

**Relevant extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous Applications Covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/42	Au Tau Sewage Pumping Station	25.9.1998

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/265	Proposed House (New Territories Exempted House – Small House)	19.11.2010 (on review)	(1), (2)
2	A/YL-TT/283	Proposed House (New Territories Exempted House – Small House)	15.4.2011	(1), (2)

Rejection Reason(s):

- (1) No strong justification provided to support a departure from the planning intention.
- (2) Not comply with the then ‘Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories’.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No substantiated environmental complaint concerning the application site (the Site) has been received in the past three years.
- Advisory comments as detailed in **Appendix V**.

3. Drainage

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

- No in-principle objection to the proposed use from drainage point of view.
- No adverse comment on the submitted drainage proposal provided that the Site is kept unpaved with gravel material; all existing drains/watercourse (unless otherwise specified in the drainage proposal submitted) should be maintained and the overland flow from adjacent lands should not be affected.
- Should the application be approved, conditions should be included to request the applicant to implement and maintain the accepted drainage proposal for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- Advisory comments as detailed in **Appendix V**.

4. Fire Safety

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

- No in-principle objection to the proposal subject to the fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction. The FS related approval conditions, i.e. the submission and the implementation of FSIs proposal, should be incorporated into the application.
- Advisory comments as detailed in **Appendix V**.

5. **Electricity and Town Gas Safety**

Comments of the Director of Electrical and Mechanical Services:

- No comment on the application from electricity supply and town gas safety perspectives.
- Advisory comments as detailed in **Appendix V**.

6. **Landscape**

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

- The Site currently contains 59 trees. The applicant proposes to retain one Tree of Particular Interest and plant 63 new trees of four native species along the eastern boundary as compensation for the 58 existing trees to be felled. No significant adverse landscape impact arising from the proposed use is anticipated.

7. **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 by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the proposed use in the application.
- Advisory comments as detailed in **Appendix V**.

8. **District Officer's Comments**

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

9. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;

- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

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 application 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 District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) no permission is given for occupation of GL (about 630 m²) included in the Site. Any occupation of GL without government's prior approval is an offence under Cap. 28 Land (Miscellaneous Provisions) Ordinance;
 - (iii) there is/are unauthorized structure(s) and/or uses on Lot 270 S.B RP in D.D. 116 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
 - (iv) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erect within the private lot(s) and the occupation of GL. 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 the application(s) 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 that the proposal is temporary in nature, only erection of temporary structure(s) will be considered;
- (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 which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for maintaining any access connecting the Site with Long Ho Road;
 - (ii) the applicant should ensure a run-in/out is constructed in accordance with the latest

version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and

- (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comment of the Director of Environmental Protection:
- (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas; and
 - (ii) to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the applicant should implement the drainage facilities on Site in accordance with the accepted drainage impact assessment;
 - (ii) the applicant is required to 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;
 - (iii) the applicant should submit form HBP1 to his Division for application of technical audit for any proposed connection to DSD’s drainage facilities;
 - (iv) the proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (v) to resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL, where required, outside the Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the application, the applicant is advised to submit a Declaration Form together with relevant FS 251 for approval;
 - (ii) the applicant is reminded that if the application will involve the erection of enclosed structures, the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations to his department for approval. For open storage which does not involve erection of enclosed structures, only fire extinguisher shall be provided and please ensure the number of fire extinguisher required = [storage area (m²) x 0.003];
 - (iii) the submission of a completed Declaration Form alongside valid FS 251 will be considered equivalent to compliance with the relevant approval conditions; and

- (iv) if the proposed structure is 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) 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 the B(P)R at building plan submission stage;
 - (iii) land of any pertinent right of way within the captioned lots giving access from a street to the land-locked sites in Lots 264, 270 S.B. ss.1 and 270 S.B. RP in D.D. 116 for compliance with Regulation 5 of the B(P)R should be provided and excluded from the site area calculation for the purpose of determining the development intensity under Regulation 19(3) of the B(P)R;
 - (iv) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the BO and should not be designated for any proposed use under the application;
 - (v) for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (vi) one structure 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 BA should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Director of Electrical and Mechanical Services that:

Electricity Safety

- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying

out works in the vicinity of the electricity supply lines;

Town Gas Safety

- (ii) there is a high-pressure underground town gas transmission pipeline in the vicinity of the proposed storage area;
 - (iii) the project proponent/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed work areas and any required minimum set back distance away from them during the design and construction stages of work; and
 - (iv) the applicant/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on "Avoidance of Damage to Gas Pipes" (2nd Edition) for reference which is available at [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf); and
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.

