Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	3.8.2018 [revoked on 3.2.2019]
2.	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	4.10.2019 [revoked on 4.11.2021]
3.	A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023 [revoked 13.1.2024]
4.	A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023 [revoked 13.1.2024]
5.	A/YL-KTN/871	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	13.1.2023 [revoked 13.1.2024]
6.	A/YL-KTN/911	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2024]
7.	A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
8.	A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]

Similar s.16 Applications within the Same "Agriculture" Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/824	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
2.	A/YL-KTN/852	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]

	Application No.	Use/Development	Date of Consideration
3.	A/YL-KTN/890	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
4.	A/YL-KTN/898	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
5.	A/YL-KTN/904	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
6.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
7.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	13.10.2023 [revoked on 13.7.2025]
8.	A/YL-KTN/920	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	28.7.2023 [revoked on 28.4.2025]
9.	A/YL-KTN/937	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.5.2025]
10.	A/YL-KTN/938	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]
11.	A/YL-KTN/939	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
12.	A/YL-KTN/955	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
13.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
14.	A/YL-KTN/963	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.9.2025]
15.	A/YL-KTN/975	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)	26.1.2024 [revoked on 26.7.2025]

	Application No.	Use/Development	Date of Consideration
		with Ancillary Facilities for a Period of Three Years and Filling of Land	
16.	A/YL-KTN/979	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land and Pond	5.7.2024
17.	A/YL-KTN/992	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.4.2024 [revoked on 5.1.2026]
18.	A/YL-KTN/993	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024 [revoked on 5.1.2026]
19.	A/YL-KTN/995	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024 [revoked on 5.10.2025]
20.	A/YL-KTN/996	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	19.4.2024 [revoked on 19.1.2026]
21.	A/YL-KTN/1004	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land and Pond	25.10.2024
22.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024 [revoked on 4.7.2025]
23.	A/YL-KTN/1017	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	25.10.2024
24.	A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	6.12.2024
25.	A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
26.	A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024

	Application No.	Use/Development	Date of Consideration
27.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024 [revoked on 20.3.2026]
28.	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025
29.	A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024 [revoked on 8.2.2026]
30.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024
31.	A/YL-KTN/1078	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	2.5.2025
32.	A/YL-KTN/1081	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
33.	A/YL-KTN/1083	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
34.	A/YL-KTN/1090	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	11.4.2025
35.	A/YL-KTN/1114	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	4.7.2025
36.	A/YL-KTN/1118	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.9.2025
37.	A/YL-KTN/1123	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	19.9.2025
38.	A/YL-KTN/1126	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	1.8.2025

	Application No.	Use/Development	Date of Consideration
39.	A/YL-KTN/1129	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	21.11.2025
40.	A/YL-KTN/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	5.9.2025
41.	A/YL-KTN/1175	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.12.2025
42.	A/YL-KTN/1178	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.12.2025
43.	A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of Three Years	19.12.2025
44.	A/YL-KTN/1136	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	6.2.2026
45.	A/YL-KTN/1206	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	13.3.2026

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Government land (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;

- within the Site, there are Short Term Wavier (STW) and Short Term Tenancy (STT) covering private lots and adjoining GL. Details are listed below:

STW/STT No.	Lot No./GL in D.D. 107	Permitted Use
STW5731	1508 RP	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Ancillary Uses as may be approved by DLO
STW5732	1509	
STW5733	1518	
STW5734	1519 RP	
STTYL0295	GL	

- 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, approval conditions should be stipulated

requiring the submission of a revised drainage impact assessment (DIA) and the implementation and maintenance of the drainage facilities identified in the DIA for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- advisory comments are at **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

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

5. 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 situated in an area of rural inland plain landscape character comprising vacant land, temporary structures, farmland, ponds and scattered tree groups. The proposed use is not incompatible with the landscape setting in the proximity
- with reference to the site photos, the Site is largely formed with several piles of construction materials and temporary structures on it. No significant landscape resources are observed within the Site. No significant landscape resources are observed within the Site. According to the applicant's submission, no tree felling is involved. Significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

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

Recommended Advisory Clauses

(a) the permission is given to the use and/or structure under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;

(b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;

(c) 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;

(d) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);

(e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) and Short Term Tenancy (STT) holders shall apply to his office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to his office for an STW to permit the structure(s) erected within the private lots at the Site. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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;

(f) 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 LandsD. 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; during the planning approval period;

(g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:

    (i) the Site involves Government land which is not under HyD's maintenance;

    (ii) Shui Mei Road and Mei Fung Road are not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, i.e. Shui Mei Road, Mei Fung Road and local access road, if any; and

(iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

(h) to note the comments of the Director of Environmental Protection that:

(i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';

(ii) 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';

(iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and

(iv) the applicant shall meet the statutory requirements under relevant environmental legislation;

(i) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall adopt appropriate measures to prevent water quality deterioration of the surrounding environment;

(j) to note the comments of the Director of Fire Services (D of FS) that:

(i) the applicant shall submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for his arrangement of the FSIs acceptance inspection; and

(ii) if the proposed structure is 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;

(k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;

(l) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

(i) the detailed comments on the drainage impact assessment (DIA) previously provided to the applicant shall be taken into account in the revised DIA;

(ii) the applicant shall demonstrate in the revised DIA that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and

