

Government Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) The applicant should note his advisory comments at **Appendix III**.

2. Traffic

- (i) Comments of the Commissioner for Transport (C for T):

He has no adverse comment on the application from traffic engineering perspective on the basis that the maximum number of 350 visitors would only happen in occasion and the applicant would arrange shuttle bus for the events.

- (ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He has no objection on the application from highway maintenance perspective.
- (b) The applicant should note his advisory comments at **Appendix III**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the proposed use would not involve use of heavy vehicles and dusty operation.
- (b) There was no substantiated environmental complaint pertaining to the application site (the Site) in the past three years.
- (c) The applicant should note his advisory comments at **Appendix III**.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix III**.

5. Project Interface

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **Appendix III**.

6. District Officer’s Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any locals’ comment on the application. He also has no adverse comment on the application in principle, provided that the applicant strictly adheres to the terms and conditions of the application, and complies with the regulations set out by the subject department.

7. Other Departments’ Comments

The following government departments have no objection to/no comment on the application:

- (a) Director of Leisure and Cultural Services (DLCS);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Chief Engineer/Land Works (CE/LW), CEDD; and
- (f) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot 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; and
 - (ii) the lot owner(s) shall apply to his office for Short Term Waiver (STW) to permit the structure(s) erected or to be erected within the subject lot, if any. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
 - (i) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used at the Site during the planning approval period;
 - (ii) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas;
 - (iii) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
 - (iv) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (v) to meet the statutory requirements under relevant environmental legislation;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways

Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not maintained by and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;

- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures, if necessary, shall be provided at the resources of the applicant to his satisfaction;
- (h) to note the comments of the Commissioner of Police that in view of public safety, the applicant must maintain the smoothness of traffic flow along Deep Bay Road and provide sufficient precautions to avoid obstruction or danger caused to any person or vehicle on the road;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
 - (i) it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (v) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (vii) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月16日星期一 16:26
收件者: tpbpd/PLAND
主旨: KFBG's comments on FOUR planning applications
附件: 260216 s16 LFS 595.pdf; 260216 s16 LFS 597 & 598.pdf; 260216 s16 STT 26.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding FOUR applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

16th February, 2026.

By email only

Dear Sir/ Madam,

Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years

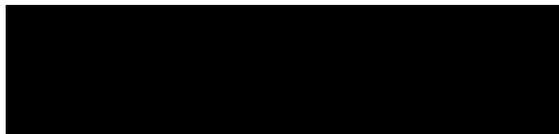
(A/YL-LFS/597)

&

Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years

(A/YL-LFS/598)

1. We refer to the captioned.
2. Below is a photo extracted from the Town Planning Board Statutory Planning Portal 3 showing the two application sites.



3. First of all, we recommend that the Board, after consulting the relevant authorities, investigate whether the sites are subject to any ongoing enforcement actions or involved in unauthorised activities or use; if so, the Board should then consider whether approving these applications is appropriate.

4. Both application sites are within Coastal Protection Area (CPA) zone. The planning intention of this zone is as follows:

‘This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.’¹

5. We urge the Board to consider whether the applications are in line with the planning intention of the CPA zone.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-LFS%2f11&lang=EN&ext=pdf&dType=in>

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月20日星期五 2:54
收件者: tpbpd/PLAND
主旨: A/YL-LFS/597 DD 129 Lau Fau Shan CPA
類別: Internet Email

A/YL-LFS/597

Lot 1905 in D.D. 129, Lau Fau Shan, Yuen Long

Site area: About 1,020sq.m

Zoning: "Coastal Protection Area"

Applied use: Place of Recreation, Sports or Culture

Dear TPB Members,

Strongest Objections.

"50 people per day for meetings with our staff. To clarify: the venue can accommodate **a maximum of 350 people at any given time**, including participants and visitors."

This zoning is intended to **conserve, protect and retain the natural coastlines and the sensitive coastal natural environment**

The planned land use is clearly incompatible with the zoning intention. The impact of 350 visitors to a CPA site would inflict irreversible damage on the environment. Large crowds require toilet and refreshment services. There is no vehicular access to take away waste. No details have provided with regard to how much excavation and land filling that would be required to provide essential services.

"practice kung fu, lion dance, unicorn dance, and traditional Chinese music."

Noisy activities that would impact flora and fauna *"This is purely a self-organized, self-help organization of clan members, villagers, and residents. We do not charge any fees, we do not solicit donations or raise funds; it is entirely self-funded and voluntary. However, the World Mo Clan Association has been legally registered with the Police Department's Societies Registry for ten years."*

The intended operation is not compatible with the zoning as it is clearly the type of activity that should take place at the local community hall, clan house, vacant school premises, etc.

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The scenes of sensitive eco-sites overcome by crowds of visitors during CNY and other holidays leaving behind mounds of rubbish, contaminating water sources and trashing sensitive environment is causing considerable concern within the community.

There is absolutely no justification to approve this operation. Moreover, members should request aerial views of the lots to ensure that there has been no 'Destroy to Build' activity already initiated.

The application must be rejected.

Mary Mulvihill