

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

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
1.	A/YL-KTS/928	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground and Barbecue Site) and Education Centre with Ancillary Canteen for a Period of 3 Years and Land Filling	23.9.2022 [revoked on 23.3.2024]
2.	A/YL-KTS/1011	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place for a Period of 3 Years and Associated Filling of Land	28.2.2025 [revoked on 28.5.2026]

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee / Town Planning Board)	Rejection Reasons
1.	A/YL-KTS/385	Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	12.1.2007 [upon review]	(1)-(5)
2.	A/YL-KTS/424	Temporary Open Storage of Construction Materials for a Period of 3 Years	26.9.2008 [upon review]	(1)-(5)
3.	A/YL-KTS/425	Temporary Open Storage of Construction Machinery (Excavators) for a Period of 3 Years	26.9.2008 [upon review]	(1)-(5)
4.	A/YL-KTS/522	Temporary Open Storage of Used Vehicle and Vehicle Parts for a Period of 3 Years	27.5.2011 [upon review]	(1)-(5)

Rejection Reasons

- (1) Not in line with planning intention.
- (2) Not compatible with the surrounding land uses.
- (3) Not comply with Town Planning Guidelines 13D/13E.
- (4) Insufficient information to demonstrate that the proposed development would not generate adverse traffic/drainage/landscaping/environmental impacts on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for similar applications within the “AGR” zone.

**Similar s.16 Applications within the same “AGR” Zone of the Site
in the past five years**

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	9.6.2023
2.	A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024 [Revoked on 10.2.2026]
3.	A/YL-KTS/1020	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	24.1.2025 [Revoked on 24.7.2025]
4.	A/YL-KTS/1048	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025 [Revoked on 24.1.2026]
5.	A/YL-KTS/1049	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
6.	A/YL-KTS/1066	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	23.5.2025 [Revoked on 23.5.2026]
7.	A/YL-KTS/1071	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	6.2.2026

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

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

- no in principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

2. Drainage

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

- no objection in principle to the application from the public drainage point of view;
- no adverse comment on the submitted drainage proposal;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to implement and maintain the accepted drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services:

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

4. Environment

Comments of the Director of Environmental Protection, Environmental Protection Department:

- no objection on the application from environmental planning perspective;
- there was no environmental complaint concerning the application site (the Site) received in the past three years; and

- advisory comments are in **Appendix IV**.

5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in January 2025, the Site is situated in an area of rural fringe landscape character comprising village houses, temporary structures, farmland and scattered tree groups. The proposed use is not entirely incompatible with the landscape setting in the proximity;
- with reference to the site photos, the Site was largely formed and covered with self-seeded vegetation. A few temporary structures and a pond were found at the eastern side of the Site. No distinctive landscape resources and mature trees were observed. According to the applicant's submission, no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

6. **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 structure at the Site; and
- advisory comments are in **Appendix IV**.

7. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received comment on the application from locals upon close of consultation.

8. **Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office,

Development Bureau;

- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the permission is given to the uses and/or structures under the application. It does not condone any other uses and/or structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s) of the Site;
- (c) 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;
- (d) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO), Development Bureau that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO when any antiquities or supposed antiquities under the ordinance are discovered in the course of works;
- (e) 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. 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;
- (f) 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;
 - (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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Ho Road, including the 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;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the application previously provided to the applicant shall be taken into account in the implementation of the accepted drainage proposal;
 - (ii) the proposed use shall neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
 - (iii) the applicant should consult DLO/YL, LandsD and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (iv) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (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;
- (j) 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 uses; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;

- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that seven 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 unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulations 41D of the Building (Planning) Regulations (B(P)R);
 - (iii) the Site abuts on a specified street (Kam Ho Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (v) for UBW erected on leased land, enforcement action may be taken by the 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) 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; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (m) to note the comments of the Director of Electrical and Mechanical Services that 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; and
- (n) to note the comments of the Commissioner of Police that the proposed use shall not cause traffic congestion or flooding.

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

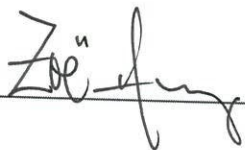
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

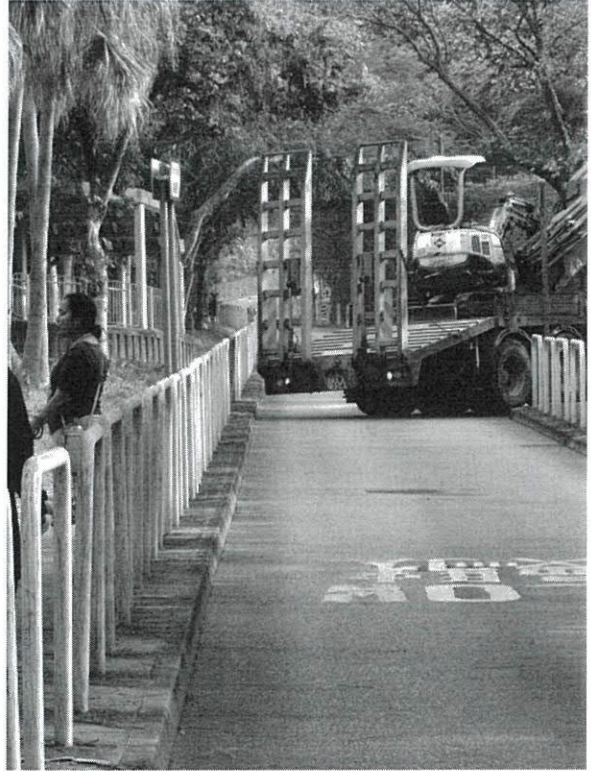
SIGNATURE :



Date:

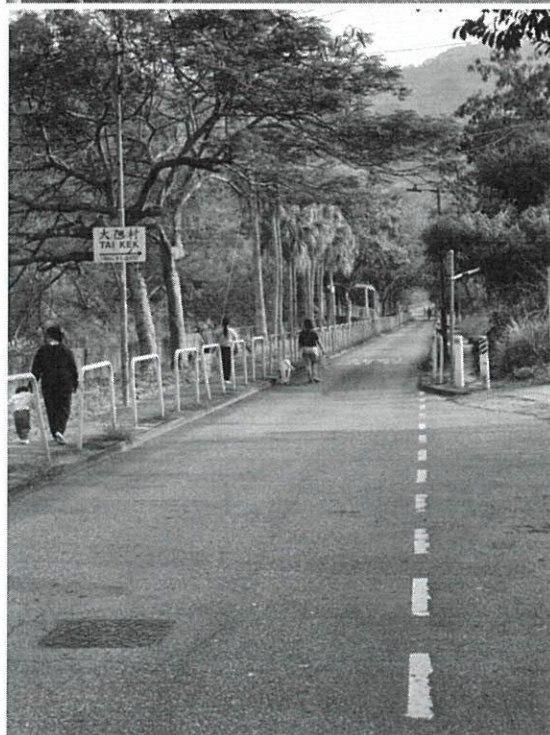
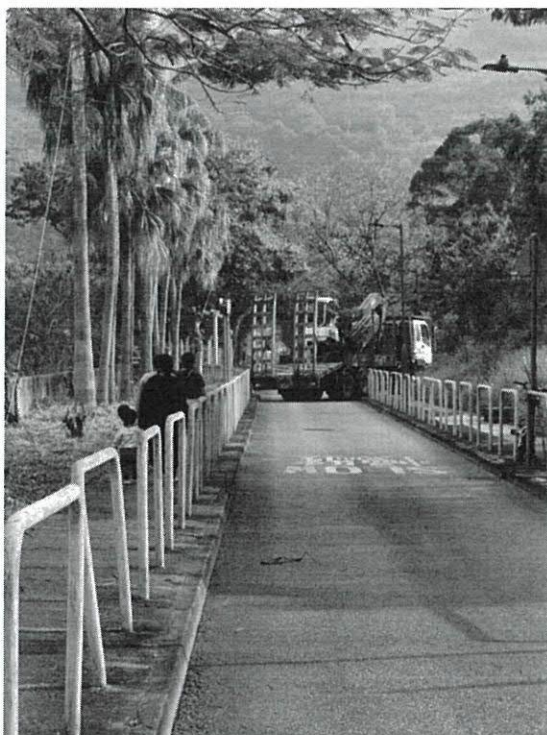
03/05/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

2

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

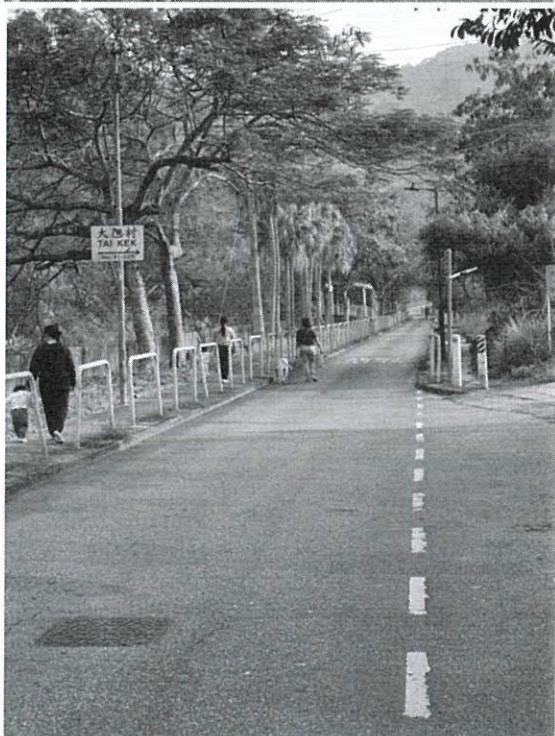
SIGNATURE :



Date:

4-5-2026

Application No.: A/YL-KTS/1125



[Handwritten signature]

Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

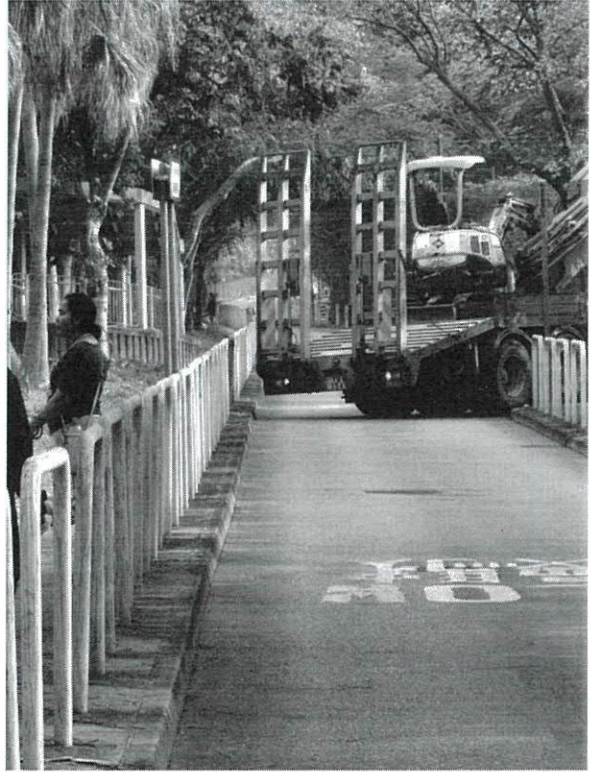
SIGNATURE: _____



Date: _____

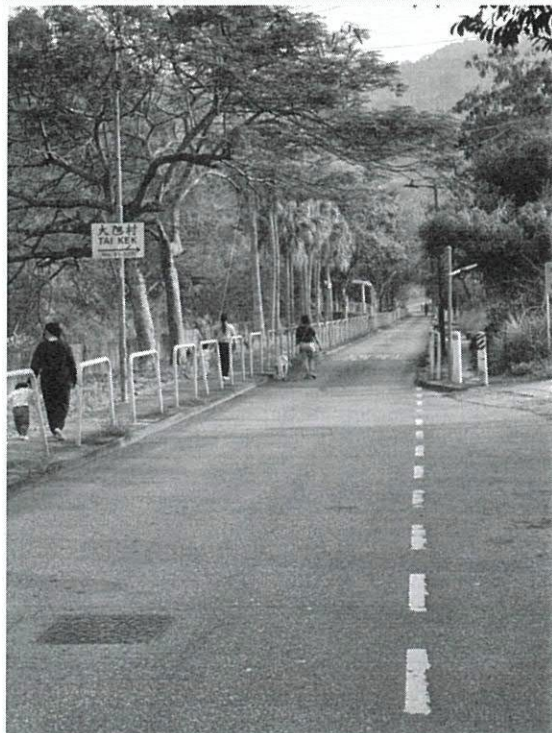
4/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

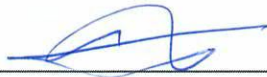
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

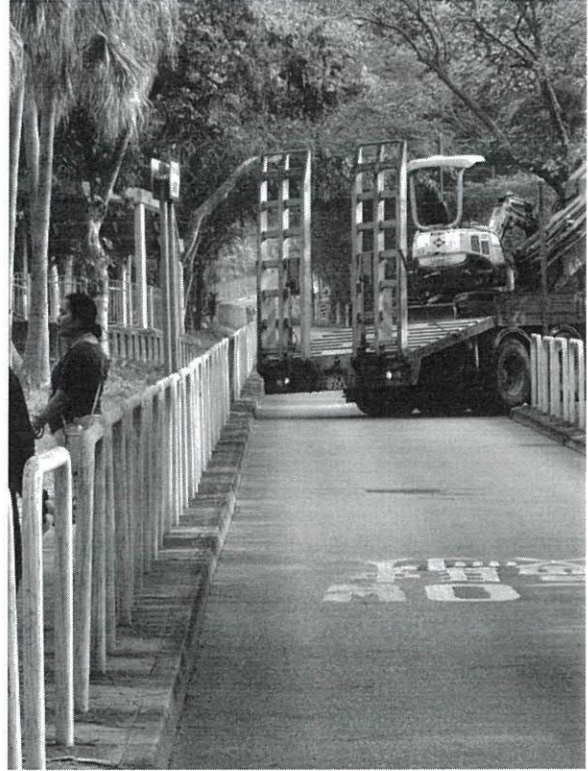
SIGNATURE :



Date:

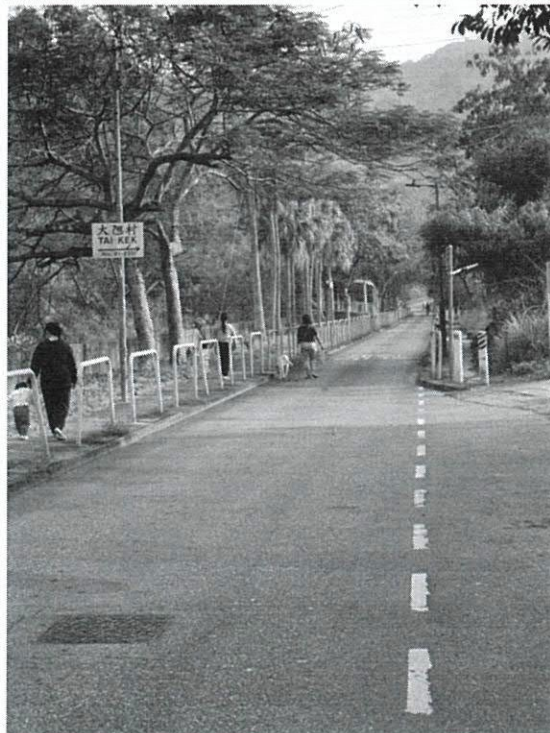


Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

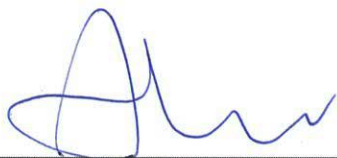
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

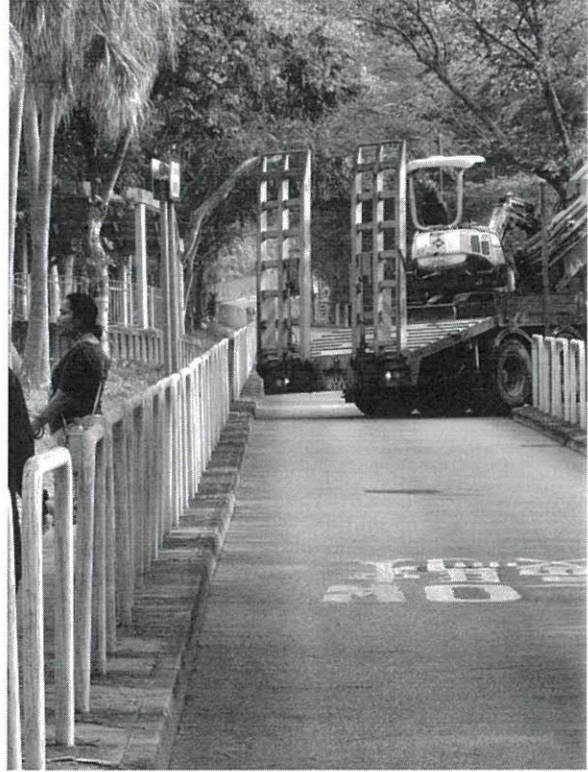
SIGNATURE :



Date:

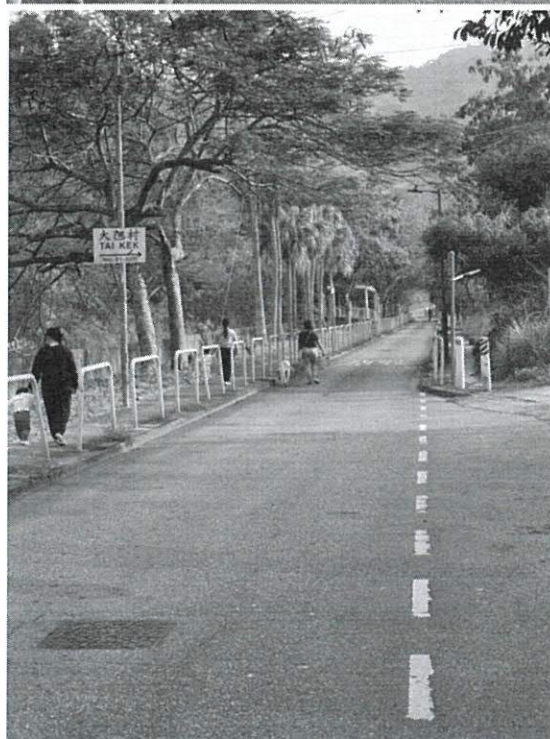
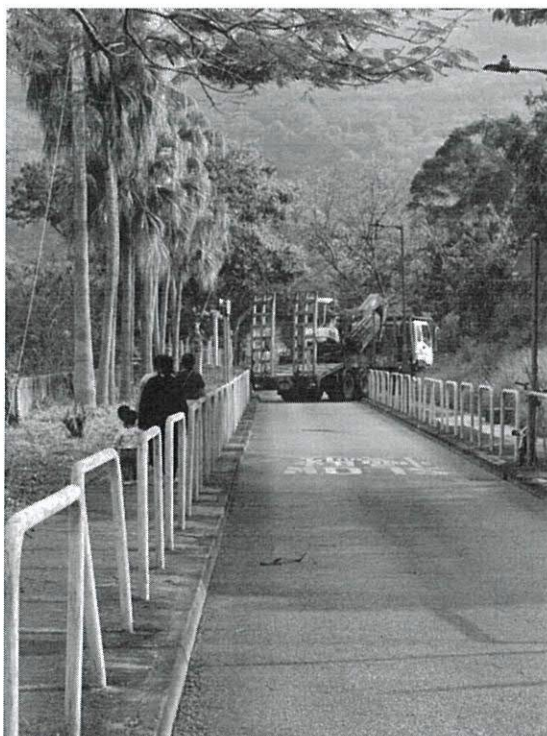
4-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE : _____  _____ Date: 4/5/2026

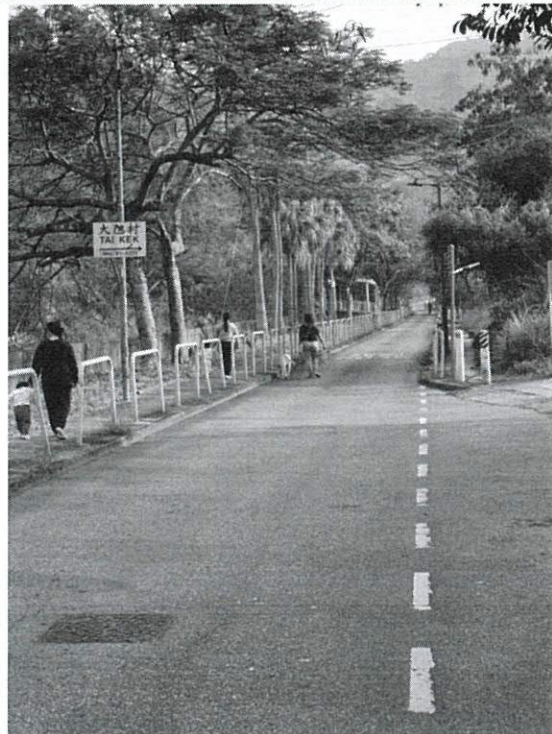
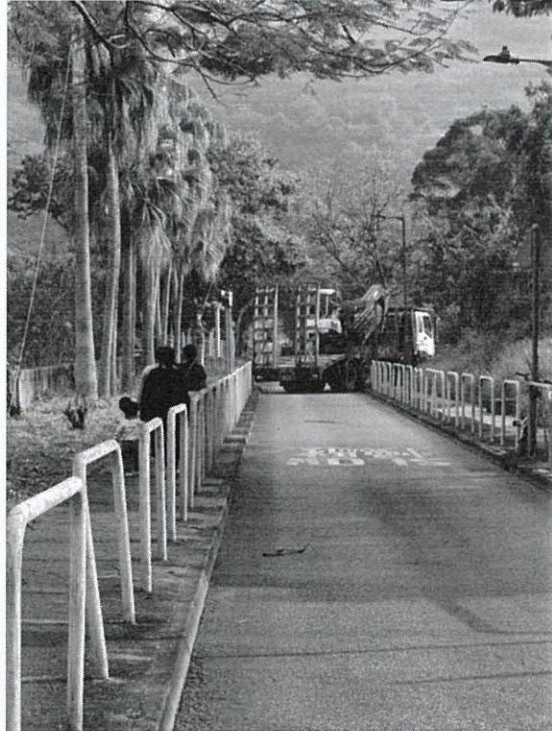
Application No.: A/YL-KTS/1125



Kam Ho Road

43

Application No.: A/YL-KTS/1125



Kam Ho Road

23

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

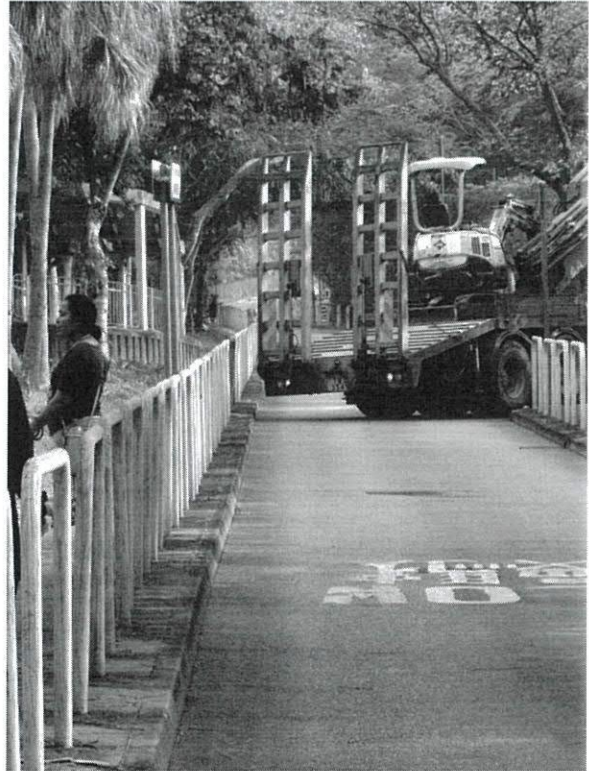
SIGNATURE : _____



Date: _____

4-5-2026

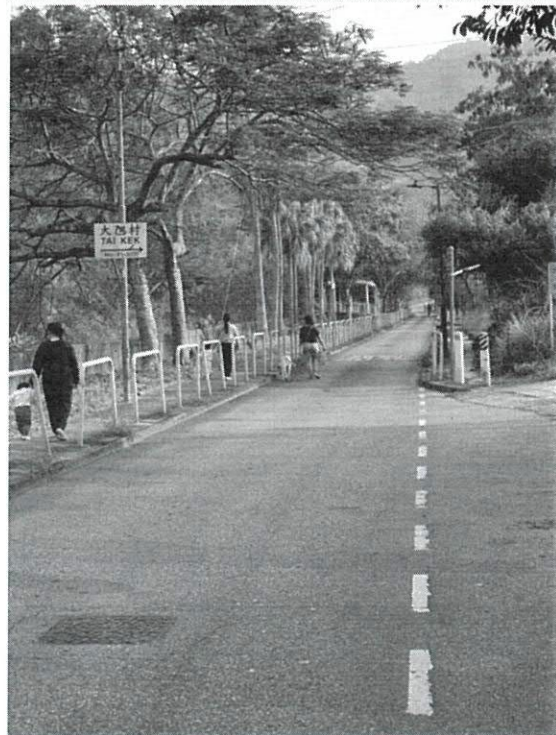
Application No.: A/YL-KTS/1125



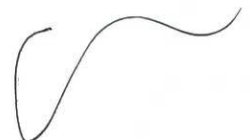
Kam Ho Road



Application No.: A/YL-KTS/1125



Kam Ho Road



Delivered by Hand.

Date: 01/05/2026



To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

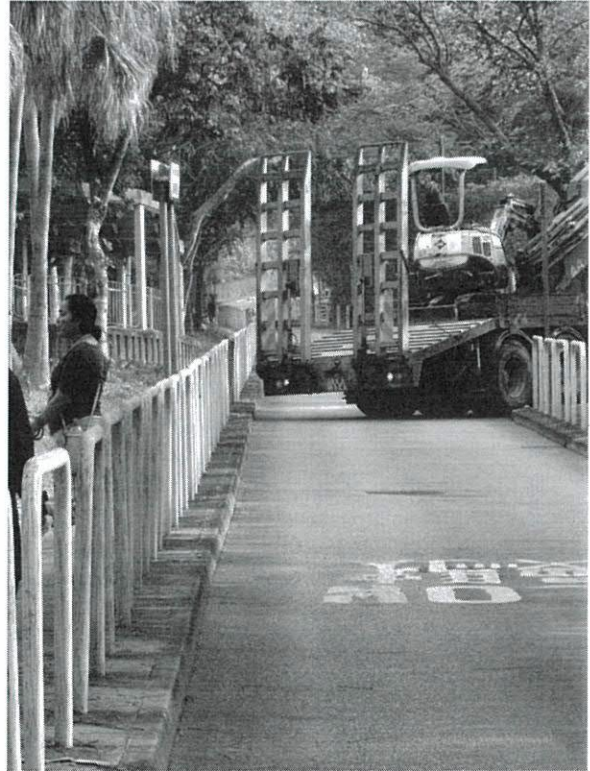
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE : _____  _____ Date: 4-5-2026

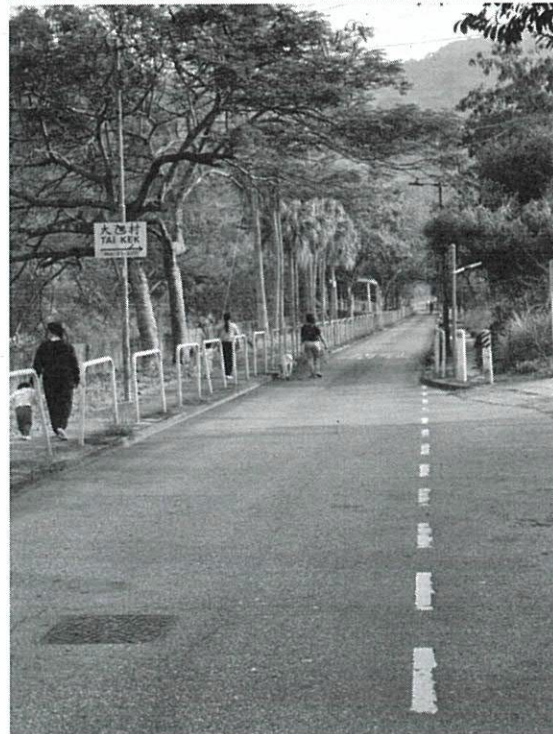
Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in the bottom right corner of the page.

