



**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2507002/02
Your Ref.:

15 January 2026

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/ Madam,

APPLICATION NO. A/YL-KTS/1109
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

FURTHER INFORMATION SUBMISSION

We refer to the captioned application submitted on 26 November 2025 and the comments received from the government department and the public.

Attached our responses to the comments and the corresponding replacement pages of the submitted Application Form and the submitted Planning Statement report. Please be clarified that all existing fencing of about 2m tall will be remained with proper maintenance. Moreover, the existing fencing will be painted in green colour to maintain a visual buffer to minimize the nuisance to the nearby residents and the environment.

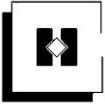
This Further Information contains clarification to the Application. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the Application and should be accepted by the TPB for inclusion into the Application.

Should you require further information or have any query, please feel free to contact the undersigned or Ciel Au Yeung at 2290 6173.

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho
Director

c.c. the Applicant



Encl.

- i. Response to Departmental Comments Table
- ii. Response to Public Comments Table
- iii. Replacement page of submitted Application Form
- iv. Replacement pages of submitted Planning Statement Report

**RESPONSE TO
DEPARTMENTAL COMMENTS TABLE**



Section 16 Application No. A/YL-KTS/1109

Annex 1 - Response to Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Urban Design & Landscape Section of the Planning Department received on 30 December 2025 and 8 January 2026</i>	
a	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.	Noted with many thanks. No trees will be felled without relevant departments' approval. The existing tree in the proposed site will remain.
b	With reference to the aerial photo and site photos, the Site is generally vacant and one existing tree was observed at the southeastern corner of the Site. According to Section 9 of the Application Form, no tree felling is involved.	Yes. No trees will be felled in the application and the existing tree in the proposed site will be remained.

**RESPONSE TO
PUBLIC COMMENTS TABLE**



Section 16 Application No. A/YL-KTS/1109

Annex 2 - Response to Comments Table

No.	Comments Received	Our Responses
	<i>Comments Received during the 3-week Public Consultation Period</i>	
A	Whether there is potential cumulative impact on the AGR zone and whether the proposed development is in line with the planning intention of the AGR zone	<p>Noted with thanks.</p> <p>Aerial photos between 2006 and 2024 in Annex 1 shows that the Application Site has remained vacant, with no active agricultural activities in the surrounding areas over the past decades. Moreover, there is no any pervious planning application in the proposed site over the years.</p> <p>The proposed development is temporary in nature. It would not jeopardize the long term planning intention of the “Agriculture”. The proposed temporary use for a period of 5 years also conforms to the Notes of the OZP. The Applicant would like to fully utilise the site for solar photovoltaic system use in the short to medium term to address the current demand for green energy.</p> <p>Although the Application Site has been vacant with no active agricultural activities for decades, since the proposed development is small scale, upon expiry of the planning approval/ FiT programme the Application Site could be easily converted to agricultural purpose.</p>
B	Whether the FiT programme is justified on the Application Site	<p>Noted with thanks.</p> <p>This Application complies with the assessment criteria as published by the Town Planning Board. Network Reinforcement Condition Letter has been received from CLP. The proposed solar photovoltaic system is compatible in terms of environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual aspects.</p> <p>The proposed height and site coverage is compatible with the surrounding</p>



		<p>environment of rural characteristics. The filling of land has been minimised for the erection of necessary structures only and no trees will be felled. The application site has no active farming activities and low agricultural rehabilitation potential.</p> <p>The Government, in partnership with Hongkong Electric Company Limited and CLP Power Hong Kong Limited, launched the Feed-in Tariff (FiT) scheme under the post-2018 Scheme of Control Agreements to spur private investment in renewable energy. The FiT scheme allows power generated from renewable sources, such as solar photovoltaic (SPV) systems, to be sold to power companies at a premium rate, offsetting investment and generation costs. SPV systems that are proportionate, directly related, and ancillary to permitted uses within the same zoning on a statutory plan require no Town Planning Board approval.</p> <p>Echoing this comprehensive development concept, development proposals in the vicinity are realising recently. The Government has been enhancing support for private-sector renewable energy projects by offering clearer guidelines and streamlined processes.</p>
C	Whether there is potential traffic impact to the surrounding road network	<p>Noted with thanks.</p> <p>The proposed development will not incur adverse traffic impact. The proposed internal transport facilities can accommodate the estimated traffic trips. No queuing back is anticipated due to the anticipated traffic flow. Close liaison during the construction work period will be maintained with the relevant Government departments.</p>
D	Whether there are potential drainage and noise impacts.	<p>Noted with thanks.</p> <p>No complaint has been received for the Application Site regarding drainage impact. The landfill work will only take under the structure, therefore, no extensive land filling works will be taken in the Application Site.</p>



