

**Similar Applications for Temporary Warehouse and/or Shop and Services
within/partly within “Agriculture” Zone in the vicinity of the Application Site**

Approved Applications

Application No.	Uses / Developments	Date of Consideration
A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	20.9.2024 <i>(revoked on 20.9.2025)</i>
A/NE-MKT/35	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of Three Years and Associated Filling of Land	19.7.2024 <i>(revoked on 19.4.2026)</i>
A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of Three Years and Associated Filling of Land	10.1.2025
A/NE-MKT/39	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	24.1.2025
A/NE-MKT/40	Proposed Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of Three Years and Associated Filling of Land	2.5.2025 <i>(revoked on 2.5.2026)</i>
A/NE-MKT/46	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	18.7.2025
A/NE-MKT/47	Proposed Temporary Shop and Services (Convenient Store) and Associated Filling of Land for a Period of Three Years	18.7.2025
A/NE-MKT/56 ¹	Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of Three Years	6.2.2026

Rejected Applications

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/25 ¹	Temporary Open Storage and Warehouse for Construction Materials for a Period of Three Years and Filling of Land	11.9.2023	R1-R3

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/26	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of Three Years and Associated Filling of Land	1.12.2023 <i>(on review)</i>	R1-R2
A/NE-MKT/29	Proposed Temporary Warehouse for Storage of Engineering Tools and Equipment for a Period of Three Years	10.11.2023	R1-R2
A/NE-MKT/31	Proposed Temporary Logistics Warehouse (Excluding Dangerous Goods) and Ancillary Office for a Period of Three Years and Filling of Land	27.10.2023	R1-R3

Rejection Reasons

- R1 The proposed/applied use was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the proposed/applied use would not cause adverse traffic, environmental, drainage, landscape and/or slope safety impacts on the surrounding areas.
- R3 The proposed use did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that no previous approval had been granted to the site and there were adverse departmental comments and local objections.

Remarks

- ¹ Application Nos. A/NE-MKT/25 and A/NE-MKT/56 largely involved the same site.

Government Departments' General Comments

1. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicants to submit and implement a drainage proposal for the Site to ensure it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her detailed advisory comments on the application are at **Appendix IV**.

2. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- his detailed advisory comments on the application are at **Appendix IV**.

3. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the proposed uses; and
- his detailed advisory comments on the application are at **Appendix IV**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of rural inland plain landscape character comprising tree clusters, vegetated areas, village houses, temporary structures and woodland within the "Green Belt" zone to the southeast. Compared with the aerial photos from 2020 to 2024, vegetation clearance and erection of temporary structures in the surrounding areas have gradually taken place since 2021;

- with reference to the site records taken in November 2025, the Site is fenced-off and largely covered with vegetation. Some common tree species were observed within the Site. According to **Drawings A-1** and **A-2**, the entire site will be filled with 0.2m of concrete and a new structure will be erected;
- it is noted that the existing trees are proposed to be felled, and 35 new *Cassia surattensis* (黃槐), each 2.75m in height with 4m spacing and a 1.2m x 1.2m tree pits, will be planted to mitigate the tree loss. Significant adverse landscape impact arising from the application is not anticipated; and
- her detailed advisory comments on the application are at **Appendix IV**.

5. Geotechnical

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- no in-principle objection to the application with the proposed uses of providing 2m buffer zone from the toe of the existing concrete blocks located at the southern portion of the Site; and
- his detailed advisory comments on the application are at **Appendix IV**.

6. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- from the agricultural perspective, the Site is considered to have potential for agricultural rehabilitation, though whether there will be agricultural activities on a specific site will hinge on a lot of factors.

7. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicle and dusty operation is involved;
- no comment on the filling of land from environmental perspective subject to implementation of the relevant measures in the Recommended Pollution Control Clauses for construction contracts;
- the Site is the subject of two environmental complaints between January and October 2025, involving suspected illegal depositing of construction and demolition (C&D) waste. Site inspections revealed that there was no ongoing disposal of C&D waste. The cases are current under monitoring according to the established procedures. If there is any violation of environmental legislation, enforcement action would be considered; and
- his detailed advisory comments on the application are at **Appendix IV**.