Application No.: A/YL-KTS/1125



Kam Ho Road

wj

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

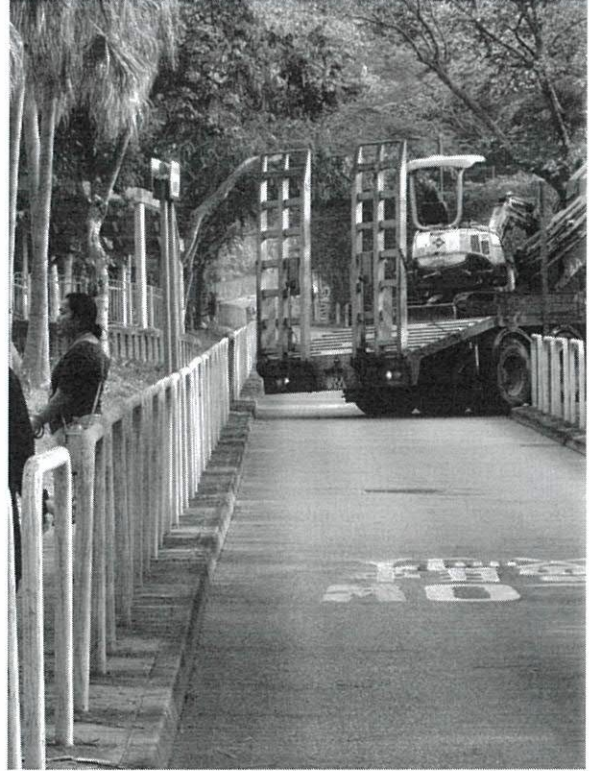
SIGNATURE :



Date:

4 - 5 - 2026

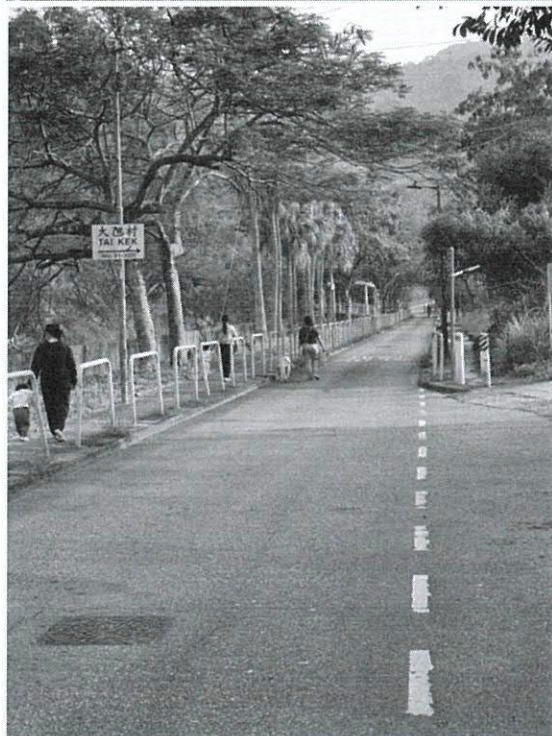
Application No.: A/YL-KTS/1125



Kam Ho Road

9/12

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

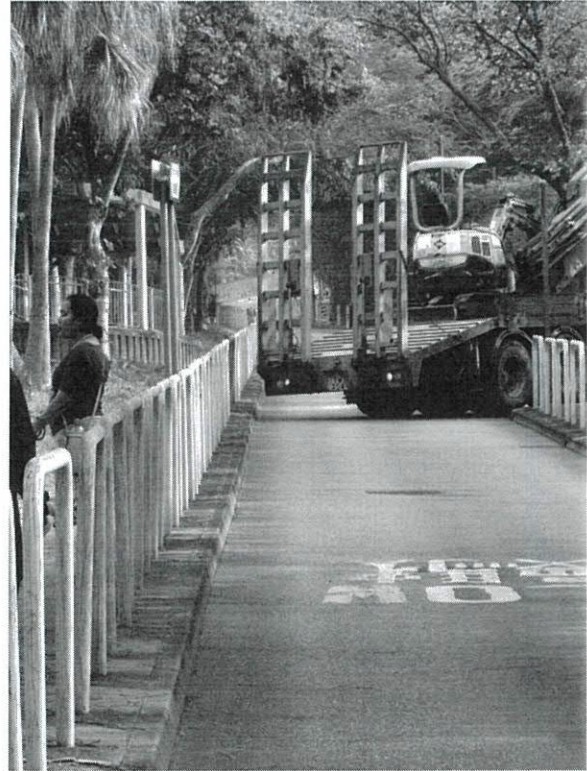
SIGNATURE : _____



Date: _____

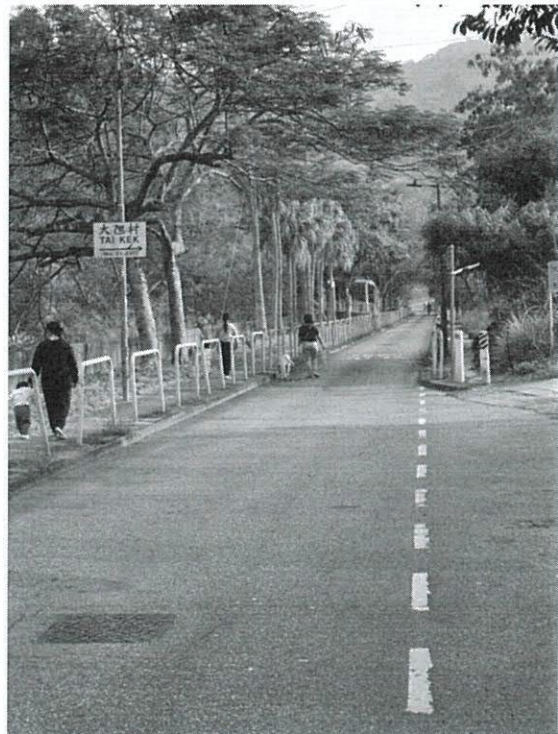
4. May. 26.

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

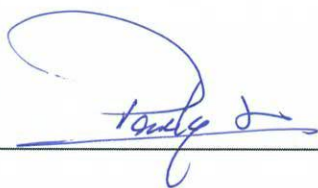
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :



Date:

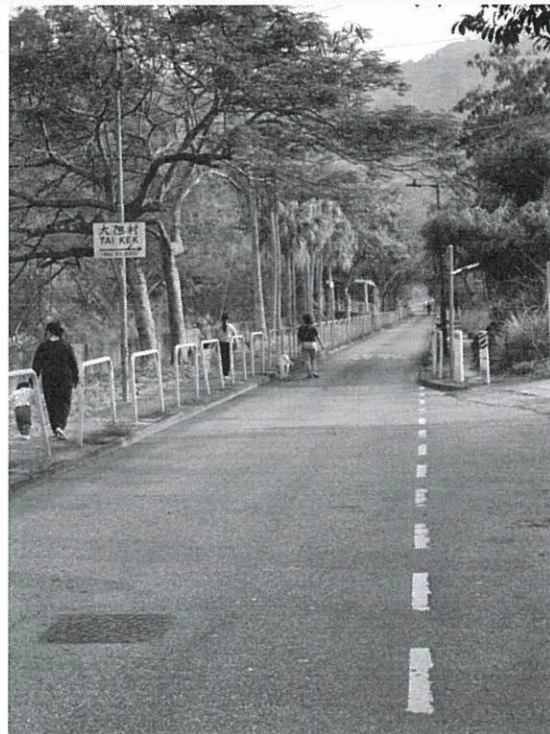
4.5.20

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

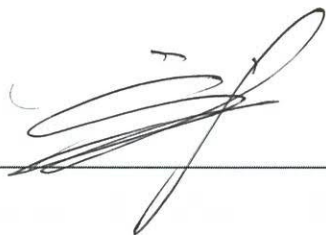
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

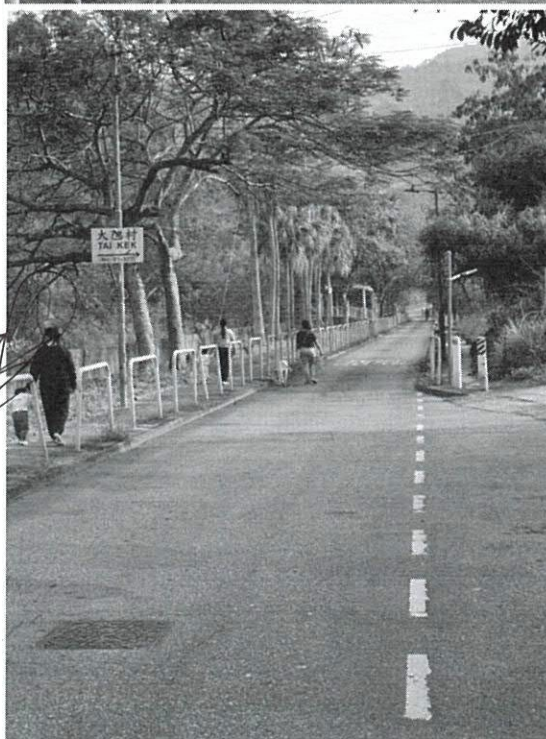
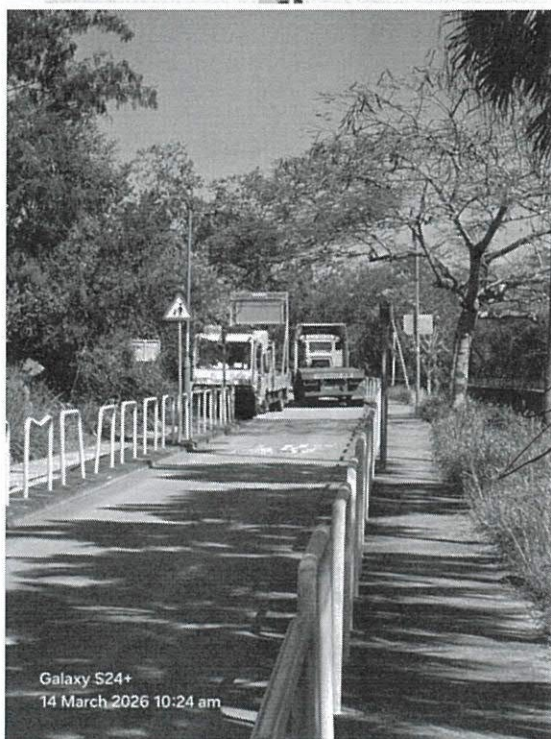
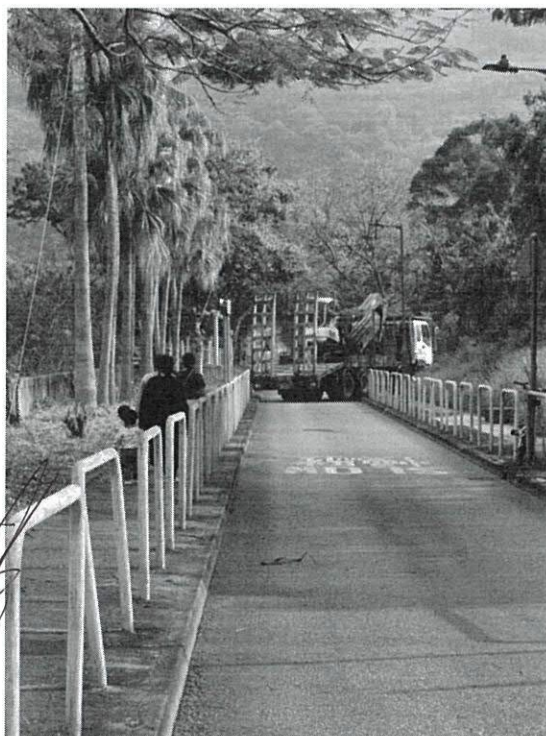
SIGNATURE :



Date:

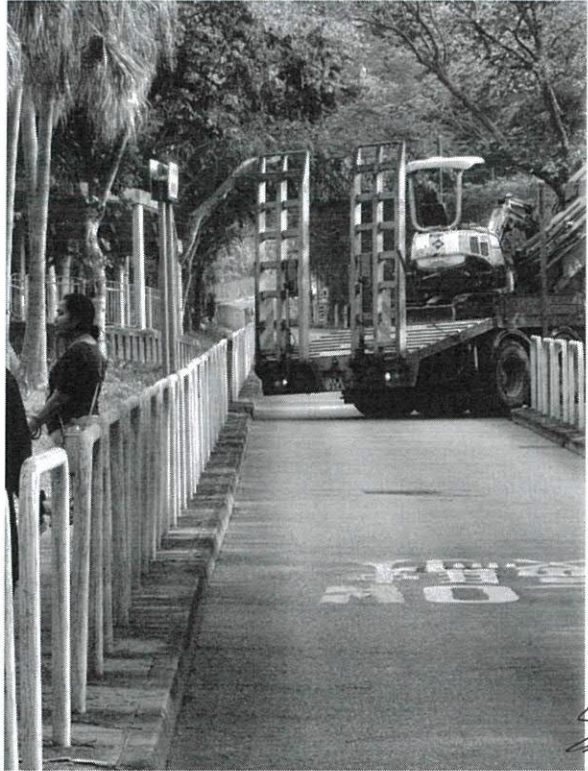
4 May 2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :



Date:

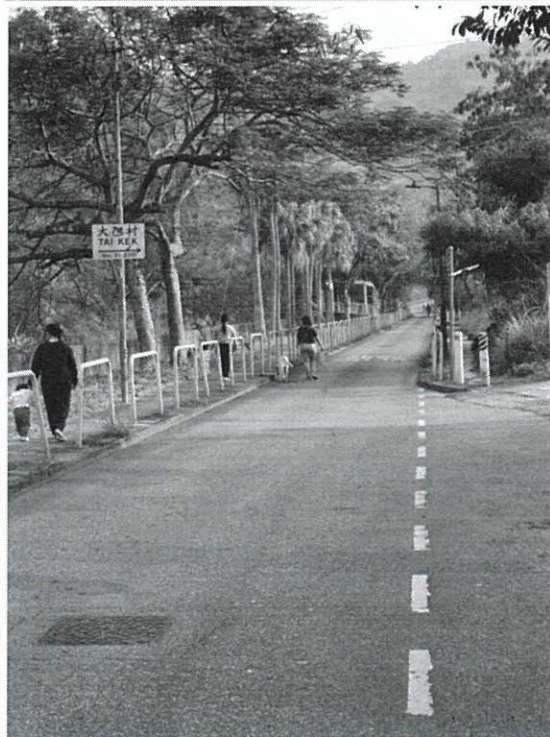
4/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road



Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

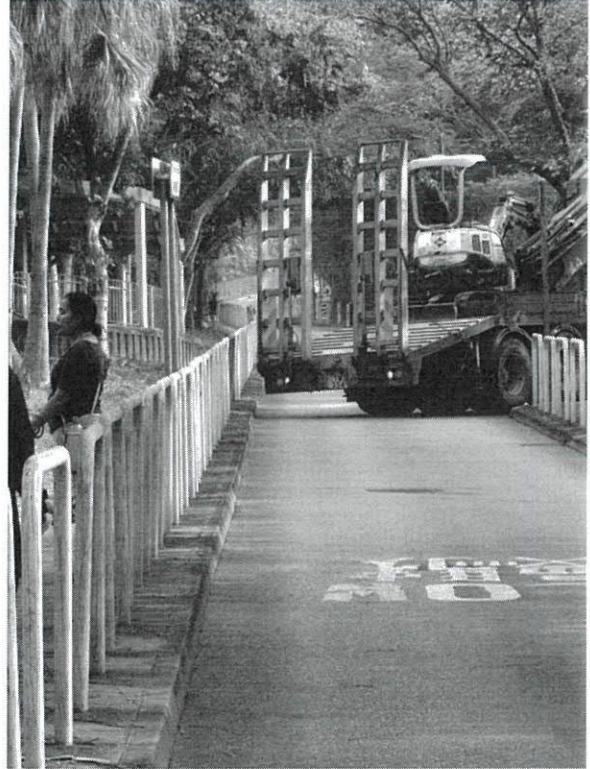
SIGNATURE :



Date:

4 May 2026

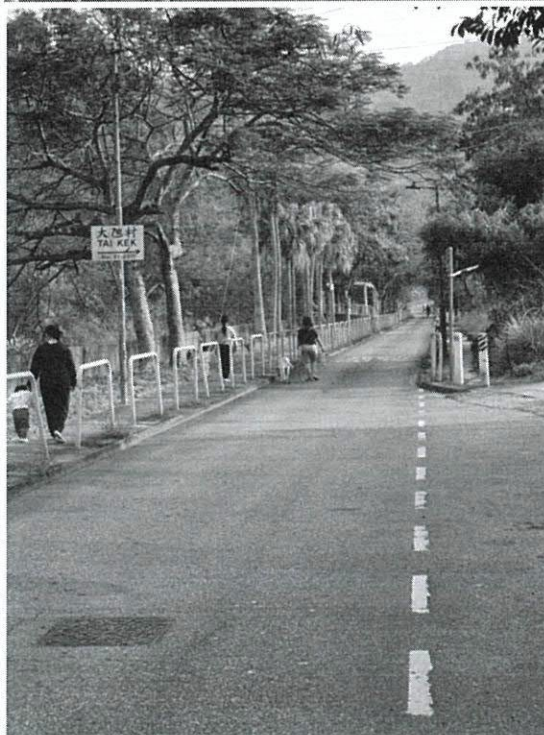
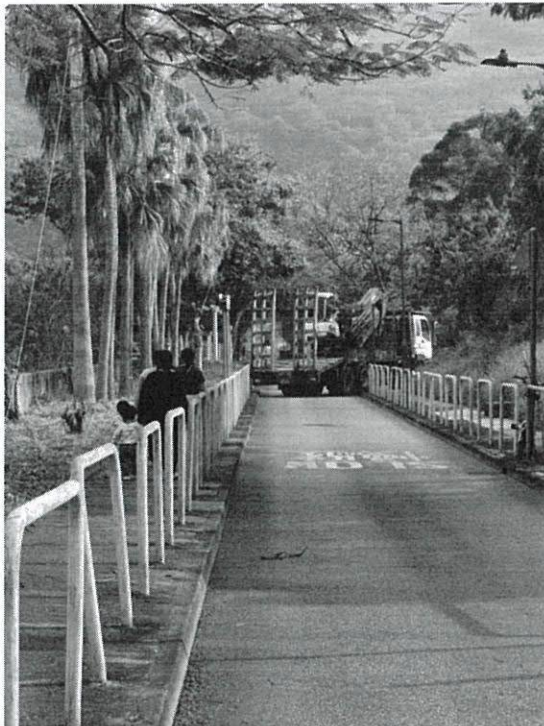
Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in black ink, appearing to be "Ley".

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

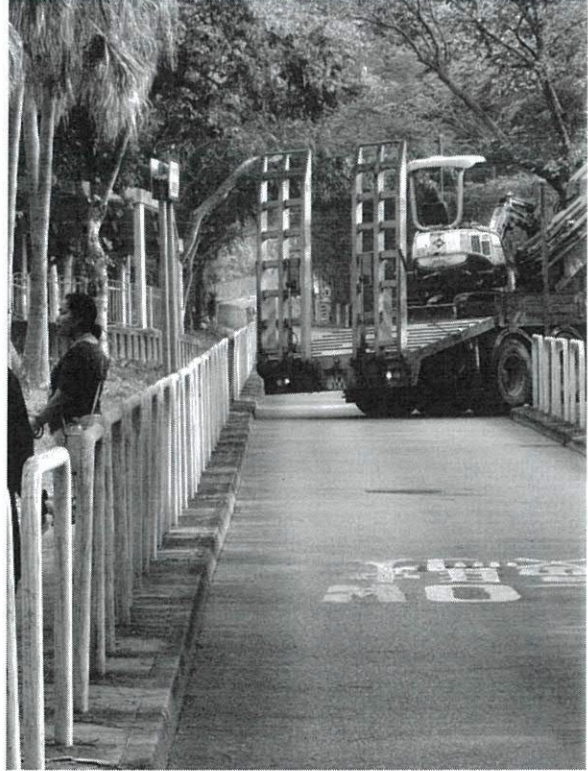
SIGNATURE :



Date:

4-5-2026

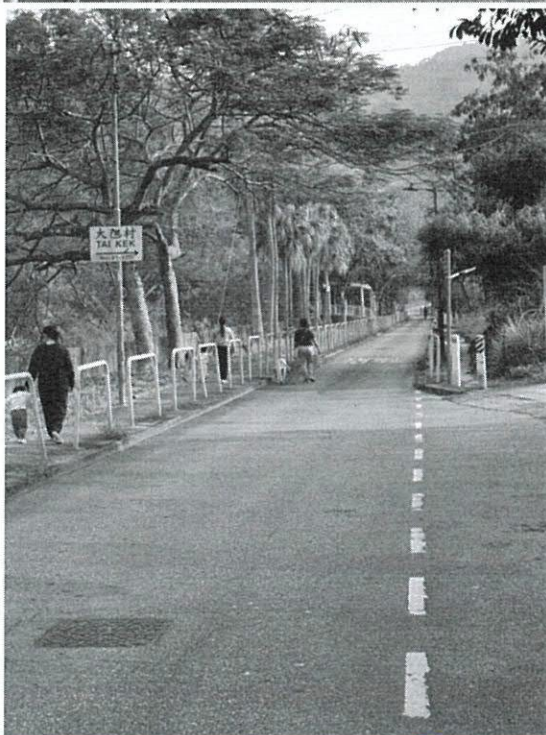
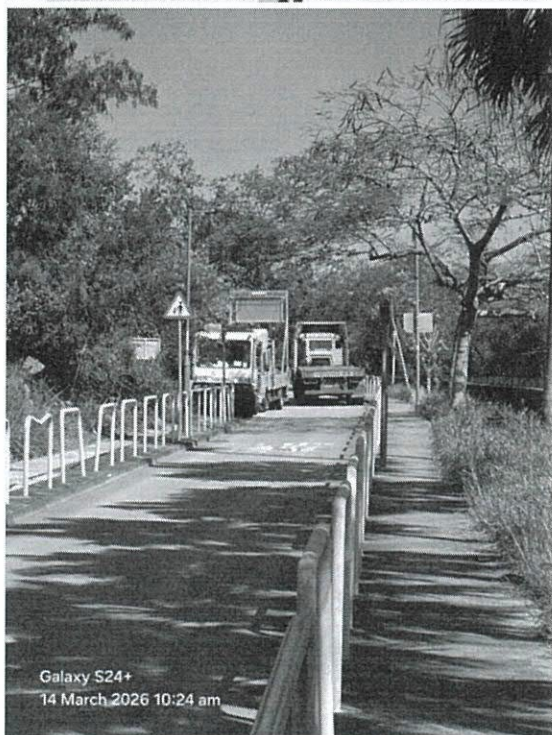
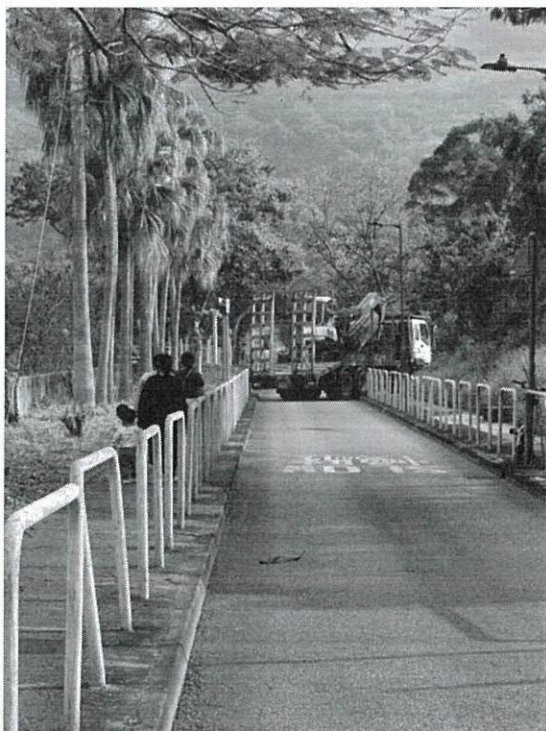
Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line and a small flourish.