(iii) the applicant shall be liable for any adverse drainage impact due to the proposed use;

(m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

(i) it is noted that six structures and associated filling of land and pond are proposed 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 BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 B(P)R at building plan submission stage;

(iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;

(v) 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 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; and

(vii) detailed checking under BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2025年11月07日星期五 3:59
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1180 DD 107 Pak Wai Tsuen

類別: Internet Email

A/YL-KTN/1180

Lots 1505 RP, 1506 S.A, 1506 S.B, 1506 S.C, 1506 S.D, 1506 S.E, 1506 RP, 1508 RP, 1509, 1510, 1511, 1517, 1518, 1519 RP, 1520 RP, 1522 RP, 1523, 1525, 1555 S.B RP (Part) and 1556 RP in D.D. 107 and Adjoining Government Land, Fung Kat Heung

Site area: About 25,206sq.m Includes Government Land of about 171sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 25 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The site is an amalgamation of primarily 951 and 953 approved 13 Oct 2023 under the now obvious conspiracy between operators, PlanD and TPB to abuse the ABE applications to facilitate the transformation of active farmland to brownfield.

Both were revoked on 8 June 2025 re failure to fulfil multiple conditions, no surprise as these operators know that, as another applicant wisely stated, "approval of this application is consistent with previous practice.". No doubt this application will be approved and revoked in another two years or so for the same reasons.

Members should take a careful look at the image on page 11 of the Supplementary Information. So this is the kind of Third World development that is actually going on. The government is touting HK as a leading techno centre when in actual fact most of the development would look dated in a rural village in some isolated corner of the world.

No wonder the community has lost all hope.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy
Date: Monday, 11 September 2023 2:53 AM HKT
Subject: A/YL-KTN/951 DD 107 Pak Wai Tsuen

A/YL-KTN/951

Lots 1508 RP, 1509, 1517, 1518, 1519 RP, 1520 RP, 1522 RP, 1523, 1525, 1555 S.B RP (Part) and 1556 RP in D.D. 107 and Adjoining Government Land, Fung Kat Heung

Site area: About 17,052sq.m Includes Government Land of about 171sq.m

Zoning: "Agriculture"

Applied use: Warehouse / **Filling of Land** / 14 Vehicle Parking

Dear TPB Members,

Strongest Objections. This brown field operation has been formed via a series of applications for Animal Boarding. The site is comprised of lots under 869, 870 and 871 plus some additional land.

The applications were approved together on 13 Jan with no questions asked with regard to the obvious fake nature of the applications and the lack of any data indicating that there is demand for so many ABE.

*A Member, whilst having no objection to the applications, remarked that the area in which the Sites were located were previously known as the **Kam Tin buffalo fields** and a place for bird watching but it had been filled some years ago.*

Indeed and no enforcement action was taken.

Now the developer has come forward with the true intention, an extensive warehouse compound.

THAT THERE IS EXTENSIVE COLLUSION BETWEEN DEVELOPERS, GOVERNMENT DEPARTMENTS AND MEMBERS OF THE BOARD TO STEALTHY ENCOURAGE THE DEVELOPMENT OF NEW BROWNFIELD SITES DESPITE THE MANY PROCLAMATIONS ON THE PART OF THE AUTHORITIES THAT THIS LAND USE BE PHASED OUT IS CLEAR FROM APPLICATIONS LIKE THIS. APPROVAL WILL CONFIRM THIS.

SHAME ON ALL OF YOU.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 31 December 2022 4:00 AM CST
Subject: Re: A/YL-KTN/871 and 870 DD 107 Pak Wai Tsuen

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Have just noted that this message went out without my filling the TO.

I was visiting a friend who lives in Kam Tin the next day and we drove to the site. It is in fact one large site completely stripped of vegetation.

Mary Mulvihill

From: [redacted]
Date: Monday, 26 December 2022 2:27 AM CST
Subject: A/YL-KTN/871 and 870 DD 107 Pak Wai Tsuen

A/YL-KTN/871

Lots 1518, 1520 RP, 1522 RP and 1556 RP in D.D. 107, Kam Tin North

Site area : About 3,615.8sq.m

Zoning: "Agriculture"

Applied use : Animal Boarding Establishment / 7 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members.

The filling of land is with an area of about 3,615.8m2 and depth of about 0.3m. So clearly a Destroy to Build application.

This is adjacent to 869 and 870 and the 3 plans should be considered together.

There is absolutely no justification for approval of these fake ABE applications. The combined lots are larger than many PH estates.

Objections to 869 and 870 equally applicable.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 14 December 2022 3:15 AM CST
Subject: A/YL-KTN/869 and 870 DD 107 Pak Wai Tsuen

A/YL-KTN/869
Lots 1509 (Part), 1511 (Part) and 1517 (Part) in D.D. 107, Kam Tin North
Site area: About 4,622.7sq.m

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Zoning: "Agriculture"
Applied development: Animal Boarding Establishment / **5 Years / Filling of Land** / 7 Vehicle Parking

The filling of land is with an area of about 4,622.7m2 and depth of about 0.3m.

