.2026, the application and FI submitted by the applicant were published for public inspection. During the statutory public inspection periods, 85 public comments expressing concerns on/objecting to the application were received (**Appendix VI**).

- 10.2 Two comments from The Conservancy Association and a land owner of Lot 661 in D.D. 17 (i.e. a private lot adjoining the southwestern portion of the Site) respectively express concerns on the application mainly on the grounds of absence of details for agricultural education rooms and sewage arrangement; setting an undesirable precedent of “destroy first, build later”; no details of land recovery after the proposed use; and blockage of an existing local track leading from Ting Kok Road to other private lots in the vicinity, without re-provisioning of such access (**Plan A-2**).
- 10.3 A comment from The World Wide Fund for Nature Hong Kong and the remaining 82 comments from individuals object to the application mainly on the following grounds:
- (i) the proposed use is not in line with the planning intention of the “AGR” zone and incompatible with conservation zonings nearby, setting an undesirable precedent. Occupation of the area shown as ‘Road’ would also affect public usage of road access;
 - (ii) filling of land by concrete would cause irreversible impacts on ecological and agricultural values of the Site in the long term, and affect drainage and heat dissipation functions of the land. However, the applicant has not committed to convert the Site back to productive agricultural land;
 - (iii) there was continuing illegal operation/construction/land filling at the Site, involving previous planning enforcement actions and environmental complaints. While the applicant proposes tree removal and increase in parking spaces upon submission of FI, such differences with the initial submission are misleading the Board;
 - (iv) the proposed use would destroy the tranquil and natural environment in the rural area, causing nuisance to the local residents and overloading public facilities. While environmental impacts regarding noise, air quality and water quality would be caused by the proposed use, ecological and landscape impacts would be induced due to tree removal, loss of habitats and disposal of garbage and sewage to the sea. The nearby “SSSI” zone and inlet of water gathering grounds would be threatened, and concerns on public health and local hygiene would also arise;
 - (v) given that there are already overprovision of commercial and recreational operations in the area, the proposed use with additional traffic flow and transport demand would exacerbate the problems of traffic congestion, inadequate public transport provision and road safety. Besides, traffic congestion would deter the delivery of emergency services, and insufficient parking provision would trigger illegal roadside parking;
 - (vi) no relevant impact assessments/concrete proposals, concerning traffic, environmental, ecological, drainage, sewerage, geotechnical, visual, air ventilation and landscape aspects, have been provided to support the application; and

- (vii) there is no justification for granting further approval since the applicant was reluctant to comply with approval conditions under the previous planning application.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) with ancillary eating place and associated filling of land for a period of five years at the Site falling within areas zoned “AGR” (about 95%) and shown as ‘Road’ (about 5%) on the OZP (**Plan A-1**). While the proposed use is not in conflict with the planning intention of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation has no strong view against the application from agricultural perspective as agricultural activities are involved at the Site. According to the applicant, the proposed use comprises a total farming area of about 61.2% of the Site (i.e. about 9,967m²) (**Drawing A-1**). Although the Site encroaches onto the area shown as ‘Road’ which is designated for future road improvement/widening works, it does not form part of the existing Ting Kok Road. The Commissioner for Transport and Chief Highway Engineer/New Territories East of HyD have no objection to or no adverse comment on the application. Taking into account the above and the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis of five years.
- 11.2 The application also involves proposed filling of land for about 5,276m² (i.e. about 32.4% of the Site) with concrete by not more than 0.2m in depth for site formation of structures, parking and L/UL spaces and circulation areas (**Drawing A-4**). Among the area to be filled, about 5,117m² (i.e. about 31.4% of the Site) falls within the “AGR” zone. Filling of land within the “AGR” zone requires planning permission as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of DSD and Director of Environmental Protection have no objection to or no adverse comment on the application from public drainage and environmental planning perspectives respectively. As part of the Site is zoned “AGR”, an approval condition requiring the reinstatement of the “AGR” portion of the Site upon the 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 is situated in an area which is predominantly rural in character comprising vacant/unused land, village houses, domestic structures, fallow agricultural land, vegetated areas, tree clusters and ponds (**Plans A-2 and A-3**). The applicant proposes to fell all 10 existing trees (including 1 dead tree) within the Site, and provide 17 new trees of local species and landscape areas along the eastern, western and northern site boundaries (**Drawing A-3**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective, and considers that the proposed use is not entirely incompatible with the surrounding environment and significant adverse landscape impact arising from this application is not anticipated. For the implementation of accepted run-in/out and pedestrian crossing proposals, the applicant will reinstate any shrubs/vegetation outside the Site under the purview of LCSD affected by the said proposals, follow Development Bureau Technical Circulars (Works) No.