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

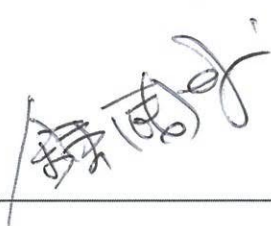
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

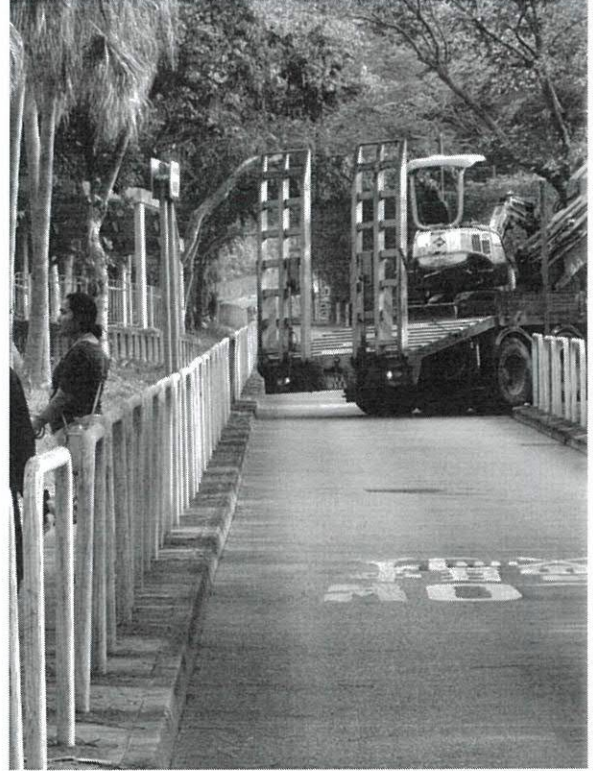
SIGNATURE :



Date:

5.5.2026

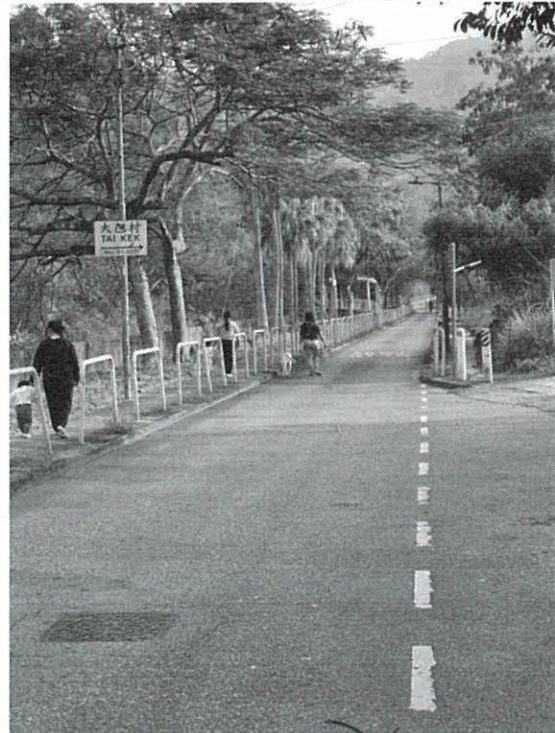
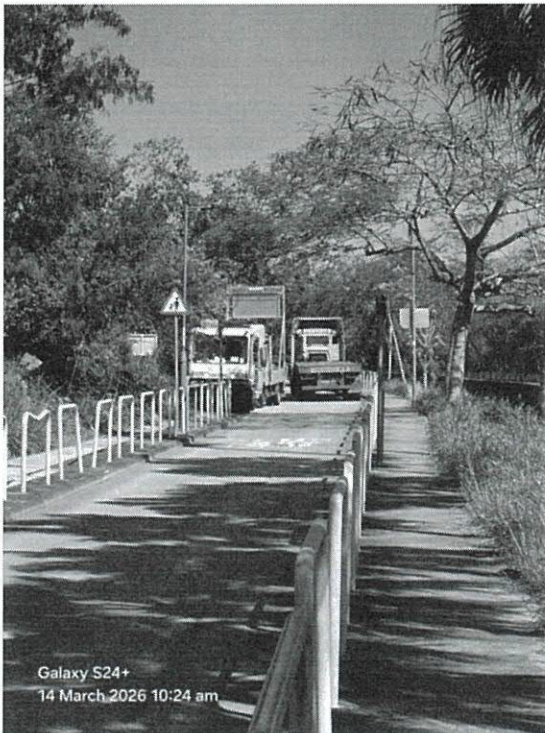
Application No.: A/YL-KTS/1125



Kam Ho Road

Handwritten signature

Application No.: A/YL-KTS/1125



Kam Ho Road

Handwritten signature

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

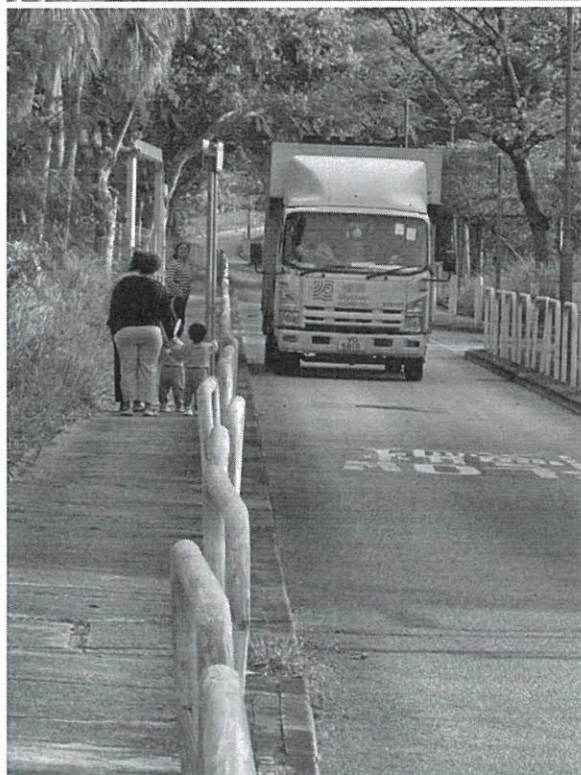
SIGNATURE : _____



Date: _____

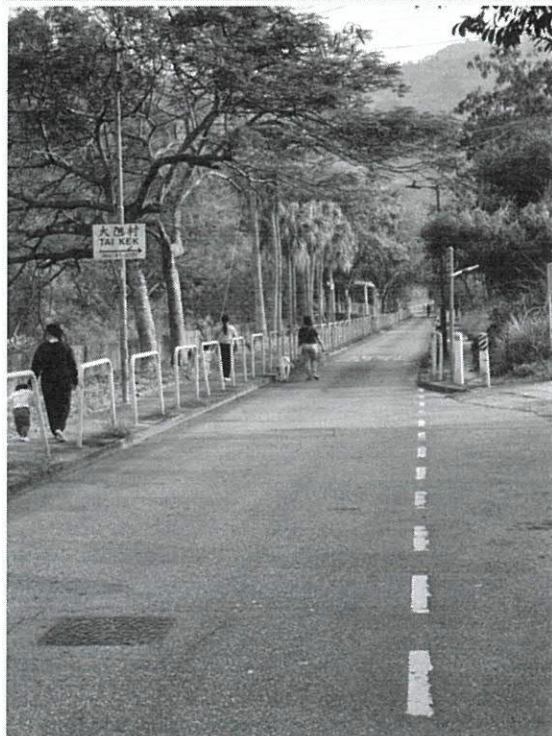
5 May, 2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road 

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

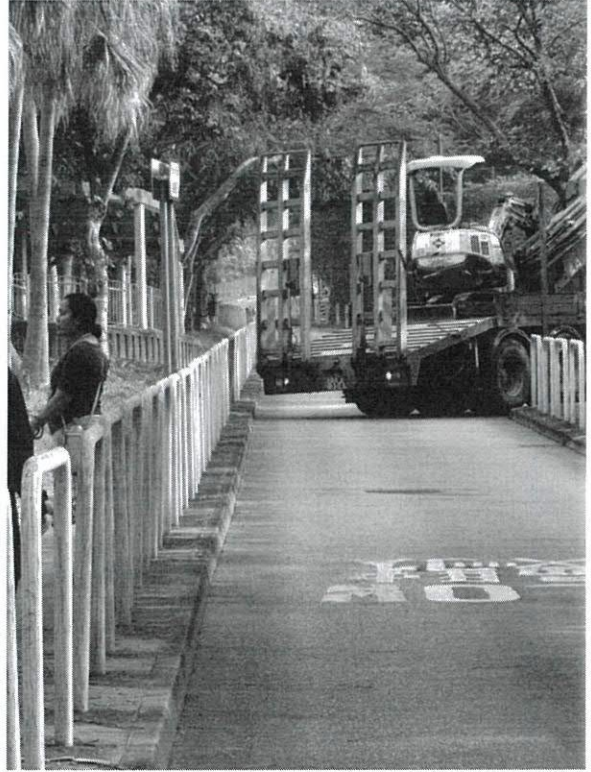
SIGNATURE : _____



Date: _____

4 May 2026

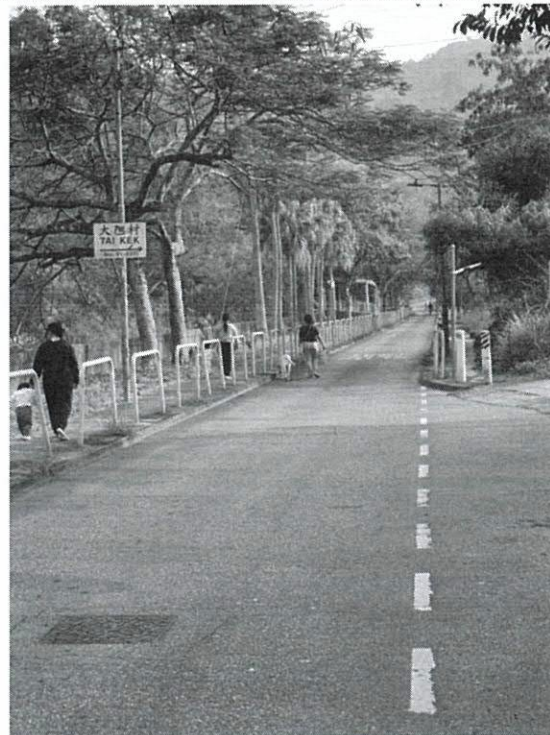
Application No.: A/YL-KTS/1125



Kam Ho Road

Cy

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

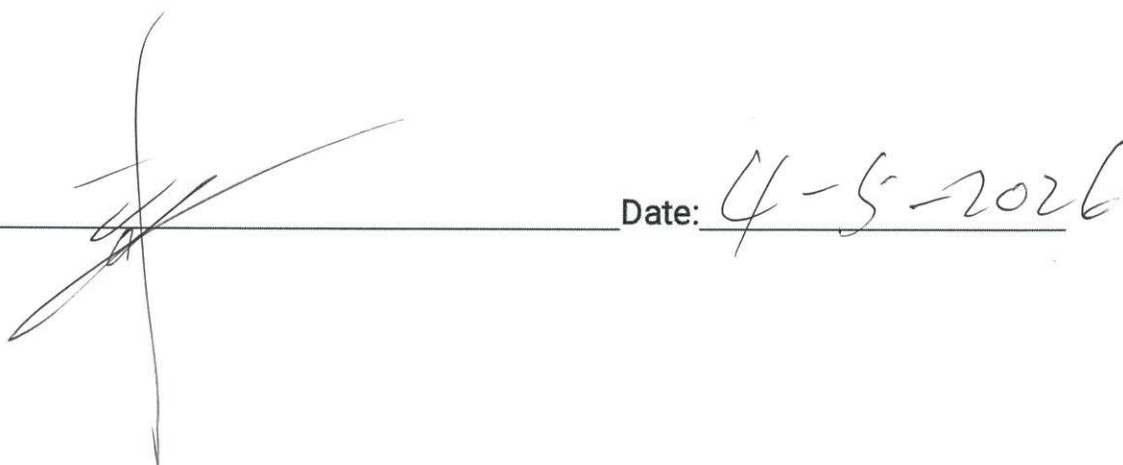
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

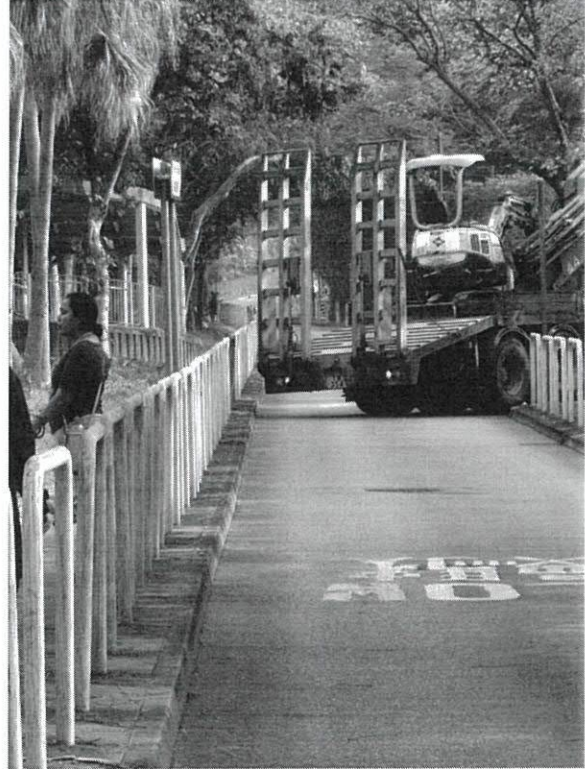
This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE : _____

Date: _____

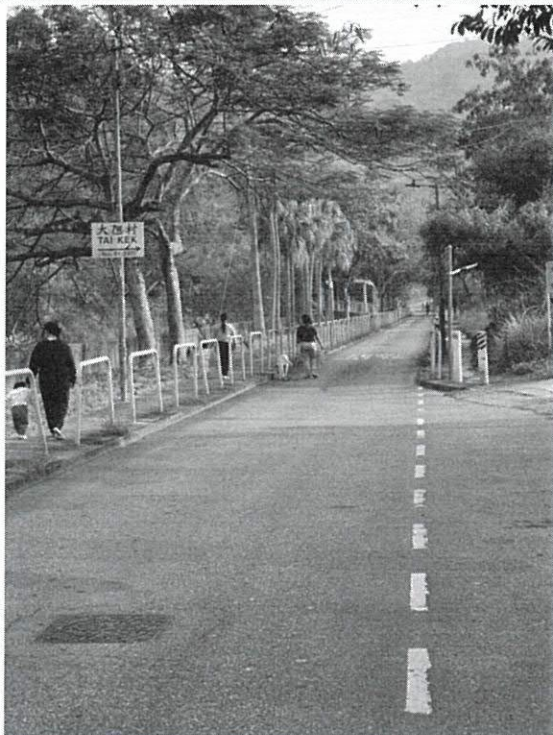
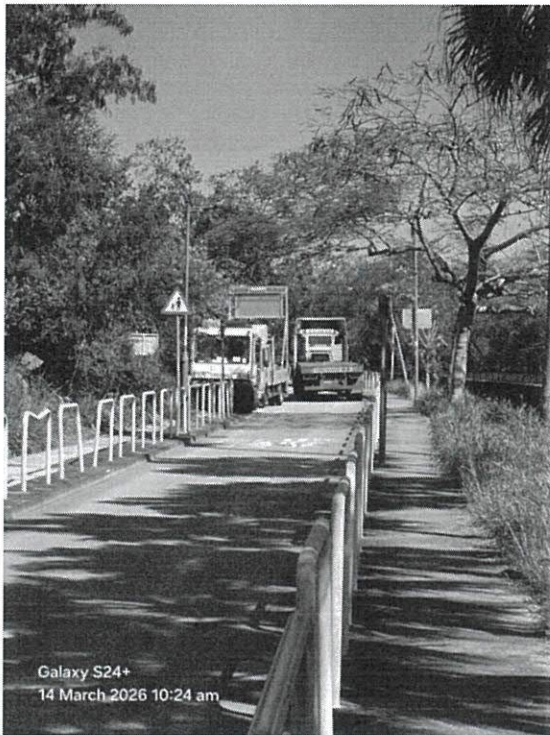
A handwritten signature in black ink is written over a horizontal line. To the right of the signature, the date "4-5-2026" is handwritten in black ink over another horizontal line.

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

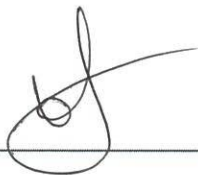
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

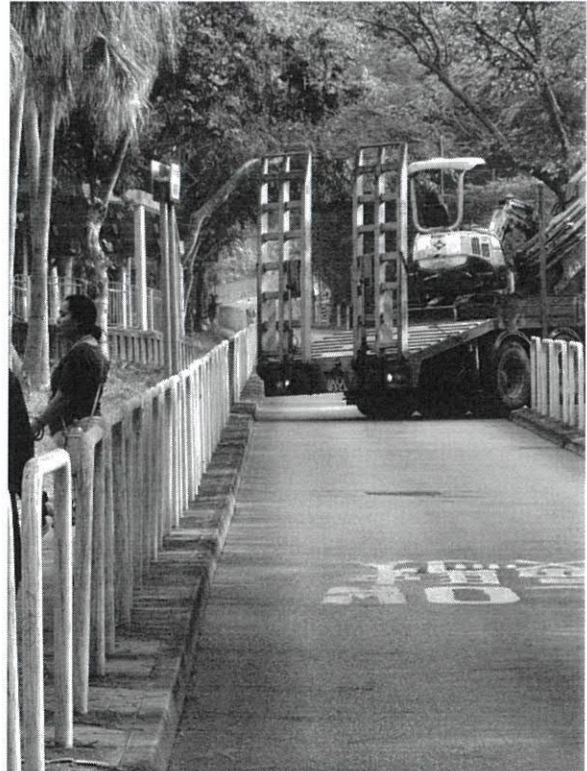
SIGNATURE :



Date:

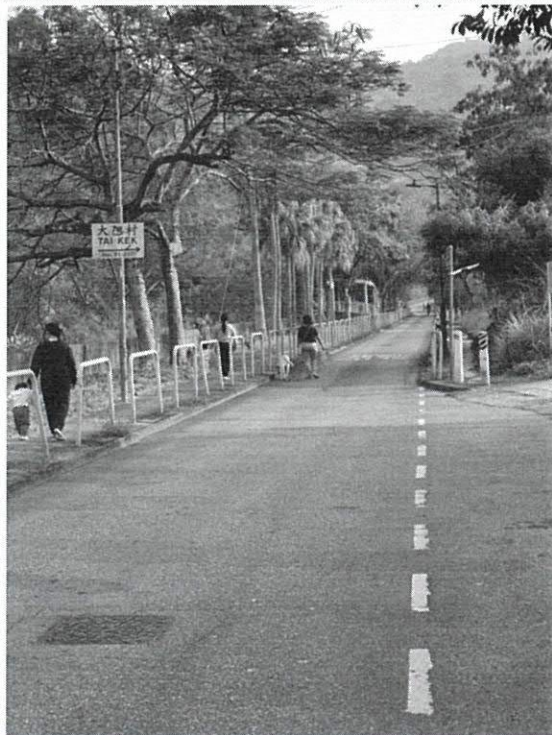
4-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

•Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

•Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

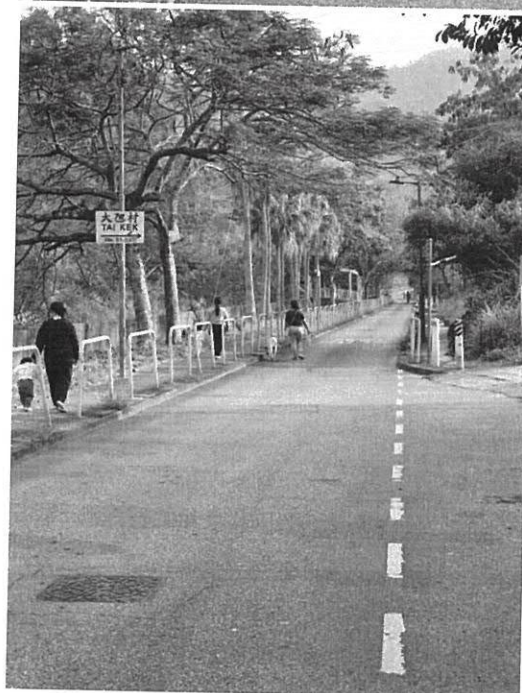
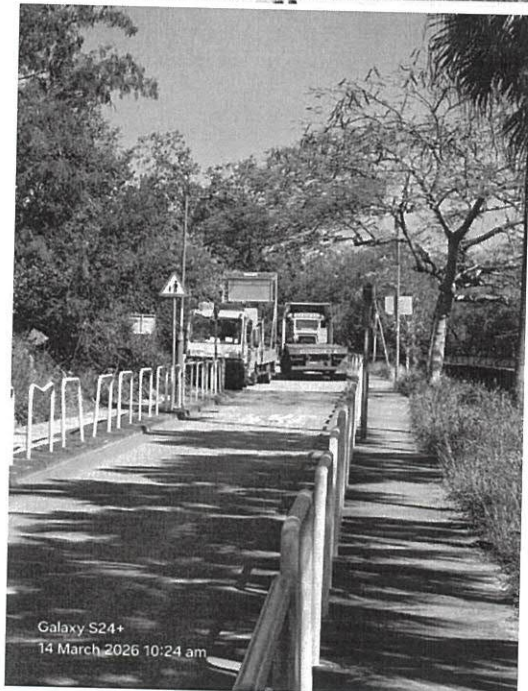
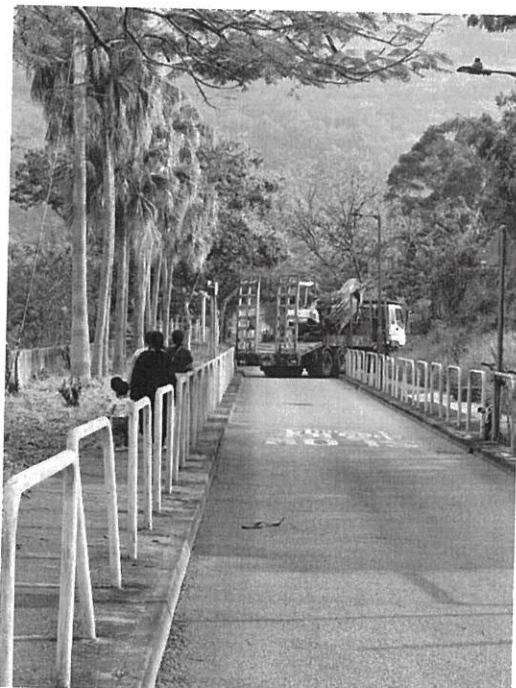
For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

*

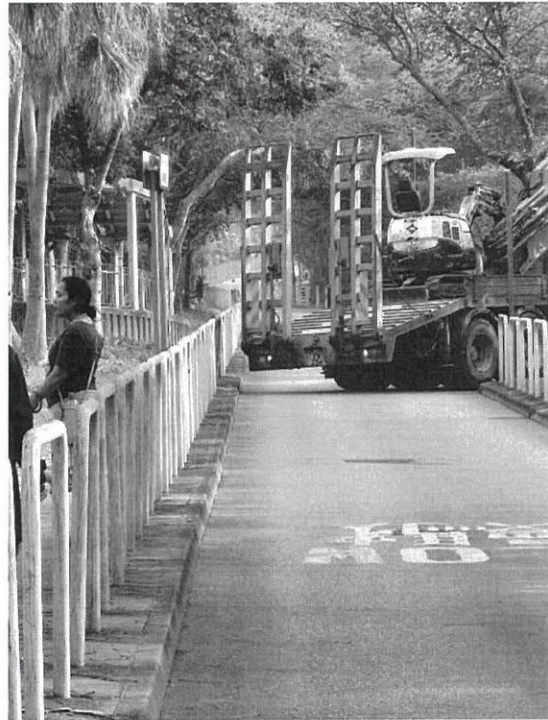
SIGNATURE : _____ Date: 4-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road



Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

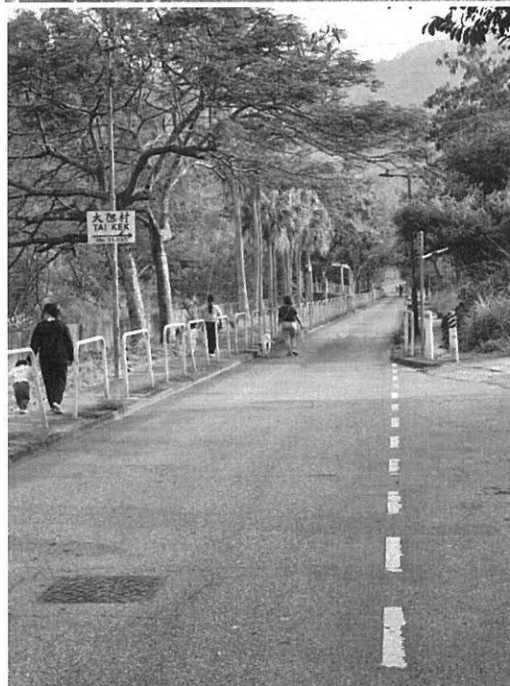
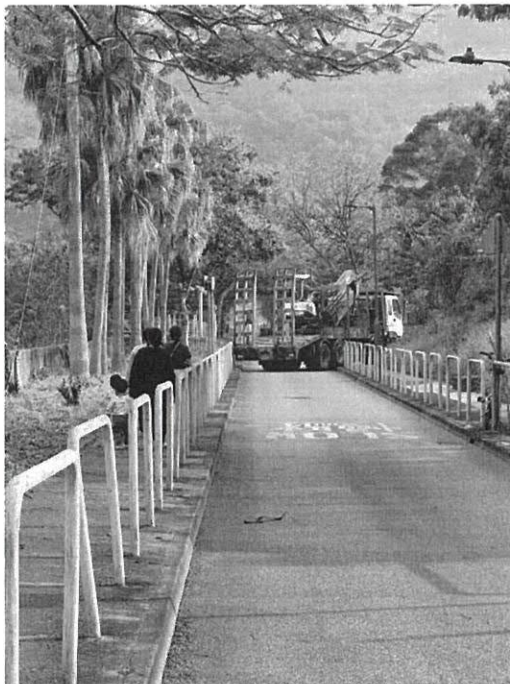
SIGNATURE :



Date:

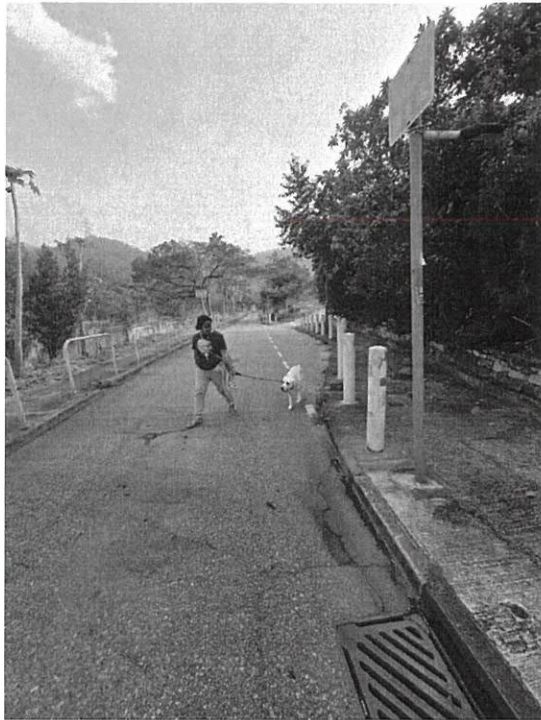
5-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Anson

Delivered by Hand.