A/YL-KTN/870
Lots 1509 (Part) and 1517 (Part) in D.D. 107, Kam Tin North
Site area: About 3,512.3sq.m
Zoning: "Agriculture"
Applied development: Animal Boarding Establishment / **5 Years / Filling of Land** / 6 Vehicle Parking

The filling of land is with an area of about 3,512.3m2 and depth of about 0.3m.

Dear TPB Members,

STRONGEST OBJECTIONS

774 was also withdrawn. These two applications are related and are **DESTROY TO BUILD.** Splitting the sites is a divide to rule ploy.

More than 8,000sq.mts for animal boarding. This is larger than some PH estates. How many animals are there in HK? What is the demand for these services? Is there a waiting list as long as that for PH?

Members must inquire what is going on at these lots, how much excavation has been done, trees chopped, etc.

There is absolutely no way the board could justify the complete filling in of such a large amount of farm land.

The applications must be rejected.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 July 2021 3:23 AM CST
Subject: A/YL-KTN/774 DD 107 Pak Wai Tsuen

A/YL-KTN/774

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Lots 1506 RP (Part), 1508 RP, 1509, 1510 (Part), 1518 and 1519 RP in D.D. 107, Kam Tin North

Site area : About 8,588sq.m

Zoning : "Agriculture"

Applied use : **Filling of Land**

Dear TPB Members,

728 was withdrawn. While one would like to think that the land owner has been listening to President Xi and is prepared to heed the call to ensure that China becomes self-sufficient with regard to food production, the odds are that the intention is more about developing residential towers.

Members should make enquires as to who owns the lots and ask to see an update images.

Previous objections applicable.

Mary Mulvihill

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, October 18, 2020 4:08:09 AM
Subject: A/YL-KTN/728 DD 107 Pak Wai Tsuen

A/YL-KTN/728
Lots 1508 RP, 1509, 1518 and 1519 RP in D.D. 107, Pak Wai Tsuen, Kam Tin North
Site area: About 8,382.4sq.m
Zoning : "Agriculture"
Applied use : Hobby Farm / **Filling of Land** / 11 Vehicle Parking

Dear TPB Members,

This is a large site close to the Yoho developments and probably owned by one of the large developers – some transparency please.

There is already agricultural activity on some of the lots, so why should Land Filling be necessary?

Members questions please as to the true intention of the application.

Mary Mulvihill

2

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2025年11月13日星期四 8:33
收件者: enquire1/PLAND
副本: tpbpd/PLAND
主旨: Re: Enquiries : Ref: A/YL-KTN/1180 Planning Application

類別: ctmcho, printed, csmng, Internet Email

Date: Thursday, 13 Nov., 2025

Private & Confidential, Without Prejudice
Restricted to Authorized Personnel ONLY

Dear Sir/Madam,
RE: DD 107 Lot 1510 & 1511 (affected Lots)
Proposed Planning Application Ref: A/YL-KTN/1180

1.On behalf of TANG, Ching Cheung Tso and TANG, Wai Hing Tso family members (altogether 14 members), I lodge this notice that we are the shareholders/members of Tin Hau Kung (Manager and Trustee : TANG Yat Fong) (Registered owner of the Land DD107 Lot No. 1510 and Lot No.1511 (ancestral land) (affected land lots). We hereby register our legal and equitable interests in the said Lots.

2. It appears that the above-mention Planning Application is without our prior consent and agreement.

3.Kindly reserve four (4) seats to us enabling us to attend the scheduled meeting/hearing.

4.Please provide us with the details of the Planning Application (e.g. Who lodge the application etc.? By what legal capacity do they have? Their Locus Standi?).

5. We reserve all our legal and equitable rights in this matter.

6.We shall contact you further and wait for your further advice/replies.

Yours faithfully,

TANG, L. Y. (Alan)
[redacted]
Mob: [redacted]
Email: [redacted]

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

From: enquire1/PLAND <enquire@pland.gov.hk>
Sent: Wednesday, November 12, 2025 9:51 AM
To: [redacted]
Cc: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Enquiries : Ref: A/YL-KTN/1180 Planning Application

Dear Mr. TANG,

We acknowledge receipt of your email dated 12.11.2025 regarding the subject matter.

We note that your email has been referred to the Town Planning Board Secretariat for follow-up and direct reply.

Regards,
(Ms. W. P. CHAN)
Planning Department

c.c. Town Planning Board Secretariat (email: tpbpd@pland.gov.hk)

規劃署 Planning Department

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

From: [redacted]
Sent: Wednesday, November 12, 2025 4:47 PM
To: enquire1/PLAND <enquire@pland.gov.hk>
Subject: Fw: Enquiries : Ref: A/YL-KTN/1180 Planning Application

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From: [redacted]
Sent: Wednesday, November 12, 2025 8:40 AM
To: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>
Subject: Fw: Enquiries : Ref: A/YL-KTN/1180 Planning Application

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From: [redacted]
Sent: Wednesday, November 12, 2025 6:00 AM
To: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>
Subject: Enquiries : Ref: A/YL-KTN/1180 Planning Application

Date: Wednesday, 12 Nov., 2025

Dear Sir/Madam,
1.Please provide me a link in relation to the planning application : A/YL-KTN/1180. I could not access the aforesaid website?

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2.Could you able to provide me with some details of the application? We wish to attend the meeting to voice our opinion? When and where is the venue of the meeting?

3.I wait for your early replies/advice.

