

Appendix II of RNTPC
Paper No. A/YL-KTN/1160A

Similar s.16 Applications within/straddle the Same “Agriculture” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	30.4.2021 [revoked on 30.9.2023]
2.	A/YL-KTN/766	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	11.6.2021 [revoked on 11.9.2022]
3.	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Caravan Holiday Camp with Ancillary Canteen for a Period of Three Years	9.7.2021 [revoked on 9.7.2022]
4.	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Filling of Land	10.9.2021 [revoked on 10.6.2023]
5.	A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	6.5.2022 [revoked on 6.8.2022]
6.	A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	20.5.2022 [revoked on 20.2.2025]
7.	A/YL-KTN/823	Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	1.6.2022 [revoked on 1.12.2023]
8.	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	11.11.2022 [revoked on 11.5.2024]
9.	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of Three Years and Filling of Land	12.8.2022 [revoked on 12.5.2024]
10.	A/YL-KTN/853	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.10.2024]
11.	A/YL-KTN/879	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	3.2.2023 [revoked on 3.11.2024]
12.	A/YL-KTN/1049	Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground), Barbecue Site and Holiday Camp with Ancillary	2.5.2025

	Application No.	Use/Development	Date of Consideration
		Facilities for a Period of Three Years and Associated Filling of Land	
13.	A/YL-KTN/1080	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	14.3.2025
14.	A/YL-KTN/1107	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of Five Years	1.8.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises 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; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

- based on the applicant's submission, the proposed use would not involve use of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in an area of rural inland plains landscape character comprising temporary structures, vacant land and scattered tree groups. The proposed use is not incompatible with surrounding landscape character; and
- according to the site photos, the Site is mainly covered by shrubs and groundcover. Some existing trees of invasive species are observed within the Site. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

7. **Agriculture and Nature Conservation**

Comments of Director of Agriculture, Fisheries and Conservation:

- the Site falls within the "Agriculture" zone with potential for agricultural rehabilitation. He has no strong view against the application from agricultural perspective on the understanding that agricultural activities are involved in the proposed use;
- the Site should be reinstated upon expiry of the planning permission; and
- no comment on the application from nature conservation perspective noting that the Site will not encroach onto any existing watercourse.

8. District Officer's Comments

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

- his office has not received any local's comment on the application.

9. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (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;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots of the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Mei Fung Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, i.e. Mei Fung Road and local access road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed to be used at the Site at any time during the planning approval period;

- (ii) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (v) the applicant shall observe the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS; and
 - (ii) if any 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to his/her proposed use;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures and associated filling of land is applied in the application. 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 (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 any 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) for UBW erected on leased land, enforcement action may be taken by BD 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 Site under the BO;
- (v) 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; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

From: [REDACTED]
Sent: 2025-09-08 星期一 00:43:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1160 DD 107 Kam Tin North

A/YL-KTN/1160

Lots 1025 (Part), 1026 RP, 1027 (Part), 1033 RP and 1034 RP in D.D. 107, Kam Tin North

Site area: About 1,670sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 4 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

Strong Objections. Another FAKE Hobby Farm application with the intention to gradually progress to brownfield use once part of the site has been filled in. No genuine farm would fill in 40% of the site, 611.7sq.m.

Object also to 5 years, these extended approval periods allow unapproved land uses to become entrenched.

Members are not kindergarten kids, they should see through these fake land use applications. The immediate area has still a considerable amount of genuine farming activity.

But in the area are numerous brownfield operations that were exposed in recent media reports for fake applications for animal boarding where the land was covered in construction waste and used for vehicle storage.

The application should be rejected.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-09-12 星期五 20:55:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's submissions on three planning applications
Attachment: 250912 s16 TT 728.pdf; 250912 s16 PN 88.pdf; 250912 s16 KTN 1160.pdf

Dear Sir/ Madam,

Attached please see our submissions regarding three 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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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

12th September, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
(A/YL-KTN/1160)**

1. We refer to the captioned.
2. If this application is to be approved, we urge the Board to consider whether the paved area would need to be reinstated upon the expiry of the planning permission; if yes, whether this should be set as an approval condition.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-10-03 星期五 15:10:27
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>
Subject: Re: Formal Objection to Application No. A/YL-KTN/1160 – Inclusion of Lot 1025 in DD107

Dear Calvin

I am writing to formally object to Application No. A/YL-KTN/1160 regarding the proposed inclusion of Lot 1025 in DD107 for conversion from agricultural land to a recreational facility.