4/2020 and conduct a tree preservation and removal proposal at the detailed design stage in consultation with LCSD.

- 11.4 Other relevant government departments consulted, including the Director of Fire Services and Chief Engineer/Construction of Water Supplies Department have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, relevant approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix V** respectively. In particular, the Head of Geotechnical Engineering Office of Civil Engineering and Development Department recommends the imposition of approval conditions on the submission of a geotechnical investigation report and the implementation of necessary geotechnical remedial works identified therein. Should the application be approved, the applicant will also be advised to follow the environmental mitigation measures as set out in the 'COP' and to meet the statutory requirements under relevant pollution control ordinances to minimise any possible environmental nuisance.
- 11.5 The Site is partly or wholly the subject of three previous applications as detailed in paragraph 5 above (**Plans A-1 and A-2**). The last previous application No. A/NE-TK/678 for the same use with partial filling of land submitted by the same applicant as the current application was approved with conditions by the Committee in 2020. The planning permission was subsequently revoked in 2024 due to non-compliance with approval conditions. Under the current application, the applicant has already submitted the drainage, FSIs, run-in/out and pedestrian crossing proposals, and all relevant government departments consulted have no objection to or no adverse comment on the application. In view of the above, sympathetic consideration may be given to the application. 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 will not be given to any further applications.
- 11.6 There are two similar applications No. A/NE-TK/778 and 797 involving temporary hobby farms in the vicinity of the Site in the past five years (**Plans A-1 and A-2**), which were approved with conditions by the Committee in 2024 as detailed in paragraph 6 above. The planning circumstances of the current application are similar to those of the approved applications. Approval of the current application is in line with the Committee's previous decisions.
- 11.7 Regarding the public comments on the application as detailed in paragraph 10 above, the government departments' comments and the planning assessments above are relevant. For blockage of an existing local track leading from Ting Kok Road to other private lots in the vicinity, the applicant advises that there is an alternative local track for such connection (**Plan A-2**).

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments 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 five years until 8.5.2031. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised drainage proposal before the commencement of any operation and land filling works to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the revised drainage proposal before the commencement of any operation and land filling works to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (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 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 8.11.2026;
- (e) in relation to (d) 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 8.2.2027;
- (f) the submission of a geotechnical investigation report before the commencement of any operation and land filling works to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board;
- (g) in relation to (f) above, the implementation of necessary geotechnical remedial works identified therein before the commencement of any operation and land filling works to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board;
- (h) the implementation of the accepted run-in/out and pedestrian crossing proposals before the commencement of any operation to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board;
- (i) 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;
- (j) if any of the above planning condition (a), (b), (f) or (g) is not complied with before the commencement of any operation and land filling works, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (k) if the above planning condition (h) 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;
- (l) 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
- (m) 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 “AGR” portion of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The Recommended Advisory Clauses are attached at **Appendix V**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Member’s reference:

the proposed use with associated filling of land is 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.

13. Decision Sought

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

14. Attachments

Appendix I	Application Form received on 22.10.2025
Appendix Ia	SPS received on 22.10.2025
Appendix Ib	FI received on 2.2.2026
Appendix Ic	FI received on 16.3.2026
Appendix Id	FI received on 1.4.2026
Appendix II	Previous Applications
Appendix III	Similar Applications

Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Layout Plan submitted by the Applicant
Drawing A-2	Run-in/out and Pedestrian Crossing Proposals submitted by the Applicant
Drawing A-3	Landscape Plan submitted by the Applicant
Drawing A-4	Land Filling Plan submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MAY 2026**