

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MKT/67

- Applicant** : Hong Kong & Kowloon Timber Merchants Association Limited represented by Toco Planning Consultants Limited
- Site** : Lot 129 S.A (Part) in D.D. 86 and Lots 607, 608, 609, 610 S.B RP, 611, 612 RP, 613 (Part), 614, 616, 618 (Part), 619 (Part), 621, 622 S.A RP, 622 RP, 624 (Part), 627 (Part), 628, 629, 632 S.A RP, 633 S.A RP (Part), 635 S.A, 635 S.B-D, 637 S.A, 637 RP, 638 S.A, 638 RP (Part) and 642 S.A RP (Part) in D.D. 90 and Adjoining Government Land (GL), Lin Ma Hang Road, Sha Ling, New Territories
- Site Area** : About 20,513m² (including GL of about 4,178m² or about 20.4% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/7
- Zoning** : “Agriculture” (“AGR”)
- Application** : Temporary Warehouse (Timber and Other Associated Materials) and Associated Filling of Land for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse (timber and other associated materials) 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 covering 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 generally hard-paved, fenced-off, and currently largely occupied by the applied use and partly under construction without valid planning permission (**Plans A-4a to A-4d**).
- 1.2 According to the applicant, the application is submitted to facilitate the relocation of eight brownfield operations at a total of 11 sites affected by the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA), which have been resumed by the Government.
- 1.3 The Site is bisected by Lin Ma Hang Road and divided into northern and southern portions (**Plan A-2**). According to the submission, the applied use consists of eight one-to-two-storey structures with a total gross floor area (GFA) of about 14,263m² and building height (BH) not more than 12m for warehouses (for storage of timber and construction

materials), storage sheds, ancillary offices and a guard house with store room. A total of 12 private car parking spaces (5m (L) x 2.5m (W) each), and 12 loading/unloading (L/UL) spaces, comprising seven spaces for medium goods vehicles/heavy goods vehicles (MGVs/HGVs) (11m (L) x 3.5m (W) each) and five spaces for HGVs/container vehicles (16m (L) x 3.5m (W) each), are proposed within the Site. The operation hours of the applied use are between 8:00 a.m. and 6:00 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**.

- 1.4 According to the applicant, two 7.3m-wide ingress/egress points are proposed at the northern and southern portions of the Site respectively. Sufficient space will be provided within the Site for the manoeuvring of vehicles. According to the traffic management measures proposed by the applicant (**Appendix Ia**), flashing lights, alarm system and traffic signs (including 'stop and give way' and 'beware of pedestrian') have been provided at the ingress/egress points to ensure pedestrian safety; an appointment system for goods vehicles will continue to operate; and on-site staff will continue to be deployed at the ingress/egress points to manage the traffic flow during operation hours.
- 1.5 The applicant also applies for regularisation of filling of land of about 20,048m² (about 97.7% of the Site) with concrete by about 0.2m in depth¹ for site formation purpose. A drainage impact assessment, previously considered acceptable by the Drainage Services Department (DSD) under the previous application No. A/NE-MKT/35, is submitted by the applicant in support of the current application. To mitigate potential drainage impact, the applicant claims that a total of five underground storage tanks (with a total storage capacity of 414m³) and an additional 450mm-diameter unplasticised polyvinyl chloride pipe have been provided at the Site (**Drawings A-2a** and **A-2b**). The Site is fenced-off by 2.5m high corrugated metal sheets, and all structures have been set back 1m from site boundary to accommodate the completed drainage facilities. To avoid potential impact on the existing streamcourse (**Plan A-2**), a minimum 3m setback has been provided at the southwestern portion of the Site. The applicant will be responsible for the construction, operation and maintenance of the completed drainage facilities. Besides, no workshop activities will be carried out at the Site. 2m-wide landscape buffers have been established along the boundaries adjoining Lin Ma Hang Road and the northwestern boundary of the Site (**Drawing A-1**). An existing tree survey record² is submitted by the applicant in support of the application.
- 1.6 The Site is the subject of four previous applications including the last application No. A/NE-MKT/35 submitted by the same applicant for the same use, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 19.7.2024 (as detailed in paragraph 5.4 below). The planning permission was subsequently revoked on 19.4.2026 due to non-compliance with an approval condition. Compared with the last previous application, there is no major change to development layout and parameters.
- 1.7 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 29.6.2026 **(Appendix I)**

¹ According to record, the filling of land/regularisation of land filling of about 20,048m² (about 97.7% of the Site) with concrete by not more than 0.2m in depth at the Site was approved with conditions by the Committee under application No. A/NE-MKT/35.