4.Best regards, thanks,

Alan TANG
FCA & FCPA
Mob: [redacted]

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Seq 2 3

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年02月16日星期一 8:59
收件者: [redacted]

主旨: 反對申請編號A/YL-KTN/1180,(反對在DD107 LOT1505RP、1506SA、1506SB、1506SC、1506SE、1508RP、1509、1510、1511、1517、1518、1519RP、1520RP、1522RP、1523、1525、1555 SB RP土地上興建臨時貨倉及填土工程)的意見信

類別: csmng, Internet Email

致：地政總署、運輸署、城市規劃委員會、規劃署、消防處、元朗民政事務處、錦田鄉事委員會

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尊敬的各位政府部門：

基於城規會上次反映過了收集意見日期, 所以將上次視作不接納, 現在再收集公眾意見, 特此再將意見再次反映。

我們是一群居住在錦田片區的居民，在當地生活已逾數十年，世代依賴這片土地的農業資源，也深深認同鄉村獨有的景觀與風水文化，視此為家園不可或缺的一部分。近日獲悉申請編號 A/YL-KTN/1180 的「農業」地帶臨時貨倉及填土、填塘工程申請（地點：元朗逢吉鄉丈量約份第 107 約多幅地段及毗連政府土地）申請方不僅懷疑存在「未批先建」的嚴重違規行為，擬建貨倉更因「體量過大、外觀突兀、顏色不吉」，猶如一個巨型棺木搭建農地上，嚴重破壞鄉村景致與風水，同時威脅居民生命財產安全及農業生產，現我本代表一眾附近居民以錦田居民身份提出強烈反對此項申請，希望各位部門能接納錦田一眾居民意見，具體理由如下：

一、貨倉有蓋面積過大、高度過高，火災風險直逼民居，消防資料難消隱患
縱使申請人提交了噴淋系統、窗戶面積計算等消防文件，仍完全回避「有蓋面積過大、建築高度過高」的核心風險——從消防規範來看，大面積、高層的密閉貨倉一旦起火，熱氣體與煙霧會在空間內快速積聚、向上蔓延，即便噴淋設施啟動，也可能因覆蓋範圍有限、火勢蔓延速度超過滅火效率，導致火勢失控。更令人擔憂的是，按申請圖則貨倉，與居民房屋僅數十米之隔，且高度明顯高於周邊農舍及蘭花場，若火災伴隨易燃物飛濺或濃煙擴散，勢必優先波及民居和農戶，威脅我們的生命財產安全。尤其申請方部份已擅自建蓋，其倉蓋結構是否符合消防標準、是否預留足夠防火間距，均未經官方驗收，風險更甚。申請人未針對「大面積高層貨倉的火災蔓延控制」提供額外應急方案（如防火隔牆、分區滅火系統），僅憑基礎消防資料，根本無法消除居民對火災的恐懼。特別最近大埔宏福苑大型火災事件發生，希望消防處能在這申請的大型密集倉庫申請嚴格把關。

二、填土填塘破壞優質農地與蘭花場，斷絕本地農業生路

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

近聯片區周邊相連均為優質農地，至今仍有村民耕種蔬菜，什至有農戶經營蘭花場，該貨倉申請與附近務農及休閒環境極度不協調——這些蘭花場不僅是業主的主要收入來源，部分珍稀品種更需長時間養護，對土壤濕度、水質、周邊生態環境要求極高。而該申請的填土填塘工程，一方面會直接佔用部分農地，導致耕地面積縮減；另一方面，填土可能改變區域地下水位切斷附近農田與蘭花場的灌溉水源，甚至因填土材料滲漏污染土壤，導致農作物減產、蘭花枯萎。申請人有否對「工程對農地、蘭花場的影響」進行任何評估，更未提出補償或保護方案，無異於直接斷絕本地農戶的生路，嚴重違背「農業」地帶保護農業生產的規劃初衷。現申請方未批先建，填土工程或已暗中推進，恐對農地與蘭花場造成不可逆損害，地政處需即時核查並及加以制止。

三、貨倉體量突兀、黑色外觀似「棺材」，嚴重破壞鄉村景致與風水

對錦田居民而言，此申請的確「有礙觀瞻」，加上原居民風水文化信仰，是世代積累的生活信仰與精神寄托——這裡的青磚農舍、連片綠田、塘邊樹木，構成了低矮、和諧的鄉村景致，推窗見綠、步出見田，是我們日常的生活底色；而風水則與居住安寧、家族福氣息息相關，這是本地鄉村文化的重要部分，不容忽視。但申請方擬建的臨時貨倉，不僅有蓋面積過大、高度過高，與周邊低矮的農舍、開闊的農田格格不入，徹底打破了鄉村原有的景觀平衡；更嚴重的是，已動工的貨倉採用顏色外觀，從鄉村視角望去，其長方形的龐大體量與暗沉顏色，酷似民間忌諱的一副副「大棺材」，不僅視覺上帶來衝擊和令人不適，更觸及居民對風水的核心顧慮——我們擔心此類建築會破壞家園的「氣場」，影響居住安寧與家族運勢。申請人完全未考慮鄉村的景觀協調性與風水文化，此等大型建設也未主動徵求附近一眾峻巒業主立案法團、逢吉鄉街坊居民、北圍村居民意見及同意，只在低調在告示板張貼、卦下海報、登下報，居民大部份需工作上學要為生活，大部份未必知道發生什麼事，亦強行踐踏我們的生活信仰，摧毀對家園遠景的期待。