This objection is submitted in response to the updated fire services installations and drainage proposals released on 11 September. While these additions attempt to address safety and infrastructure concerns, they remain insufficient in mitigating the broader impact of the proposed development.

Key Concerns:

1. **Traffic Congestion and Inadequate Road Access**

The site is served by a single, narrow, one-way road that is unsuitable for large touring vehicles. During public holidays, similar facilities such as Music Farm have already caused severe traffic congestion in Shui Tau Tsuen, Kam Tin. These issues have persisted over time without resolution. Introducing another tourist-attracting recreational site will further strain the limited road infrastructure and pose risks to both residents and visitors.

2. **Flooding Risk and Oversimplified Drainage Plan**

The revised drainage proposal remains overly simplistic and fails to adequately address the increased flood risk posed by converting agricultural land into a recreational facility. Agricultural land naturally absorbs rainwater, whereas recreational developments increase surface runoff. Without a comprehensive and robust drainage strategy, the area is vulnerable to flooding, especially during heavy rainfall.

3. **Insufficient Consideration of Cumulative Impact**

The proposal does not sufficiently consider the cumulative impact of existing recreational facilities in the vicinity. With attractions like Music Farm already drawing large crowds, the infrastructure is under significant pressure. Adding another site without resolving existing congestion and drainage issues is not sustainable.

4. **Land Ownership and Compensation Refusal**

Even if the application is accepted, we, as the official landowner of Lot 1025, do not consent to any change in land usage nor agree to bear any government extra compensation costs associated with such a change. Consequently, the portion of land involved in Lot 1025 will inevitably be excluded from the development. Proceeding with this application under such circumstances may result in a waste of time and public resources, especially when the original landowner does not support the proposal.

In light of these concerns, I respectfully urge the Town Planning Board to reject the application.

Thank you for your attention to this matter.

Yours faithfully,

Urgent Return receipt Expand Group Restricted Prevent Copy

Wong Wai Hung (ID: [REDACTED])

Mobile: [REDACTED]

On behalf of Mr. Tang Wai Lau (ID: [REDACTED]) owner of Lot 1025

3/10/2025

tpbpd/PLAND <tpbpd@pland.gov.hk> 於 2025 年 9 月 30 日 週二 下午 2:28 寫道 :

Dear Sir/ Madam

I refer to your emails dated 17.9.2025 and 18.9.2025, which raise objections to the s.16 application No. A/YL-KTN/1160 (the application).

The application sought planning permission for proposed temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and associated filling of land for a period of 5 years at Lots 1025 (part), 1026 RP, 1027 (part), 1033 RP and 1034 RP in D.D. 107, Kam Tin North, Yuen Long, New Territories. According to our record, the application was published on 22.8.2025 for public inspection. Pursuant to Section 16 (2F) of the Town Planning Ordinance (the Ordinance), members of the general public can make comments to the application during the first three week when the application was available for public inspection (i.e. by 12.9.2025). As your comments were sent on 17.9.2025 and 18.9.2025 (after 12.9.2025), they shall be treated as not having been made pursuant to Section 16 (2H) (a) of the Ordinance.

On 11.9.2025, a further information (FI), which included a new fire services installations and drainage proposals, was received by the Town Planning Board Secretariat. As the FI could not be exempted from the publication requirement, the FI was published for public inspection on 26.9.2025. During the first three week of the publication (on or before 17.10.2025), members of the general public may submit comments to the FI. As such, you may wish to submit your comment, if any, on or before 17.10.2025.

Please refer to the following website for the details of the application:

https://www.tpb.gov.hk/en/plan_application/A_YL-KTN_1160.html

Thank you for your attention in this matter.