² According to the applicant, the landscape improvement works were implemented under the previous applications No. A/NE-MKT/17 and 35 submitted by the same applicant.

- (b) Supplementary Planning Statement (SPS)
- (c) Supplementary Information (SI) received on 2.7.2026

(Appendix Ia)
(Appendix Ib)

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 SI at **Appendices I to Ib**, as summarised below:

- (a) the Site is the subject of a previously approved application (No. A/NE-MKT/35) to facilitate the relocation of eight brownfield operations affected by KTN/FLN NDA. The proposal could also meet the industry's demand for land for storage of timber and associated materials;
- (b) the applicant has complied with the majority of the approval conditions during the planning approval period under the previous application, including traffic, drainage and landscape requirements. The delay in fulfilling the condition on the implementation of the fire service installations (FSIs) proposal was mainly due to the time required for land administrative procedures and addressing complicated land ownership issues, and the outstanding issues are being actively addressed for early resolution³;
- (c) the applicant has conducted site search to identify suitable site for the relocation of the affected operations and the Site is considered most suitable for relocation;
- (d) the applied use, layout, form and scale are considered not incompatible with the surrounding areas where warehouses are commonly found along Lin Ma Hang Road;
- (e) the applied use is temporary in nature and would not jeopardise the long-term planning intention of the "AGR" zone;
- (f) there is no significant change in planning circumstances in the surrounding areas since the previous application was approved by the Committee. Approval of the application is in line with the Committee's previous decision and will not set an undesirable precedent;
- (g) there are no changes to the site area and configuration, development scheme and parameters and business operation as compared to the previous application. No significant adverse impacts in terms of environmental, traffic, drainage, sewerage, geotechnical etc. are anticipated⁴; and
- (h) the applicant has applied for Short Term Tenancy (STT) and Short Term Waiver (STW) to regularise the land occupation under the previously approved scheme. Modification of the STT and STW conditions is not required for the current application.

³ According to the applicant, in order to address the previous comments relating to the implementation of the FSIs proposal, the applicant commits to (i) renovate the respective pump rooms to be enclosed to form a proper component; (ii) provide notices within the Site to remind operators the method of storage goods shall comply with the requirement as stipulated by standards/codes of sprinkler system; and (iii) install pressure gauges on all fire service inlets.

⁴ Environmental proposals and geotechnical remedial works accepted under previous applications (No. A/NE-MKT/17 and 35) have been fully implemented on site. As the development layout, parameters and operations remain unchanged from the approved scheme, no additional environmental mitigation or geotechnical works are required.

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 notices in local 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 “Owner’s Consent/Notification” requirements are not applicable.

4. Background

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

5. Previous Applications

- 5.1 The Site is the subject of four previous applications (No. A/NE-MKT/2, 6, 17 and 35) for various temporary uses.
- 5.2 Two applications No. A/NE-MKT/2 and 6 for temporary container trailer park with ancillary storage and office and proposed temporary open storage of construction materials submitted by different applicants were rejected by the Committee in 2017 and 2019 respectively. The planning considerations are not relevant to the current application which is for a different use.
- 5.3 Application No. A/NE-MKT/17 for temporary rural workshop (timber yard and sawmill) submitted by the same applicant was approved with conditions by the Committee on 30.4.2021. The planning considerations are not relevant to the current application which is for a different use.
- 5.4 Application No. A/NE-MKT/35 for the same use was submitted by the same applicant, which was approved with condition by the Committee on 19.7.2024 mainly on the considerations that the application was to facilitate the relocation of business operations affected by the government project (i.e. KTN NDA) and the Secretary for Development had rendered policy support to the application; there were no major adverse departmental comments on the application; and the proposed use was not entirely incompatible with the surrounding land uses. However, the planning permission was revoked on 19.4.2026 due to non-compliance with the approval condition relating to implementation of FSIs proposal. Compared with the previously approved scheme, there is no major change to development layout and parameters.
- 5.5 Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Applications

- 6.1 There are 15 similar applications (No. A/NE-MKT/25, 26, 29, 31, 34, 37, 39, 40, 46, 55 to 57, 61, 62 and 66) for temporary warehouses with or without associated filling of land within the same “AGR” zone in the vicinity of the Site in the past five years (**Plan A-1**).