四、交通負荷激增，擾亂鄉村生活秩序

申請地段的鄉村道路本就狹窄，主要供村民代步車、農耕機械通行，交通承載能力有限。若此等約三十萬尺大型貨倉獲批，如每日大量 40 尺櫃櫃車進出，不僅會導致道路擁堵，影響居民通勤、學生上學；貨車的引擎噪音、喇叭聲，還會打破鄉村的寧靜，干擾老人休息、孩童讀書。此類申請勢必讓我們的日常生活陷入混亂。而現今未批先建，工程運輸車輛已提前往來，交通壓力與噪音干擾已開始影響居民，此等情況絕不能容忍。

綜上所述，申請編號 A/YL-KTN/1180 的工程，在火災安全、農業保護、景觀風水、交通民生等方面，嚴重損害錦田近聯居民的切身利益與文化信仰。現鄭重懇請各部門：

1.城規會、規劃署基於多重風險與違規事實，駁回該申請；

2.錦田鄉事委員會充分反映村民故慮、維護原居民風水文化，協助居民維護家園權益；

3.運輸署核查工程車輛、倉車出入數量及倉車規格不盡 40 尺櫃車進出，違規擾民問題，制定管控措施。

4.消防處再重新嚴格審視該申請消防防火設計

5.懇請地政處莫再批準其餘兩個貨倉的短期牌照

我們堅決維護家園的安全、生態、文化與秩序，懇請各部門正視居民訴求，依法處理違規行為，駁回不合理申請！

希望有關各部門盡快回覆

感激不盡！

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反對人：一眾錦田居民

日期：2025 年 2 月 16 日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy = Seq 3 3

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年02月16日星期一 8:55
收件者: [redacted]

主旨: 回覆: 反對申請編號A/YL-KTN/1180,(反對在DD107 LOT1505RP、1506SA、1506SB、1506SC、1506SE、1508RP、1509、1510、1511、1517、1518、1519RP、1520RP、1522RP、1523、1525、1555 SB RP土地上興建臨時貨倉及填土工程)的意見信

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致：地政總署、運輸署、城市規劃委員會、規劃署、消防處、元朗民政事務處、錦田鄉事委員會

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四、交通負荷激增，擾亂鄉村生活秩序

申請地段的鄉村道路本就狹窄，主要供村民代步車、農耕機械通行，交通承載能力有限。若此等約三十萬尺大型貨倉獲批，如每日大量 40 尺櫃櫃車進出，不僅會導致道路擁堵，影響居民通勤、學生上學；貨車的引擎噪音、喇叭聲，還會打破鄉村的寧靜，干擾老人休息、孩童讀書。此類申請勢必讓我們的日常生活陷入混亂。而現今未批先建，工程運輸車輛已提前往來，交通壓力與噪音干擾已開始影響居民，此等情況絕不能容忍。

綜上所述，申請編號 A/YL-KTN/1180 的工程，在火災安全、農業保護、景觀風水、交通民生等方面，嚴重損害錦田近聯居民的切身利益與文化信仰。現鄭重懇請各部門：

1.城規會、規劃署基於多重風險與違規事實，駁回該申請；

2.錦田鄉事委員會充分反映村民故慮、維護原居民風水文化，協助居民維護家園權益；

3.運輸署核查工程車輛、倉車出入數量及倉車規格不盡 40 尺櫃車進出，違規擾民問題，制定管控措施。

4.消防處再重新嚴格審視該申請消防防火設計

5.懇請地政處莫再批準其餘兩個貨倉的短期牌照

我們堅決維護家園的安全、生態、文化與秩序，懇請各部門正視居民訴求，依法處理違規行為，駁回不合理申請！

希望有關各部門盡快回覆

感激不盡！

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反對人：一眾錦田居民

日期：2025 年 2 月 16 日

寄件者: TIM TAM
寄件日期: 2025 年 12 月 3 日 上午 08:17

[redacted]

主旨: 反對申請編號 A/YL-KTN/1180,(反對在 DD107 LOT1505RP、1506SA、1506SB、1506SC、1506SE、1508RP、1509、1510、1511、1517、1518、1519RP、1520RP、1522RP、1523、1525、1555 SB RP 土地上興建臨時貨倉及填土工程)的意見信

致：地政總署、運輸署、城市規劃委員會、規劃署、消防處、元朗民政事務處、錦田鄉事委員會

反對申請編號 A/YL-KTN/1180,(反對在 DD107 LOT1505RP、1506SA、1506SB、1506SC、1506SE 1508RP、1509、1510、1511、1517、1518、1519RP、1520RP、1522RP、1523、1525、1555 SB RP 土地上興建臨時貨倉及填土工程)的意見信