Date: 01/05/2026



To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

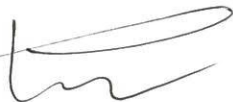
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

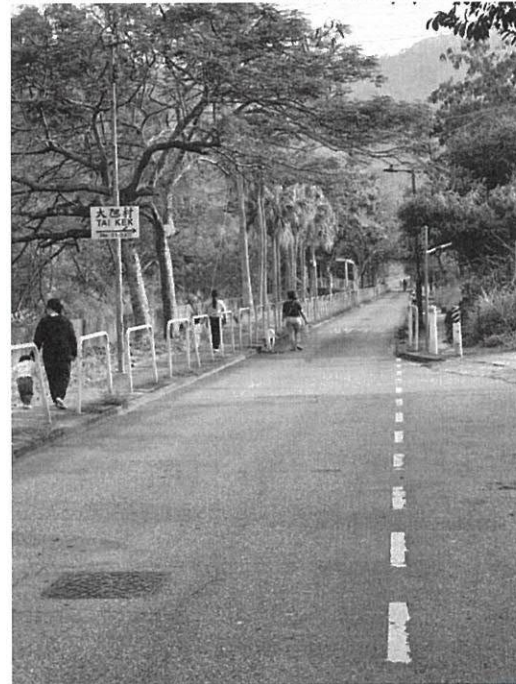
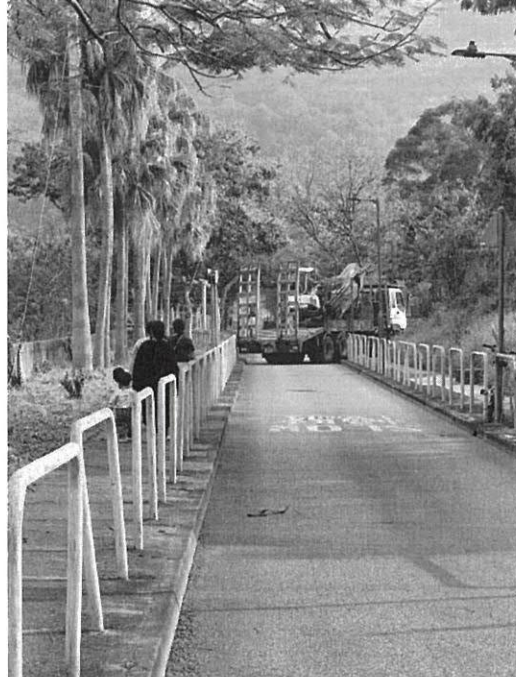
SIGNATURE: _____



Date: _____

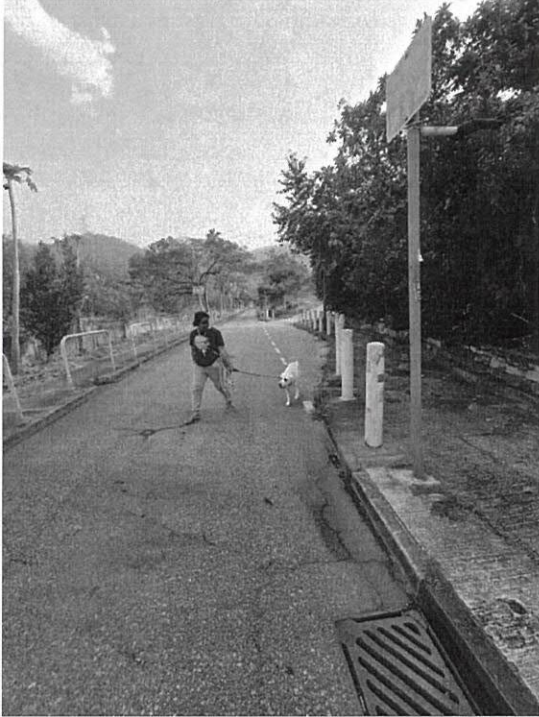
25/05 2016

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026



To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

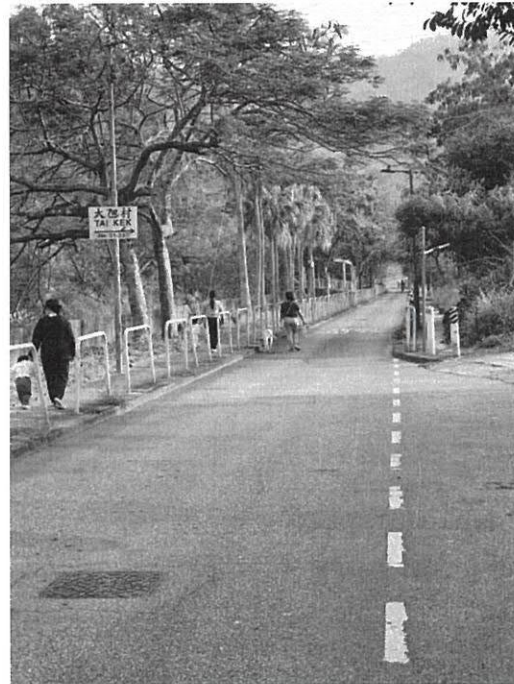
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE: 杉山雅敏 Date: 5 May 2026

Application No.: A/YL-KTS/1125



Kam Ho Road

杉山雅敏

Application No.: A/YL-KTS/1125



Kam Ho Road

杉山雅敏

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

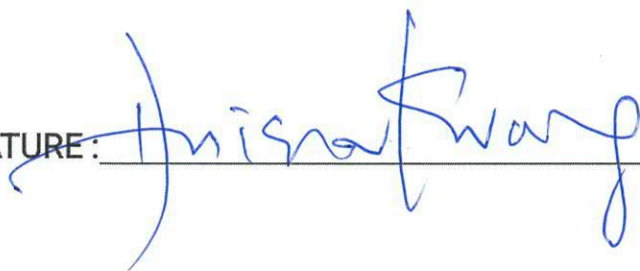
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

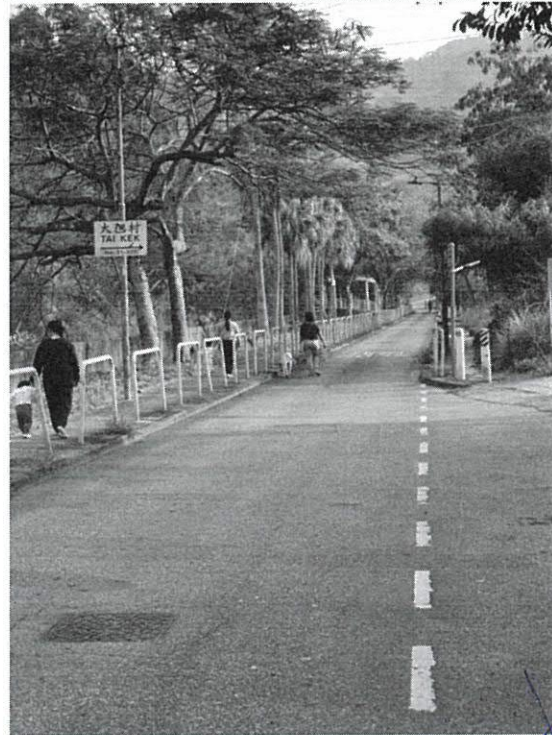
SIGNATURE:



Date:



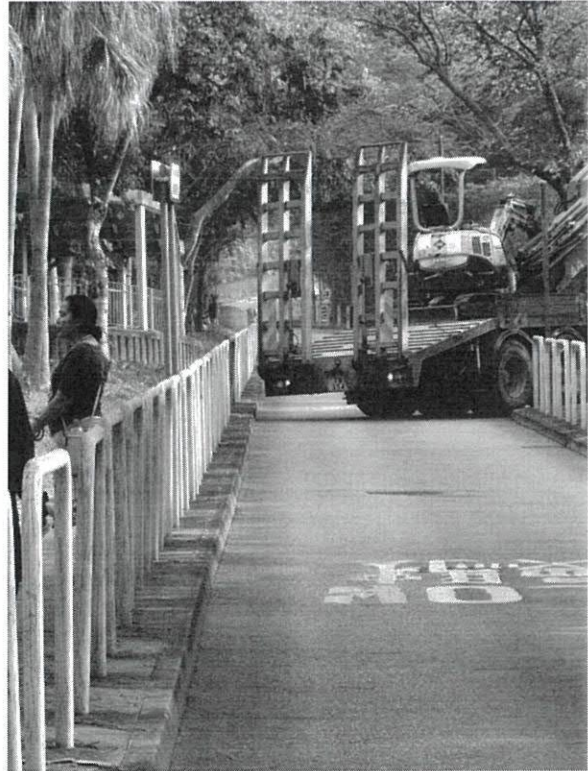
Application No.: A/YL-KTS/1125



Kam Ho Road

Andrew Fung

Application No.: A/YL-KTS/1125



Kam Ho Road

Amichung

Delivered by Hand.

Date: 01/05/2026

26

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

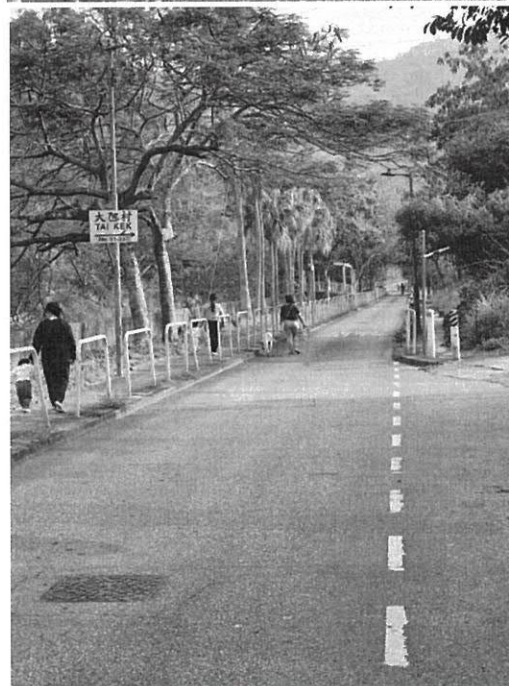
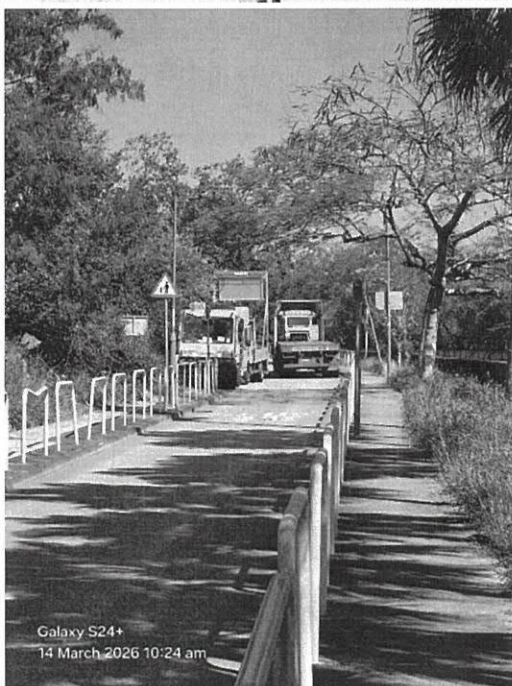
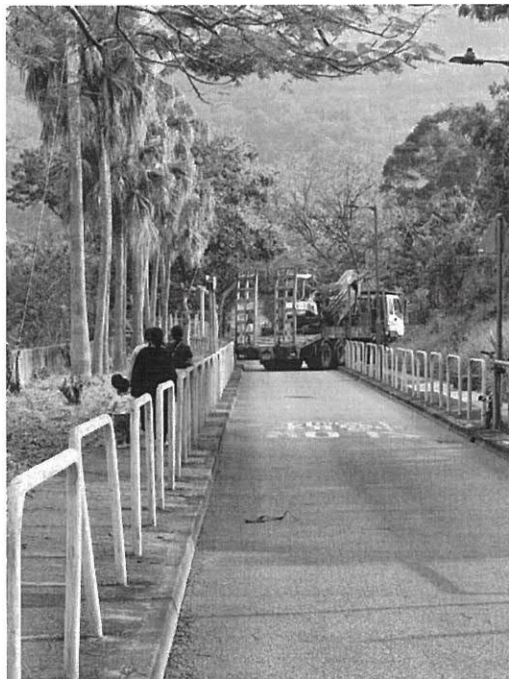
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE: Yumiko Matsunra Date: 5-5-2026

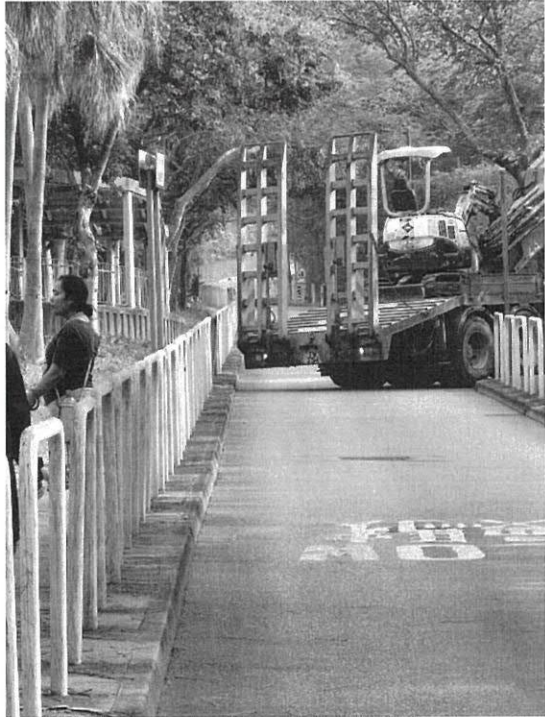
Application No.: A/YL-KTS/1125



Kam Ho Road

Yumiko Matsunara

Application No.: A/YL-KTS/1125



Kam Ho Road

Yumiko Matsunra

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

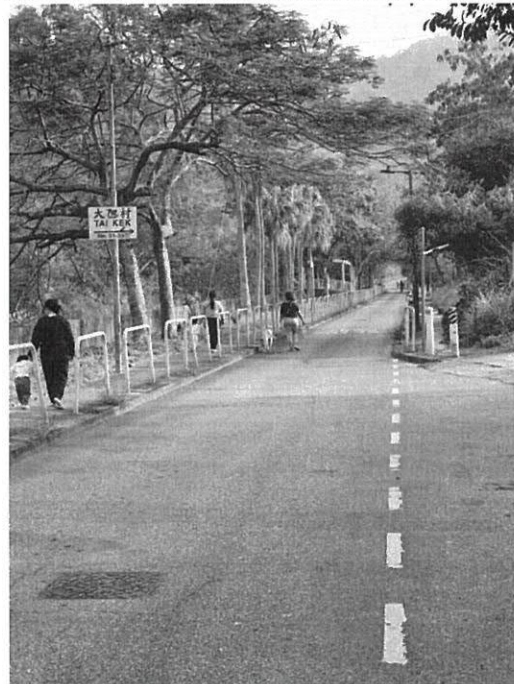
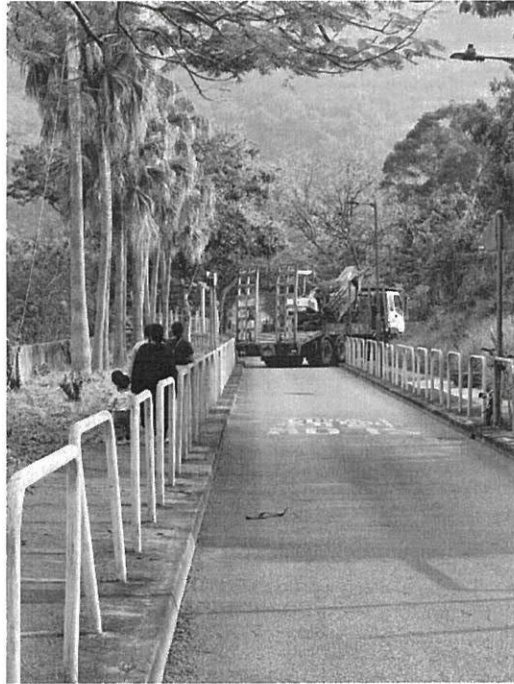
SIGNATURE :



Date:

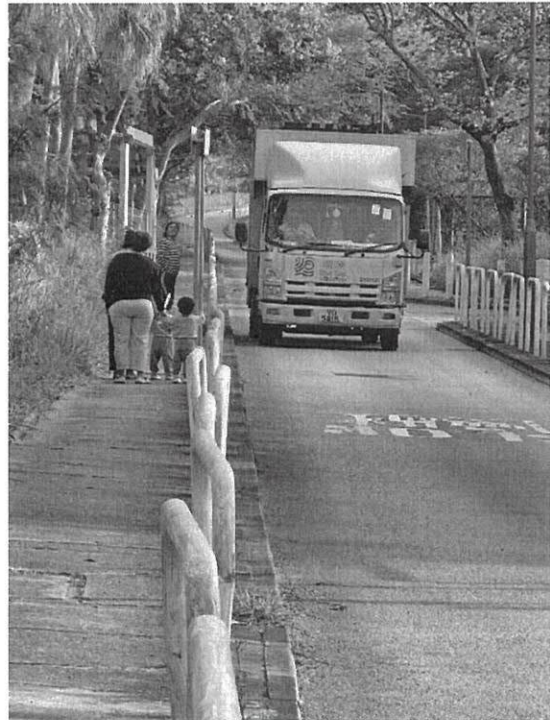
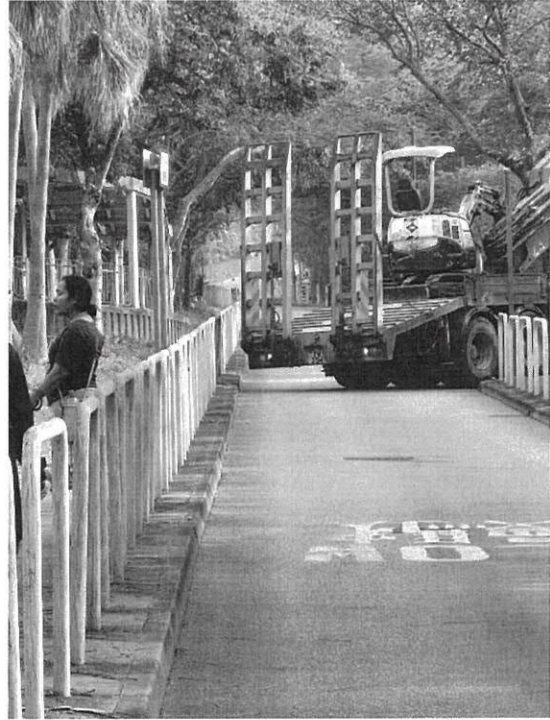
5/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in blue ink, consisting of a stylized, cursive letter 'W'.

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

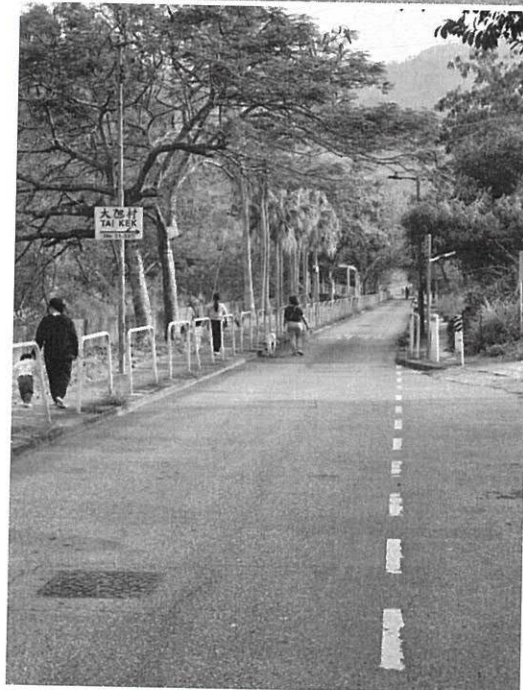
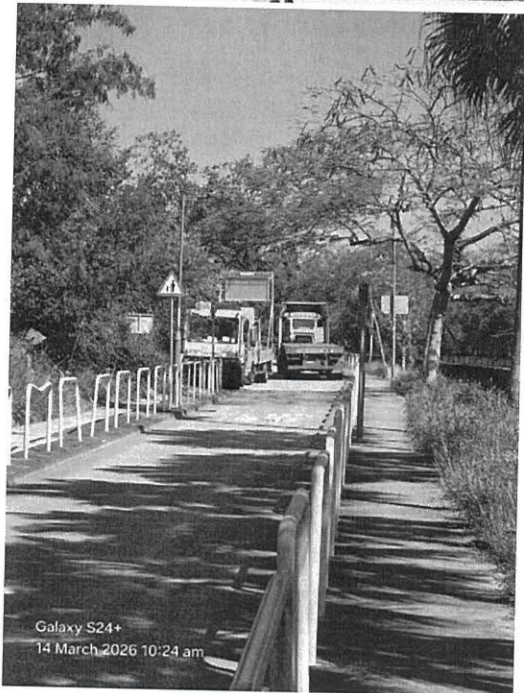
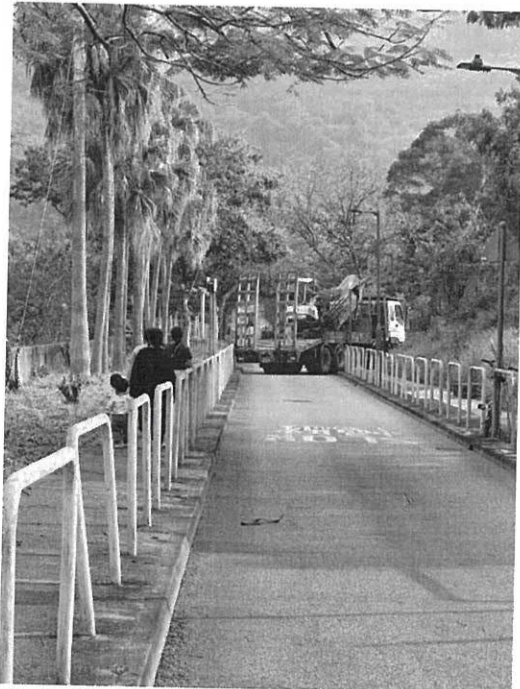
SIGNATURE : _____



Date: _____

5/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

A blue handwritten signature or mark.

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

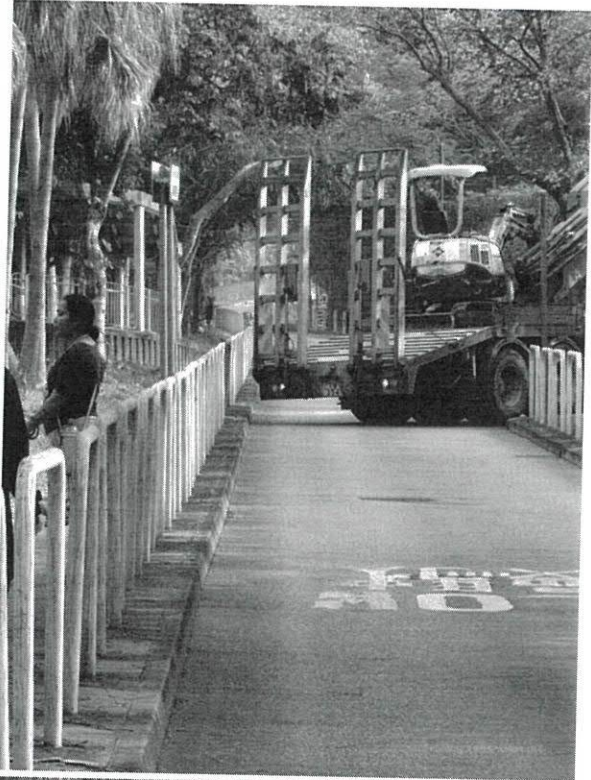
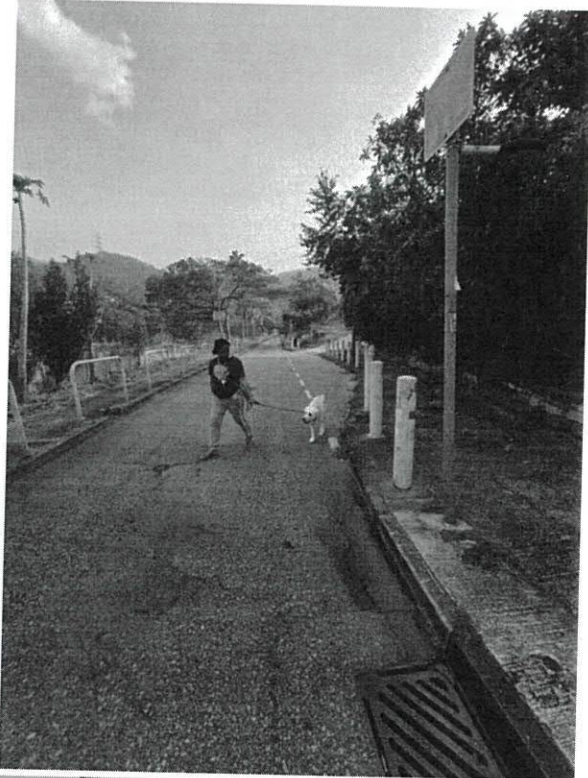
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

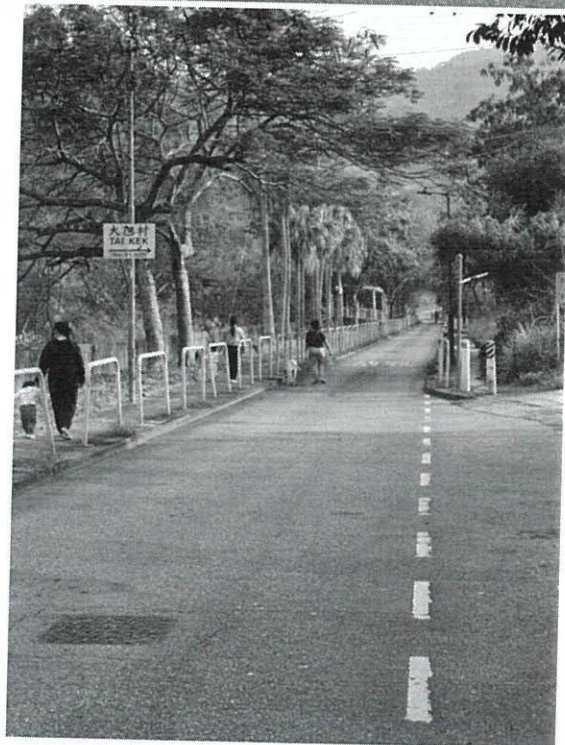
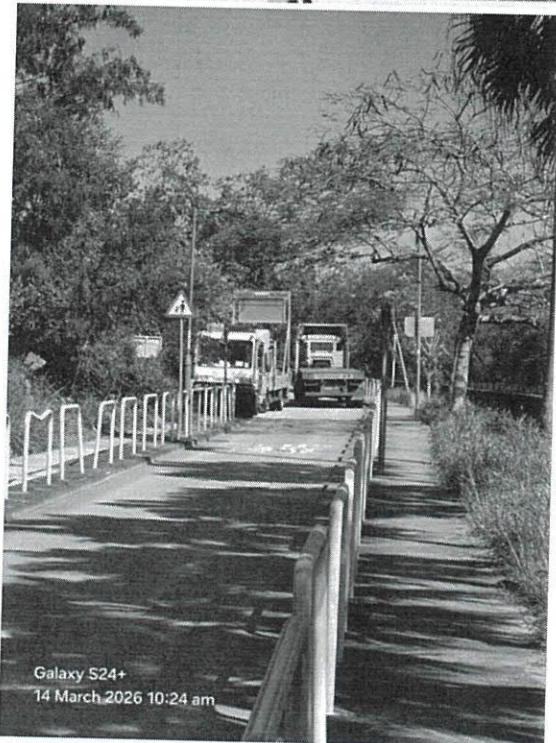
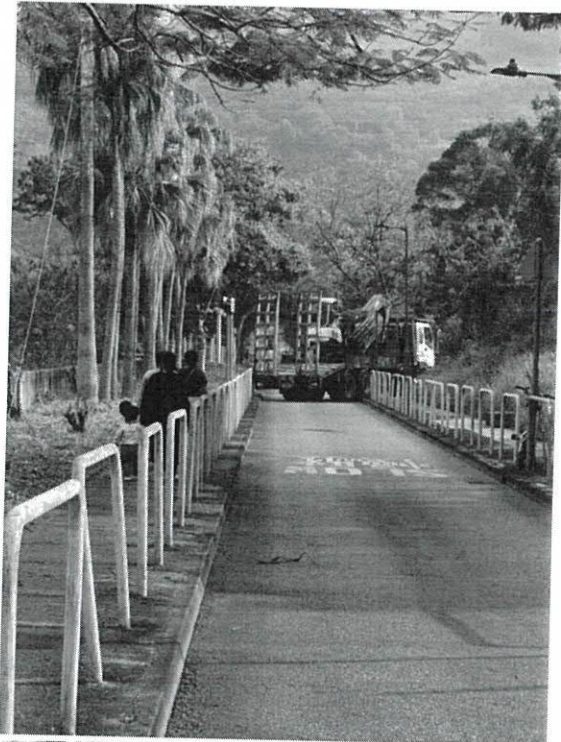
SIGNATURE :  _____ Date: 4-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

The Secretary
 Town Planning Board
 15/F, North Point Government Offices
 333 Java Road
 North Point, Hong Kong.



Date: 28/4/2026

Application No.: AYL-KTS/1125

Applicant: New Success International Investment Limited

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories
 Proposal: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years

Dear Sirs,

I wish to object to the above planning application for the following reasons:

1. The Proposal Contradicts the Planning Intention of the "Agriculture" Zone

The Applicant acknowledges in Paragraph 5 of their Planning Statement that the "AGR" zone is intended "primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes" and "to retain fallow arable land with good potential for rehabilitation for cultivation."

A warehouse with land filling and ancillary office is not an agricultural use. Approving this application would directly undermine the stated planning intention of the OZP No. S/YL-KTS/15.

2. Land Filling is Irreversible

The proposal includes "associated filling of land." Once land within an AGR zone is filled, compacted, and covered with hardstanding for warehouse operations, the soil profile is destroyed. Restoration to a condition suitable for cultivation is technically difficult and economically unfeasible. The "temporary" nature of the permission (3 years) is misleading, as the physical impact on the land is effectively permanent.

3. No Evidence that the Land is Unsuitable for Agriculture

The Applicant has provided no agricultural soil assessment or expert evidence demonstrating that this specific land cannot be used for productive farming. Kam Tin South remains one of the New Territories' few areas with active agricultural activity. Assuming the land is "fallow" does not justify its conversion to warehousing.

4. No Benefit to the Local Community

The Applicant has identified no benefit that this warehouse will bring to the local Kam Tin South community. The proposal does not include:

- Any job guarantee for local residents
- Any community facility, green space, or public amenity
- Any improvement to local roads or drainage serving village residents

A warehouse operation will generate noise, dust, and heavy goods vehicle movements while providing nothing in return to the people who live and farm in this area. This is a purely commercial venture that externalizes its costs onto the local community while privatizing all benefits to the Applicant.

5. If a Change of Land Use is Justified, It Should Be for Village Housing

The Applicant argues, by implication, that this agricultural land is no longer viable for farming and therefore should be put to another use. If the Board accepts that argument, then the logical and fair use of this land would be village housing for indigenous and non-indigenous village residents.

