

Previous s.16 Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/242	Proposed Temporary Vehicle Repair Workshop (Private Car) and Open Storage of Vehicles for a Period of 3 Years and Associated Filling of Land	20.9.2024 (revoked on 20.3.2026)
A/NE-FTA/273	Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	13.3.2026

**Similar s.16 Applications for Temporary Warehouse
in the vicinity of the Site within the “Agriculture” zone
in the Fu Tei Au and Sha Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/253	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/NE-FTA/257	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	20.12.2024 (revoked on 20.3.2026)
A/NE-FTA/264	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	27.2.2026
A/NE-FTA/270	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	23.1.2026

Government Departments' General Comments

1. Traffic

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

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

2. 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, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the application site (the Site) to ensure that 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;
- the Site is in an area where no public sewerage connection is available. The Director of Environmental Protection should be consulted regarding the sewage treatment/disposal facilities for the applied use; and
- her advisory comments are at **Appendix V**.

3. 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 taken in 2025, the Site is located in an area of miscellaneous rural fringe landscape character comprising farmlands, vegetated areas, tree clusters, warehouses and temporary storage. The applied use is considered not entirely incompatible with the surrounding environment;
- with reference to site photos taken on 17.4.2026, the Site was fenced-off and largely formed without any trees. A temporary structure and self-seeded vegetation were observed in the western portion of the Site. As stated in the Application Form, tree felling is not involved. Significant adverse landscape impact arising from the applied use is not anticipated;
- her advisory comments are at **Appendix V**.

4. Fire Safety

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

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

5. Electricity Supply Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no in-principle objection to the application from electricity supply safety aspect; and
- it is noted that there are 400kV extra high voltage overhead lines running across/within the Site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines published by the Planning Department. The applicant and its contractor should strictly comply with the requirements pertaining to electricity supply safety and reliability as detailed in **Appendix V**.

6. 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 (BA) for the existing structure at the Site, he is not in a position to offer comments on its suitability for the applied use;
- it is noted that a structure and land filling are proposed in the application. Before any new building works are to be carried out on site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments under the BO are at **Appendix V**.

7. Other Departments

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

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the use under the application. It does not condone any other use(s)/development which currently exist(s) on the Site but not covered by the application. The applicant is requested to take immediate action to discontinue such use not covered by the permission;
- (c) to resolve any land issues relating to the applied use with the Lands Department (LandsD), the concerned owner(s) of the lot(s) adjoining the Site and the applicant(s) of any approved application(s) at the Site;
- (d) 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;
- (e) to note the following comments of the District Lands Officer/North, LandsD (DLO/N, LandsD) that:
- (i) 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
- (ii) no consent is given for inclusion of GL in the Site;
- (iii) the following irregularities covered by the subject planning application have been detected by his office:
- Unauthorised structures within Lots 339 S.A and 339 RP in D.D. 87 covered by the planning application

there are unauthorised structures on Lots 339 S.A and 339 RP in D.D. 87. The lot owner should rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - Unlawful occupation of GL adjoining Lot 339 S.A in D.D. 87 with unauthorised structure covered by the planning application

the GL within the Site has been fenced off/illegally occupied with unauthorized structures(s) without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the planning application since there is illegal occupation of GL which regularization would not be considered according to prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL and remove the unauthorised structure(s) as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

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

- Unauthorised structure within Lot 340 RP in D.D. 87 not covered by the planning application

there is an unauthorised structure on Lot 339 RP in D.D. 87 extended to Lot 340 RP in D.D. 87 which is not covered by the subject planning application. The lot owner(s) should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

(v) subject to the approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owner(s)/applicant shall apply to his office for STW to permit the proposed structures. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fees 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)/applicant 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 and land control action for any unlawful occupation of GL; and

(vi) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;

(f) to note the comments of the Commissioner for Transport (C for T) that the access road connecting the Site and Kong Nga Po Road is not managed by Transport Department; the land status of the local access road should be checked with LandsD; the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities; sufficient manoeuvring space within the Site shall be provided; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

(g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that HyD is not/shall not be responsible for the maintenance of any access connecting the Site to Kong Nga Po Road;

(h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and in case toilet is provided, to provide suitable sewage treatment facilities as required under Professional Persons Environmental Consultative Committee Practice Notes PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' and are duly certified by an Authorized Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet;

(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 and felling. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;

- (j) to note the following 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. DEP should be consulted regarding the sewage treatment/disposal facilities for the applied use; and
 - (ii) the applicant should be advised the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
 - 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 openings 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;
 - all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
 - to make good all the adjacent affected areas upon the completion of the drainage works;

- to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- 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 at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(k) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the 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 service requirements will be formulated upon receipt of formal submission of general building plans;

(l) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

- (i) there are 400kV extra high voltage overhead lines across/within the Site;
- (ii) to observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 – Utility Services of the Hong Kong Planning Standards and Guidelines published by the Planning Department and ensure they shall be maintained at any time during and after construction/installation;
- (iii) no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
- (iv) in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
- (v) as regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should note the possible undue interference to some electronic equipment in the vicinity, if any; and
- (vi) the Electricity Supply Lines (Protection) Regulation (the Regulation) and the ‘Code of Practice on Working near Electricity Supply Lines’ established under the Regulation shall be observed when carrying out works in the vicinity of the electricity supply lines;