尊敬的各位政府部門：

我們是一群居住在錦田片區的居民，在當地生活已逾數十年，世代依賴這片土地的農業資源，也深深認同鄉村獨有的景觀與風水文化，視此為家園不可或缺的一部分。近日獲悉申請編號 A/YL-KTN/1180 的「農業」地帶臨時貨倉及填土、填塘工程申請（地點：元朗逢吉鄉丈量約份第 107 約多幅地段及毗連政府土地）有機會將在 12 月 5 日內經城規會批準，但申請方不僅懷疑存在「未批先建的嚴重違規行為，擬建貨倉更因「體量過大、外觀突兀、顏色不吉」，猶如一個巨型棺木搭建農地上，嚴重破壞鄉村景致與風水，同時威脅居民生命財產安全及農業生產，雖然該申請已過城規會向公眾收集意見時間，但希望城規會再延長審視，現我本代表一眾附近居民以錦田居民身份提出強烈反對此項申請，希望各位部門能接納錦田一眾居民意見，具體理由如下：

一、未批先建屬嚴重違規，地政處需立即核查並制止

任何建設工程（包括臨時貨倉）必須先獲得地政總署的土地使用許可、城規會的規劃批准，方可動工。但現實是，A/YL-KTN/1180 申請仍在審核階段，未見官方有任何批准公示，申請方卻已擅自搭建倉蓋——我們強烈質疑：地政總署是否已向其批出建設牌照？若未批，此舉已構成「違章建築」違反土地管理規則，應立即責令停工拆除，並追究相關責任；若已批，為何未向周邊居民公示批准通告文件？這種「邊申請邊建設」的行為，不僅體現申請方毫無遵規意識，更可能導致工程與審批要求脫節，衍生更多安全隱患，地政處必須盡快調查並向居民作出明確解釋。

二、貨倉有蓋面積過大、高度過高，火災風險直逼民居，消防資料難消隱患

縱使申請人提交了噴淋系統、窗戶面積計算等消防文件，仍完全回避「有蓋面積過大、建築高度過高」的核心風險——從消防規範來看，大面積、高層的密閉貨倉一旦起火，熱氣體與煙霧會在空間內快速積聚、向上蔓延，即便噴淋設施啟動，也可能因覆蓋範圍有限、火勢蔓延速度超過滅火效率導致火勢失控。更令人擔憂的是，按申請圖則貨倉，與居民房屋僅數十米之隔，且高度明顯高於周邊農舍及蘭花場，若火災伴隨易燃物飛濺或濃煙擴散，勢必優先波及民居和農戶，威脅我們的生命財產安全。尤其申請方已擅自建蓋，其倉蓋結構是否符合消防標準、是否預留足夠防火間距，均未經官方驗收，風險更甚。申請人未針對「大面積高層貨倉的火災蔓延控制」提供額外應急方案（如防火隔牆、分區滅火系統），僅憑基礎消防資料，根本無法消除居民對火災的恐懼。特別最近大埔宏福苑大型火災事件發生，希望消防處能在這申請的大型密集倉庫申請嚴格把關。

三、填土填塘破壞優質農地與蘭花場，斷絕本地農業生路

近聯片區周邊相連均為優質農地，至今仍有村民耕種蔬菜，什至有農戶經營蘭花場，該貨倉申請與附近務農及休閒環境極度不協調——這些蘭花場不僅是業主的主要收入來源，部分珍稀品種更需長時間養護，對土壤濕度、水質、周邊生態環境要求極高。而該申請的填土填塘工程，一方面會直接佔用部分農地，導致耕地面積縮減；另一方面，填土可能改變區域地下水位切斷附近農田與蘭花場的灌溉水源，甚至因填土材料滲漏污染土壤，導致農作物減產、蘭花枯萎。申請人有否對「工程對農地、蘭花場的影響」進行任何評估，更未提出補償或保護方案，無異於直接斷絕本地農戶的生路嚴重違背「農業」地帶保護農業生產的規劃初衷。現申請方未批先建，填土工程或已暗中推進，恐對農地與蘭花場造成不可逆損害，地政處需即時核查並及加以制止。

四、貨倉體量突兀、黑色外觀似「棺材」，嚴重破壞鄉村景致與風水

對錦田居民而言，此申請的確「有礙觀瞻」，加上原居民風水文化信仰，是世代積累的生活信仰與精神寄托——這裡的青磚農舍、連片綠田、塘邊樹木，構成了低矮、和諧的鄉村景致，推窗見綠、步出見田，是我們日常的生活底色；而風水則與居住安寧、家族福氣息息相關，這是本地鄉村文化的重要部分，不容忽視。但申請方擬建的臨時貨倉，不僅有蓋面積過大、高度過高，與周邊低矮的農舍、開闊的農田格格不入，徹底打破了鄉村原有的景觀平衡；更嚴重的是，已動工的貨倉採用顏色外觀，從鄉村視角望去，其長方形的龐大體量與暗沉顏色，酷似民間忌諱的一副副「大棺材」，不僅視覺上帶來衝擊和令人不適，更觸及居民對風水的核心顧慮——我們擔心此類建築會破壞家園的「氣場」，影響居住安寧與家族運勢。申請人完全未考慮鄉村的景觀協調性與風水文化，此等大型建設也未主動徵求附近一眾峻巒業主立案法團、逢吉鄉街坊居民、北圍村居民意見及同意，只在低調在告示板張貼，無異是諮詢不足，亦強行踐踏我們的生活信仰，摧毀對家園遠景的期待。

