

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	23.9.2022 [revoked on 23.12.2023]
2.	A/YL-KTN/976	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024 [revoked on 19.10.2025]

Similar s.16 Applications within the Same “AGR” 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/925	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
2.	A/YL-KTN/928	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
3.	A/YL-KTN/940	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 25.2.2025]
4.	A/YL-KTN/959	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Open Storage for a Period of Three Years and Filling of Land	10.11.2023 [revoked on 10.5.2025]
5.	A/YL-KTN/970	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024 [revoked on 19.10.2025]
6.	A/YL-KTN/988	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of Three Years and Filling of Land	5.4.2024 [revoked on 5.1.2026]
7.	A/YL-KTN/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.7.2025
8.	A/YL-KTN/1091	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of Three Years	19.9.2025
9.	A/YL-KTN/1096	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.3.2025
10.	A/YL-KTN/1146	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.9.2025

	Application No.	Use/Development	Date of Consideration
11.	A/YL-KTN/1190	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	23.1.2026

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-KTN/989	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	4.10.2024	(1), (2), (3)
2.	A/YL-KTN/1201	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of Three Years	27.2.2026	(1), (2)

Rejection Reasons:

- (1) The proposed use with associated filling of land was not in line with the planning intention of the “AGR” zone. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed use with associated filling of land was not compatible with the surrounding land uses.
- (3) The applicant failed to demonstrate that the proposed use with associated filling of land would not have adverse drainage impact on the surrounding areas.

Government Departments' General Comments

1. 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**.

2. 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 proposal and the implementation and maintenance of the proposed drainage facilities to his satisfaction or the Town Planning Board; and
- advisory comments are at **Appendix IV**.

3. 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 cause traffic of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the application site (the Site);
- there was no substantiated environmental complaint received against the Site in the past three years; 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 FSIs proposal submitted by the applicant 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; and
- with reference to the aerial photo, the Site is located in an area of rural inland plain landscape character comprising farmland, vacant land, temporary structures and scattered tree groups. The Site was formed and patches of vegetation were observed at the northern part of the Site. According to the applicant's submission, no tree felling is involved. The proposed use is not incompatible with the landscape setting in the proximity. No significant adverse landscape impact arising from the proposed use is anticipated.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

7. **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 and he has no comment on the application.

8. **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**:

- 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 structures 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:
 - (i) there is/are unauthorized structure(s) on Lot No. 1371 in D.D. 109 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lots covered by the application. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, 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;
- (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;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kong Po Road, including any local tracks; and
 - (ii) 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 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;
 - (ii) the proposed use shall neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (iii) the applicant shall rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iv) the applicant shall consult DLO/YL, LandsD and seek consent from the relevant lot owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
 - (v) the applicant shall be liable for any adverse drainage impact due to the proposed use; and
 - (vi) to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant shall complete the checklist previously provided as part of preparing the revised drainage proposal and include it in the re-submission. Otherwise, a longer processing time may be required;

- (j) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for his further arrangement of the FSIs acceptable inspection; and;
 - (ii) 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;
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall adopt appropriate measures to avoid causing pollution or disturbance the adjacent watercourse; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that three structures and associated filling of land 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) 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;
 - (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 B(P)R; and
 - (vi) 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: 2026年02月05日星期四 2:54
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1203 Cheung Kong Tsuen
類別: Internet Email

A/YL-KTN/1203

Lots 1363 RP (Part) and 1371 in D.D. 109, Kam Tin

Site area: About 2,111.5sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The northern section of the site has no record of approval for filling of land, various applications including 1063, 1070 and 1179 having been withdrawn. The southern section was approved for FAKE ABE on 23 Sept 2022 and revoked 23 Dec 2023 for failure to fulfil conditions. The entire site has been stripped of vegetation long ago and used for brownfield.

Applications like this underline what a farce the planning system has become.

TPB members are failing in their duty in not questioning how not alone these lots but the entire area have been transformed into brownfield without approval and why, having been tolerated, the area has not been rezoned under OZP to reflect its actual use instead of the fairy tale "Agriculture" zoning.