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

參考編號
Reference Number: 260317-182255-99465

提交限期
Deadline for submission: 08/04/2026

提交日期及時間
Date and time of submission: 17/03/2026 18:22:55

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/774

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Yeung Kwok Keung

意見詳情
Details of the Comment :

反對理由如下:

- 1/ 影響環境，現在申請的地段上有大量綠化土地，有各種的生態活動填土後會殺死所有生物，還有綠化土地亦可令氣溫下降減低令全球暖化速度減慢
- 2/ 影響交通, 現在朗河路只是一條單線雙程的道路絕對不能負荷大量汽車進出

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

參考編號
Reference Number: 260317-182646-56127

提交限期
Deadline for submission: 08/04/2026

提交日期及時間
Date and time of submission: 17/03/2026 18:26:46

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/774

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. YEUNG SUM WA

意見詳情
Details of the Comment :

反對理由如下:

1/ 影響環境，現在申請的地段上有大量綠化土地，有各種的生態活動
填土後會殺死所有生物，還有綠化土地亦可令氣溫下降減低令全球
暖化速度減慢

2/ 影響交通，現在朗河路只是一條單線雙程的道路絕對不能負荷大量
汽車進出

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

參考編號
Reference Number: 260317-182837-96211

提交限期
Deadline for submission: 08/04/2026

提交日期及時間
Date and time of submission: 17/03/2026 18:28:37

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/774

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Cheung Koon Shan

意見詳情
Details of the Comment :

反對理由如下:

1/ 影響環境，現在申請的地段上有大量綠化土地，有各種的生態活動填土後會殺死所有生物，還有綠化土地亦可令氣溫下降減低令全球暖化速度減慢

2/ 影響交通, 現在朗河路只是一條單線雙程的道路絕對不能負荷大量汽車進出

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

參考編號
Reference Number: 260401-115657-06988

提交限期
Deadline for submission: 08/04/2026

提交日期及時間
Date and time of submission: 01/04/2026 11:56:57

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/774

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHAU WAI MAN

意見詳情
Details of the Comment :

反對理由如下:

- 1/ 影響環境，現在申請的地段上有大量綠化土地，有各種的生態活動填土後會殺死所有生物，還有綠化土地亦可令氣溫下降減低令全球暖化速度減慢
- 2/ 影響交通，現在朗河路只是一條單線雙程的道路絕對不能負荷大量汽車進出

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

參考編號
Reference Number: 260401-120029-03951

提交限期
Deadline for submission: 08/04/2026

提交日期及時間
Date and time of submission: 01/04/2026 12:00:29

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/774

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. WONG WAI YAN

意見詳情
Details of the Comment :

反對理由如下:

1/ 影響環境，現在申請的地段上有大量綠化土地，有各種的生態活動
填土後會殺死所有生物，還有綠化土地亦可令氣溫下降減低令全球
暖化速度減慢

2/ 影響交通，現在朗河路只是一條單線雙程的道路絕對不能負荷大量
汽車進出

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

參考編號
Reference Number: 260401-120312-13514

提交限期
Deadline for submission: 08/04/2026

提交日期及時間
Date and time of submission: 01/04/2026 12:03:12

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/774

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. SHEA CHIU LAN

意見詳情
Details of the Comment :

反對理由如下:

1/ 影響環境，現在申請的地段上有大量綠化土地，有各種的生態活動
填土後會殺死所有生物，還有綠化土地亦可令氣溫下降減低令全球
暖化速度減慢

2/ 影響交通，現在朗河路只是一條單線雙程的道路絕對不能負荷大量
汽車進出

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

參考編號
Reference Number: 260401-120537-59190

提交限期
Deadline for submission: 08/04/2026

提交日期及時間
Date and time of submission: 01/04/2026 12:05:37

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/774

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. YEUNG CHI WAN

意見詳情
Details of the Comment :