五、交通負荷激增，擾亂鄉村生活秩序

申請地段的鄉村道路本就狹窄，主要供村民代步車、農耕機械通行，交通承載能力有限。若此等約三十萬尺大型貨倉獲批，如每日大量 40 尺櫃櫃車進出，不僅會導致道路擁堵，影響居民通勤、學生上學；貨車的引擎噪音、喇叭聲，還會打破鄉村的寧靜，干擾老人休息、孩童讀書。此類申請勢必讓我們的日常生活陷入混亂。而現今未批先建，工程運輸車輛已提前往來，交通壓力與噪音干擾已開始影響居民，此等情況絕不能容忍。

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綜上所述，申請編號 A/YL-KTN/1180 的工程，不僅存在「未批先建」的嚴重違規，更在火災安全、農業保護、景觀風水、交通民生等方面，嚴重損害錦田近聯居民的切身利益與文化信仰。現鄭重懇請各部門：

1.地政總署立即核查該大型貨倉是否「未批先建」，若未批準則責令停工拆除違建，追究違規責任亦希望地政署考慮風水問題，勿發放任何建倉牌照予有關涉事地點。

2.城規會、規劃署基於多重風險與違規事實，駁回該申請；

3.錦田鄉事委員會充分反映村民故慮、維護原居民風水文化，協助居民維護家園權益；

4.運輸署核查工程車輛、倉車出入數量及倉車規格不盡 40 尺櫃車進出，違規擾民問題，制定管控措施。

5.消防處再重新嚴格審視該申請消防防火設計

我們堅決維護家園的安全、生態、文化與秩序，懇請各部門正視居民訴求，依法處理違規行為，駁回不合理申請！

希望有關各部門盡快回覆

感激不盡！

反對人：一眾錦田居民

日期：2025 年 12 月 3 日

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Seq 2 4

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年02月15日星期日 13:50
收件者: [redacted]

主旨: 反對錦田逢吉鄉地段: 申請編號 A/YL-KTN/1180 興建臨時貨倉及填土工程的意見信

類別: printed, csmng, Internet Email

致：城市規劃委員會、地政總署、環境保護署、屋宇署、錦田鄉事委員會及相關政府負責部門

各位部門代表：

您好。我們是一群錦田新鴻基駿巒 PARKYOHO 住戶。

由於上次城規會秘書處回覆上一封信過了法定諮詢期,有關意見視為不曾作出。現在得聞 A/YL-KTN/1180 再發公眾諮詢至 2026 年 3 月 6 日,現在再將此信再發信一次,表達我們一眾住戶意見。

作為受申請編號 A/YL-KTN/1180 臨時貨倉及填土工程直接影響的近鄰居民，我謹代表小區內多名住戶，就該工程申請的規劃合理性、合法合規性及對居民生活的潛在影響，提出以下誠懇的質疑與意見，希望能得到各位部門的重視與回應：

該申請涉及地段是新界元朗錦田丈量約份第 107 約地段第 1505 號餘段、第 1506 號 A 分段、第 1506 號 B 分段、第 1506 號 C 分段、第 1506 號 D 分段、第 1506 號 E 分段、第 1506 號餘段、第 1508 號餘段、第 1509 號、第 1510 號、第 1511 號、第 1517 號、第 1518 號、第 1519 號餘段、第 1520 號餘段、第 1522 號餘段、第 1523 號、第 1525 號、第 1555 號 B 分段餘段（部分）及第 1556 號餘段和毗連政府土地。

一、質疑城規會對「第四類農地」的審批邏輯，盼進一步核實農地用途轉換的合理性

通過公開渠道查證，我了解到該工程申請範圍包含部分第四類農地(DD107 LOT1519RP、1508RP)。該地段第四類農地的用途調整需以「維護農業生態保護核心」為前提，即便存在靈活調整空間，通常也限定於農業配套相關用途。此次計劃將其轉用於貨倉建設，與香港近年強調的「保留鄉村綠化空間」規劃方向存在偏差，也可能對農地原有耕作層造成影響。根據城市規劃委員會規劃指引編號 13G, 第四類農地上申請臨時貨倉應該不獲批準，請問城市規劃委員會所持論點是什麼?

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作為關注本地規劃的居民，我誠懇希望城規會能進一步公示：若已推進該申請，具體是依據哪項條例、經過哪些論證，確認「第四類農地用於貨倉建設」的必要性與合法性？盼通過詳細說明，幫助居民更好地理解規劃決策的依據。

二、貨倉建築與周邊「綠野田園」環境存在協調性問題，盼考量居住景觀與生態氛圍的平衡

錦田地區「城市便利與鄉村綠意並存」的環境，是許多家庭選擇在此居住的重要原因——新鴻基駿巒 PARKYOHO 周邊至今保留著成片農田與綠化帶，日常推窗可見田園風景，也為居民提供了舒適的居住體驗。規劃中的臨時貨倉若建成，其工業化的建築風格、鋼結構與水泥鋪面等設施，可能會與周邊自然景觀形成反差，也可能遮擋原有田園視線。

盼相關部門在審批時，能進一步考量貨倉建設與周邊生態氛圍的協調性，在「項目推進」與「居民居住體驗」之間尋求更優平衡。

三、建議城規會及運輸署在該申請新增「禁止 40 尺貨柜通行駿巒屋宇主幹道」的限制條例，保障行人通行安全

據我們了解，該貨倉若投入使用，需通過峻巒屋宇主幹道(燈柱 CD0204 至 VG1501)進出貨物。而這條道路是新鴻基駿苑 1 號及周邊居民的核心出行通道，每日早間送學、午間採購、傍晚散步時段，行人流量較大，其中不乏學生、老年人與家庭主婦。

