

Previous Application covering the Application Site

Rejected Application

	Application No.	<u>Proposed Use(s) / Development(s)</u>	Date of Consideration (RNTPC)	Rejection Reason(s)
1	A/YL-TT/72	Temporary Open Storage of Timber for a Period of 3 Years	5.5.2000	(1), (2), (3)

Rejection Reason(s):

- (1) No strong justification provided to support a departure from the planning intention.
- (2) Not compatible with the surrounding areas.
- (3) Not comply with the then Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses.

**Similar Applications within the Subject “Agriculture” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/575	Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years	9.12.2022
2	A/YL-TT/608	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2023
3	A/YL-TT/648	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	7.6.2024
4	A/YL-TT/651	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	25.10.2024
5	A/YL-TT/671	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
6	A/YL-TT/717	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	7.11.2025
7	A/YL-TT/739	Temporary Warehouse (Excluding Dangerous Goods Godown) for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	21.11.2025
8	A/YL-TT/741	Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	21.11.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment from traffic engineering perspective.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the application site (the Site) was received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

Comments of the Chief Engineer/Mainland North of Drainage Services Department:

- No in-principle objection to the proposed use from drainage point of view.
- Conditions should be stipulated in the approval letter requiring the applicant for the submission of a drainage proposal and the implementation and maintenance of the drainage proposal to the satisfaction of the Director of Drainage Services and of the Town Planning Board.

5. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations and water supplies for firefighting being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- As there is no record of approval granted by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application.
- Advisory comments as detailed in **Appendix IV**.

7. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

8. Landscape

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department:

No adverse comment on the application from landscape planning perspective as the Site is formed. No distinctive landscape resources are observed within the Site and no tree felling is involved in the application.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the application 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 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 LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that the application will be approved. The STW, 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 Commissioner for Transport that:
 - (i) the local track and footpath leading to the Site are not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for maintaining any access connecting the Site and Tai Shu Ha Road East; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection:
 - (i) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas;
 - (ii) to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage' to minimise any potential environmental impacts on nearby water bodies during the construction of the project; and

- (iii) to arrange licensed collectors to collect the sewage and waste generated from the proposed use regularly;
- (g) to note the comments of the Director of Fire Services that:
- (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) 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;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the BO and should not be designated for any proposed use under the captioned application;
 - (iv) for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (v) three structures and associated filling of land are proposed in the application. Before any new building works (including containers/open shed as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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A/YL-TT/766 1

寄件者: [REDACTED]
寄件日期: 2026年02月09日星期一 20:12
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 260209 s16 TT 766.pdf; 260209 s16 TT 767.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two 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)

9th February, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials and
Associated Filling of Land for a Period of 3 Years
(A/YL-TT/766)**

1. We refer to the captioned.
2. Below is a drone photo taken in 2026 showing the application site and its surroundings.





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

3. We urge the Board to investigate with relevant authorities as to whether the site is now involved in any ongoing enforcement case/ unauthorised use/ activities; if yes, then consider whether it is appropriate to approve this application.

4. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Sung Shan New Village¹. According to the relevant government document¹, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

5. The document¹ also states:

- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

6. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Sung Shan New Village). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Sung Shan New Village APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: ‘As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective’, we still

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



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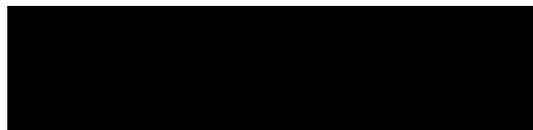
would like the Board to consider our concern as stated above.

7. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

8. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the Agriculture zone. If this application is to be approved eventually, we urge the Board to consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.

9. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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寄件者: [REDACTED]
寄件日期: 2026年02月10日星期二 3:02
收件者: tpbpd/PLAND
主旨: A/YL-TT/766 DD 118 Sung Shan New Village
類別: Internet Email

A/YL-TT/766

Lots 2297 (Part) and 2298 (Part) in D.D. 118, Sung Shan New Village, Shap Pat Heung

Site area: About 1,802sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The site has already been filled in and used for open storage for years.

It would appear that the authorities have finally taken action with regard to the unapproved land use.

Was any enforcement action taken or is this yet another example of rewarding illegal activities?

So much for the rule of law blah blah we have to endure on a daily basis.

Mary Mulvihill