Kam Tin South faces an acute shortage of small-house sites. Converting agricultural land to warehouse use serves only external commercial interests. Converting it to genuine village housing would:

- Address a genuine local community need
- Align with Government policy to facilitate housing supply
- Provide direct benefit to Kam Tin residents

A warehouse serves no local housing need. If the land is to be taken out of agriculture, the replacement use must benefit the local community – not a single commercial applicant.

6. If This is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

7. Adverse Precedent for the AGR Zone

Granting this application would add to numerous similar applications on surrounding agricultural lots in D.D. 113. This would lead to the piecemeal erosion of the AGR zone, contrary to the Board's consistent practice of protecting agricultural land from non-agricultural temporary uses unless exceptional circumstances are demonstrated.

8. Traffic Impact on Kam Ho Road

The Site accesses via Kam Ho Road, a rural road not designed for significant goods vehicle traffic. A warehouse of approximately 6,197 m² will generate frequent heavy goods vehicle (HGV) movements, creating safety risks for village residents, pedestrians, cyclists, and existing agricultural vehicles. No Traffic Impact Assessment has been submitted by the Applicant.

9. No Demonstration of Genuine Need

The Applicant has not explained why this warehouse cannot be located on land zoned for industrial, storage, or open storage use elsewhere in Yuen Long (e.g., in the Ping Shan or Lau Fau Shan areas). Allowing warehousing on AGR land without proven need undermines the planning system.

Conclusion and Request

I respectfully request the Town Planning Board to REFUSE this application for the following reasons:

- It contradicts the AGR zoning intention
- Land filling is effectively permanent, not temporary
- There is no benefit to the local community
- If the land is to change use, it should be for village housing – not commercial warehousing
- The Applicant is being disingenuous in calling this temporary when it will never revert to agriculture

In the alternative, if the Board is minded to approve for any reason, I request:

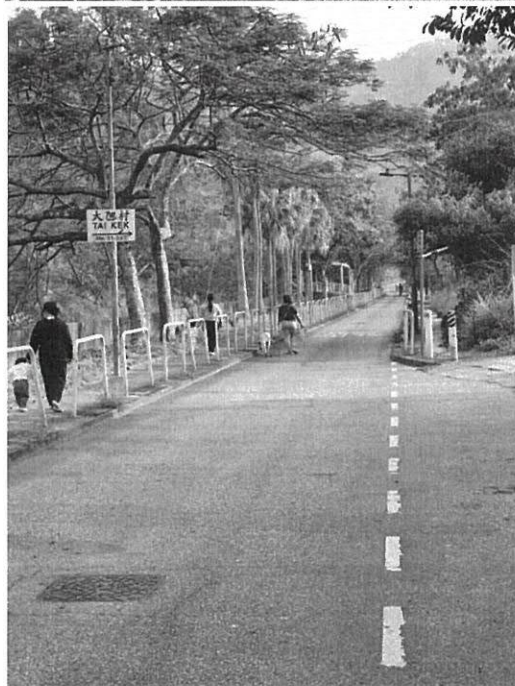
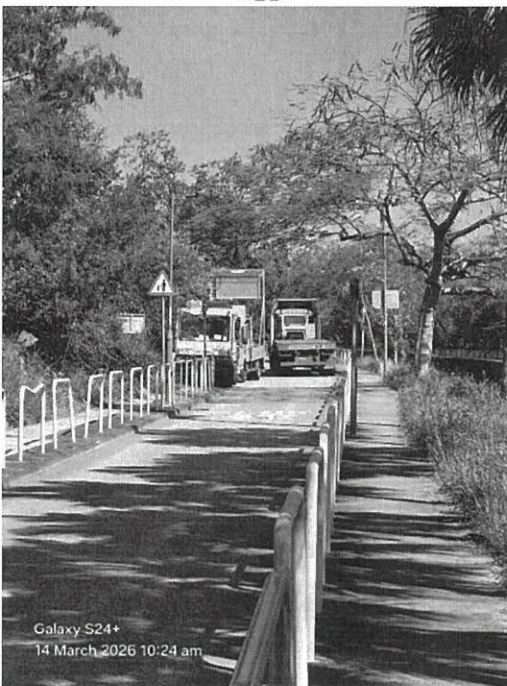
1. The application be treated as a permanent rezoning application with full public scrutiny
2. No land filling shall be permitted
3. A restoration bond of at least HK\$5 million be required to ensure the land is fully restored to agricultural use
4. A maximum daily HGV trip limit be imposed
5. The permission be granted for no more than 2 years with no renewal rights

Yours Sincerely

Steven Wright

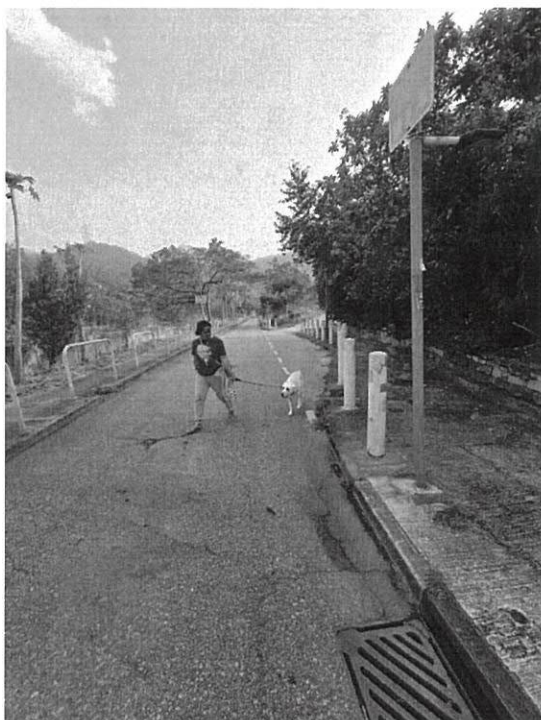


Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

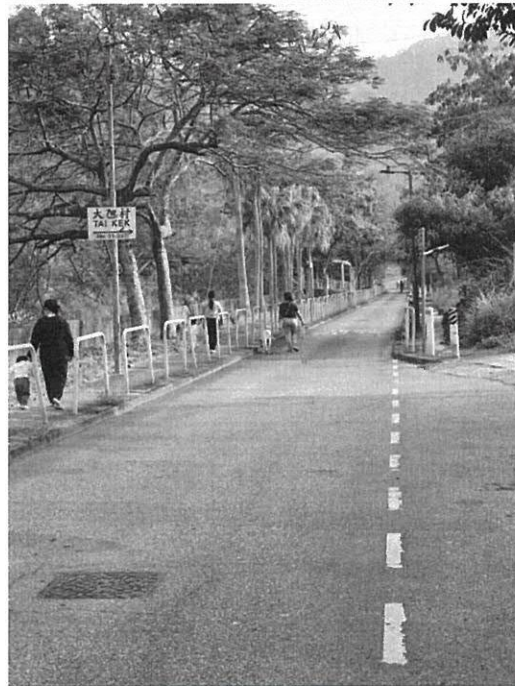
SIGNATURE :



Date:

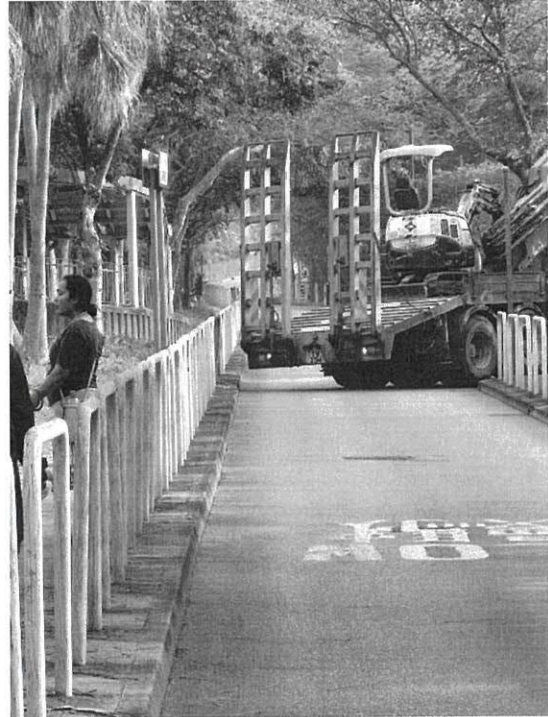
6-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

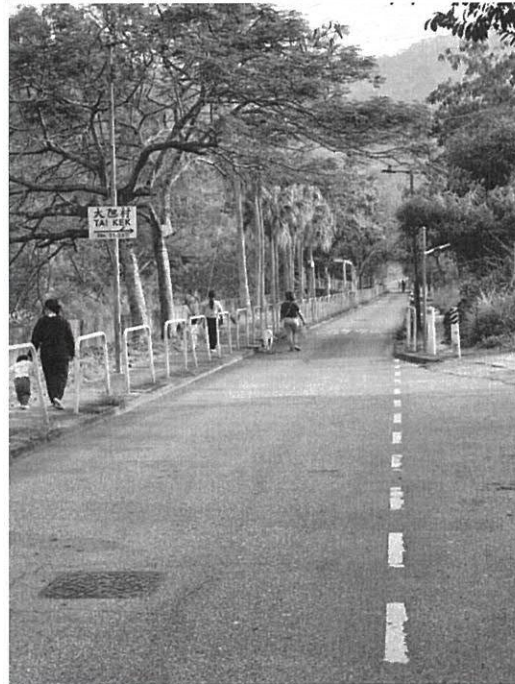
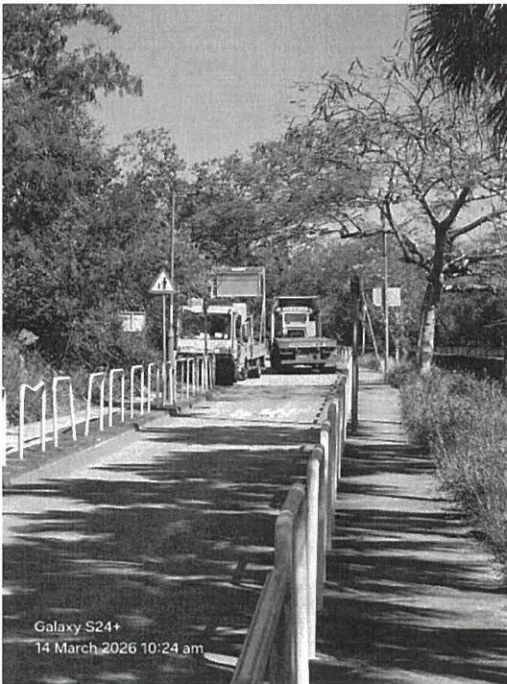
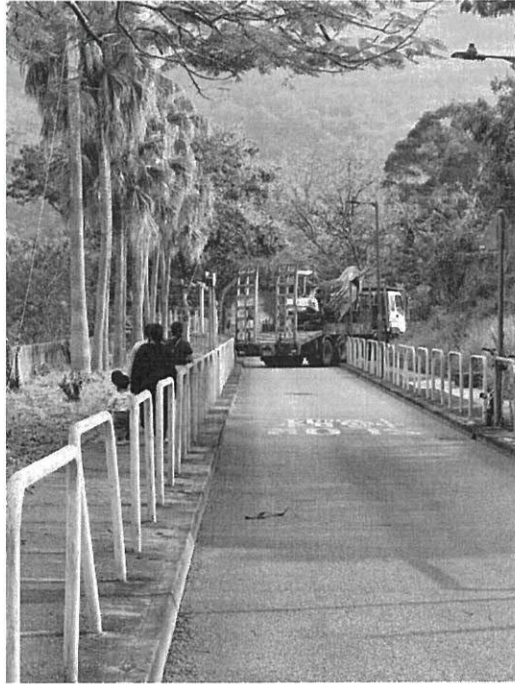
SIGNATURE :



Date:

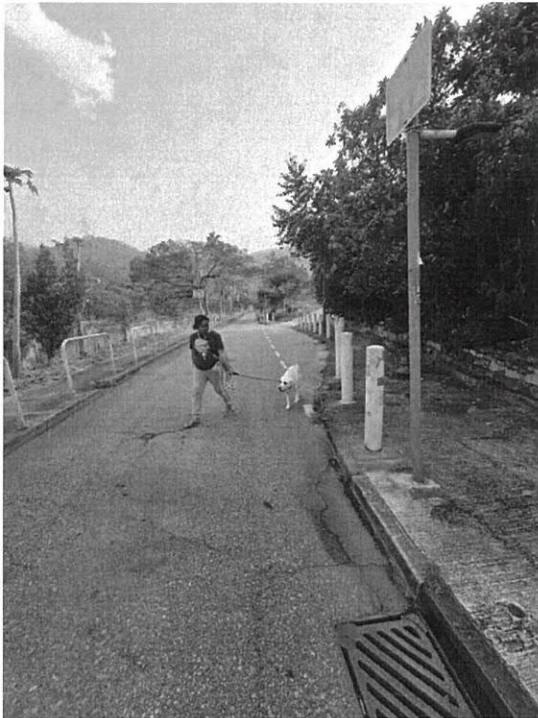
6-1-2016

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026



To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :

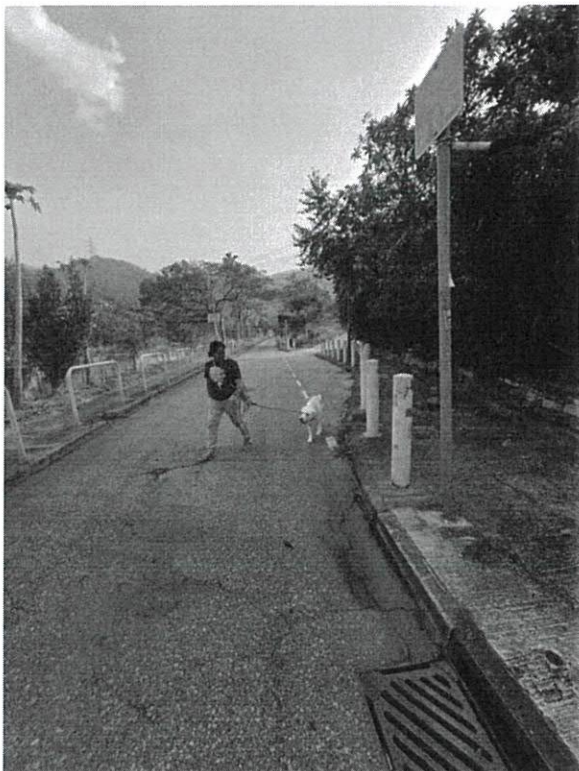


Date:

3/5/2026

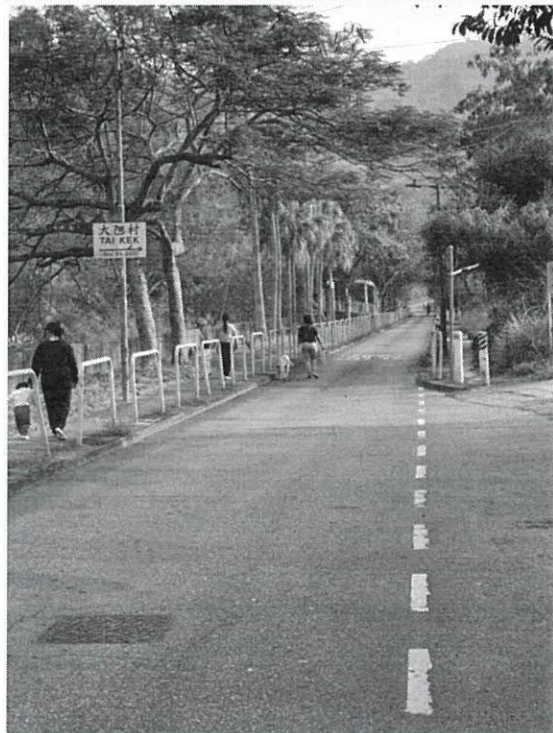
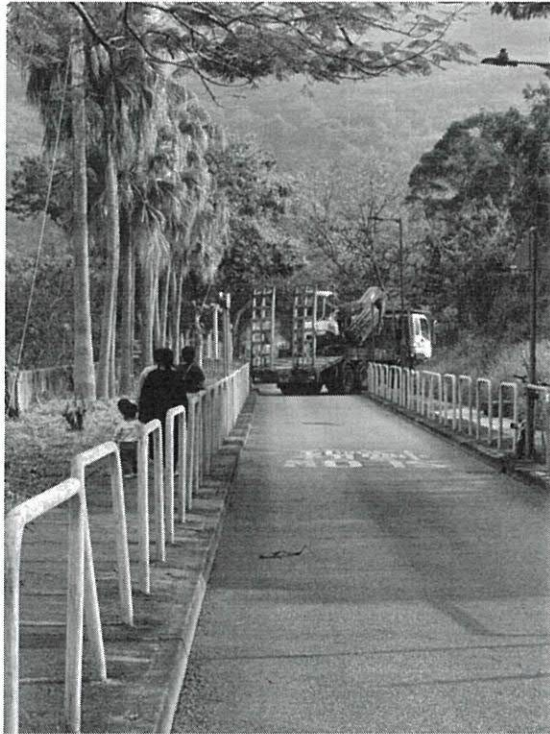


Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :



Date:

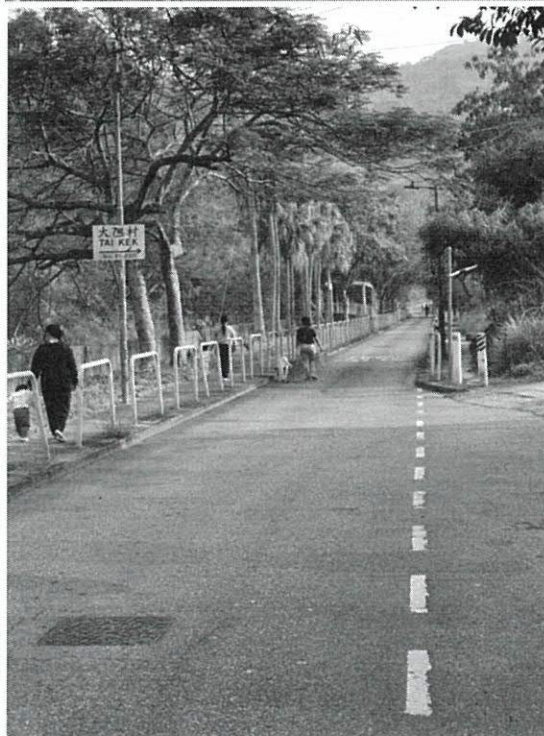
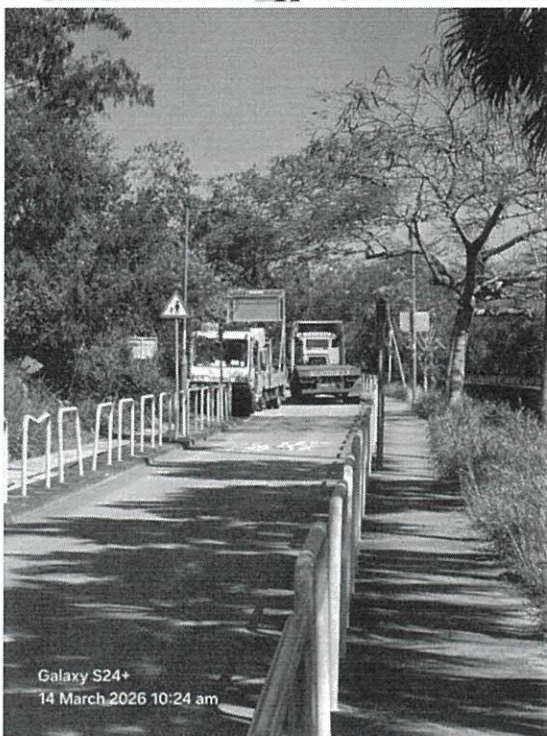
5 May 2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Eh.

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

•The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.

•Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

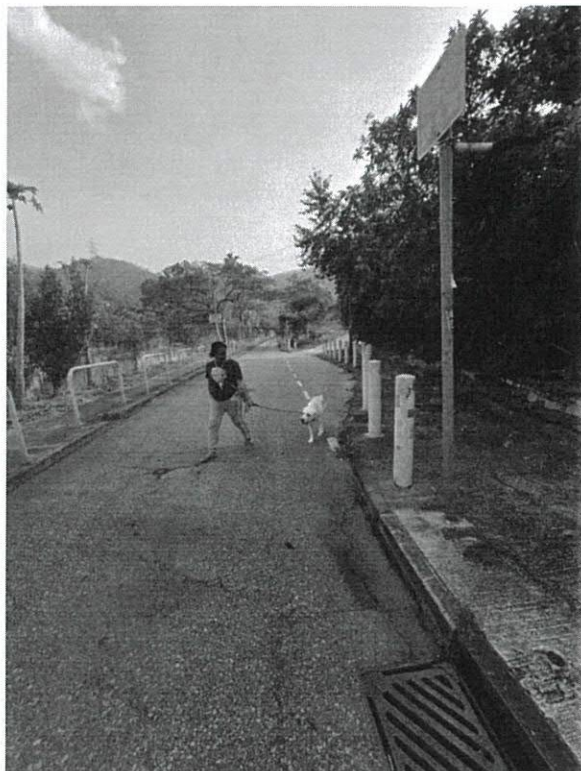
This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE: _____

Date: _____

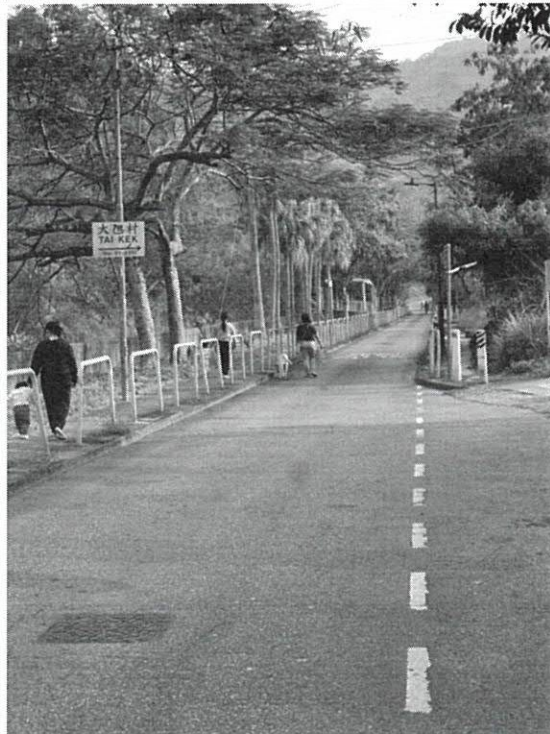
5 May. 26

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

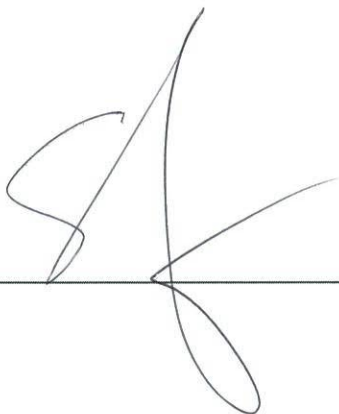
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

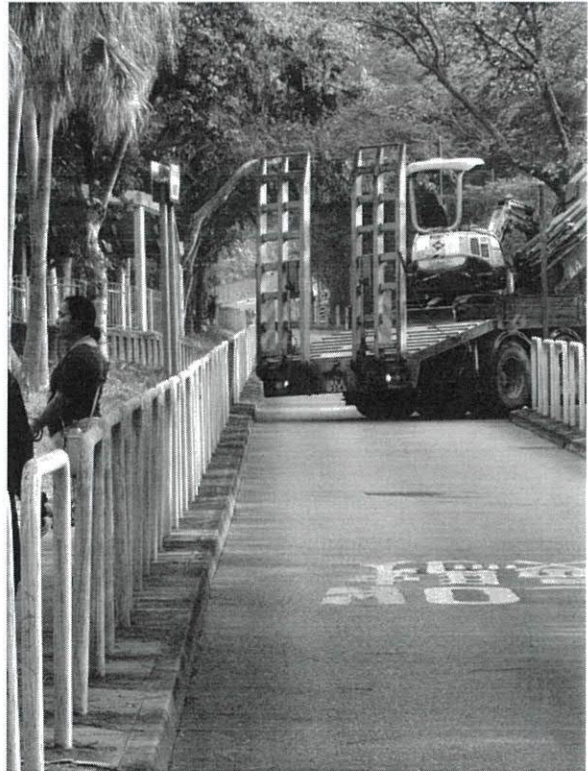
SIGNATURE :



Date:

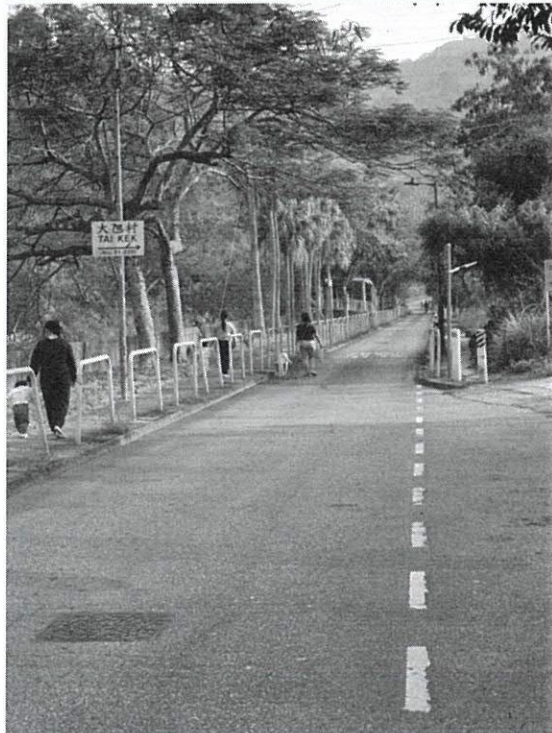
24/ May / 2020

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

37

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

•The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.

•Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

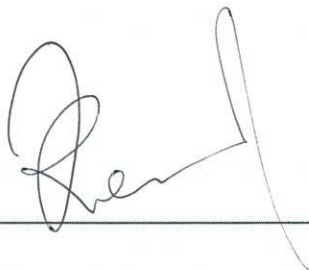
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

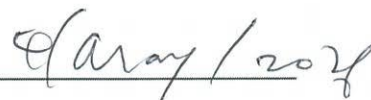
For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

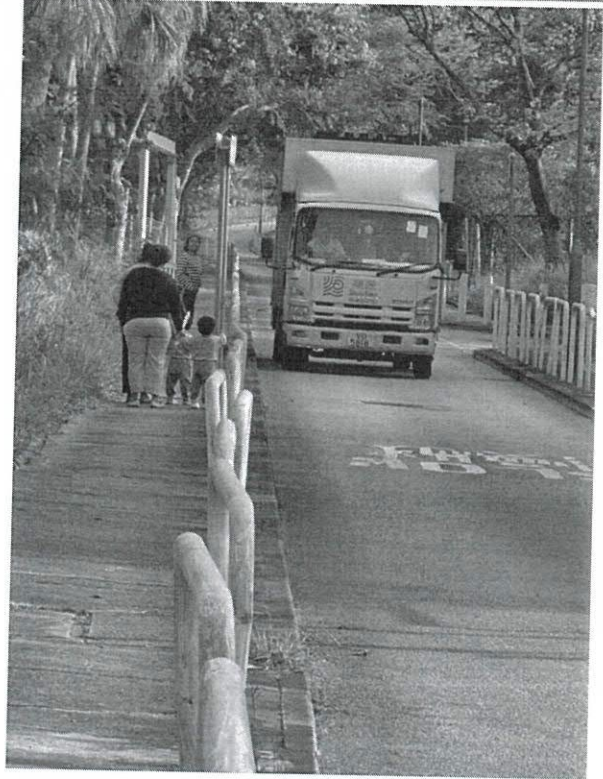
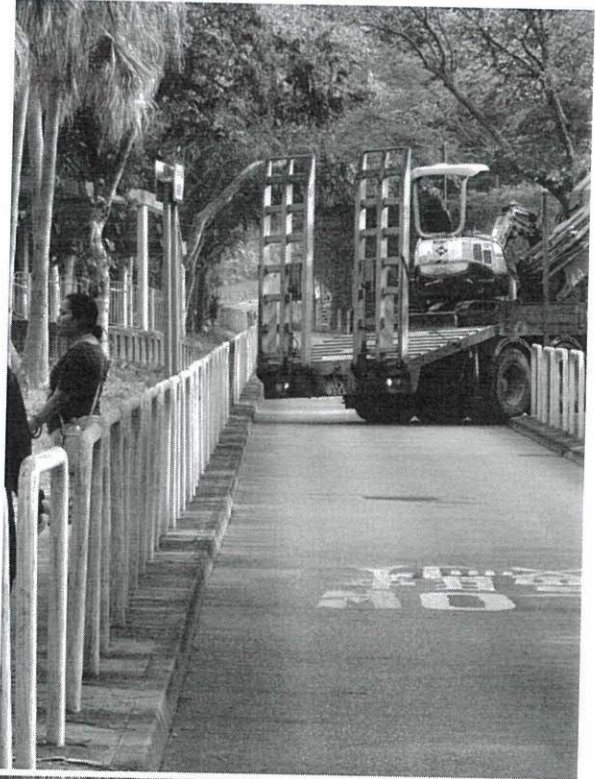
SIGNATURE :



Date:

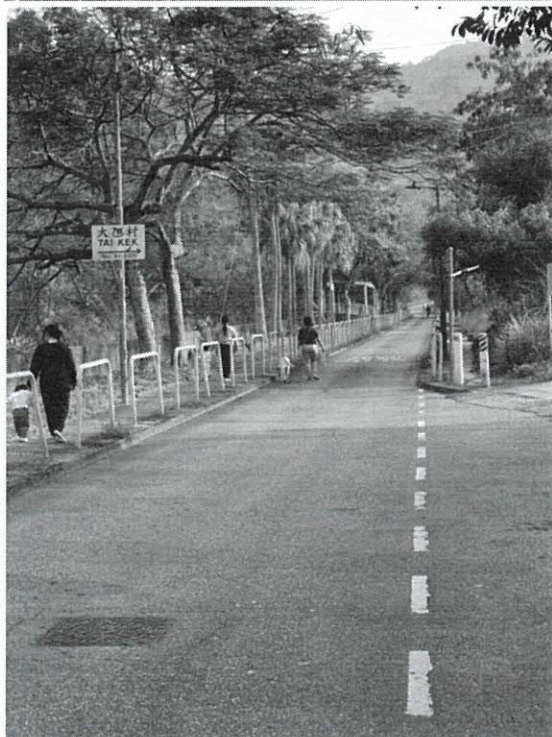
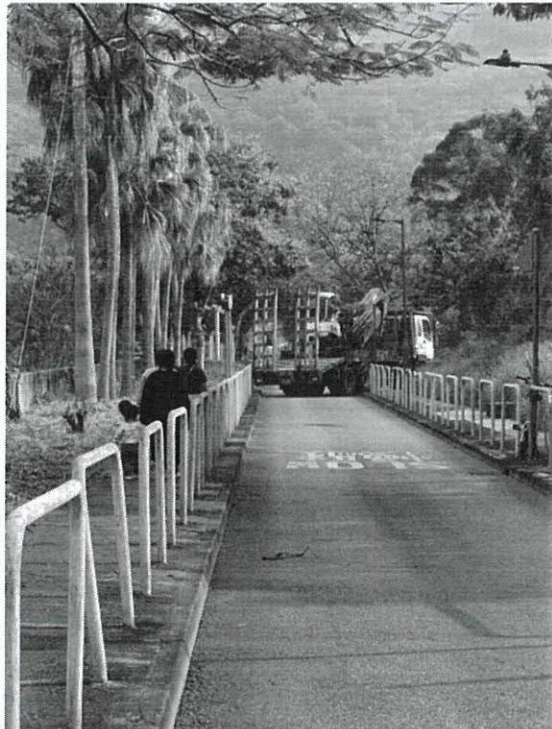


Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

38

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

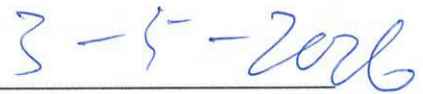
For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :



Date:

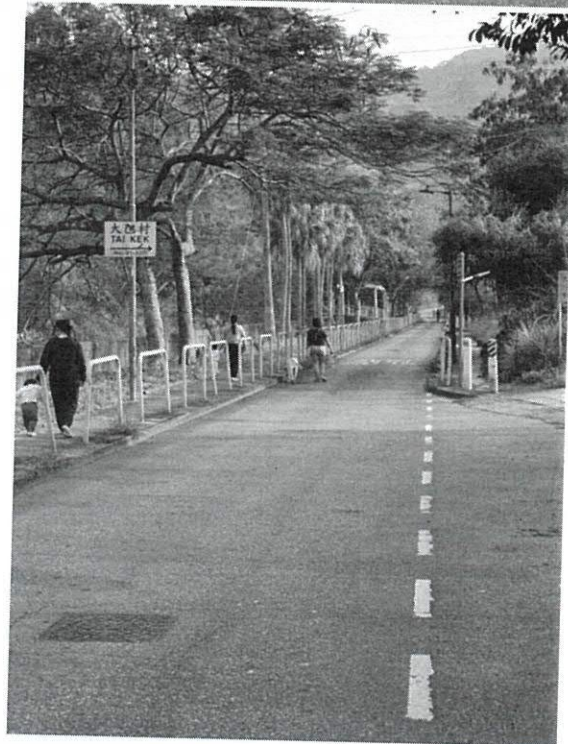
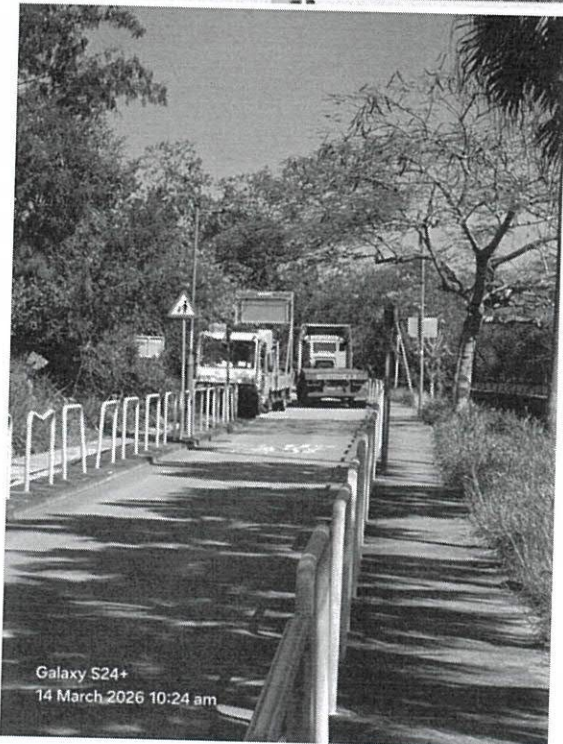
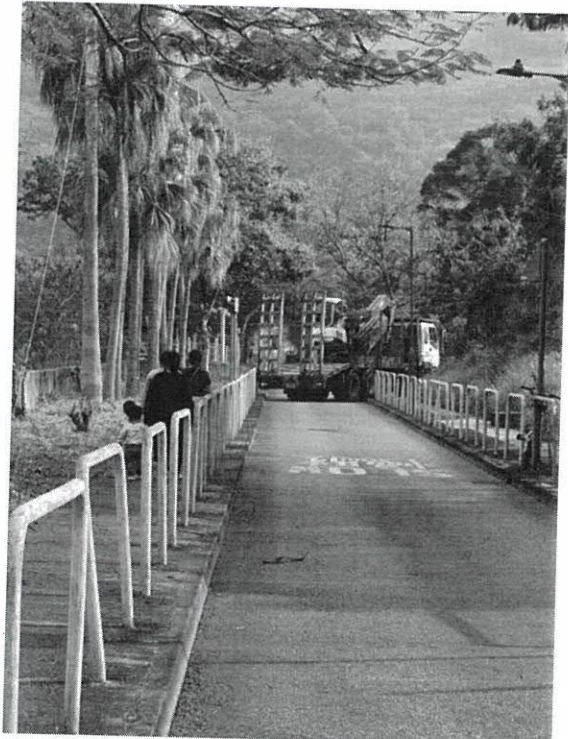


Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

•Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

•Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.


- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

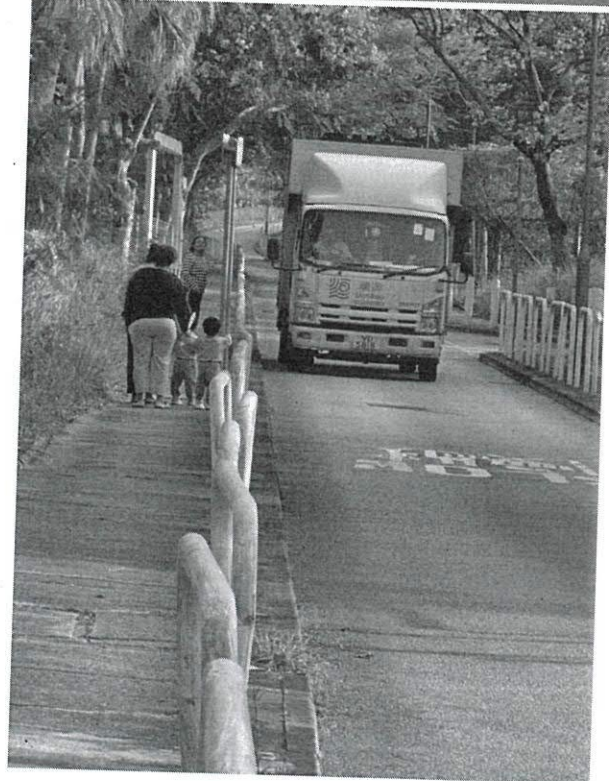
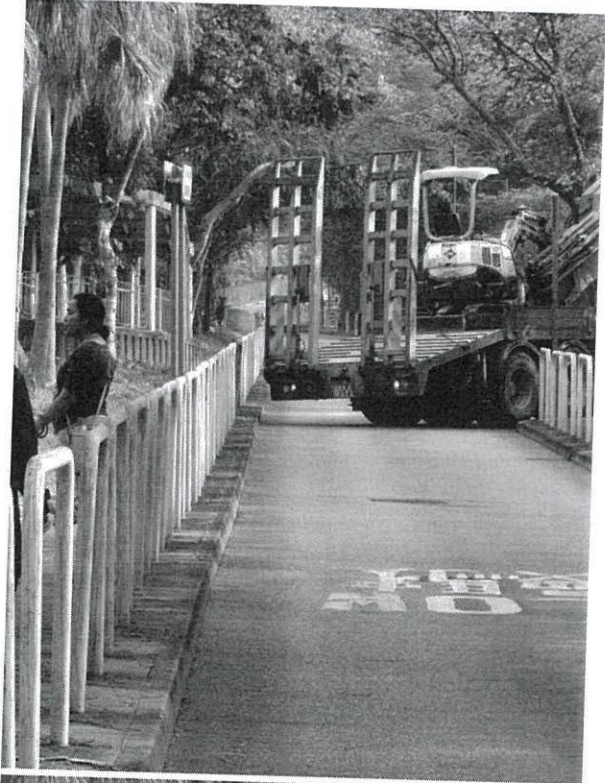
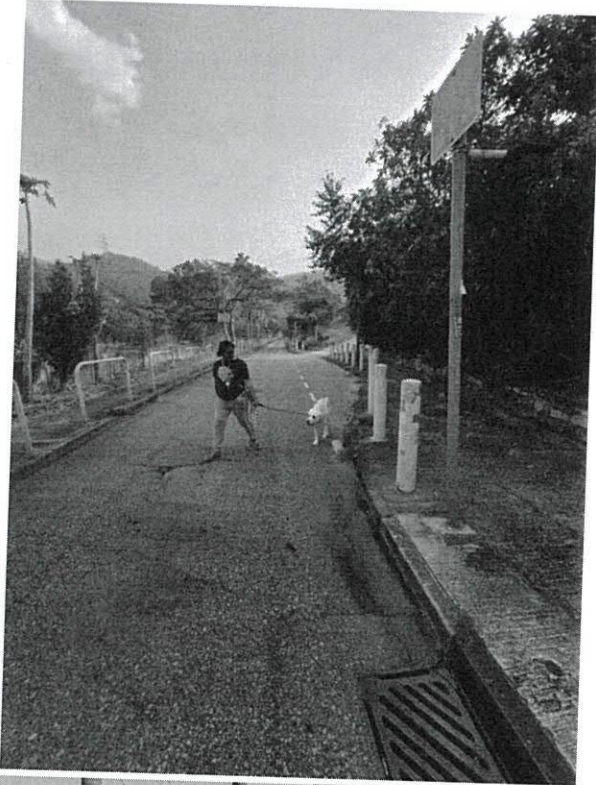
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE:  Date: 3/5/26

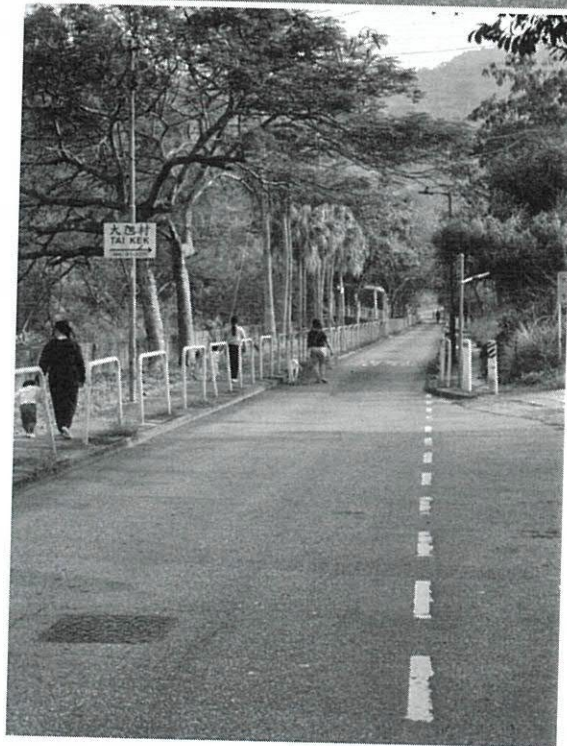
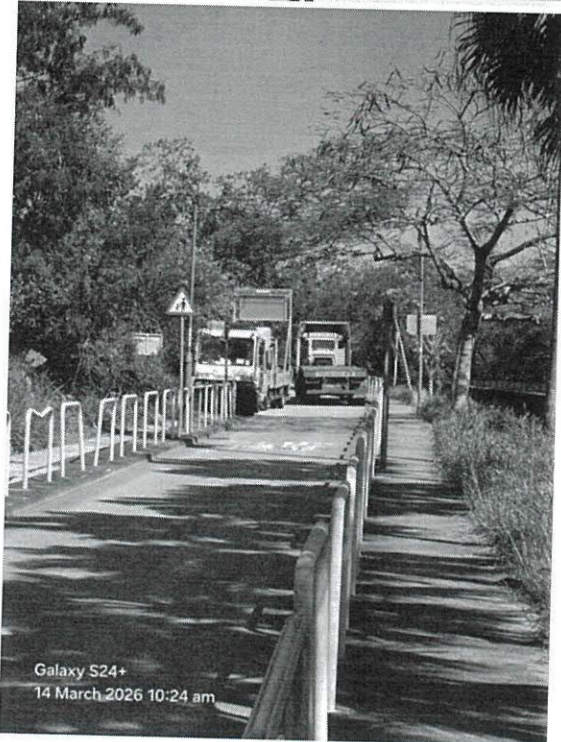
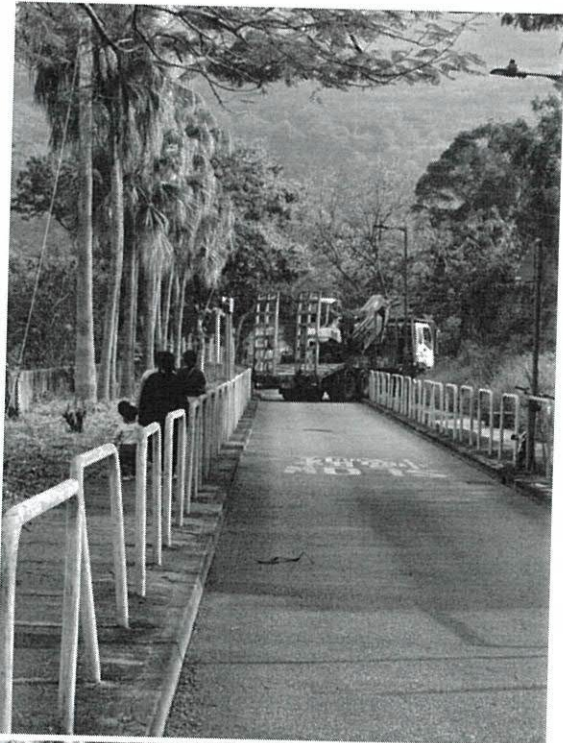
Application No.: A/YL-KTS/1125



Kam Ho Road

M. Wong

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

40

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE : _____



Date: _____

3-5-2026

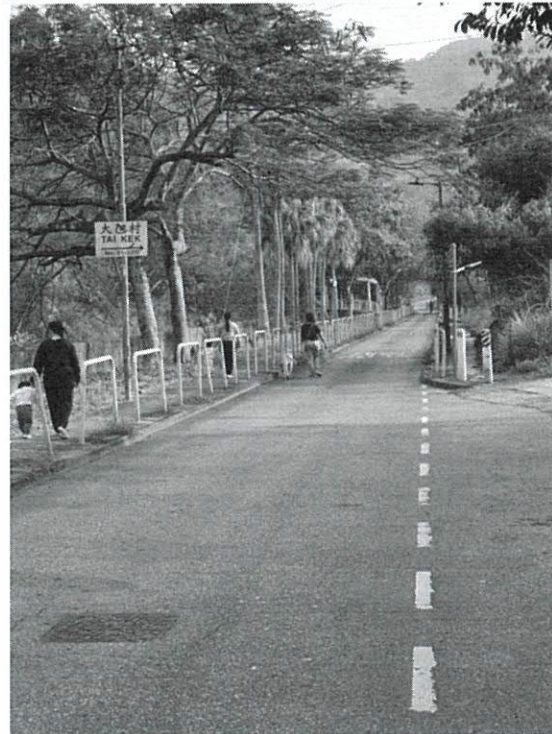
Application No.: A/YL-KTS/1125



Kam Ho Road

A blue handwritten signature or scribble.

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

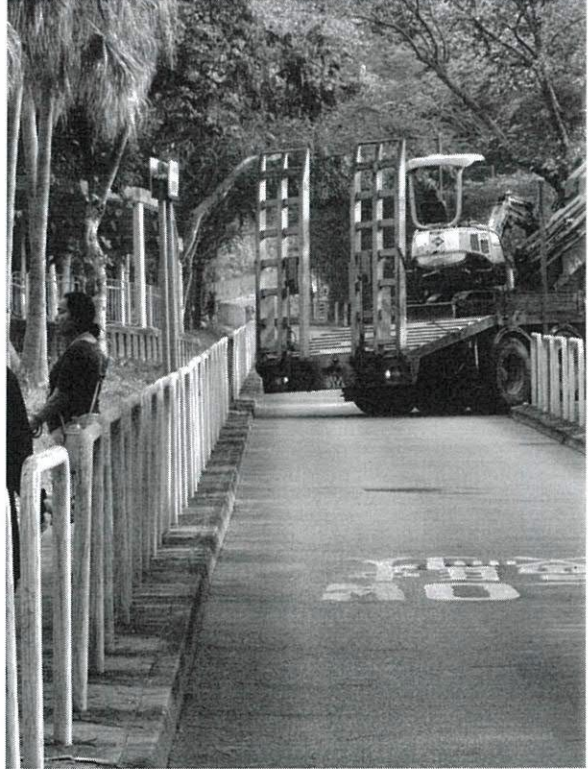
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

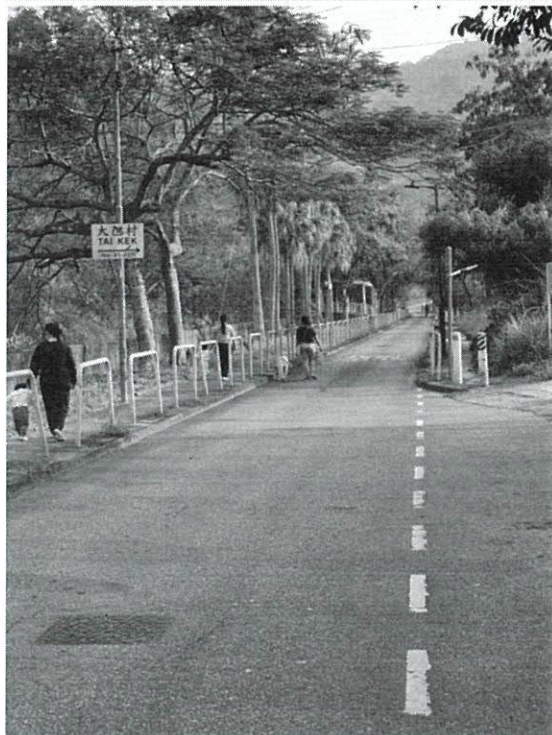
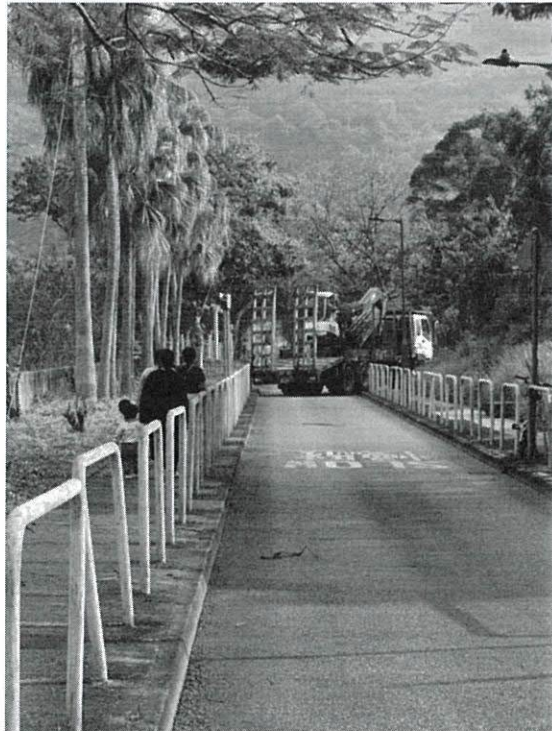
SIGNATURE : Neil Hwa Date: 03/05/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :

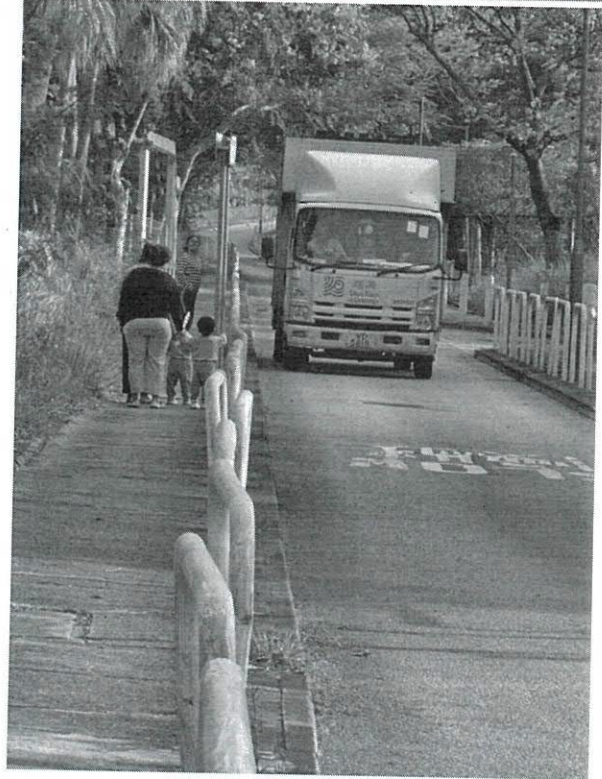
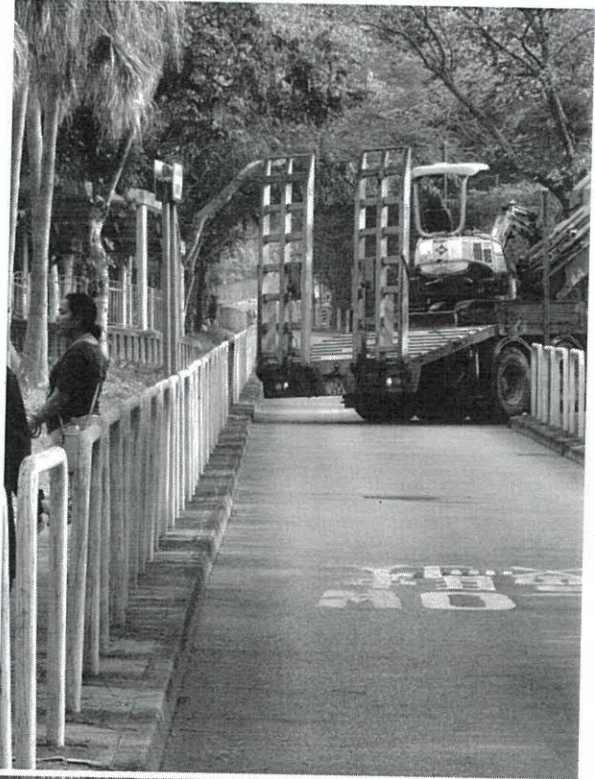


Date:

8/5/2026

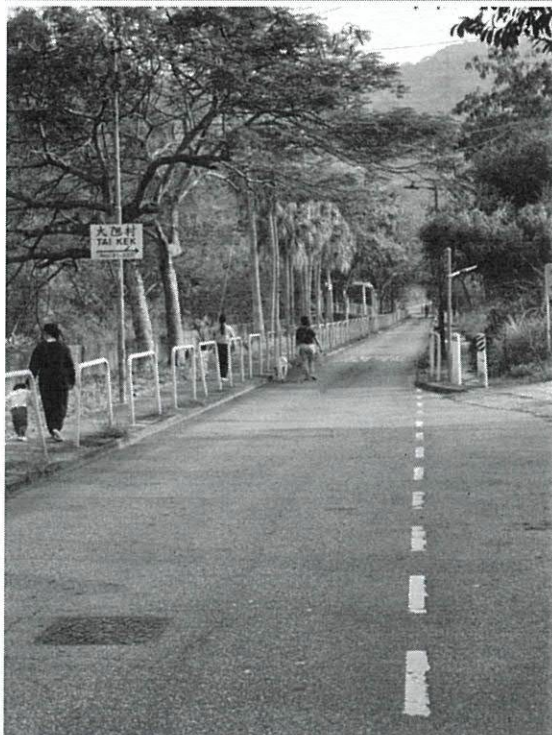


Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

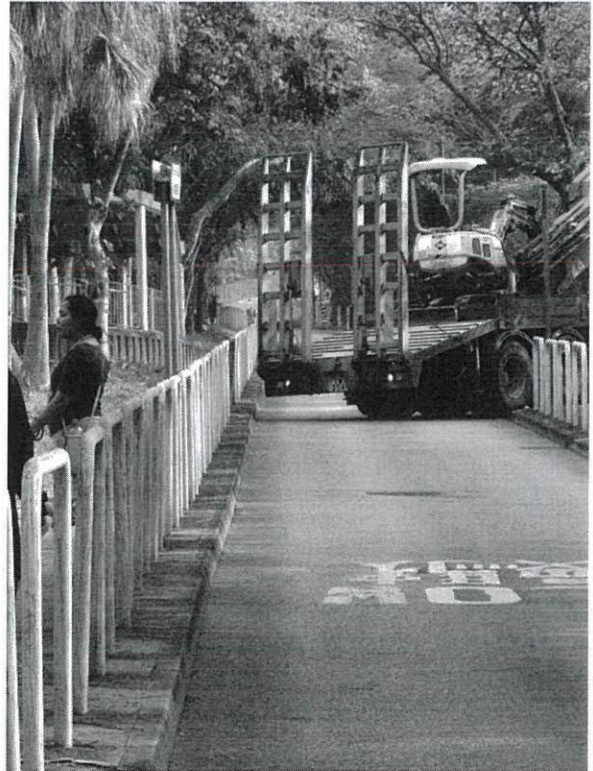
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE: WONG Loi Kiu Date: 3/5/2026