- (m) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
- (i) the Site is 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 NTN New Town was released in December 2024; and
 - (ii) the Site falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the applied use, if approved, would need to be vacated for the site formation works; and
- (n) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that a structure and land filling are proposed in the application. Before any new building works are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works (UBW) under the BO. An 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 41D of the Building (Planning) Regulation (B(P)R);
 - (iii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) 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 applied use under the 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 the BO;
 - (vi) 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 UBW under the BO. An AP 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 are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (viii) in general, there is no requirement under the BO in respect of provision of car parking spaces for the applied use. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;

- (ix) the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
- (x) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月07日星期四 23:24
收件者: tpbpd/PLAND
主旨: A/NE-FTA/275 DD 87 Kong Nga Po
類別: Internet Email

Dear TPB Members,

A/NE-FTA/275

Lot 339 (Part) in D.D. 87 and Adjoining Government Land, Kong Nga Po

Site area: About 1,537sq.m Includes Government Land of about 155sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 1 Vehicle Parking / Filling of Land

Dear TPB Members,

242 Approved 20 Sept 2024 and of course conditions not fulfilled.

So back with an increased footprint for warehouse and fill in the site.

Members note, **same Applicant but zero references to 242 and CONDITIONS.**

While these applications sail through the process, in the wake of the revelations re the Tai Po Fire disaster, you certainly cannot approve an application that completely ignores these issues.

The application must be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 13 March 2024 3:01 AM HKT
Subject: A/NE-FTA/242 DD 87 Kong Nga Po

A/NE-FTA/242

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential
Lot 339 (Part) in D.D. 87 and Adjoining Government Land, Kong Nga Po

Site area: About 1,384sq.m Includes Government Land of about 170sq.m

Zoning: "Agriculture"

Applied use: Vehicle Repair Workshop / Open Storage of Vehicles / 2 Vehicle Parking

Dear TPB Members,

No history of previous approvals but the site has been operated as a brownfield for some time.

This is part of an expanding brownfield cluster alongside 'GB'.

Vehicle repair and parking operations would render the soil unfit for agriculture purposes going forward. The entire site to be filled in.

The application should be rejected as the proposed use is incompatible with the intention of the zoning.

Mary Mulvihill

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

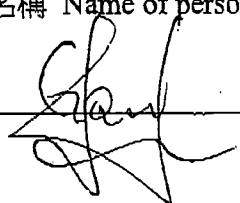
有關的規劃申請編號 The application no. to which the comment relates

A/NE-FTA/275

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 2026.4.27

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

參考編號
Reference Number: 260507-115738-88845

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 11:57:38

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/275

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Cherie Cheng

**意見詳情
Details of the Comment :**

關於:丈量約份第87約多個地段和毗連政府用地

關於上述申請編號A/NE-FTA/275(以下稱“有關申請”)位於丈量約份第87約多個地段和毗連政府用地，擬議臨時貨倉(為期3年)。

(本人是丈量約份第87約地段第340號餘段的業主。)

本人反對上述規劃申請，原因：

a) 申請人現有的構築物已侵佔本人私人土地多年，雖於2025年2月14日委托梁堅律師行發信通知申請人要求退還侵佔土地，至今仍未得到對方歸還土地。

b) 從申請人提供的資料所見，申請人只是想將多年來的違規構築物變為正常化，完全沒有意圖把現在違規的構築物先拆卸，然後按批准的圖則重新搭建新構築物，以符合批准要求。在這種申請概念下，本人看不到申請人有意圖退還長久侵佔本人的私人土地，繼續強行侵佔使用。

有關申請的地段已侵佔了本人的私人地段。

現隨函附上的該地段的圖片已標示了他們侵佔的位置。

為確保本人的合法權益，希望貴處否決在處理有關申請時，免使本人被侵佔的土地歸還無期。如有問題，請與本人聯絡，電話 [REDACTED]。

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

參考編號
Reference Number: 260507-115120-87626

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 11:51:20

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/275

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Hau Suet Man Cecilia

**意見詳情
Details of the Comment :**

關於:丈量約份第87約多個地段和毗連政府用地

關於上述申請編號A/NE-FTA/275(以下稱“有關申請”)位於丈量約份第87約多個地段和毗連政府用地，擬議臨時貨倉(為期3年)。

本公司反對上述相關的規劃申請。

茲因有關申請與本司的已獲批准的申請TPB/A/NE-FTA/273部分土地出現重疊地段的情況。相關政府土地已於3月20日取得城市規劃委員會的確認信，並已向地政署提出申請辦理租用，現正等待地政署發出的短期租約。隨函附上已標示重疊地段的圖片，獲批准使用政府土地的手續。

本公司強烈請求政府相關部門能嚴肅處理有關申請，以避免造成不必要的誤會。

如對上述事項有任何問題，請致電 [REDACTED] 與侯小姐聯絡查詢。

此致

興仁行有限公司
行政部
2026年4月27日

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