8. Traffic

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no adverse comment on the application from highway maintenance perspective;
- should the application be approved, conditions should be included to request the applicant to submit and construct the proposed vehicular run-in/run-out to the Site in accordance with the prevailing HyD standard drawings; and
- his detailed advisory comments on the application are at **Appendix IV**.

9. Other Departments

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

- (a) Commissioner of Police (C of P);
- (b) Principal Government Engineer/Railway Development, HyD (PGE/RD, HyD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Project Manager (North), CEDD (PM(N), CEDD);
- (e) Director of Food and Environmental Hygiene (DFEH); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (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 note the comments of the Secretary for Environment and Ecology (SEE) that the Site is not on Government Land (GL). It is currently owned by two land owners. It is the responsibility of the applicants to obtain consent of the private land owners for proposed uses at the Site;
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department (LandsD). Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant parties/authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the District Lands Officer/North, LandsD (DLO/N, LandsD) that:

- (i) part of the Lot 524 S.A ss.1 S.A in D.D. 90 is covered by Letter of Approval (LoA) No. 2644 for erection of temporary structures (chicken sheds). His office reserves the rights to take enforcement action for any irregularities and cancel the LoA as appropriate;
- (ii) the following irregularity covered by the subject planning application has been detected by his office:

Structures within Lots 510 and 524 S.A ss.1 S.A in D.D. 90 covered by the planning application

there are structures on Lots 510 and 524 S.A ss.1 S.A in D.D. 90. The lot owners should advise any toleration was given by competent authority to these structures. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iii) the following irregularity not covered by the subject planning application has been detected by his office:

Structure extended from Lot 524 S.A ss.1 S.A in D.D. 90 to adjoining Lot 524 S.A ss.1 RP in D.D. 90 not covered by the planning application

there is a structure extended from Lot 524 S.A ss.1 S.A in D.D. 90 to adjoining Lot 524 S.A ss.1 RP in D.D. 90 not covered by the subject planning application. The lot owner should advise any toleration was given by competent authority to the structure. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iv) the lot owner(s)/applicants shall either (i) remove the structure not covered by the subject planning application immediately, or (ii) include the structure in the subject planning

application for further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected on the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicants for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered; and

- (v) the applicants should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where no public sewerage connection is available; and
 - (ii) the applicants should follow up on the submitted drainage proposal:
 - the applicants should justify whether the existing downstream 650mm wide channel/ditch provided for drainage connection has adequate capacity and is in satisfactory condition to receive the additional surface runoff from the Site;
 - the applicants should advise the further drainage downstream of the 650mm wide channel/ditch; and
 - the existing downstream stream proposed for discharge of the runoff from the Site are not maintained by DSD. Consent from the owner/maintenance party, current users and DLO/N, LandsD should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain; and
 - (iii) the applicants should be advised of the following general requirements of the drainage proposal:
 - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan;
 - where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate opening should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - the proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicants and rectify the system if it is found to be

adequate or ineffective during operation at their own expense;

- the applicants shall allow all time free access for the Government and its agent to conduct site inspection on their completed drainage works;
- the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required;
- for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners; and
- the applicants should make good all the adjacent affected areas upon the completion of the drainage works;

(g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his office for approval. In addition, the applicants should note that:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;

licensing requirements, if any, would be formulated upon receipt of the formation application via the relevant licensing authority. However, if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:

- (i) it is noted that a structure and land filling are proposed at the Site. Before any new 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 unauthorised building works (UBW) under the BO. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 31D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5 wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and

(iv) the applicants' attention is drawn to the following points:

- 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 uses under the captioned application;
- 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;