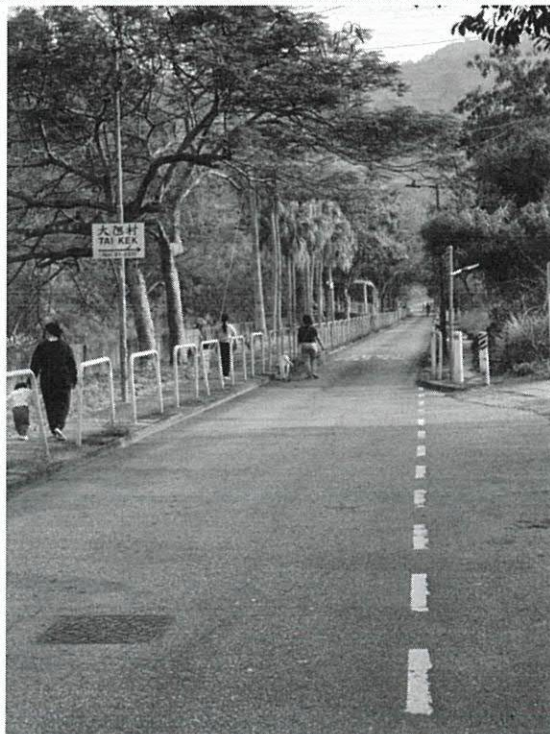
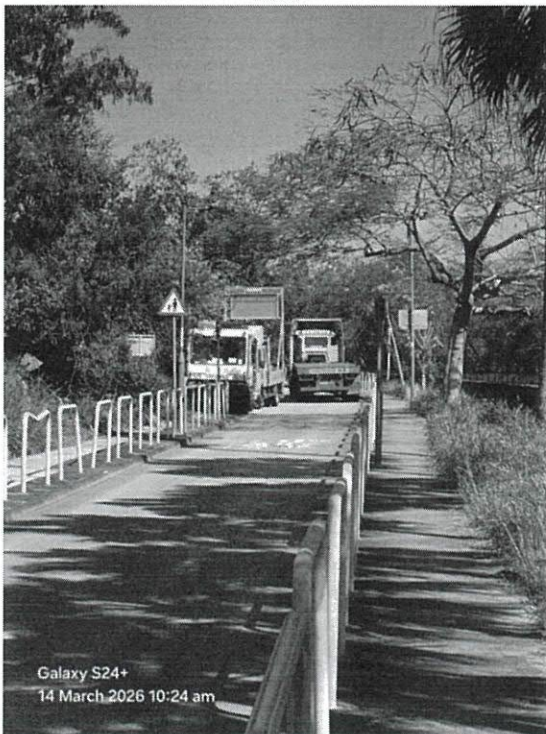
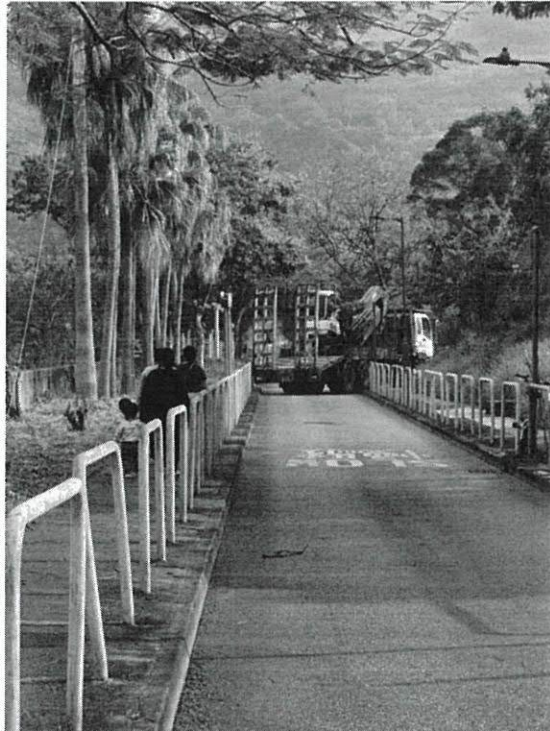
Application No.: A/YL-KTS/1125



Kam Ho Road

WONG LOI KIU

Application No.: A/YL-KTS/1125



Kam Ho Road

WONG LOK KIU

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

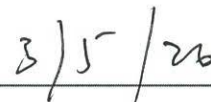
For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

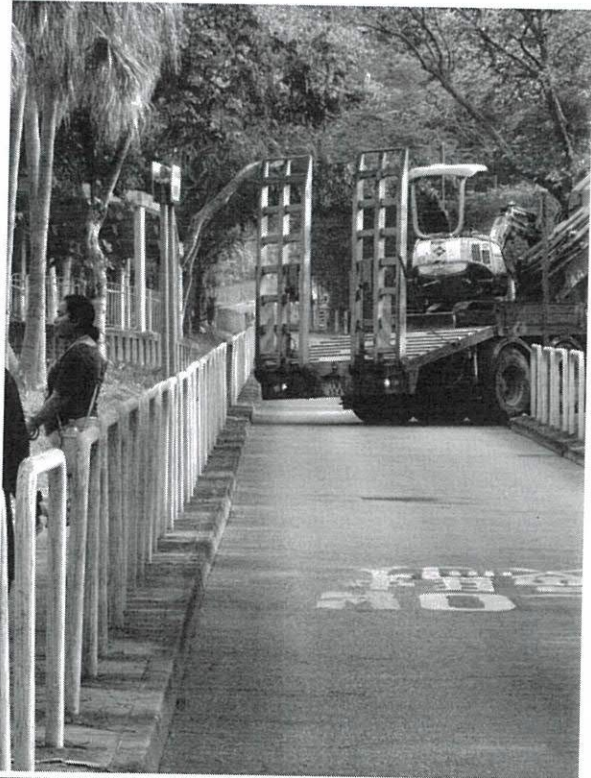
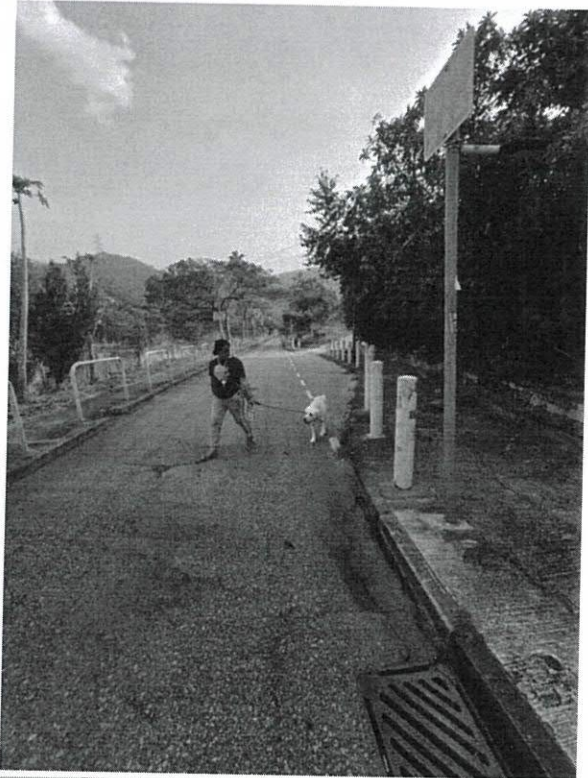
SIGNATURE :



Date:



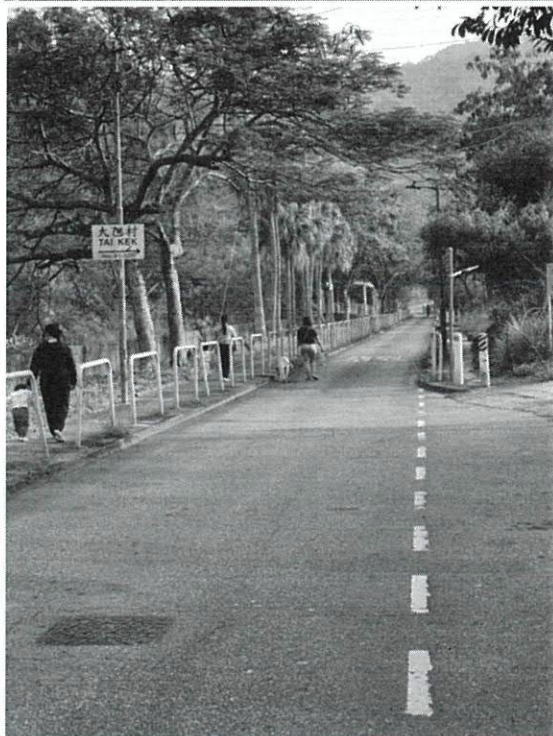
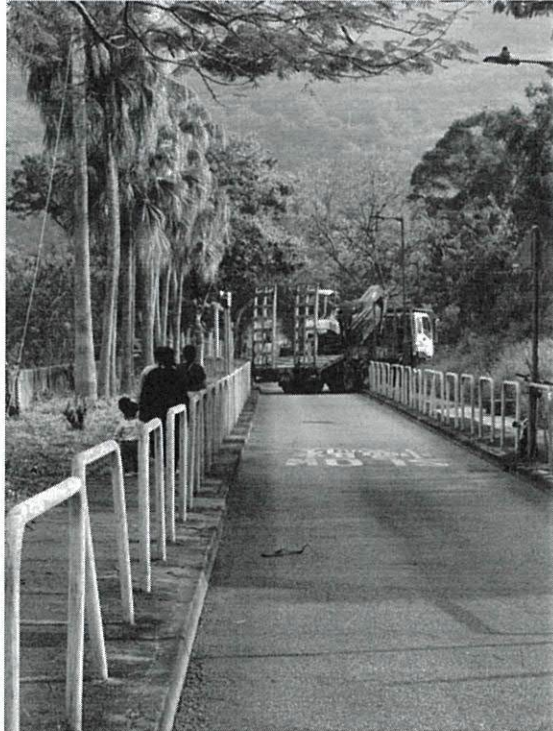
Application No.: A/YL-KTS/1125



Kam Ho Road

錦河路

Application No.: A/YL-KTS/1125



Kam Ho Road

李嘉漢

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

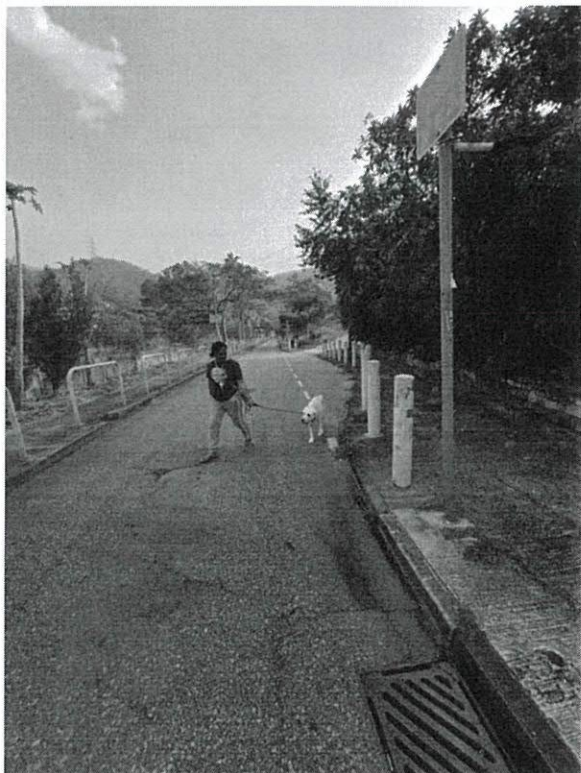
This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :



Date: 03 May 2026

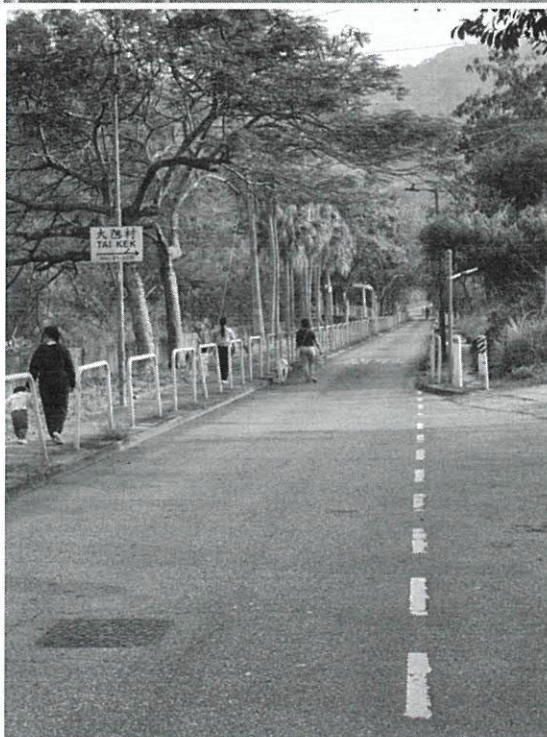
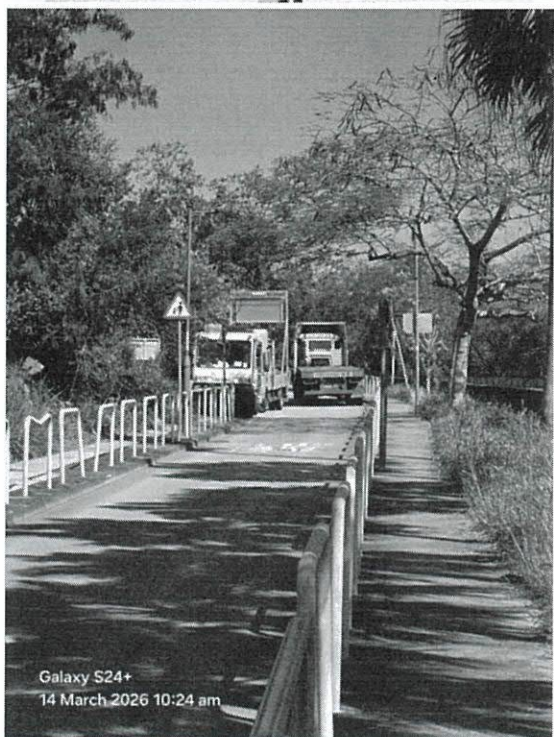
Application No.: A/YL-KTS/1125



Kam Ho Road

曾觀蓮

Application No.: A/YL-KTS/1125



Kam Ho Road

曾觀蓮

Delivered by Hand.

Date: 01/05/2026

46

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

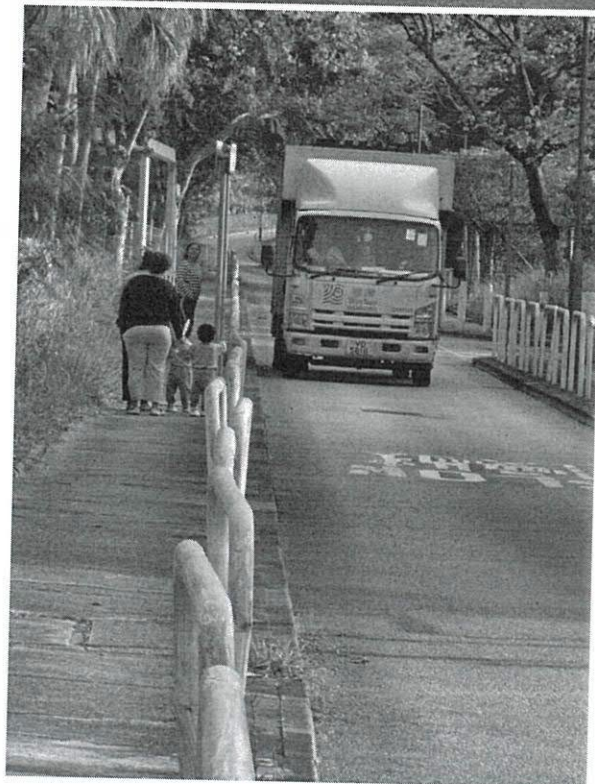
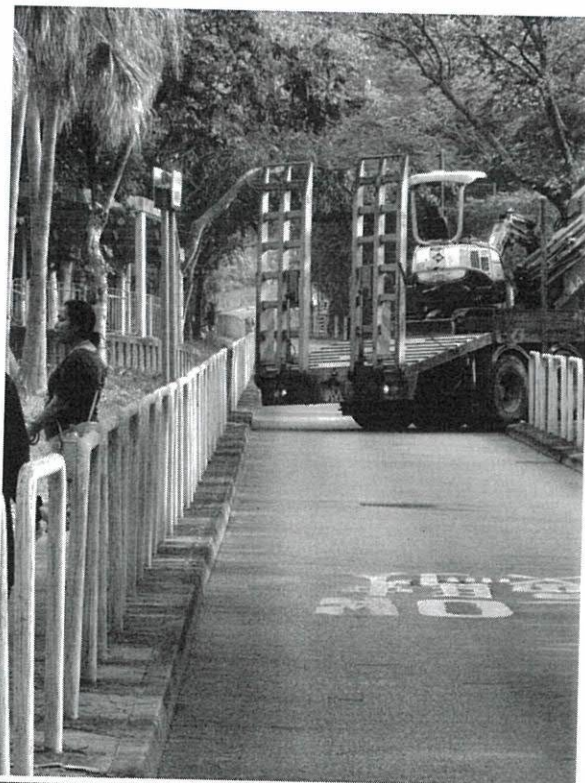
SIGNATURE : _____



Date: _____

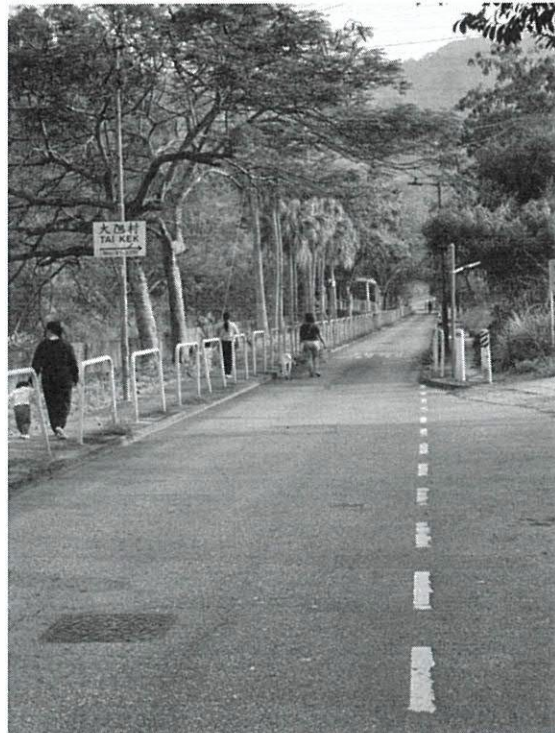
3/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

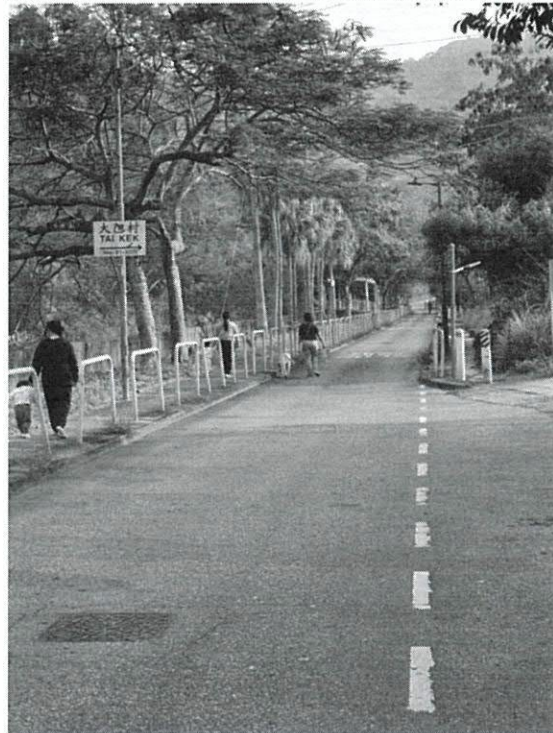
SIGNATURE :  Date: 3.5.2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

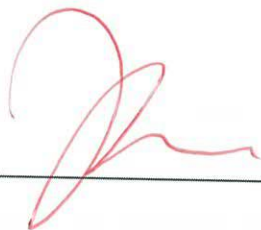
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

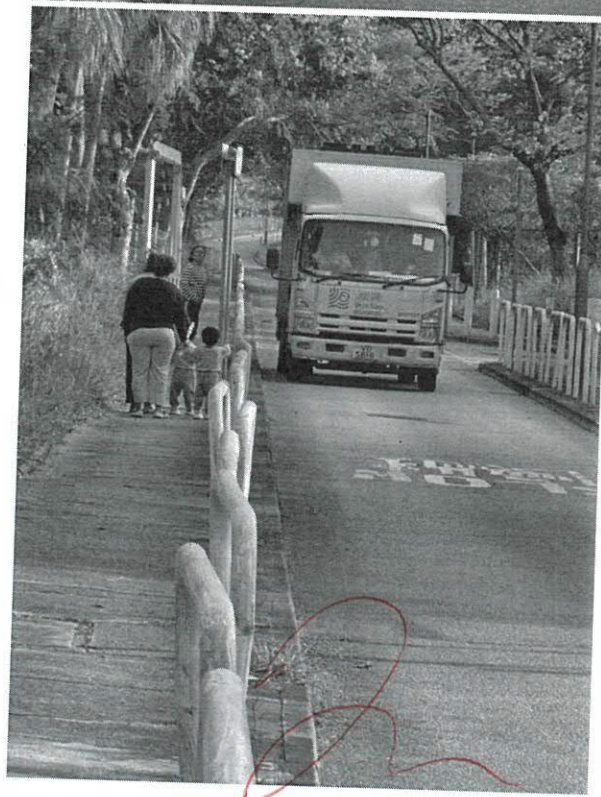
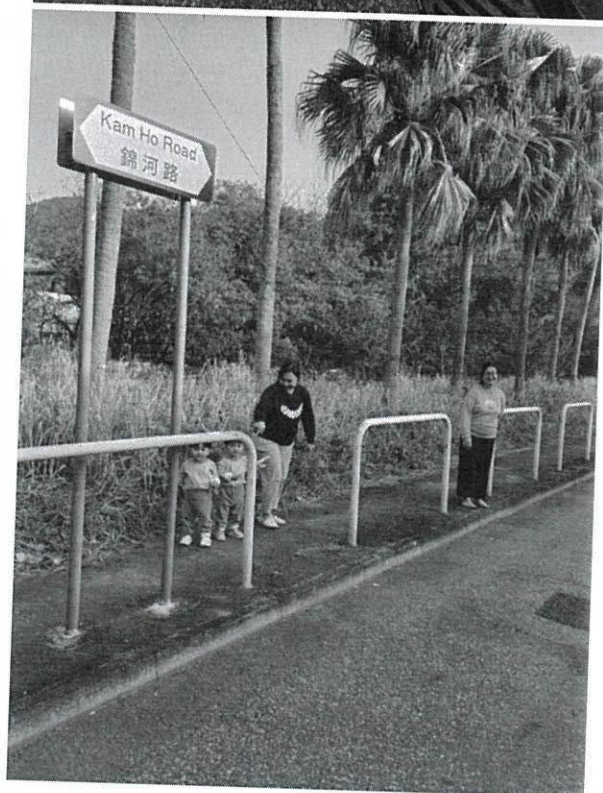
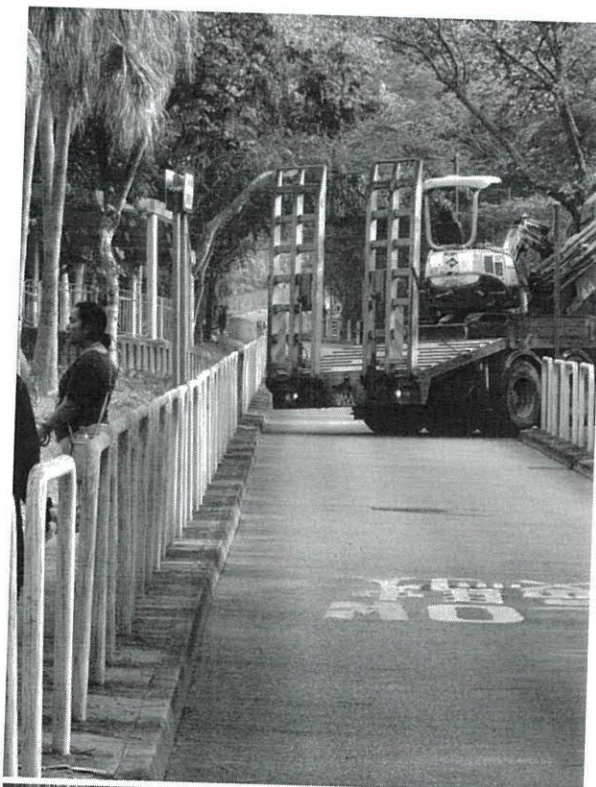
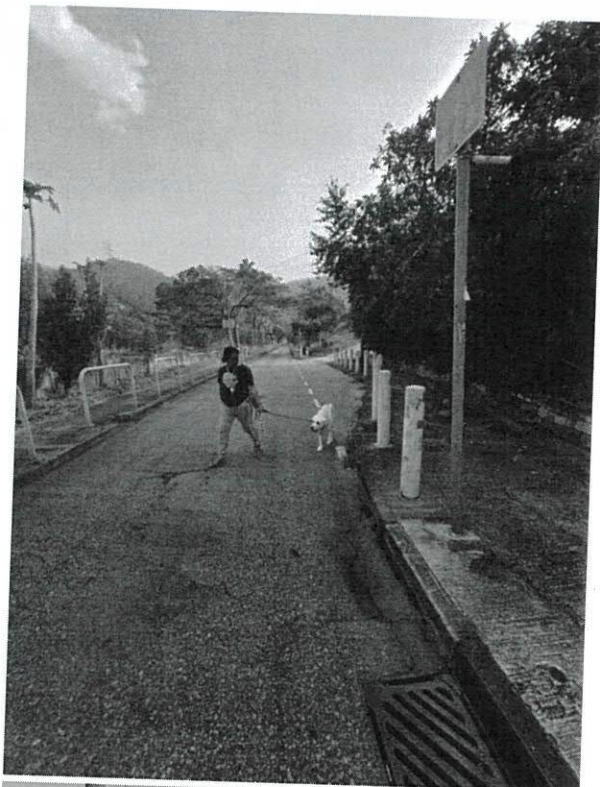
SIGNATURE : _____