40 尺貨柜車車身龐大、轉彎視線受限，通行時不僅可能佔用大部分路面，對行人安全造成潛在威脅，其行駛產生的震動與噪音也可能影響沿線居民生活。況且該申請涉及二十多萬尺貨倉土地，櫃車來往定必頻密，因此誠懇建議城規會在申請審批條例，新增「禁止 40 尺貨櫃車通行駿巒屋宇主干道」的限制條例，從源頭降低對居民出行安全的影響。

四、貨倉火險隱患需重視，盼參考近期案例進一步強化安全防控

近期大埔宏福苑火災的事件令人痛心，也讓我們更關注「密集儲存場所與民居鄰近」的安全風險——火災中易燃物料燃燒導致火勢蔓延的教訓，值得警惕。此次規劃的大型貨倉若投入使用，勢必堆放大量貨物，部分可能涉及易燃物料；且從現場施工情況及申請圖則看，仲使有消防設計，由於倉庫佔地太巨型、倉頂太高、數量太多、太密集，萬一火災發生，恐怕悲劇重演。

更需注意的是，申請貨倉與新鴻基駿巒民居距離雖有一定距離，但離蘭花場較近，若未預留足夠防火間距，一旦發生意外，高溫火焰與有毒濃烟可能快速影響附近民居，火燒連環，也可能阻礙疏散與救援。盼相關部門在審批時，能參考近期案例，進一步嚴格核實貨倉的消防設計、物料儲存規範及防火間距，最大限度降低火險隱患。

六、質疑地政總署對工程用地的監管進度，盼核查土地使用批文的辦理情況

使用政府土地進行建設前，需先向地政處申請土地使用批文並完成牌照登記。截至目前，城規會申請明天才審批，但現場已出現填土、貨倉基礎搭建的跡象，不免讓居民對工程的用地合法性產生疑慮。

盼地政總署能盡快核查該工程的土地使用批文辦理情況，若尚未完成，也請檢舉有關違規工程免做成前違規後申請的先例、提醒建設方按規定補辦手續，避免因程序問題影響後續責任認定與居民權益保障。

七、工程施工噪音對居民生活造成影響，盼環保署協助規範施工行為

而我本人作為需居家處理工作的從業者，安靜的環境對工作效率至關重要。該工程施工期間，尤其是貨倉窗頂安裝階段產生的機械噪音，白天偶爾中斷工作思路，夜間偶發的加班施工噪音也影響睡眠質量，部分住戶已出現輕微情緒波動。

根據環境噪音規例，建築工程需遵守一定的噪音時段與分貝標準。盼環保署能協助現場檢測施工噪音，並提醒建設方採取隔音措施、規範施工時間，減少對居民正常生活的干擾。

八、質疑貨倉建設的「入則」手續，盼屋宇署核查結構安全與消防設計

從工程現場觀察，該貨倉已搭建固定結構，如此佔地什廣的「大型建築工程」，是否需依法向屋宇署提交建築圖則並獲得「入則」批准，確保符合結構安全、消防疏散等強制性標準呢？截至目前，建設方尚未公示相關「入則」批文，也未見監理人員駐場，讓居民對建築安全存在擔憂。

盼屋宇署能盡快核查貨倉的「入則」手續辦理情況，若尚未完成，請督促建設方按規定補審，確保建築設計符合安全標準，消除居民對結構安全的顧慮。

基於以上質疑與建議，我鄭重提出以下訴求，盼各位部門予以考量：

請城規會公示申請（含第四類農地部分）的審批依據，並研究在該申請新增「禁止 40 尺貨柜車通行駿巒屋宇主幹道」的限制條例；

請城規會進一步核查貨倉與周邊環境的協調性，地政總署核查土地使用批文，屋宇署核查「入則」手續，確保工程合法合規；

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請環境保護署協助規範施工噪音，相關部門強化貨倉火險防控措施，保障居民的生活質量與居住安全。

作為香港的一份子，我們理解城市發展需要合理規劃，也相信各位部門在決策時會充分考量居民權益。盼通過此次意見反饋，推動工程規劃更完善、更貼近居民需求，共同維護錦田地區的宜居環境。

感謝各位部門的時間與關注，期待收到您的回應。

錦田新鴻基駿巒一班住戶

日期：2025 年 2 月 15 日

Seq 2 5

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	260225-205825-05660
提交限期 **Deadline for submission:**	06/03/2026
提交日期及時間 **Date and time of submission:**	25/02/2026 20:58:25
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-KTN/1180
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. TAI KIT HING

意見詳情
Details of the Comment :

這個倉將近完成建搭.從去水方面用簡單的方法將雨水自然引入用泥堆砌的雨水渠.它將其倉堆砌與路面平排,這樣有機會附近較低的房舍水沉.水尾村路.尾逢路是鄉村小型路面,設計給當地村民方使駕駛出入,這地方有兩條橋,不足夠貨柜車行走.所以基於上述所提出的理由,極力反對在此地段建設貨倉,