反對理由如下:

1/ 影響環境，現在申請的地段上有大量綠化土地，有各種的生態活動
填土後會殺死所有生物，還有綠化土地亦可令氣溫下降減低令全球
暖化速度減慢

2/ 影響交通, 現在朗河路只是一條單線雙程的道路絕對不能負荷大量
汽車進出

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

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寄件者: [REDACTED]
寄件日期: 2026年04月04日星期六 3:16
收件者: tpbpd/PLAND
主旨: A/YL-TT/774 DD 116 Pok Oi Interchange
類別: Internet Email

Dear TPB Members,

726 withdrawn. The mature trees to be exterminated together with their unique ecosystem and replaced with rows of ornamental and otherwise useless specimens in rows.

Again the issue of using of such inefficient land use has not been addressed. Why are operators like Crown Motors not participating in the development of state of the art high rise industrial estates, particularly when they are profiting from extremely polluting industries like vehicle manufacturing that create significant issues re the resources they waste, pollution they create and the problems created at the end of their cycle.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 12 January 2026 3:10 AM HKT
Subject: Re: A/YL-TT/726 DD 116 Pok Oi Interchange

Dear TPB Members,

Planting a row of trees around the periphery is green wash and can in no way replicate the existing ecosystem.

Note that the applicant did not respond to the issue of why it has not taken the initiative to develop a state of the art industrial estate instead of adding to the visual blight that is NT.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 7 September 2025 2:39 AM HKT
Subject: A/YL-TT/726 DD 116 Pok Oi Interchange

Dear TPB Members,

663 withdrawn. Previous objections relevant and upheld.

It is depressing to note that a long established operation like Crown, part of conglomerate Inchcape, is standing still and failing to adopt new technologies.

Chopping down trees and filling in large tracts of land in an era of climate change to store vehicles that are not used on a daily basis is nothing short of shocking and displays a complete lack of corporate responsibility.

Why has a large corporation not developed a state of the art industrial estate complete with the latest technology and multi-story stacking modules?

The government cannot be expected to do everything, it is high time the large and deep pocketed corporates take the initiative and walk the talk on ESG.

Members should reject this shameful waste of precious land resources.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 2 February 2025 3:14 AM HKT
Subject: Re: A/YL-TT/663 DD 116 Pok Oi Interchange

Dear TPB Members,

Applicant has provided some additional data. All trees on the site to be chopped.
"In view of the provision of new trees, the extend of the proposed filling of land and the area for open storage have been revised. The area of the proposed filling of land is reduced from 14,250 m2 to 13,885 m2 (about), whilst the area for open storage is reduced from 11,583 m2 to 11,401 m2"

That so much land be filled in to store 700 cars that should be and could be accommodated on multi storey platforms is unacceptable.

Instead of moving forward with the assistance of technological advances, Hong Kong is standing still.

Appllication shoule be rejected.

Mary Mulvihill

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

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8

Date: Tuesday, 13 August 2024 3:06 AM HKT

Subject: A/YL-TT/663 DD 116 Pok Oi Interchange

A/YL-TT/663

Lots 933 S.A and 934 in D.D. 115 and Various Lots in D.D. 116 and Adjoining Government Land, Tai Tong, Yuen Long

Site area: About 14,250sq.m Includes Government Land of about 630sq.m

Zoning : "Agriculture"

Applied use: Open Storage of Vehicles / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

620 withdrawn. Some rejigging of the site to remove the 'V' element.

Previous objections applicable and upheld.

Storage of vehicles should be accommodated in high rise industrial buildings with stacked facilities. It is ridiculous that so much land be wasted at grade for activities that are static for much of the time.

With the down turn in the economy there are now multiple industrial buildings with spare capacity that are left vacant because applicants always look for the cheapest option.

