

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-HTF/1214

- Applicant** : First Champion Limited represented by KTA Planning Limited
- Site** : Various Lots in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 42,497m² (including GL of about 6,543m² (about 15.4%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Rebar Workshop and Warehouse for Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land and Pond and Excavation of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary rebar workshop and warehouse for storage of construction materials and machineries with ancillary facilities and associated filling of land and pond and excavation of land for a period of three years at the application site (the Site) falling within an area zoned “GB” 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 requires planning permission from the Town Planning Board (the Board). As stipulated in the Notes of the OZP for the “GB” zone, filling of land and pond as well as excavation of land also require planning permission from the Board. The Site is currently largely formed and paved, with the northern and eastern portions being vacant and the southern portion being used for warehouse for storage of construction materials and machineries under a valid planning permission (No. A/YL-HTF/1183) (**Plans A-4a to A-4c**).
- 1.2 The majority part of the Site is the subject of application No. A/YL-HTF/1183 (**Plan A-1**) submitted by the same applicant for temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles and rural workshop with ancillary facilities for a period of three years and

associated filling of land and pond and excavation of land, which was approved with conditions¹ by the Rural and New Town Planning Committee (the Committee) of the Board on 28.2.2025 (details in paragraph 6.2 below). The application was to facilitate the relocation of three open storage and/or storage operations affected by the land resumption and clearance exercise under the Second Phase Development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). Subsequent to approval of the application, the three operators have re-assessed their operational needs and further reviewed their locational preferences. As a result, while one of the operators has continued its operation at the southern portion of the application site, the northern and eastern portions have been freed up and are readily available for occupation by other potential operators.

- 1.3 As announced in the 2025 Policy Address (PA), the Development Bureau (DEVB) will take forward the advanced construction industry building (ACIB) project to provide a dedicated facility for the construction industry, so as to promote wider adoption of high productivity construction methods and enhance new quality productive forces. According to DEVB, the ACIB will take over a site in Tsing Yi, which is currently occupied by VSC (萬順昌), a major supplier of prefabricated steel reinforcing bars in the territory. With a view to ensuring the continued supply of prefabricated rebars, there is an imminent need to identify a suitable relocation site for VSC. Against the above background, the current applicant proposes to relocate VSC to the northern and eastern portions of the application site under A/YL-HTF/1183, as mentioned in paragraph 1.2 above.
- 1.4 In view of the different nature and operational requirements of VSC, a fresh planning application is required, which involves a new rebar workshop use with increases in the proposed total floor area, number and height of structures as well as the total area of land filling as compared to the previously approved application. A comparison of the major development parameters between the previous and the current applications is shown in the table below.

	Previous Application (A/YL-HTF/1183) (a)	Current Application (A/YL-HTF/1214) (b)	Difference (b) – (a)
Applied Use	Temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles (SPVs) and rural workshop with ancillary facilities for a period of 3 years and associated filling of land and pond and excavation of land	Temporary rebar workshop and warehouse for storage of construction materials and machineries with ancillary facilities and associated filling of land and pond and excavation of land for a period of 3 years	A rebar workshop is involved in the current application with no parking of SPVs and rural workshop

¹ Most of the approval conditions under the application have already been complied with, except for the implementation of fire service installations proposal.

Site Area (about) (m ²)	41,569	42,497	+928 (+2%) ^
Total Floor Area (about) (m ²)	11,299	14,199	+2,900 (+26%)
No. of Structures	7	9	+2 (+29%)
Height of Structures	Max. 8m (1 storey)	Max. 11m @ (1-2 storeys)	+3m (+38%) (+1 storey)
Parking Spaces	18 for private cars 32 for SPVs	18 for private cars 25 for medium/heavy goods vehicle	0 --
Loading/Unloading Spaces	3 for light goods vehicle 6 for medium goods vehicle	3 for light goods vehicle 13 for medium goods vehicle	0 +7 (+117%)
Excavation of Land (about) (m ²)	13,986	13,986 [#]	0
Filling of Land (about) (m ²)	36,054	38,189 [~]	+2,135 (+6%)
Filling of Pond (about) (m ²)	6,513	6,513 [#]	0
Remarks: ^ The slight increase in site area is due to the adjustments in the alignment of the new access road proposed under the previous application (see paragraph 1.6 below) and other minor changes in the application site boundary @ A taller structure is required for the rebar workshop to accommodate the automated prefabrication machinery and the associated overhead lifting equipment # Already completed under A/YL-HTF/1183 ~ While the additional 2,135m ² has already been filled, the applicant proposes to further fill an area of about 6,900m ² on top of the completed works (see paragraph 1.5 below)			

1.5 The current application also involves proposed/regularisation of filling of land and pond as well as excavation of land (**Drawing A-4**). It should be noted that while the majority of the Site has already been hard-paved under the previous application, extra land filling works in addition to/on top of the completed works are proposed in the current application. The applicant seeks regularisation of excavation of land with an area of about 13,986m² (33% of the Site) at a depth of not more than 3.1m, which has already been completed at the southern and eastern portions of the Site². On filling of land, while majority of the Site (about 36,054m² or 85%) has already been filled with soil and concrete with a depth of not more than 4.1m following the approved scheme, it is proposed to further increase the total area of land filling to 38,189m² (90% of the Site) with the same filling depth. The additional 2,135m², which is attributed mainly to the increase in site area and reduction in the proposed landscaping areas, has already been filled. Besides, with a view to forming a platform for the rebar workshop and warehouse at the northern portion of the Site, the applicant proposes to further fill an area of about 6,900m² with a depth of about 1m on top of the already-filled areas, which will not further add to the total area of land filling. The applicant also seeks regularisation of filling of ponds with a depth of 1m, which has been undertaken mainly along the western periphery of the Site (about 6,513m² or 15% of the Site). Upon completion of the above filling

² To facilitate the provision of a flat surface for site formation, filling of land with concrete at a depth of 0.2m has been undertaken on top of the areas already excavated.

and excavation works, the Site will have a topographic profile ranging from 22mPD to 26mPD which is largely similar to that under the approved scheme (**Drawing A-4**).

- 1.6 The eastern, northern and southern portions of the Site are accessible via two separate sets of ingress/egress (**Plan A-2**). The eastern portion of the Site can be accessed via a local track leading from a road underneath the Kong Sham Western Highway. As for the northern and southern portions, they can be accessed via a new access road connecting to the same local track. The new access road proposed under the current application is similar to the one already constructed under the previous application, except with minor adjustments in the alignment (**Drawing A-1**).
- 1.7 The applicant has submitted a Tree Preservation and Landscape Proposal (TPLP) to support the application. As shown on the landscape master plan (LMP) (**Drawing A-3**), a 3m-wide landscape buffer area with peripheral planting including retained and new trees will be provided for majority of the Site to blend in with the adjacent natural landscape and Ling To Monastery. While there were originally 350 trees identified under the previous application³, only 53 trees are found at the Site, of which 47 including two trees of protected species will be retained in the current proposal. The applicant undertakes to plant 324 new trees of standard size, so that the total number of trees at the Site (i.e. 371) will not be less than that proposed under the previous application. The applicant has also submitted a traffic impact assessment to demonstrate that the proposed development would not have adverse traffic impacts on the surrounding areas. The access road plan, layout plan, LMP and site formation plan submitted by the applicant are at **Drawings A-1 to A-4** respectively.
- 1.8 Similar to the approved application, fencing will be erected along the site boundary to minimise disturbance on the surrounding areas, and a soakaway system will be provided at the Site for sewage disposal. Moreover, 'no-build zones' will be maintained in the current proposal to avoid adverse geotechnical impacts (**Drawing A-2**). According to the applicant, the operation hours of the proposed development are between 9 a.m. and 7 p.m. on Mondays to Saturdays with no operation on Sundays and public holidays. The total number of staff members during operation is estimated to be 85. While one of the relocated operators has already come into operation at the Site, VSC is targeted to commence operation by Q1 2027 tentatively.
- 1.9 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 2.9.2026 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 7.9.2026 (**Appendix Ia**)
 - (c) Further Information (FI) received on 15.10.2026* (**Appendix Ib**)

**accepted and exempted from publication and recounting requirements*

³ According to the approved scheme, out of the 350 existing trees, 217 would be felled, 119 would be retained and 14 would be transplanted. No Old and Valuable Trees have been identified within the Site. Together with the 238 new trees of standard size to be planted, the proposed total number of trees under the approved scheme would be 371.

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 Ib**. They can be summarised as follows:

- (a) the proposal echoes the 2025 Policy Address, which promotes the adoption of safe, cost-efficient and time-saving construction methods, materials and equipment, with a view to accelerating the development of the Northern Metropolis. As VSC is required to hand over its current site in Tsing Yi to the Government by October 2026 for construction of the ACIB, there is an urgent need to identify a suitable relocation site for VSC. As the Site is readily available, it is considered a suitable location for the reprovisioning of VSC to maintain a steady supply of prefabricated rebars and facilitate the delivery of private and public development projects;
- (b) the proposed/applied uses are temporary in nature for a period of three years, and will not frustrate the long-term planning intention of the “GB” zone. The proposal will not contravene the Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10). Given the special background of the Site, approval of the current application will not set an undesirable precedent;
- (c) arising from the changing circumstances (as detailed in paragraph 1.2 above), the northern and eastern portions of the Site are readily available for VSC’s relocation. The proposed uses are not incompatible with the surrounding land uses, and a landscape buffer and boundary fencing are proposed to address the interfacing issues with the adjoining woodland and Ling To Monastery; and
- (d) adverse traffic, environmental, drainage, landscape and fire safety impacts are not anticipated.

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 newspaper notice and sending notification letter to the Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in TPB PG-No. 31B are not applicable.

4. Town Planning Board Guidelines

TPB PG-No. 10 is relevant to the application. Relevant assessment criteria are at **Appendix II**.

5. **Background**

- 5.1 The Site is currently not subject to planning enforcement action.
- 5.2 The Site and its surrounding areas were rezoned from “Recreation” (with no restriction on filling of land) to “GB” on the draft Ha Tsuen OZP No. S/YL-HT/9 published on 25.1.2008. According to the aerial photo in November 2007, the Site was partly vegetated and partly formed (**Plan A-3a**).

6. **Previous Applications**

- 6.1 The Site was previously involved in three s.16 applications (No. A/YL-HT/165, 641 and A/YL-HTF/1183) and a s.12A application (No. Y/YL-HTF/3), each covering different parts of the Site. Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 As mentioned in paragraph 1.2 above, the majority of the Site was involved in a previous s.16 application (No. A/YL-HTF/1183) for temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles and rural workshop with ancillary facilities for a period of three years and associated filling of land and pond and excavation of land. The application was approved with conditions by the Committee on 28.2.2025, mainly on grounds that there was policy support from DEVB for the relocation of brownfield operators displaced by the HSK/HT NDA Development; the proposed uses were not entirely incompatible with the surrounding areas; the proposal was considered not contravening TPB PG-No. 10; and the concerned government departments generally had no objection to the application and the technical concerns could be addressed by implementation of approval conditions.
- 6.3 The other two s.16 applications (No. A/YL-HT/165 and 641) for temporary open storage of containers and temporary place of recreation, sports or culture for a period of three years were rejected by the Committee in 2000 and 2009 respectively. The s.12A application (No. Y/YL-HTF/3) for rezoning the application site from “GB” to “Government, Institution or Community” and area shown as ‘Road’ for temple and columbarium uses was not agreed by the Committee in 2019. The considerations of these previous applications are not relevant to the current application which is for different uses.

7. **Similar Application**

There is no similar application within the subject “GB” zone on the OZP in the past five years.

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

- 8.1 The Site is:

- (a) currently largely formed and paved, with the northern and eastern portions being vacant and the southern portion being used for warehouse for storage of construction materials and machineries under a valid planning permission (No. A/YL-HTF/1183); and
 - (b) accessible via a local track leading from a road underneath the Kong Sham Western Highway for the eastern portion, as well as via a new access road connecting to the same local track for the northern and southern portions as mentioned in paragraph 1.6 above.
- 8.2 The surrounding areas are predominated by woodland in the subject “GB” zone and the adjoining “Conservation Area” zone, as well as cultivated agricultural land, ponds and graves. Ling To Monastery, which is a Grade 3 historic building, is located about 80m to the southwest of the Site. Besides, planned logistics facilities and sewage treatment works are located to the east and northeast of the Site across Kong Sham Western Highway within HSK/HT NDA on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/4 (**Plan A-1**).

9. Planning Intention

- 9.1 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.2 According to the Explanatory Statement of the OZP for the “GB” zone, as filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, 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 to 10.4 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV and V** respectively.
- 10.2 The following government bureau supports the application:

Policy Support

10.2.1 Comments of the Secretary for Development (SDEV):

- (a) VSC, an approved steel reinforcing bar prefabrication yard, currently operates at 17 Tsing Keung Street in Tsing Yi. DEVB announced in July 2026 that the contract for the development of the ACIB in Tsing Yi has been awarded. The

ACIB, positioned as an integrated advanced manufacturing base, brings together various advanced manufacturing facilities, while simultaneously conducting research and development and training, among others, thereby generating synergistic effects to more effectively promote the development of advanced construction technologies. Construction works are expected to commence in the second half of 2026 for commissioning at the end of 2028. To facilitate the construction of the ACIB, VSC is required to vacate from its current site;

- (b) the Government has been promoting the use of prefabricated steel reinforcing bars with a view to enhancing productivity, quality and safety within the construction industry. It is anticipated that the demand of prefabricated steel reinforcing bars is kept increasing in coming years. Therefore, it is necessary to establish new approved steel reinforcing bar prefabrication yards to cope with the increasing demand for prefabricated steel reinforcing bars; and
- (c) apart from accommodating the steel reinforcing bar prefabrication yard, the application involves relocation of a brownfield operation providing warehouse of construction materials and machineries which was affected by the Second Phase Development of HSK/HT NDA and also the subject of the previously approved application No. A/YL-HTF/1183 with policy support to facilitate the relocation. Subject to no adverse comments on land use compatibility and technical aspects from concerned departments, the application is supported from the policy perspective.

10.3 The following government department has adverse comments on the application:

Land Administration

10.3.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) 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;
- (b) no permission is given for occupation of GL (about 6,543m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is an offence under Cap. 28;
- (c) the following private lots are covered by Short Term Waiver(s) (STWs):

STW No.	Lot No. (in D.D. 125)	Purposes
5842	1374, 1376, 1395 and 1397	Temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles and rural workshop with ancillary facilities and ancillary uses as may be approved by DLO
5843	1373, 1375, 1377, 1398 S.A, 1398 S.B, 1399 S.A and 1399 S.B	

- (d) noting that part of GL is proposed to be used for access, according to the established practice, application of Short Term Tenancy for the purpose of access road on GL will not be normally entertained, even if the planning application is approved by the Board. If an emergency vehicular access on GL is requested by the Board and other government departments, a non-exclusive right of way clause over GL in the STW application may be considered by his office;
- (e) LandsD has reservation on the planning application since there are unauthorized structure(s) on Lots 1387, 1392 and 1393 all in D.D. 125 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should apply for regularisation on the lease breaches as demanded by LandsD; and
- (f) the applicant should note his advisory comments at **Appendix V**.

10.4 The following government department provides views on the application:

Landscaping

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

- (a) the Site falls within the “GB” zone, and is the subject of a previously approved application No. A/YL-HTF/1183 for temporary warehouse and rural workshop uses;
- (b) based on the aerial photo taken in 2025, the Site was situated in an area of settled valley and miscellaneous rural fringe landscape characters comprising woodland, agricultural lands, ponds, graveyards and temporary structures. The proposed/applied uses are considered not entirely incompatible with the landscape setting of the surrounding environment;
- (c) with reference to the above aerial photo and site photos taken in September 2026, the Site was formed. Some temporary structures and existing trees are observed in the southern part of the Site while the northern part is mostly vacant. According to the TPLP submitted by the applicant, no Old and Valuable Trees

or mature trees are observed within the Site. In the TPLP, two trees of *Dalbergia odorifera* (降香黃檀), a protected species under Cap. 586, are identified within the Site and are proposed to be retained in-situ;

- (d) in view of the above, she has no in-principle objection to the application from landscape planning perspective. Should the application be approved, relevant approval conditions requiring the applicant to submit and implement a revised landscape proposal should be incorporated; and
- (e) the applicant should note her advisory comments at **Appendix V**.