- the 8.5m high cold store, shop and toilet are considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicants should be reminded to submit the proposed building works and associated site formation works to BD as required under the provisions of the BO;
- (k) to note the comments of the Director of Environmental Protection (DEP) that the applicants should observe the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; implement the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling and construction works; and follow the requirements of the Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' for the proposed septic tank and soakaway pit system with certification by AP to safeguard the nearby watercourse;
- (l) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site as shown in the Water Mains Record Plan (MRP) (**Attachment 1**) may be affected. The applicants are required to either divert or protect the water mains found on the Site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:

- existing water mains are affected as indicated on the MRP and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the MRP. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the MRP. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains;
- (n) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
- (i) the proposed uses are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for and the proposed boundary of the Priority Development Area (PDA) of NTN New Town were released in December 2024. The proposed boundary of the PDA is being reviewed under the P&E Study; and
 - (ii) while the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed uses, may need to be vacated for the site formation works; and
- (o) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Cap. 132X. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Cap. 132 shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, the Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant(s) for compliance and the licence will be issued upon compliance of all the requirements;

(iii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Cap. 132X:

- if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
- if processing of meat and/or poultry products (such as cutting, repackaging etc.) will be carried on, a food factory licence should be obtained;
- if fresh, chilled or frozen commodities (such as beef, mutton, port, reptiles, fish and poultry) is sold, a fresh provision shop licence should be obtained;
- if storage of poultry under refrigeration before delivery to other outlets, a cold store licence should be obtained; and
- if milk, frozen confections, non-bottled drinks, cut fruits etc. are to be sold, relevant restricted food permits should be obtained;

for application for the above licenses, among other licensing requirements, sufficient sanitary fitment must be provided and the installation of sanitary fitments requires approval of the BA. Also, all sanitary fitment must be connected to public mains water supply and fitted with a waste pipe connected to a proper drainage system;

- (iv) when a restaurant licensee/licence applicant(s) wish(es) to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements etc. as well as to obtain approval from DFEH before commencement;
- (v) when choosing a premises for food business licences, the applicant(s) must ensure that the operation of food business at the Site is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA. The applicant(s) should satisfy FEHD that their premises applying for a food business licence by (i) free of UBW; (ii) in compliance with Government Lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise FEHD will not process the application for a licence further;
- (vi) there should be no encroachment on the public space and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant(s) should arrange disposal properly at their own expenses; and
- (vii) the refuse generated by the proposed place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses.

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

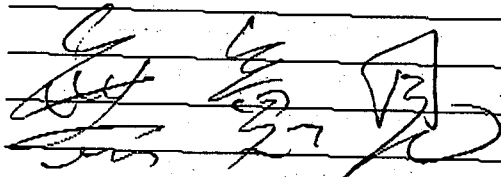
By Fax : 2877 0245 or 2522 8426

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/NE-MKT/55

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 2025.11.5

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

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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/NE-MKT/55

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

此申請地段位置正處於木湖村及瓦寮村中間界線
 因附近已經很多廠房嚴重影響當區環境生態及衛生
 交通問題，現在又在地段申請什麼廠房對本區環
 境生態交通問題此題很大影響對兩村村民不便
 所以經村民開村會議大家一致反對。

「提意見人」姓名/名稱 Name of person/company making this comment

伍啟文 木湖村原居民
村代表

簽署 Signature 伍啟文

日期 Date 18-11-2025

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

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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

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

A/NE-MKT/55

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對。此段道路經常維修車輛兩已經很繁忙。對村民及小孩造成危險不便。

「提意見人」姓名/名稱 Name of person/company making this comment 鄭錦富

簽署 Signature 鄭錦富 日期 Date 19-11-2025

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月23日星期日 3:25
收件者: tpbpd/PLAND
主旨: A/NE-MKT/55 DD 90 Lin Ma Hang Road
類別: Internet Email

4

A/NE-MKT/55

Lots 510, 511, 512 and 524 S.A ss.1 S.A in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: About 1,550sq.m

Zoning: "Agriculture"

Applied use: Warehouse Cold Storage Poultry / shop / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous history of approval. Note that the application site is beside that of a similar application 34 approved 20 Sept 2024 and revoked this Sept.