That the land could ever again support quality farming is unimaginable.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 8 September 2022 3:09 AM HKT
Subject: A/YL-KTN/856 Cheung Kong Tsuen

A/YL-KTN/856

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Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1371 (Part) in D.D. 109, Cheung Kong Tsuen, Kam Tin

Site area : About 3,098.6sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

There is no history of approval. In fact the lots were part of 549 for a large parking facility that was subsequently withdrawn. However destruction of the habitat went ahead. Was any enforcement action taken?

The filling of land is with an area of about 3,098.6m². In other words the entire site.

This is blatant Destroy to Build. Members should not reward the operator by endorsing the unapproved stripping of agricultural land – there is ongoing farming activity on adjacent lots.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 13 January 2017 1:20 AM CST
Subject: A/YL-KTN/549 Tai Kong Po 624 Car Park

A/YL-KTN/549
Lots in D.D. 109, Tai Kong Po, Yuen Long
Site area : About 13,471 m²
Zoning : "Agriculture" and "VTD"
Applied Use: 624 cars

Dear TPB Members,

Another No Names Application. How can TPB publish so few details? It is not even made clear if the proposed car park is for new vehicles, a second hand dealership or to provide parking for local residents.

On 5 Feb 2016 TPB rejected application for a similar use on the following grounds :

“the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

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It is also not in line with the planning intention of the "Village Type Development" zone which is to reflect existing recognised and other villages and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects.

There is no strong planning justification in the submission for departure from such planning intentions, even on a temporary basis."

Parking at grade is a most inefficient land use and must not be encouraged. Whether intended for commercial use or to provide private parking facilities, such amenities should be located underground or in high rise custom built facilities.

Approval would set an undesirable precedent and encourage the proliferation of brownfied sites, a land use currently the object of much public discontent.

Mary Mulvihill

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

參考編號
Reference Number: 260206-130202-37075

提交限期
Deadline for submission: 06/02/2026

提交日期及時間
Date and time of submission: 06/02/2026 13:02:02

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1203

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Raymond NG

意見詳情
Details of the Comment :

Objection to the application should be raised because it constitutes an infringement on the rights of the owners of the Lots No. 1367 RP and No. 1368 RP in DD 109. The entrance of the site is on the South and the access road to the site is Kong Po Road. However, the vehicular access to the site is going to trespass Lots No. 1367 RP and No. 1368 RP in DD 109.

In addition to trespassing private lots, the applicant has fenced off government land at the entrance of the site for private use. The applicant does not even mention in the application to apply for use of government land.

Moreover, the site is on low-lying area, flooding is not uncommon. The applicant has reclaimed the site; raised the level of the site; and turned the land use of site from agriculture into brownfield before application. This can be evidenced by aerial photos from Lands Department. As a result of the reclaimed site, flooding is worsened, especially during heavy rainfall which has become frequent recently. It is unfair to the residents nearby because they have to bear the damages generated by the applicant.

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

參考編號
Reference Number: 260302-182449-65690

提交限期
Deadline for submission: 20/03/2026

提交日期及時間
Date and time of submission: 02/03/2026 18:24:49

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1203

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Raymond NG

意見詳情
Details of the Comment :

According to the applicant's responses made on 16 February 2026, the proposed entrance of the site is situated on the North East of the site. The position of proposed entrance is suspicious in the sense that vehicles have to get through a long winding road into the site. The applicant claims that consents from applicants of two other applications (A/YL-KTN/1091 & A/YL-KTN/1157) have been sought to use this access road for day-to-day transport of materials or even use by emergency vehicles. However, such kind of access road without proper road signs and sufficient lighting is highly not up to standard for the use of emergency vehicles like fire engines. Comments from relevant departments or organizations such as Fire Services Department should be sought to ascertain the applicant's claims. It is most likely that the applicant will trespass the Lots No. 1367 RP and No. 1368 RP in DD 109 as well as the government land nearby on the South of the site to go into the site instead of the proposed entrance via a long winding road after the approval of the application. Lands Department should keep a close watch on the site.

Furthermore, the site is on low-lying area, flooding is not uncommon. The applicant has reclaimed the site; raised the level of the site; and turned the land use of site from agriculture into brown field. In other words, the applicant first destroy the agricultural use of the land by pouring cement on the site and then make an application to cover his wrong-doings. This can be evidenced by aerial photos from Lands Department. As a result of the reclaimed site, flooding is worsened, especially during heavy rainfall which has become frequent recently. It is unfair to the residents nearby because they have to bear the damages generated by the applicant.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月16日星期一 17:25
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 260316 s16 KTN 1203.pdf; 260316 s16 KTN 1210.pdf; 260316 s17 SSH 166c.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,

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 March, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1203)**

1. We refer to the captioned.
2. The first figure below is extracted from the Town Planning Board Statutory Planning Portal 3 (application site bounded by red line), and the second is a photo taken in 2026. We urge the Board to investigate with relevant authorities as to whether any planning application not for agricultural purposes has been approved at the northern part of the site (indicated by arrows; see below), and whether this northern portion is located within one of the Agricultural Priority Areas (APAs; see below description).





3. In early December 2024, the government proposed to designate 37 sites as APAs¹. One of these proposed APAs is located at Tai Kong Po¹. 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.*

4. 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*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html





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

planning of the relevant land use.

5. 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., Tai Kong Po). If it is not within APA, we also urge the Board to investigate the boundary of the Tai Kong Po APA and to see how close it is 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 would like the Board to consider our concern as stated above.

6. 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.

7. We urge the Board to investigate with relevant authorities as to whether the site (i.e., northern part) is still largely arable, and we urge the Board to reject this application as it is not in line with the planning intention of the Agriculture (AGR) zone. We also urge the Board to consider the potential cumulative impacts of approving this application on the AGR zone, the proposed APA policy and the farmlands within.

8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 3:32
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1203 DD 109 Cheung Kong Tsuen
類別: Internet Email

A/YL-KTN/1203

Lots 1363 RP (Part) and 1371 in D.D. 109, Cheung Kong Tsuen, Kam Tin North

Site area: About 2,111.5sq.m

Zoning: "Agriculture"

Applied development: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Despite the clear indication of deception re planning intention, 976 was approved 19 Apr 2024. Of course, conditions were not fulfilled so revoked 19 Oct 2025.

Solution, back with an application to trash even more farmland.

With a track record like this, streamlining, support on the part of PlanD, and rubber stamp approval on the part of TPB will merely underline what the community is aware of already, the planning process is a farce and every application for brownfield on AG zoning regardless of track record is now a done deal.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 January 2024 3:02 AM HKT
Subject: A/YL-KTN/976 DD 109 Cheung Kong Tsuen

A/YL-KTN/976

Lots 1371 (Part) in D.D. 109, Cheung Kong Tsuen, Kam Tin North

Site area: About 1,557.5sq.m

Urgent Return receipt Expand Group Restricted Prevent Copy
Zoning: "Agriculture"

Applied development: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Part of the footprint of 856

This is the now familiar brownfield by stealth approach. Apply for ABE, Plan D supports, fail to fulfil conditions because this was never the intention, and then back with the actual operation.

Members should reject the application as this would effectively reward manipulation of the system.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 8 September 2022 3:09 AM HKT
Subject: A/YL-KTN/856 Cheung Kong Tsuen

A/YL-KTN/856

Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1371 (Part) in D.D. 109, Cheung Kong Tsuen, Kam Tin

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Zoning: "Agriculture"

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

Dear TPB Members,

There is no history of approval. In fact the lots were part of 549 for a large parking facility that was subsequently withdrawn. However destruction of the habitat went ahead. Was any enforcement action taken?

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Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 13 January 2017 1:20 AM CST
Subject: A/YL-KTN/549 Tai Kong Po 624 Car Park

A/YL-KTN/549
Lots in D.D. 109, Tai Kong Po, Yuen Long
Site area : About 13,471 m²
Zoning : "Agriculture" and "VTD"
Applied Use: 624 cars

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It is also not in line with the planning intention of the “Village Type Development” zone which is to reflect existing recognised and other villages and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. There is no strong planning justification in the submission for departure from such planning intentions, even on a temporary basis.”

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Approval would set an undesirable precedent and encourage the proliferation of brownfied sites, a land use currently the object of much public discontent.

Mary Mulvihill