

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

Rejected Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/453	Temporary Open Storage of Miscellaneous Materials and Warehouse for a Period of Three Years	28.11.2014

Rejection Reasons:

- (1) The development was not in line with the planning intention of the “Agriculture” (“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 application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses.
- (3) The applicant failed to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas.
- (4) The approval of the application, even on a temporary basis, would set an undesirable precedent for other similar applications to proliferate into the “AGR” zone. The cumulative effect of approving such application would result in a general degradation of the rural environment of the area.

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/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]
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]

	Application No.	Use/Development	Date of Consideration
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 Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
12.	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]
13.	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]
14.	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]
15.	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]

	Application No.	Use/Development	Date of Consideration
16.	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]
17.	A/YL-KTN/975	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	26.1.2024 [revoked on 26.7.2025]
18.	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
19.	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]
20.	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]
21.	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]
22.	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]
23.	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
24.	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]
25.	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
26.	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
27.	A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for	22.11.2024

	Application No.	Use/Development	Date of Consideration
		a Period of Three Years and Associated Filling of Land	
28.	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
29.	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]
30.	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
31.	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]
32.	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
33.	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
34.	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
35.	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
36.	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
37.	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
38.	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
39.	A/YL-KTN/1123	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)	19.9.2025

	Application No.	Use/Development	Date of Consideration
		with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	
40.	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
41.	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
42.	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
43.	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
44.	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
45.	A/YL-KTN/1178	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.12.2025
46.	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
47.	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. 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 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 being provided to his satisfaction; 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 open storage, temporary structures, farmland, vacant land, village houses and scattered tree groups. The Site is partly covered with vegetation and partly formed with some temporary structures on it. The proposed use is not incompatible with the landscape setting in the proximity;
- according to the applicant's submission, there are six existing trees of exotic species within the Site. Four trees are proposed to be felled for site formation and business operation purpose and two trees are proposed to be retained. Four new trees (i.e. *Polyspora axillaris*) are proposed along the south-western boundary of the Site for compensatory purpose;
- in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; 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) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) there is/are unauthorized structure(s) and/or uses on Lots No. 777 and 922 both in D.D. 107 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 a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of the Government land (GL) covered by the application. 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;
- (e) 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves GL, which is not under HyD's maintenance purview;
 - (ii) 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 the 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;
- (g) 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the applicant shall be liable for any adverse drainage impact due to the proposed use;
 - (ii) the current drainage proposal still requires refinement to meet the necessary requirements; and
 - (iii) 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 submission. Otherwise, a longer processing time may be required;
- (i) to note the comments of the Director of Fire Services that:
- (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; 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;
- (j) 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, such as pruning, transplanting and felling. Application for any tree works shall be submitted to relevant departments for approval; and

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that five 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) if 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 structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use under the captioned 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 B(P)R; and
 - (vii) detailed checking under BO will be carried out at building plan submission stage.

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

參考編號
Reference Number: 260225-204119-35420

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 25/02/2026 20:41:19

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1210

「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 :

此地段剛被規劃署檢控組出通告,隨即申請規劃用地.何解?又此地已平整.去水渠接駁到後面雨水渠.沒有化糞池,用不合規格器皿處理糞使.租給個人耕植土地寥寥可數,又違規建搭房舍作私房菜.沒有牌照.所以本人極力反對此項申請.

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

參考編號
Reference Number: 260228-140820-38140

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 28/02/2026 14:08:20

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1210

「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 :

尾逢路沿路申請貨倉用地.這是一條鄉村行車路徑,是單線行車,雖然有四個避車處,祇是用作停泊車輛地方,又沿路在路旁的租戶將路邊加一個斜邊方便他們車輛進出,所以我們在此居住的市民,經常被大型貨車威脅,行人路也常被違泊車輛佔用.行人要在車縫中讓貨出或貨柜車經過,騎自行車因路面被違規建設因而收窄,往往被車輛響喇叭,有人車爭路情況發生.所以本人極力反對這地段的申請,對在居住的村民沒有好處,生命安危隨時在這段路發生.