(Calvin Kwok)

Town Planning Board Secretariat

From: [REDACTED]

Sent: Wednesday, September 17, 2025 11:50 PM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject: Formal Objection to Application No. A/YL-KTN/1160 – Inclusion of Lot 1025 in DD107

Dear Town Planning Board,

I am writing to formally object to the proposed temporary place of recreation and associated land filling under Application No. **A/YL-KTN/1160**, as outlined in the approved Kam Tin North Outline Zoning Plan No. **S/YL-KTN/11**.

It has come to our attention that **Lot 1025 in DD107**, included in this proposal, is privately owned by **Mr. Tang Wai Lau (ID: [REDACTED])**, who is the personal heritage representative and son of the deceased registered owner **Mr. Tang Chil Shui (ID: [REDACTED])**. The proposed development would directly affect and despoil this privately held land.

We wish to raise the following concerns:

1. **No official notification or letter** regarding this proposal was received by Mr. Tang Wai Lau from any government department.
2. The public notice concerning the application was only observed at the road entrance after the objection deadline of 12 September, which understandably raises concerns about procedural transparency and fairness. While it may be possible that the notice may have been posted earlier in a less visible location, this would have significantly limited the ability of nearby residents to access the information and respond within the designated timeframe.
3. It is also suspected that the notice may have been **intentionally removed between 22 August and 12 September by someone**, and reposted it at the road entrance only after the deadline, potentially to prevent objections.
4. Upon discovering the notice on the evening of **17 September**, Mr. Tang Wai Lau has taken immediate action to submit this objection.

In light of these issues, we respectfully request the Town Planning Board to:

- **Reject the inclusion of Lot 1025 in DD107** from the proposed development; or
- **Refuse the application entirely** to safeguard the rights and interests of the rightful landowners.

We trust the Board will give this matter serious consideration and act to uphold transparency, fairness, and property rights.

Yours sincerely,

Wong Wai Hung (ID: [REDACTED])

Mobile: [REDACTED]

On behalf of Mr. Tang Wai Lau (ID: [REDACTED])

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Seq 2

4

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月16日星期四 18:18
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 251016 s16 PK 312.pdf; 251016 s16 KTN 1160.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
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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

16th October, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
(A/YL-KTN/1160)**

1. We refer to the captioned.
2. If this application is to be approved, we urge the Board to consider whether the filled area would need to be reinstated upon the expiry of the planning permission; if yes, whether this should be set as an approval condition.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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Seq 2 5

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月04日星期二 1:52
收件者: tpbpd/PLAND
主旨: Re: A/YL-KTN/1160 DD 107 Kam Tin North
類別: Internet Email

Dear TPB Members,

So a slight reduction in Site Area and in Paved Area to 500sq.m

This is still far too great a fill in for any genuine farming activity.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 8 September 2025 12:43 AM HKT
Subject: A/YL-KTN/1160 DD 107 Kam Tin North

A/YL-KTN/1160

Lots 1025 (Part), 1026 RP, 1027 (Part), 1033 RP and 1034 RP in D.D. 107, Kam Tin North

Site area: About 1,670sq.m (Revised to 1,610.5)

Zoning: "Agriculture"

Applied use: Hobby Farm / 4 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

Strong Objections. Another FAKE Hobby Farm application with the intention to gradually progress to brownfield use once part of the site has been filled in. No genuine farm would fill in 40% of the site, 611.7sq.m.

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But in the area are numerous brownfield operations that were exposed in recent media reports for fake applications for animal boarding where the land was covered in construction waste and used for vehicle storage.

The application should be rejected.

Mary Mulvihill

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Sog 2 6

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月07日星期五 20:29
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 251107 s16 TT 742.pdf; 251107 s16 KTN 1181.pdf; 251107 s16 **KTN 1160.pdf**
類別: Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding three 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,

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Kadoorie Farm and Botanic Garden

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

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

7th November, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
(A/YL-KTN/1160)**

1. We refer to the captioned.
2. If this application is to be approved, we urge the Board to consider whether the filled area would need to be reinstated upon the expiry of the planning permission; if yes, whether this should be set as an approval condition.
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[REDACTED]