- 6.2 Amongst them, 11 applications (No. A/NE-MKT/34, 37, 39, 40, 46, 55 to 57, 61, 62 and 66)⁵ for proposed temporary warehouses were approved by the Committee between July 2024 and July 2026 mainly on the similar considerations as mentioned in paragraph 5.4 above⁶.
- 6.3 The remaining four applications (No. A/NE-MKT/25, 26, 29 and 31) were rejected by the Committee/the Board on review in 2023 mainly for the reasons of having no strong planning justification for a departure from the planning intention of the “AGR” zone; and being failed to demonstrate that the proposed/applied use would not induce adverse traffic, drainage, landscape and/or environmental impacts on the surrounding areas. For applications No. A/NE-MKT/25 and 29, the sites were subsequently covered by two of the approved similar applications (No. A/NE-MKT/56 and 62) for proposed temporary warehouse as mentioned in paragraph 6.2 above.
- 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-4d)

- 7.1 The Site is:
- (a) generally hard-paved, fenced-off, and currently largely occupied by the applied use and partly under construction without valid planning permission; and
 - (b) bisected by Lin Ma Hang Road and divided into northern and southern portions.
- 7.2 The surrounding areas are of rural character mainly comprising warehouses, open storage yards, temporary domestic structures, vegetated areas and tree clusters. There are a number of warehouses covered with valid planning permissions along Lin Ma Hang Road. To the immediate northwest, southeast and south across a local road are densely vegetated knolls zoned “Green Belt” (“GB”), which are permitted burial grounds for indigenous villagers. To the southwest is an existing stream running in a south-north direction.

8. Planning Intention

- 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 may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

⁵ The planning permissions under applications No. A/NE-MKT/34 and 40 were revoked on 20.9.2025 and 2.5.2026 respectively, due to non-compliance with approval conditions relating to the submission and/or implementation of drainage proposal, FSIs proposal, and/or traffic management measures.

⁶ Except for applications No. A/NE-MKT/62 and 66, while both applications were not related to the relocation of affected brownfield operations, the sites have been formed and hard-paved before the date of the first publication in the Gazette of the draft Man Kam To Development Permission Area Plan No. DPA/NE-MKT/1 on 30.7.2010.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and the recommended advisory clauses are provided at **Appendices IV and V** respectively.
- 9.2 The following government departments do not support or have adverse comments on the application.

Land Administration

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

- (a) he has adverse comments on the application;
- (b) the Site comprises Government Land and Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
- (c) the GL within the Site is partly covered by STTs No. STTN0041 and STTN0063 for the purpose of timber yard and sawmill workshop with ancillary storage use and access road. His office reserves the rights to take necessary enforcement action if breach is detected. No consent is given for inclusion of the portion of GL which is not covered by the aforesaid STTs;
- (d) parts of the private lots within the Site are covered by STWs, details of which are listed below:

STW No.	Lot No.	User
1619, 1620 and 1622	Lots 607, 609 and 613 in D.D. 90	(i) timber yard and sawmill workshop with ancillary storage, parking and loading/unloading use; (ii) shed
1621 and 1624	Lots 610 S.B RP and 632 S.A RP in D.D. 90	(i) timber yard and sawmill workshop with ancillary storage, parking and loading/unloading use; and (ii) office
1623, 1625, 1626, 1627, 1629 and 1630	Lots 627, 633 S.A RP, 635 S.A, 635 S.B-D and 638 RP in D.D. 90 and Lot 129 S.A in D.D. 86	timber yard and sawmill workshop with ancillary storage, parking and loading/unloading use
1628	Lot 637 RP	guard house with store room

his office reserves the rights to take necessary enforcement action if breach is detected;

- (e) parts of the private lots within the Site are covered by Letter of Approval (LoA), details of which are listed below:

LoA No.	Lot No.	User
100	Lots 622 RP and 622 S.A RP (Portion) in D.D. 90	chicken shed and pigsty
570	Lot 618 (Portion) in D.D. 90	storage and pigsty

the conformity of the LoAs concerned is subject to further investigation. His office reserves the rights to take necessary enforcement action if breach is detected;

- (f) the following irregularity covered by the application has been detected by his office:

Unauthorised structures within Lots 608, 611, 612 RP, 618, 619, 622 S.A RP, 622 RP, 624, 628 and 629 in D.D. 90 covered by the application

there are unauthorised structures on the private lots concerned. The lot owner(s) have submitted applications for STWs on Lots 611, 612 RP, 618, 619, 622 S.A RP, 622 RP, 624, 628 and 629 in D.D. 90 which are under processing. For Lot 608 in D.D. 90, the lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (g) the following irregularity not covered by the application has been detected by his office:

Unlawful occupation of GL adjoining Lots 607, 610 S.B RP, 637 RP and 642 S.A RP in D.D. 90 not covered by the application

the GL adjoining Lots 607, 610 S.B RP, 637 RP and 642 S.A RP in D.D. 90 has been fenced off/illegally occupied without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). There is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner(s) 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; and

- (h) his other advisory comments are at **Appendix V**.

Agriculture and Nature Conservation

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

Agriculture

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

Nature Conservation

- (c) no specific comment on the application from nature conservation perspective; and
- (d) his other advisory comments are at **Appendix V**.

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 since use of heavy vehicles is involved and domestic dwellings are identified within 100m from the Site;
- (b) no comment on regularisation of land filling from environmental planning perspective considering that no further land filling will be carried out;
- (c) the Site was the subject of six environmental complaints, involving land filling, obstruction of road and construction dust nuisance between 2023 and 2025. As no violation of the environmental legislation has been identified, no enforcement action is deemed necessary; and
- (d) his other advisory comments are at **Appendix V**.

9.3 The following government departments provide views on the application.

Landscape

9.3.1 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) she has no in-principle objection to the application from landscape planning perspective;
- (b) based on the aerial photos taken in 2023 and 2026, the Site is located in an area of rural inland plain landscape character comprising village houses, farmlands, warehouses, temporary structures and tree clusters. The applied use is considered not incompatible with the surrounding environment;
- (c) with reference to the above aerial photos and site photos taken in July 2026, the Site was generally formed. Temporary structures and compensatory

trees under the previously approved application (No. A/NE-MKT/35) were observed within the Site;

- (d) in view of the above, significant adverse landscape impact arising from the applied use is not anticipated;
- (e) according to the existing tree record (**Appendix Ia**), some previously compensated trees along the slope at the northwestern site boundary (adjacent to the fringe of the “GB” zone and Lin Ma Hang Road) are in poor health or missing from the planting areas. The applicant has verbally advised that these trees are proposed to be replaced and replanted in accordance with the previous approvals under applications No. A/NE-MKT/17 and 35. To mitigate potential landscape impacts from the applied use, should the application be approved, conditions should be imposed requesting the applicant to submit and implement a landscape proposal; and
- (f) her advisory comments are at **Appendix V**.

Traffic

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

- (a) she has no adverse comment on the application from traffic engineering perspective;
- (b) after taking into consideration the scale of the applied use and the traffic conditions on Lin Ma Hang Road, should the application be approved, conditions should be imposed requesting the applicant to implement the proposed traffic management measures, and to maintain the implemented traffic management measures at all times during the planning approval period; and
- (c) her other advisory comments are at **Appendix V**.

10. Public Comments Received During Statutory Publication Period

On 7.7.2026, the application was published for public inspection. During the statutory public inspection period, six public comments were received (**Appendix VI**). Amongst them, two individuals support the application mainly on the grounds that the applied use is beneficial to Hong Kong’s economy, as well as to optimise the use of abandoned agricultural land. One individual objects to the application, raising concerns that related brownfield operators fail to meet higher operational standards or fulfil approval conditions expeditiously; and the applied use will cause adverse fire safety impacts on the surrounding areas. The remaining three comments from the Indigenous Inhabitant Representative and Resident Representative of Muk Wu and a member of the North District Council indicate no comment on the application.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary warehouse (timber and other associated materials) and associated filling of land for a period of three years at the Site which is zoned “AGR” on

the OZP (**Plan A-1**). The applied use is not in line with the planning intention of the “AGR” zone and DAFC does not support the application from agricultural perspective as the Site possess potential for agricultural rehabilitation. Nevertheless, taking into account the planning assessments below, there is no objection to the applied use with associated filling of land on a temporary basis for a period of three years.

- 11.2 The applicant applies for regularisation of land filling of the entire site with a depth of about 0.2m for site formation purpose (**Drawing A-2**). Filling of land within “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 DSD has no objection to the application from the public drainage viewpoint and the Director of Environmental Protection has no comment on the regularisation of land filling from environmental planning perspective. As the Site is zoned “AGR”, an approval condition requiring 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.
- 11.3 The Site, bisected by Lin Ma Hang Road, is located in an area of rural character mainly comprising warehouses, open storage yards, temporary domestic structures, vegetated areas and tree clusters (**Plans A-2 and A-3**). The applied use is considered not entirely incompatible with the surrounding land uses. While CTP/UD&L, PlanD has no objection to the application from landscape planning perspective and advises that significant adverse landscape impact arising from the applied use is not anticipated, she recommends imposing approval conditions on the submission and implementation of a landscape proposal, taking into account the existing condition of the compensated trees and the potential landscape impacts from the applied use.
- 11.4 While C for T has no adverse comment on the application from traffic engineering perspective, in view of the scale of the applied use and prevailing traffic conditions on Lin Ma Hang Road, it is recommended to impose approval conditions to monitor the implementation details and ensure the proper maintenance of the implemented traffic management measures. DEP is unable to lend support to the application as the applied use involves the use of heavy vehicles and domestic dwellings are identified within 100m from the site boundary (**Plan A-2**). Should the application be approved, the applicant will be advised to follow the requirements in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ and implement the relevant mitigation measures to minimise any possible environmental nuisance. Other relevant government departments consulted, including the Director of Fire Services (D of FS), have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, appropriate approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix V** respectively. Regarding DLO/N, LandsD’s concern on the unauthorised structures and illegal 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-MKT/35) (**Plan A-1**) submitted by the same applicant as the current application for the same use. The planning permission was revoked on 19.4.2026 due to non-compliance with the approval condition on implementation of FSIs proposal. As there is no major change in planning circumstances since the approval of the previous application and D of FS has no objection to the application, sympathetic consideration may be given to the current application. Should the application be approved by the Committee, the applicant will be advised that if there is further non-compliance with any of the approval conditions again resulting in

revocation of the planning permission, sympathetic consideration may not be given to any further application.

- 11.6 There are 15 similar applications covering 12 sites for temporary warehouses within the same “AGR” zone in the vicinity of the Site (**Plan A-1**). In particular, there are 11 similar applications approved by the Committee in the vicinity of the Site between September 2024 and July 2026 as detailed in paragraph 6.2 above. While there are four rejected similar applications, their planning circumstances are different from those of the current application in that no adverse departmental comments on traffic, drainage, landscape and slope safety aspects have been received. Approval of the current application is in line with the Committee’s previous decisions.
- 11.7 Regarding the public comments mentioned in paragraph 10 above, the government departments’ comments and planning assessments above are relevant.

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 three years until 28.8.2029. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 28.11.2026;
- (b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (c) 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 28.2.2027;
- (d) in relation to (c) 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 28.5.2027;
- (e) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 28.2.2027;
- (f) in relation to (e) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 28.5.2027;
- (g) the implementation of the 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 28.5.2027;

- (h) in relation to (g) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (b) or (h) 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), (c), (d), (e), (f) or (g) 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
- (k) upon the expiry of the planning permission, the reinstatement of the Site, including removal of fill materials and hard paving, and grassing 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 Member's reference:

the applied 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 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

Appendix I	Application Form received on 29.6.2026
Appendix Ia	SPS
Appendix Ib	SI received on 2.7.2026
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
Drawings A-2a and A-2b	As-built Drainage Plans
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4d	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**