Urgent Return receipt Expand Group Restricted Prevent Copy

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月10日星期二 11:04
收件者: tpbpd/PLAND
主旨: 申請反對書
附件: 申請反對書.pdf
類別: Internet Email

致城市規劃委員會:

申請編號 application no: A/YL-KTN/1210
地點: 元朗錦田北丈量約份第 107 約多個地段及批連政府土地
地帶及圖則: S/YL-KLN/11
建議: 臨時倉庫

本人雷翠珠 [REDACTED] 居住逢吉鄉 元朗錦田北丈量約份第 107 約 30 多年
本人堅決反對建議臨時倉庫, 對鄉親居住所做成身心影響, 出入影響等等
最重要是環境污染, 空氣污染, 交通阻塞, 消防問題

請城市規劃委員會接受本人之申訴

2026 年 3 月 10 日

致城市規劃委員會:

申請編號 application no: A/YL-KTN/1210

地點: 元朗錦田北丈量約份第 107 約多個地段及批連政府土地

地帶及圖則: S/YL-KLN/11

建議: 臨時倉庫

本人雷翠珠 [REDACTED] 居住逢吉鄉 元朗錦田北丈量約份第 107 約 30 多年
本人堅決反對建議臨時倉庫, 對鄉親居住所做成身心影響, 出入影響等等
最重要是環境污染, 空氣污染, 交通阻塞, 消防問題

請城市規劃委員會接受本人之申訴

2026 年 3 月 10 日

規 劃 申 請

PLANNING APPLICATION



申請編號 Application No.	A/YL-KTN/1210
地點 Location (見下圖 See Plan Below)	元朗錦田北丈量約份第107約多個地段及毗連政府土地 Various Lots In D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long
地帶及圖則 Zoning and Plan	「農業」 "Agriculture" 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
建議 Proposal	擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關的填土工程(為期3年) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2026年3月17日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 17 Mar 2026.

詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會(下稱「委員會」)或相關網頁作出查詢。登入委員會的網頁 (http://www.tpb.gov.hk/tpb/planning_applications/A_YL-KTN_1210.html) 或掃描本通告的二維碼，及下列地址查詢該宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (http://www.tpb.gov.hk/tpb/planning_applications/A_YL-KTN_1210.html) or scanning the QR code in this Notice and at the following locations.

規劃查詢網頁查詢處 Planning Enquiry Counters, Planning Department

(熱線: Hotline: 2231 5000)
香港北角渣華道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上水新街1號沙田政府合署14樓
14/F, Sheung Shui Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾閱覽。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交與委員會及政府部門，以作處理該項申請的用途。有關資料將用於以下用途：
(a) 處理這宗申請，包括公佈有關意見供公眾閱覽，同時公佈有關人士(下稱「發表意見人」)的姓名與公眾閱覽；以及
(b) 方便發表意見人士與委員會及政府部門之間進行聯絡。

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes:

- 委員會考慮申請的預定日期已上載於委員會的網頁 (<http://www.tpb.gov.hk>)。考慮期於中國年曆的農曆正月廿四日(即2月24日)開始。查詢詳情，請電委員會，或親臨委員會辦事處。有關日期及時間如下：
(a) 公眾查詢日期：2026年2月24日(星期三)上午10時至下午6時。
(b) 公眾閱覽日期：2026年2月24日(星期三)上午10時至下午6時。
The tentative date of the Board to consider the application has been uploaded to the Board's website (<http://www.tpb.gov.hk>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretary of the Board by telephone (2231 6961), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請時所需的文件，會在預定的公眾閱覽日期前預先於委員會辦事處(查詢電話：2231 6961)，以及在會期當日存放於委員會辦事處，以供公眾閱覽。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 6961或2231 6955查詢有關決定，或在會期結束後，在委員會的網頁上查詢決定結果。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 6961 or 2231 6955 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用途 for identification purpose only)



城市規劃委員會
2026年2月24日
Town Planning Board
24 Feb 2026

(任何人在本通告刊登前或刊登後，塗改、毀壞或移去本通告，均可被檢控或罰款。)
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月10日星期二 13:19
收件者: tpbpd/PLAND
主旨: 申請反對書107.777.pdf
附件: 申請反對書107.777.pdf
類別: Internet Email

致城市規劃委員會:

申請編號 application no:A/YL-KTN/1210
地點:元朗錦田北丈量約份第107約多個地段及批連政府土地
地帶及圖則:S/YL-KLN/11
建議:臨時倉庫

請查閱附件內的相關內容，藉此作出跟進！

請城市規劃委員會接受本人之申訴

從我的iPhone傳送

致城市規劃委員會:

申請編號 application no:A/YL-KTN/1210

地點:元朗錦田北丈量約份第 107 約多個地段及批連政府土地

地帶及圖則:S/YL-KLN/11

建議:臨時倉庫

本人冼世寧 居住逢吉鄉元朗錦田北丈量約份第 107 約

本人堅決反對建議臨時倉庫，對鄉親居住所做成身心影響，出入影響等等 最重
要是環境污染，空氣污染，交通阻塞，消防問題

請城市規劃委員會接受本人之申訴

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月10日星期二 12:44
收件者: tpbpd/PLAND
主旨: 申請反對書 申請編號 application no:A/YL-KTN/1210
附件: 申請反對書107 . 2.pdf
類別: Internet Email