It is the responsibility of the board to identify the best land uses, not to support the stingy budgets of local operators.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 13 November 2023 4:09 AM HKT

Subject: A/YL-TT/620 DD 116 Pok Oi Interchange

A/YL-TT/620

Lots 933 S.A and 934 in D.D. 115 and Various Lots in D.D. 116 and Adjoining Government Land, Tai Tong, Yuen Long

Site area: About 13,281sq.m Includes Government Land of about 16sq.m

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential
Zoning : "Agriculture", "VTD" and "Res (Group C)"

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Applied use: Motor Vehicle Showroom / 15 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strongest Objections, this is nothing more than a large **Destroy to Build** application. For a 'car showroom' a much smaller footprint would suffice as the vehicle **COULD AND SHOULD** be stored on modern stacked storage facilities – even the police are using these as can be seen at police stations like MKK.

The Site is proposed to be filled wholly (i.e. 13,281 m2) with concrete.

The lots are covered in trees and vegetation but there is no data provided on the number of trees to be felled. Slathering the land in concrete would obviously have strong negative impact on drainage and the function of the 'island' site. Note the location of the Pumping Station.

Members must reject this application.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

A/YL-TT/774 9

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月31日星期二 18:14
收件者: tpbpd/PLAND
主旨: KFBG's comments on five planning applications
附件: 260331 s16 KTN 1218.pdf; 260331 s16 LFS 604.pdf; 260331 s16 NSW 357c.pdf; 260331 s16 SK 447c.pdf; 260331 s16 TT 774c.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five 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 9
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)

31st March, 2026.

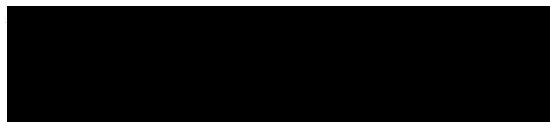
By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Vehicles with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years
(A/YL-TT/774)**

1. We refer to the captioned.
2. There was a withdrawn application for the same purpose covering the current application site. Our submission for that previous application is attached below. As our earlier concerns would remain largely relevant to the present application, we respectfully request that you refer to our prior submission for our views on the current application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

12th January, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Vehicles with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years
(A/YL-TT/726)**

1. We refer to the captioned.
2. Below is a photo taken in September 2025 showing the site and its surroundings.



3. We urge the Board to seriously consider whether the current conditions of the site are benefiting its surrounding population (e.g., cooling effect, visual and landscape value), and





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

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whether the approval of this application would adversely affect the surrounding community.

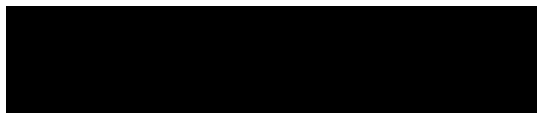
4. The location, Shap Pat Heung, has also been identified as one of the proposed Agricultural Priority Areas (APAs) by the government¹.

5. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the Agriculture zone. If the application is to be approved, we urge the Board to consider whether the site (filled area) should be reinstated upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



致城市規劃委員會:

反對申請編號A/YL-TT/14的規劃申請

就貴會於2026年3月17日張貼的通告有以上述的申請,本人現提出書面反對上述申請擬在相
同地段DD 115 Lot 9335A & 934及DD 116多個地段及毗鄰
政府土地由農業用途改為臨時露天存放汽車
連附屬設施及堆填土工程,反對理由如下:-

- 1). 由農業,地帶改為其他用途會嚴重破壞鄉郊
自然環境及空氣質素;
- 2). 朗河路是該地段及附近村民的主要交通出入
路地點,亦是楊屋村的主要交通道路,但朗
河路是一條單線路,倘若存放大量汽車在
上述申請的地段上,運送該等存放汽車
出入會導致朗河路的交通流量會大幅增
加,會出現嚴重交通大擠塞而不能疏導;
同時,村民的進出亦會大受影響;
- 3). 臨時填土工程缺乏謹慎的設計會容易導致
周邊土地渠道出現淤塞,滋生大量蚊蟲病
菌,嚴重破壞鄉郊環境衛生。

基於上述理由,本村村民強烈反對標題的
規劃申請由農業,改為臨時露天存放汽車連附
屬設施及填土工程。

懇請回覆。

日期: 2026年3月30日



楊屋村村民
楊詠宜

聯絡地址:
電話:

