

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

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.1.2022 [revoked on 28.4.2024]

Similar s.16 Applications within the Same “Agriculture” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/925	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
2.	A/YL-KTN/928	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
3.	A/YL-KTN/940	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
4.	A/YL-KTN/959	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Open Storage or a Period of Three Years and Filling of Land	10.11.2023 [revoked on 10.5.2025]
5.	A/YL-KTN/976	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024 [revoked on 19.10.2025]
6.	A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	1.3.2024 [revoked on 1.9.2025]
7.	A/YL-KTN/988	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)	5.4.2024 [revoked on 5.1.2026]

	Application No.	Use/Development	Date of Consideration
		with Ancillary Office for a Period of Three Years and Filling of Land	
8.	A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.7.2024 [revoked on 5.1.2026]
9.	A/YL-KTN/1010	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
10.	A/YL-KTN/1082	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
11.	A/YL-KTN/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.7.2025
12.	A/YL-KTN/1091	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of Three Years	19.9.2025
13.	A/YL-KTN/1096	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.3.2025
14.	A/YL-KTN/1100	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of Three Years	2.5.2025
15.	A/YL-KTN/1146	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.9.2025
16.	A/YL-KTN/1149	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of Three Years	24.10.2025
17.	A/YL-KTN/1203	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	27.3.2026

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- the application site (the Site) comprises 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; and
- advisory comments are at **Appendix IV**.

2. 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**.

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

4. 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 environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

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

6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective; and
- with reference to the site photos, the Site is largely formed. Temporary structures, vehicles and scattered materials are found on the Site. No distinctive landscape resources or mature trees are observed within the Site.

7. **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**.

8. **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.

9. **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 the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lots covered by the application. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (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 adjoining section of Kong Po Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site and the adjoining section of Kong Po Road, including any local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the applicant shall demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impacts to the adjacent areas;
 - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed use; 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 drainage proposal and include it in the submission. Otherwise, a longer processing time may be required;
- (h) to note the comments of the Director of Environmental Protection that:
- (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the 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; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that eight structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed

building works in accordance with BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
- (iv) 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: 260428-205831-20357

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 28/04/2026 20:58:31

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1226

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

意見詳情
Details of the Comment :

請當局審批有關地段用臨時貨倉，現時本村民面對以下情況，該路段（江埔路）現時有好多大型車輛使用，並駕駛時車速很快，而路旁行人路沒有人清理雜草，行人使用者要行出馬路，再加上該路段轉彎位太過狹窄，大型車輛經常撞爛欄杆和路牌，並且駛出路口連接大江埔村口，令村口交通非常繁忙和現時本村馬路欠缺維修保養如果當局將該地段變成貨倉，只會令到本村交通繁忙加劇請當局審慎考慮或者提出改善方案才好審批該地段一切貨倉用途

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月28日星期二 18:25
收件者: tpbpd/PLAND
主旨: KFBG's comments on seven planning applications
附件: 260428 s16 KTN 1227.pdf; 260428 s16 KTN 1226.pdf; 260428 s16 KTN 1225.pdf; 260428 s16 KTN 1189.pdf; 260428 s16 HTF 1211.pdf; 260428 s16 HSK 606.pdf; 260428 s12a LFS 13c.pdf

類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding seven applications. There are seven pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

28th April, 2026.

By email only

Dear Sir/ Madam,

Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1226)

1. We refer to the captioned.
2. We urge the Board to look at a photo extracted from the Town Planning Board Statutory Planning Portal 3 showing the site (bounded by red line).



3. We urge the Board to investigate with relevant authorities as to whether there is any ongoing unauthorised uses/ activities/ enforcement case covering the current application site; if yes, then consider whether it is appropriate to approve this application.



4. 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 Tai Kong Po¹. According to the relevant government document¹, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

5. The document¹ also states:

- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

6. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Kong Po). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Tai Kong Po APA would be 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.

7. 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

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



application would affect the APA policy proposed by the government. **Indeed, according to a newspaper article published in early April that included a response from the Director of Agriculture, Fisheries and Conservation, the review of the APA policy will be completed in 2026, and the 37 proposed APAs will entail no major changes in terms of location and size.**²

8. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

9. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

² <https://news.mingpao.com/pns/港聞/article/20260405/s00002/1775325102691/諮詢完成待修細節-漁護署料年內成事>

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tpbpd/PLAND

寄件者: [REDACTED]
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主旨: A/YL-KTN/1226 DD 109 Kong Po Road
類別: Internet Email

A/YL-KTN/1226

Lot 1348 (Part) in D.D. 109 and Lot 76 RP (Part) in D.D. 110, Kong Po Road, Kam Tin North

Site area: About 1,705sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 6 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Much of the site has no record of previous approvals. The section to the south was part of 805 revoked on 28 Apr 2024. However most of the site has already been filled in, a clear indication of 'Destroy to Build' which should not be tolerated and certainly not rewarded.

The lots are not Cat 2. The application should be rejected and reinstatement notice issued.

Mary Mulvihill