致城市規劃委員會:

申請編號 application no:A/YL-KTN/1210

地點:元朗錦田北丈量約份第107約多個地段及批連政府土地
地帶及圖則:S/YL-KLN/11
建議:臨時倉庫

致城市規劃委員會:

申請編號 application no:A/YL-KTN/1210

地點:元朗錦田北丈量約份第 107 約多個地段及批連政府土地

地帶及圖則:S/YL-KLN/11

建議:臨時倉庫

本人張凱琪 居住逢吉鄉元朗錦田北丈量約份第 107 約 30 多年

本人堅決反對建議臨時倉庫，對鄉親居住所做成身心影響，出入影響等等 最重
要是環境污染，空氣污染，交通阻塞，消防問題

請城市規劃委員會接受本人之申訴

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月10日星期二 12:31
收件者: tpbpd/PLAND
主旨: 致城市規劃委員會: 申請編號 application no:A/YL-KTN/1210
類別: Internet Email

致城市規劃委員會:

申請編號 application no:A/YL-KTN/1210
地點:元朗錦田北丈量約份第 107 約多個地段及批連政府土地
地帶及圖則:S/YL-KLN/11
建議:臨時倉庫

本人強烈反對在這個位置建設臨時倉庫/工業倉庫/或運輸倉庫用途！本人在逢吉鄉出身移居住逢吉鄉 30 多年！因逢吉鄉沙泥路（廣東水泥）這條路對我們住在比較裏面的村民來說，只有一條單程行車通道！附近其實已經很多地方有租給了其他用來安置重型車輛的地方！已經很污染環境！很多沙塵空氣非常污濁！如果本處再獲批者申請給這個地點用來做倉庫的話會帶來很多住在裏面的村民感到不方便，尤其是我有兩個小孩每朝早都要上學現在給現在有租給重型車輛車場的重型車每朝早已經給路段擠塞！很打擾我們的生活！還有這個廣東水泥的路段兩邊行人路！和私人路段都已經有其他私家車輛和業主的車輛停泊！還有 2025-2026 年的時候舉個例子流浮山已經有兩個倉庫，因放了不明的貨物和有倉庫工人在倉庫裏食煙！令到倉庫着火！還好當時流浮山的倉庫附近沒有村民居住，所以沒有讓危險擴大！但逢吉鄉這裏這個地段附近都會有居民住在這裏如果真的發生這樣的情況會有很大的危險！希望城市規劃委員會會着重這個案件為我們逢吉鄉的居民着想，着重考慮！

懇請城市規劃委員會接受我本人做之申訴

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

參考編號
Reference Number: 260310-161108-02701

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 10/03/2026 16:11:08

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1210

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. LUI CHUI CHU

意見詳情
Details of the Comment :

本人雷翠珠居住逢吉鄉元朗錦田北丈量約份第107約30多年
本人堅決反對建議臨時倉庫，對鄉親居住所做成身心影響，出入影響等等
最重要是環境污染，空氣污染，交通阻塞，消防問題

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8

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月15日星期日 4:03
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1210 DD 197 Kam Tin
類別: Internet Email

A/YL-KTN/1210

Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107, Kam Tin, Yuen Long

Site area: 1,668sq.m Includes Government Land of about 60sq.m

Zoning "Agriculture"

Applied Use; Warehouse / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. The Applicant is another relocation sob story. The lots are not Cat 2 designated. Note that the alternative sites trotted out do not mention any of the many locations designated as Cat 2 in areas like Fung Kat Heung.

TPB members are failing in their duty to look into matters.

Have they requested data from Lands Dept with regard to the occupation rate of the Cat 2 designated areas and how much land there is still available to accommodate relocation?

Relocation is being abused to justify the ever-increasing footprint of brownfield.

Have members requested data on a comparison between brownfield footprint 5 years ago and current?

Your role is to monitor not to facilitate.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

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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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 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/1210)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Fung Kat Heung¹. 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.*
3. 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*

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

delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. 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., Fung Kat Heung). If it is not within APA, we also urge the Board to investigate the boundary of the Fung Kat Heung 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.

5. 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.

6. We urge the Board to investigate with relevant authorities as to whether the site 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 and the farmlands within.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