11. Public Comments Received During the Statutory Publication Period

On 8.9.2026, the application was published for public inspection. During the statutory public inspection period, two comments from World Wide Fund for Nature Hong Kong and an individual were received (**Appendix VI**). They express grave concerns about/ object to the application mainly on grounds that the previous application (No. A/YL-HTF/1183) should not be regarded as a precedent of the current application owing to the distinct nature of the rebar workshop and a change in planning circumstances (i.e. exclusion of the Site from the study area of Lau Fau Shan Development); the Site should not be allowed for brownfield operations in the first place; and the proposed/applied uses may cause adverse impacts on the surrounding local environment in terms of air quality, noise, vibration, solid waste, drainage, landscape and nature conservation.

12. Planning Considerations and Assessments

12.1 The application is for proposed temporary rebar workshop and warehouse for storage of construction materials and machineries with ancillary facilities and associated filling of land and pond and excavation of land for a period of three years at the Site falling within an area zoned “GB” on the OZP (**Plan A-1**). There is a general presumption against development within the “GB” zone. The Site is the subject of a previous application (No. A/YL-HTF/1183) and the current proposal mainly differs from the previous application in that a new rebar workshop use is involved with an increase in the total floor area (+2,900m² or 26%), number of structures (+2 or 29%) and height of structures (+3m or 38%). While there is no change to the extents of excavation of land and filling of pond as compared to the approved application, the total area of land filling will be increased by about 2,135m² (+6%). The proposed/applied uses with associated filling of land and pond and excavation of land are not in line with the planning intention of the “GB” zone. Nonetheless, taking into account the planning assessments below and with the policy support from SDEV, sympathetic consideration may be given to the application on a temporary basis of three years.

12.2 According to the applicant, pursuant to the 2025 Policy Address, DEVB will take forward the ACIB project with a view to promoting the development of

advanced construction technologies. The ACIB will take over a site in Tsing Yi, which is currently occupied by VSC, a key supplier of prefabricated steel reinforcing bars in the territory. In order to maintain the operations of VSC, there is an imminent need to identify a suitable reprovisioning site, and the current application is to facilitate VSC's relocation. SDEV considers that the demand for prefabricated steel reinforcing bars will remain keen in the coming years and that establishing new yards is necessary to cater for their increasing demand. Besides, the application involves relocation of a brownfield operation affected by the Second Phase Development of HSK/HT NDA which is the subject of the previously approved application. In view of the above, SDEV supports the application from policy perspective.

- 12.3 The application also involves proposed/regularisation of filling of land and pond as well as excavation of land at the Site (**Drawing A-4**). While majority of these works have already been completed under the previous application No. A/YL-HTF/1183, extra land filling works will be undertaken in the current proposal in addition to/on top of these completed works. The applicant seeks regularisation of excavation of land with an area of about 13,986m² (33% of the Site) at a depth of not more than 3.1m, as well as filling of pond with an area of about 6,513m² (15% of the Site), both of which have already been undertaken at the Site. As for filling of land, while majority of the Site (about 36,054m² or 85%) has already been filled with soil and concrete with a depth of not more than 4.1m following the approved scheme, it is proposed to further increase the total area of land filling to 38,189m² (90% of the Site) with the same filling depth, with the additional 2,135m² already having been filled. Besides, while the applicant also proposes to further fill an area of about 6,900m² with a depth of about 1m at the northern part of the Site for erecting the rebar workshop and warehouse, the filling works will be undertaken on top of the already-filled areas and hence will not further add to the total area of land filling. Filling of land and pond as well as excavation of land within the "GB" zone require planning permission from the Board as they may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In this regard, the Chief Engineer/Mainland North, Drainage Services Department and Director of Agriculture, Fisheries and Conservation (DAFC) have no objection to the application from drainage and nature conservation perspectives respectively. As the Site is zoned "GB", an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the "GB" zone and restore the greenery of the area is recommended in paragraph 13.2 below should the Committee decide to approve the application.
- 12.4 The Site is situated in an area of rural fringe landscape character predominated by woodland, cultivated agricultural land, ponds and graves. To the east and northeast of the Site across Kong Sham Western Highway within HSK/HT NDA are planned logistics facilities and sewage treatment works (**Plan A-1**). According to the LMP submitted by the applicant (**Drawing A-3**), a 3m-wide landscape buffer area with peripheral planting including retained and new trees is proposed for majority of the Site. Of the 53 existing trees at the Site, 47 will be retained and 324 new trees of standard size will be planted. The total number of trees at the Site (i.e. 371) will not be less than that under the previous

application. The applicant also commits to reinstate the Site to an amenity area upon expiry of the planning approval. In this regard, CTP/UD&L, PlanD considers that the proposed/applied uses are not entirely incompatible with the landscape setting of the surrounding environment, and has no in-principle objection to the application from landscape planning perspective. Relevant approval conditions requiring the submission and implementation of a revised landscape proposal are recommended in paragraph 13.2 below should the Committee decide to approve the application. Besides, to minimise disturbances to the surrounding areas, the applicant will erect boundary fencing and comply with the relevant environmental protection and pollution control ordinances. In this regard, the Director of Environmental Protection has no adverse comment on the application from environmental planning perspective.

- 12.5 According to TPB PG-No. 10, an application for new development in the “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. In addition, the design and layout of any proposed development within the “GB” zone should be compatible with the surrounding areas, and the development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The issues of compatibility as well as impact on existing natural vegetation and landscape have been discussed in paragraph 12.4 above. Taking account of the above and the unique circumstances of the Site, the proposal is generally considered not contravening TPB PG-No. 10.
- 12.6 Other concerned government departments consulted including the Commissioner for Transport, Director of Fire Services and Head of the Geotechnical Engineering Office of Civil Engineering and Development Department have no objection to or no adverse comment on the application from traffic, fire safety and geotechnical perspectives respectively. The technical requirements of the concerned government departments could be addressed by implementation of approval conditions as recommended in paragraph 13.2 below. To minimise any possible environmental nuisance on the surrounding areas, the applicant will also be advised to adopt the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ should the application be approved.
- 12.7 Regarding DLO/YL, LandsD’s concerns on the unauthorised structure(s) on the Site which are already subject to lease enforcement actions, the applicant has committed to demolish the concerned structure(s) and apply for regularisation of the lease breaches upon approval of the application. The applicant will also be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 12.8 A previous application (No. A/YL-HTF/1183) was approved with conditions by the Committee on 28.2.2025 on grounds as detailed in paragraph 6.2 above. Approval of the current application is generally in line with the previous decision of the Committee.
- 12.9 Regarding the public comments as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.8 above are

relevant. The interface with the Lau Fau Shan Development is not a material planning consideration under both the previous and current applications.

13. **Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, 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 23.10.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised 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 23.4.2027;
- (b) in relation to (a) above, the implementation of the revised 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 23.7.2027;
- (c) the submission of a 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 23.4.2027;
- (d) in relation to (c) above, the implementation of drainage facilities identified in the drainage impact assessment 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 23.7.2027;
- (e) in relation to (d) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) 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 23.4.2027;
- (g) in relation to (f) 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 23.7.2027;
- (h) if the above planning condition (e) 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), (c), (d), (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
- (j) upon expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

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

the proposed/applied uses with associated filling of land and pond and excavation of land are not in line with the planning intention of the "GB" zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

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

15. Attachments

Appendix I	Application Form with attachments received on 2.9.2026
Appendix Ia	SI received on 7.9.2026
Appendix Ib	FI received on 15.10.2026
Appendix II	Relevant Extract of TPB PG-No. 10
Appendix III	Previous Applications
Appendix IV	Government Bureau/Departments' General Comments

Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Access Road Plan
Drawing A-2	Layout Plan
Drawing A-3	Landscape Master Plan
Drawing A-4	Site Formation Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo in 2025
Plan A-3a	Aerial Photo in 2007
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**