The approval came with the same sob story re location, extensive search, blah blah.

Approval was given not because of planning justification but because of support of Dev Bureau. Hopefully one day someone with deep pockets will launch a JR re the manner in which members cave in to pressure from the bureau for a justification that is not mentioned in the TPB ordinance. Sympathetic consideration is not a legal principle. Moreover its ambiguity does not align with the clearly defined Guidelines that should be adhered to.

The applicant is selling frozen poultry including retail, a business that would be more appropriately located closer to residential/shopping nodes.

Is the application in line with the OZP and planning intention? NO.

The mantra of sympathetic consideration has replaced the rule of law as defined in the ordinance.

The application should be rejected.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月25日星期二 17:14
收件者: tpbpd/PLAND
主旨: KFBG's comments on one planning application
附件: 251125 s16 MKT 55.pdf
類別: Internet Email

5

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, 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)

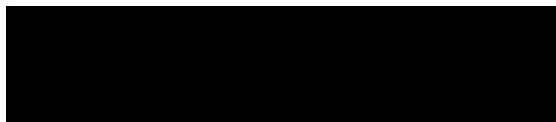
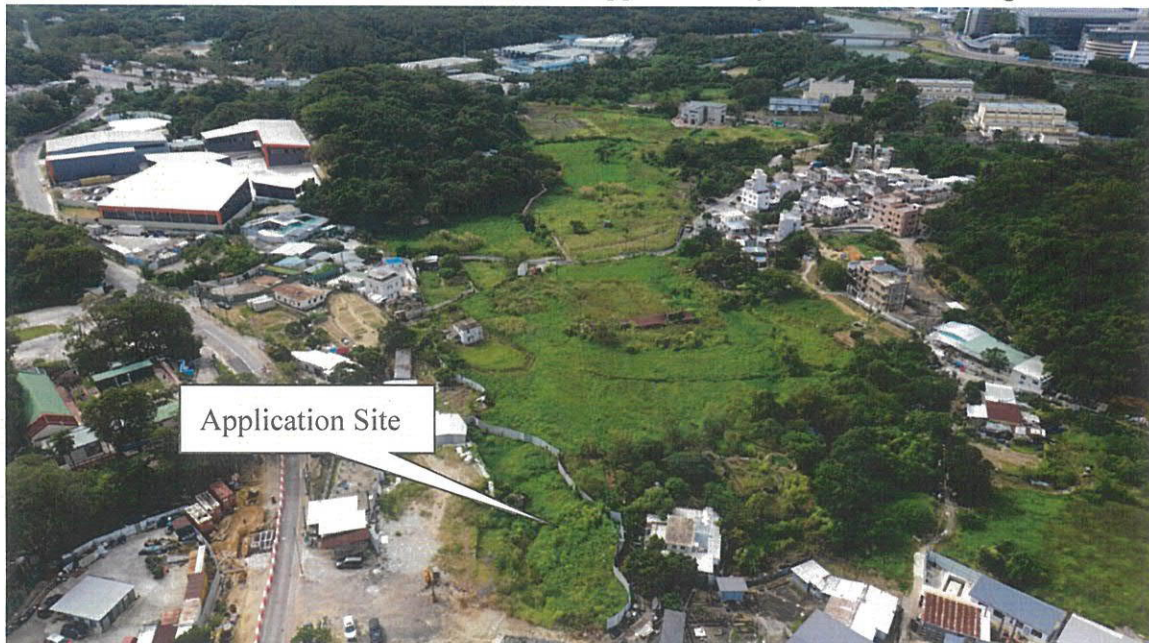
25th November, 2025.

By email only

Dear Sir/ Madam,

Proposed Temporary Warehouse (Cold Store for Iced Poultry) and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years
(A/NE-MKT/55)

1. We refer to the captioned.
2. Below is a recent photo indicating the site approximately and its surroundings.





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

3. We urge the Board to investigate with relevant authorities as to whether the site is still arable. We recommend the Board rejecting this application as it is not in line with the planning intention of the Agriculture zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