		Following the latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites”, the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.
E	Whether there is potential risk from the FiT system	<p>Noted with thanks.</p> <p>This Application complies with the assessment criteria as published by the Town Planning Board. Network Reinforcement Condition Letter has been received from CLP. The proposed solar system is compatible in terms of environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual aspects.</p>

**REPLACEMENT PAGE OF SUBMITTED
APPLICATION FORM**

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

KO MEI WAI KEE PLASTIC MATERIAL COMPANY LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LCH Planning & Development Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1176 in Demarcation District No. 113
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 844 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 23 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

**REPLACEMENT PAGES OF SUBMITTED
PLANNING STATEMENT REPORT**



4.3 Proposed Filling of Land

- 4.3.1 Site formation is proposed to form a stable platform for structures only. It is proposed to fill the land for a maximum of 0.6m of concrete for about 23 sq.m. to form a stable platform. The area required for land filling has been minimised and confined to the platform for the structures only. Refer to Figure 6 for the land filling plan.

4.4 Operation Arrangement

- 4.4.1 The proposed development is to supply the daily electricity demand of the local residents and visitors by providing RE to CLP Power Hong Kong Limited. The development operates 24 hours for all days (including public holidays). There will be no visitors anticipated during the operation.

4.5 Traffic Arrangement

- 4.5.1 The existing entrance to the Applicant Site is at the western part of Lot No. 1176 in Demarcation District 113, which connects to the existing local track road leading to Yuen Tai Road(one-way) or Pat Heung Road(two-way) or Kam Sheung Road (two-way). The existing entrance will continue to serve the Proposed Development.



Diagram 3 Existing Entrances to the Application Site

- 4.5.2 During operation stage, maintenance workers are expected to access the Application Site by public transportation (i.e. franchised bus, GMB and taxis) or private vehicle(s) that parked in surrounding carparks, and then walk to the existing local track road.
- 4.5.3 Only minimal traffic impact is anticipated from the estimated average traffic generation and attraction rate at peak hours. The proposed internal transport facilities are considered adequate. Thus, with adequate space for manoeuvring space, no queuing back of vehicles is anticipated as well.



4.6 Visual and Landscape Compatibility

- 4.6.1 The Application Site is situated in area of rural village landscape character which are surrounded by village houses, temporary structures and workshop activities. The proposed height and site coverage are compatible with the surrounding land use and will not disturb the prevailing rural village landscape character. The existing wild growth on the site will be cleared to maintained a pleasant environment to the surrounding villagers.
- 4.6.2 The proposed structure with a maximum height of not more than 2 metres is visually compatible with the 3-storey village houses in the east and west boundaries, and the temporary structures along the north and west boundary.



Diagram 4 Surrounding Environment of Rural Characteristics

4.7 Environmental Consideration

- 4.7.1 The latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites” will be observed and followed. It is anticipated that the construction and operation of the proposed temporary shop and services will not have adverse environment impacts.



6 PLANNING MERITS & JUSTIFICATIONS

6.1 Strong Planning Merit by Supporting the Local Economy and Surrounding Development

6.1.1 There are existing village clusters and workshops in the vicinity, with temporary sawmills/ workshops and the guide dog training school in placed. However, there is currently no RE utility projects in the vicinity. To cope with the existing/ rising demand and as a planning merit, the proposed temporary Public Utility Installation (Solar Photovoltaic System) situating at a convenient location along the Pat Heung Road and Kam Sheung Road will support the local domestic need.

