

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department:

- no comment on the application;
- the application site (the Site) comprises an Old Schedule Agricultural Lot in D.D. 92 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;
- no right of access via Government land is granted to the Site;
- noting that the proposed vehicular access will need to pass through other private lots, the lot owner/ applicant shall make their own arrangement;
- it is noted that no structure is proposed in the subject planning application; and
- advisory comments are at **Appendix III**.

2. Traffic

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

- no comment on the application from highways maintenance perspective; and
- advisory comments are at **Appendix III**.

3. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application from environmental planning perspective;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix III**.

4. Drainage

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

- no objection to the application from public drainage point of view;
- the applicant shall submit and implement a drainage proposal to ensure that the proposed use will not cause adverse drainage impact on the adjacent areas. The implemented drainage facilities at the Site should be maintained at all times during the planning approval period; and
- advisory comments are at **Appendix III**.

5. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of November 2024, the Site is located in an area of rural inland plain landscape character in the southern portion of the Long Valley comprising farmlands, squatter huts/temporary structures and scattered tree groups;
- according to the site inspection conducted in December 2025, the Site is covered by gravel with a few trees of common species adjoining the northern and western boundaries. The proposed temporary use is considered not incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the proposed use within the Site is not anticipated; and
- advisory comments are at **Appendix III**.

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 III**.

7. District Officers' Comments

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

- no comment on the application.

8. Other Departments

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

- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Director of Fire Services;
- Commissioner of Police; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that:
 - (i) the applicant shall comply with all the land filling requirements imposed by relevant Government departments; and
 - (ii) any occupation of Government Land without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28); and
 - (iii) no right of access via Government Land is granted to the Site, and the applicant shall make their own arrangement on the proposed vehicular access which will involve passing through other private lots;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road leading to the subject site from Castle Peak Road - Kwu Tung 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;
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
 - (iv) there should be provision and management of pedestrian facilities; and
 - (v) the applicant should comply with all the land filling requirements imposed by relevant Government departments. Government Land should not be disturbed unless with prior approval;
- (e) 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 proposed access connecting the Site (i.e., Castle Peak Road - Kwu Tung and the local track); and

- (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection that the applicant shall follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'.
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that the general requirements on the drainage proposal previously provided to the applicant shall be taken into account in the submission of drainage proposal;
- (h) 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) Filling of land is building works under the control of the Buildings Ordinance (BO). Before any building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) if any 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 captioned application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
 - (iv) detailed checking under the BO will be carried out at the building plan submission stage.

致城市規劃委員會秘書：

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

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

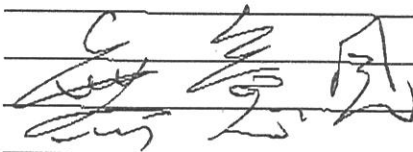
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/KTN/110

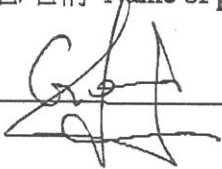
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature _____



日期 Date 2025. 12. 10

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



15th December, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated
Filling of Land for a Period of 3 Years
(A/KTN/110)**

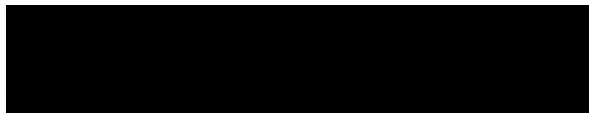
1. We refer to the captioned.
2. Some drone photos taken in August 2025 are provided below showing the site (approximately indicated by the arrow) and its surroundings. The Agriculture (AGR) zone where the site is located is adjoining Long Valley Nature Park (LVNP), which can also be seen below; as shown, the AGR zone would still contain arable land (at least in August 2025).





3. We urge the Board to investigate with relevant authorities as to whether the site is involved in any ongoing enforcement case/ unauthorised use/ activity; if yes, whether it is appropriate to approve this application. We also urge the Board to consider the potential cumulative impacts of approving this application, on the AGR zone as well as the LVNP.
4. We recommend the Board rejecting this application as it is not in line with the planning intention of the AGR zone. In addition, the Board should also consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission, if it is to be approved; if yes, then whether this should be set as an approval condition.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月23日星期二 2:05
收件者: tpbpd/PLAND
主旨: A/KTN/110 DD 92 Tin Kwong Po, Kwu Tong North
類別: Internet Email

A/KTN/110

Lot 322 S.A (Part) in D.D. 92, Tin Kwong Po, Kwu Tung North

Site area: About 425sq.m

Zoning: "Agriculture"

Applied use: 13 Private Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. There is substantial agricultural activity in the area and relatively few residences.

The objective appears to be Destroy to Build by filling in the land to gradually introduce brownfield operations in an area where this activity is not currently carried out.

The application should be rejected.

Mary Mulvihill