6.2 Embracing Urban-Rural Integration

6.2.1 According to the NTN NT Development Proposal, the Kam Tin South area will gradually change in planning context, in the future expect to have rezoning for Mixed Use/ Residential. Massive construction work will be anticipated. As an interim measures, this proposal helps to promote more RE in supplying electricity for adjacent rural villages and workers. This is in line with the urban-rural integration guidelines to enhance living quality and standards of the villages and facilitate the sustainable development of the district.

6.3 Would Not Jeopardize the Long Term Planning Intention and Conform to the Statutory Plan

6.3.1 The proposed development is temporary in nature. It would not jeopardize the long term planning intention of the “Agriculture”. The proposed temporary use for a period of 5 years also conforms to the Notes of the OZP.

6.3.2 The Application Site falls completely within the “AGR” zone, however, the Application Site in nature has no good potential for agricultural rehabilitation.

6.3.3 According to the Notes of OZP, it is intended that with proper management, the land would be revitalised and utilised for agricultural uses. The scale of the Application Site does not provide a favourable environment for economic planting activities such as cash crop growing, orchards and nurseries. Hence, it is not financially viable for cultivation.

6.3.4 Nevertheless, decommission of the proposed development could easily convert the application site back to the existing status, which will allow for future agricultural purpose. Upon the expiry of the planning permission, the proposed site will be reinstated for future agricultural use. The proposed temporary use is considered to be required by the local community at the current stage, permission on temporary basis is thus sought.

6.3.5 Besides, with the implementation of High-end Professional Services and Logistics Hub Zone, the vicinity will not likely be zoned as “Agricultural” in



the future. This proposal is temporary in nature which allows flexibility for future changes.

6.4 Not Required for Agricultural Use

- 6.4.1 The Application Site also not fall within any proposed Agricultural Priority Area. In the future, this land is expected no longer to be designated for agricultural use. Thus, it is expected that no objection will be raised by the Agriculture, Fisheries and Conservation Department.

6.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- 6.5.1 The proposed development of about 2 meters in building height and a site coverage of not more than 3% is considered visually compatible with surrounding that comprises open storage, workshops, sawmills, carpark, scattered dwelling and agricultural land. The proposed development will not affect the prevailing rural landscape character.
- 6.5.2 With regular maintenance of the existing wild grown grass on the site, the landscape value of the application site is expected to be further enhanced, and the proposed development will be better integrated with the surroundings.
- 6.5.3 The existing fencing of the subject site (approximately 150 meters long and 2m tall) will be retained and appropriately improved. Upon approval, these fencing as a visual buffer will be painted in green colour in respect to the surrounding environment and to minimize nuisance to the community.

6.6

No Adverse Traffic Impact

- 6.6.1 The proposed development will not incur adverse traffic impact. Workers and visitors in the vicinity can easily access the Application Site on foot or by bicycle. The proposed internal transport facilities can accommodate the estimated traffic trips. Adequate manoeuvring space is also provided to avoid queuing back toward Pat Heung Road and Kam Sheung Road.
- 6.6.2 The proposed development will not have any potential interface issue. Close liaison during the construction work period will be maintained with the relevant Government departments.

6.7

6.7.1 No Adverse Environmental Impact

- Following the latest "Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites", the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.
- 6.8
- 6.8.1

Comply with the TPB Assessment Criteria

As concluded from above, this Application complies with the assessment criteria as published by the Town Planning Board. Network Reinforcement



Condition Letter has been received from CLP. The proposed SPV system is compatible in terms of environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual aspects. The proposed height and site coverage is compatible with the surrounding environment of rural characteristics. The filling of land has been minimised for the erection of necessary structures only and no trees will be felled. The application site has no active farming activities and low agricultural rehabilitation potential.

6.9 Similar Approved Planning Application in the “Agriculture” Zone of North East New Territories

- 6.9.1 The recently approved similar planning application no. A/YL-KTS/949 for temporary Public Utility Installation on the “Agriculture” zone of the approved Lam Tsuen Outline Zoning Plan No. S/YL-KTS/15 demonstrates the suitability of the proposed Public Utility Installation (Solar Photovoltaic System) in “Agriculture” zone.

7 CONCLUSION

- 7.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.