Date: _____

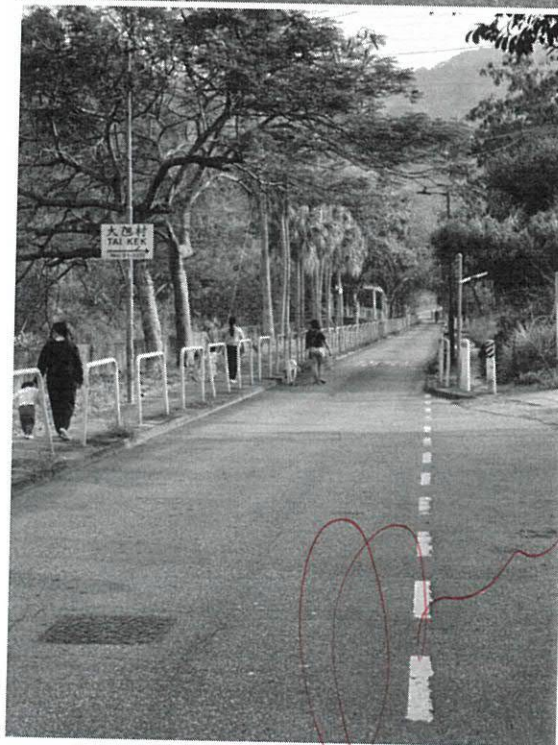
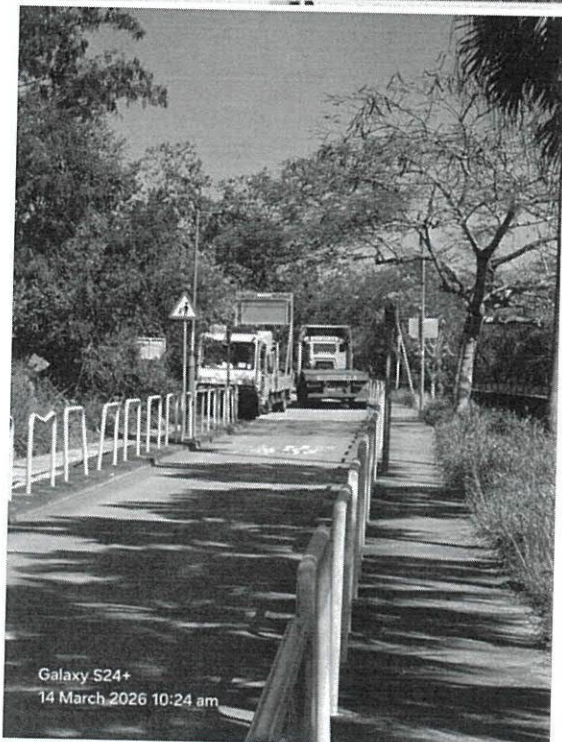
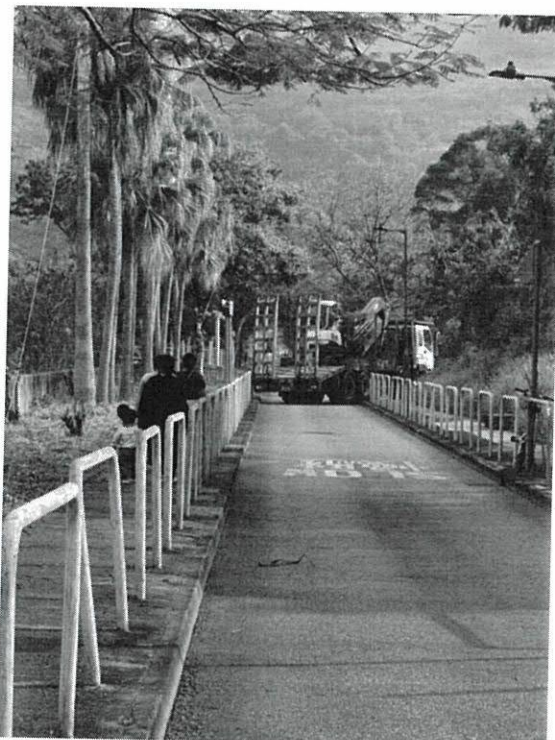
3.5.2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

•Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

•Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

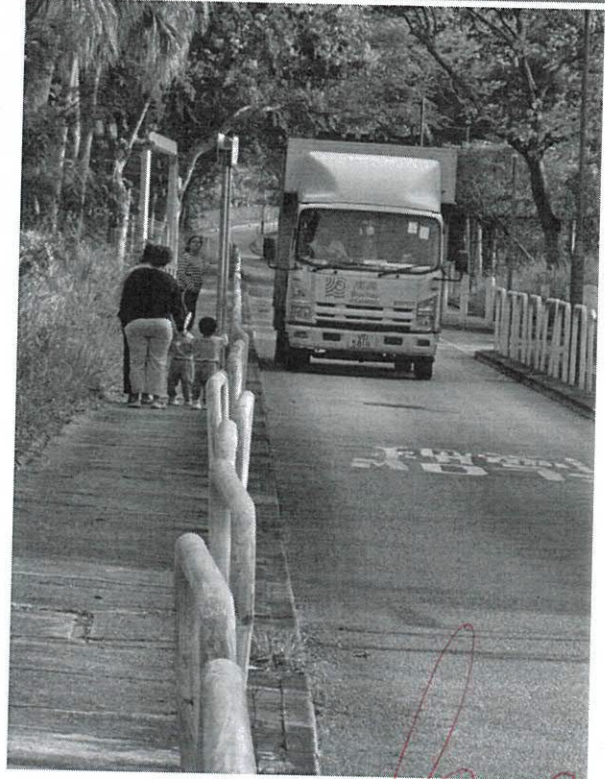
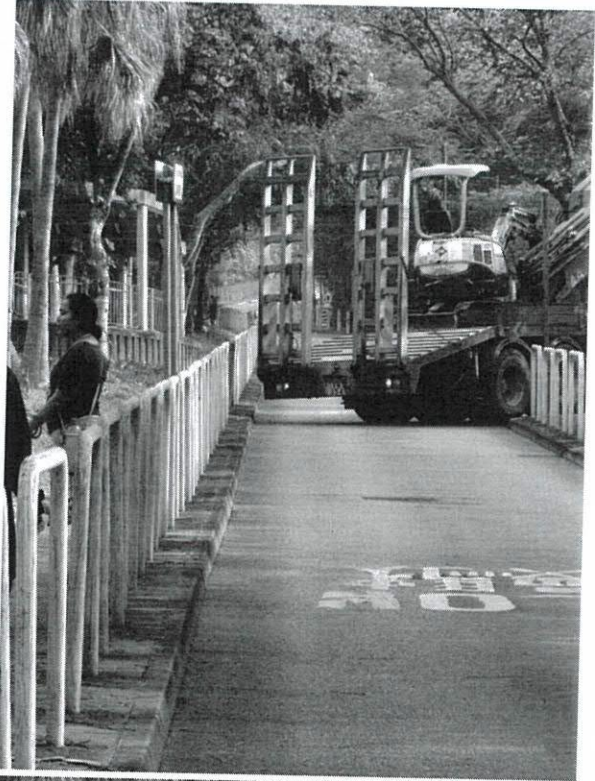
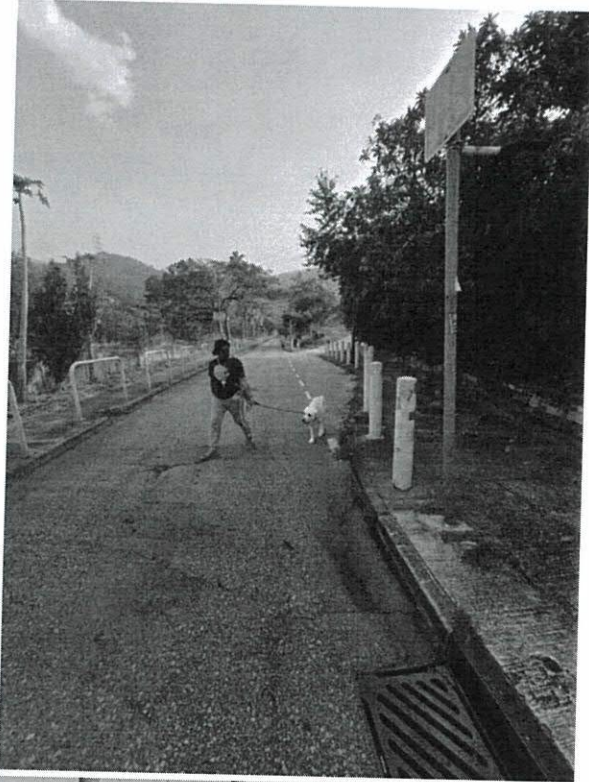
SIGNATURE : _____



Date: _____

3-5-2026

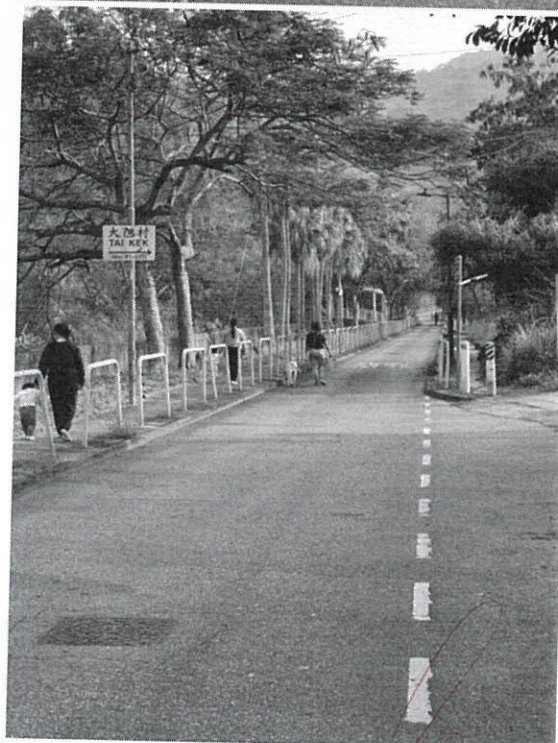
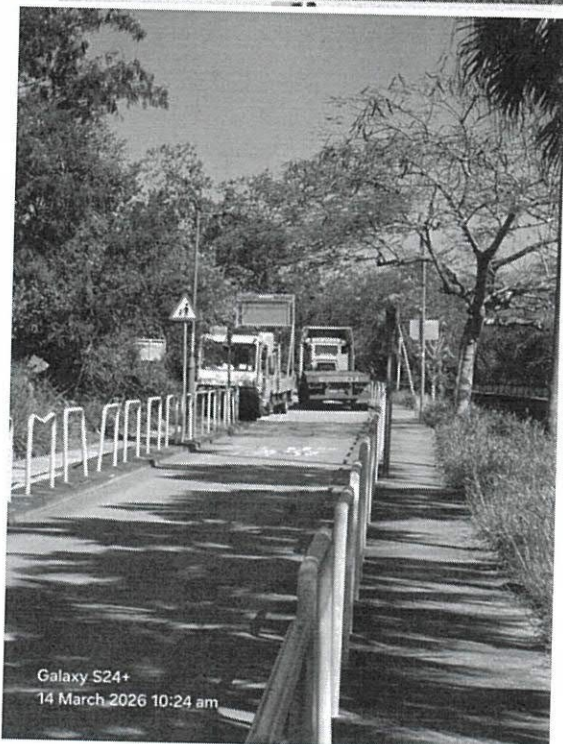
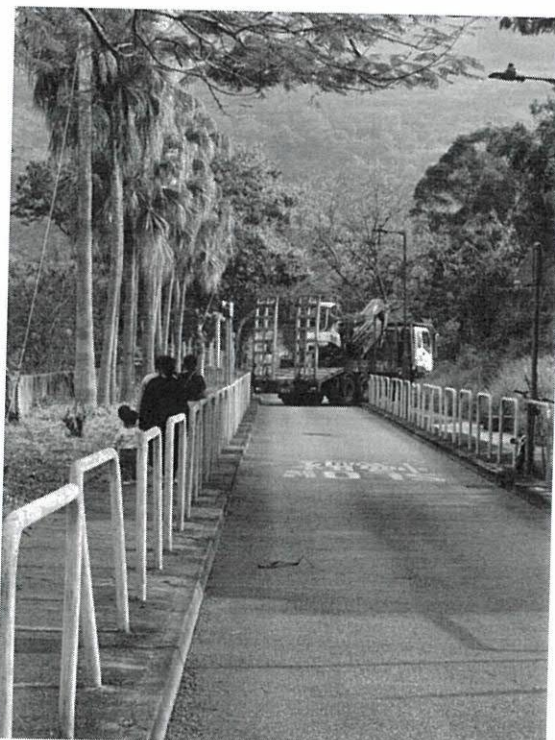
Application No.: A/YL-KTS/1125



Kam Ho Road

A red handwritten signature or mark, possibly a name, located at the bottom right of the page.

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

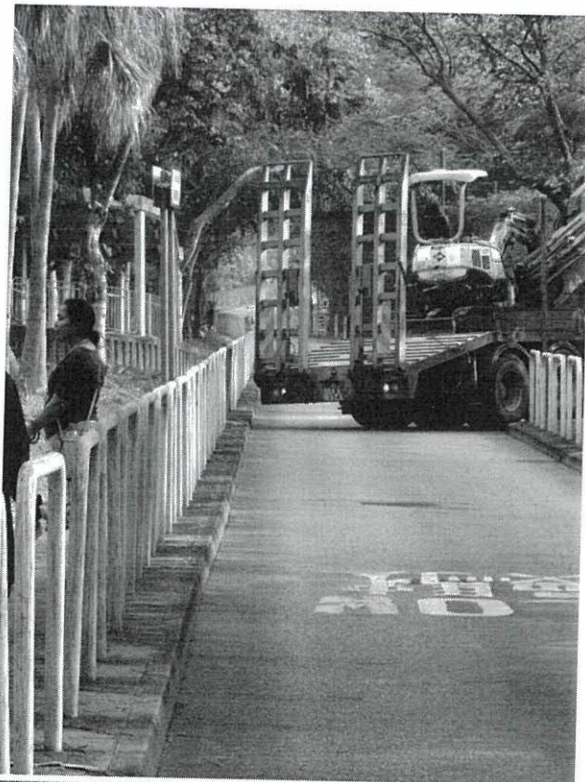
SIGNATURE :



Date:

3 May 2026

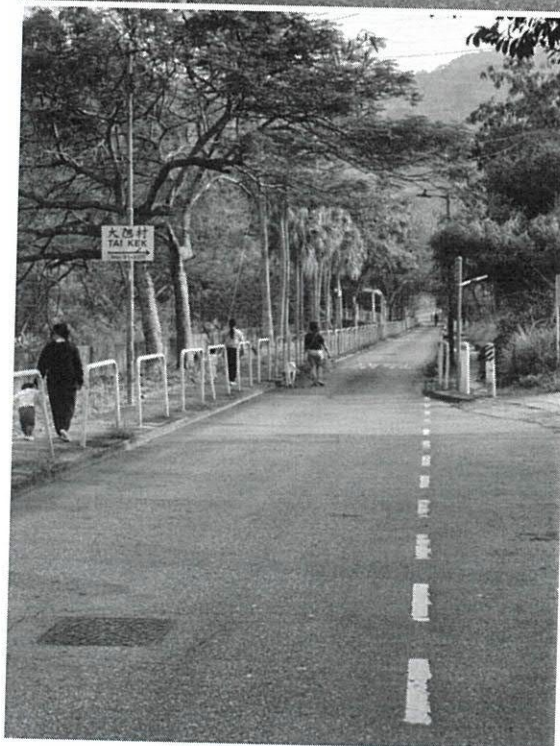
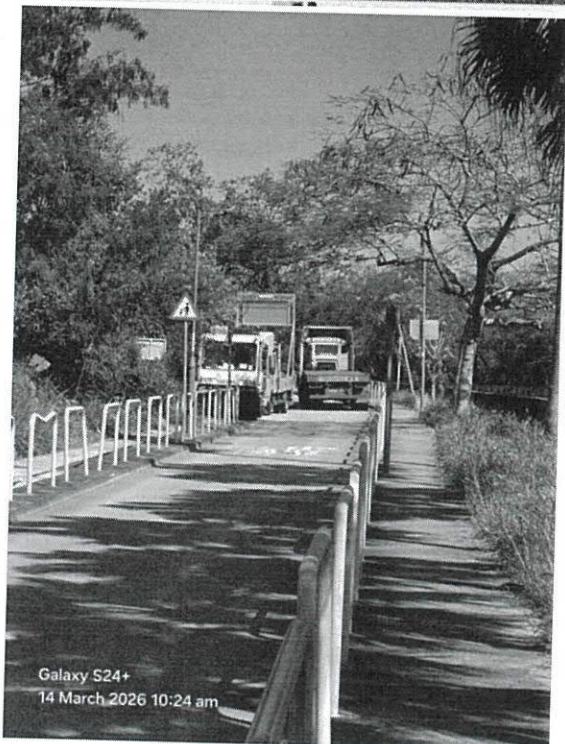
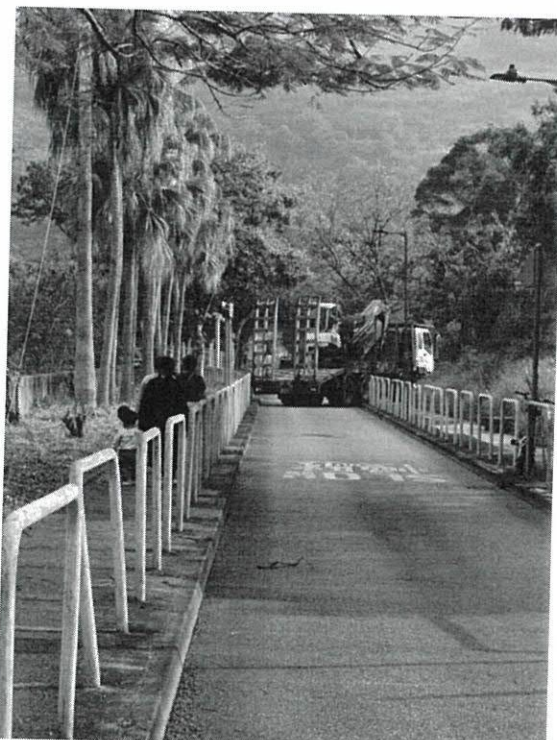
Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in black ink, appearing to be 'K. A.' or similar, located at the bottom right of the page.

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

51

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

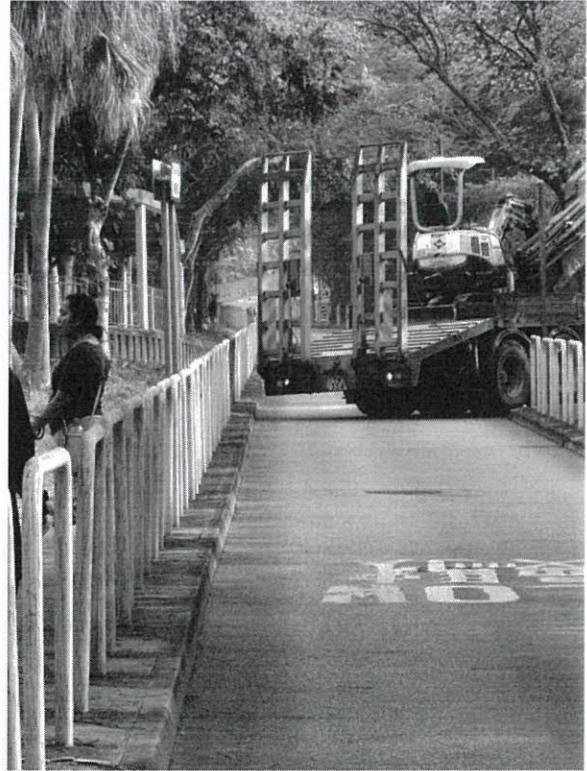
SIGNATURE :



Date:

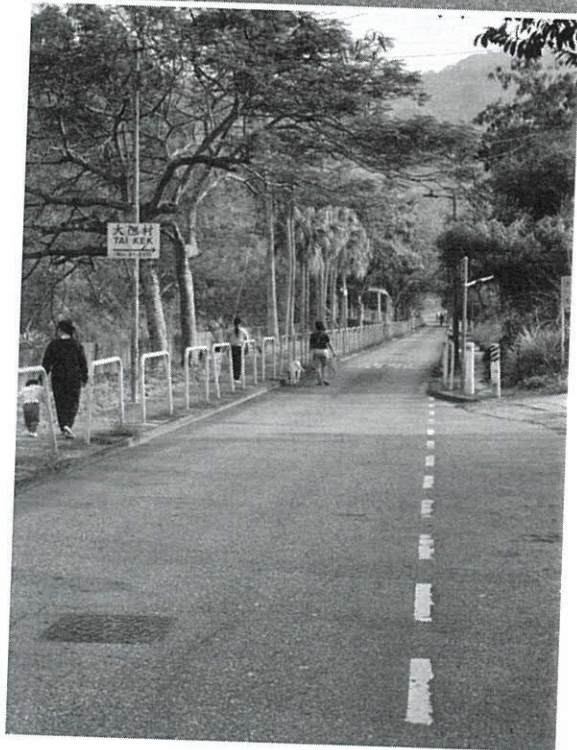
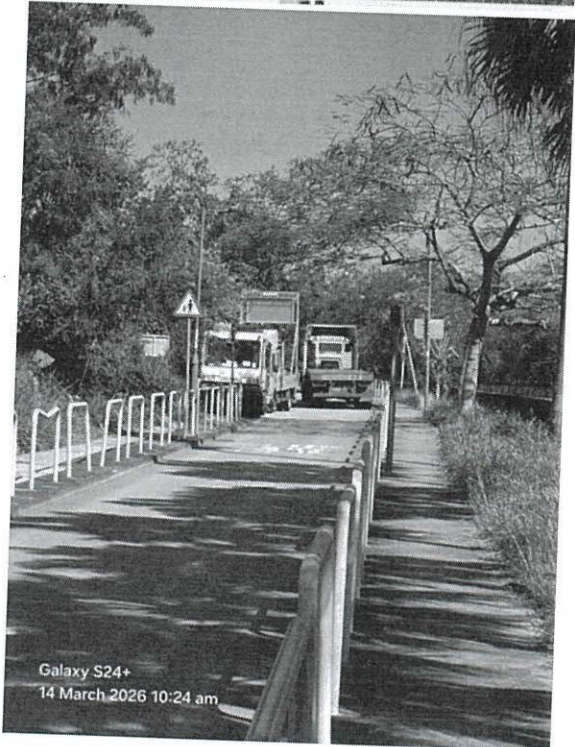
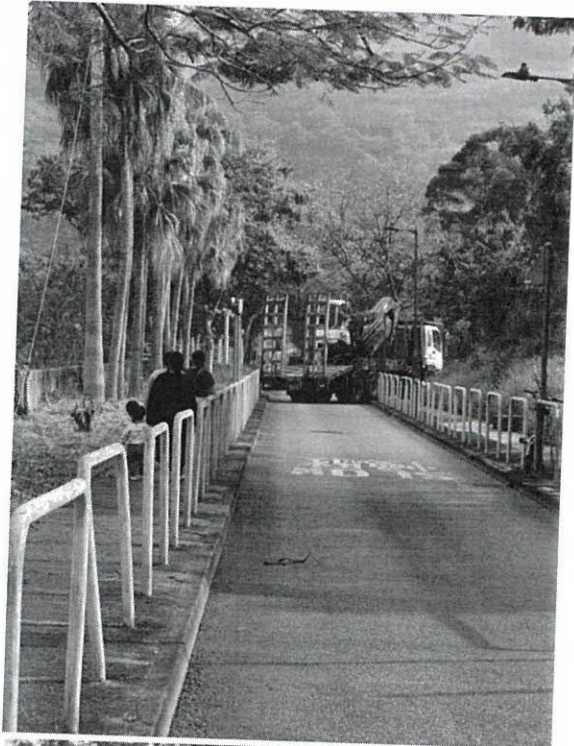
3-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026



To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

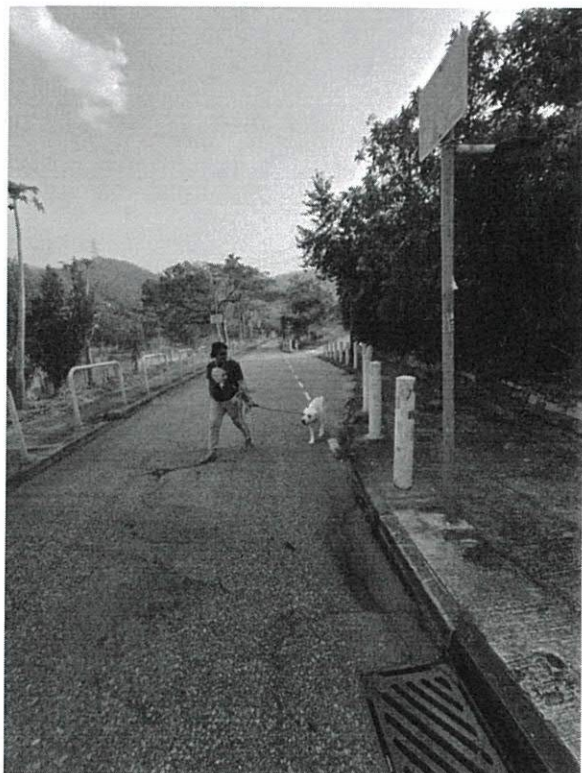
SIGNATURE : _____



Date: _____

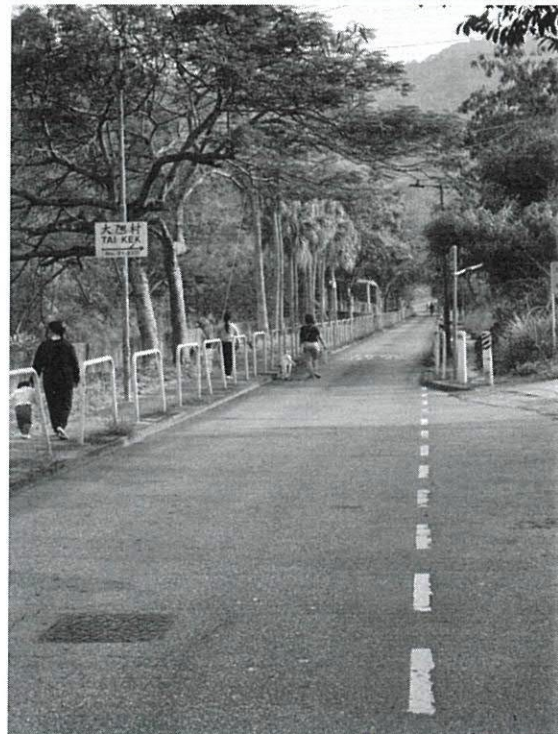
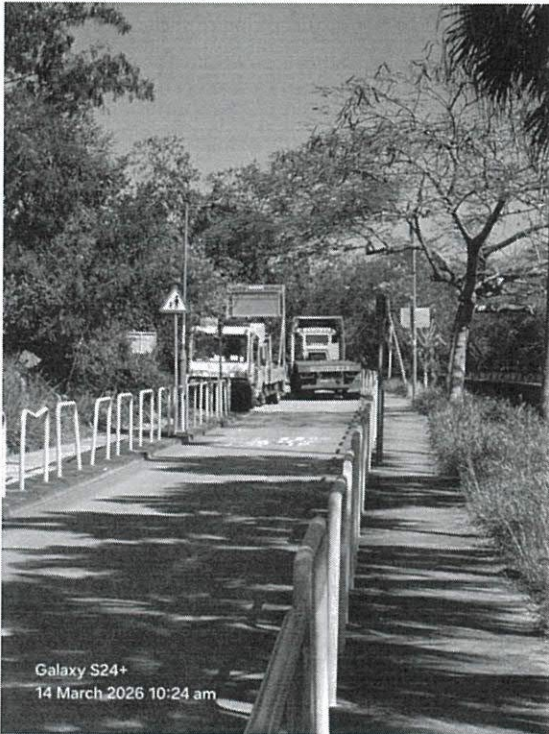
3-5-26

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

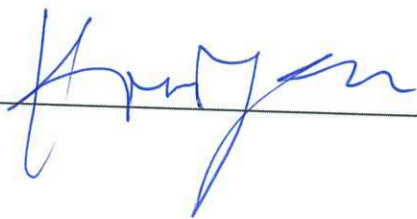
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

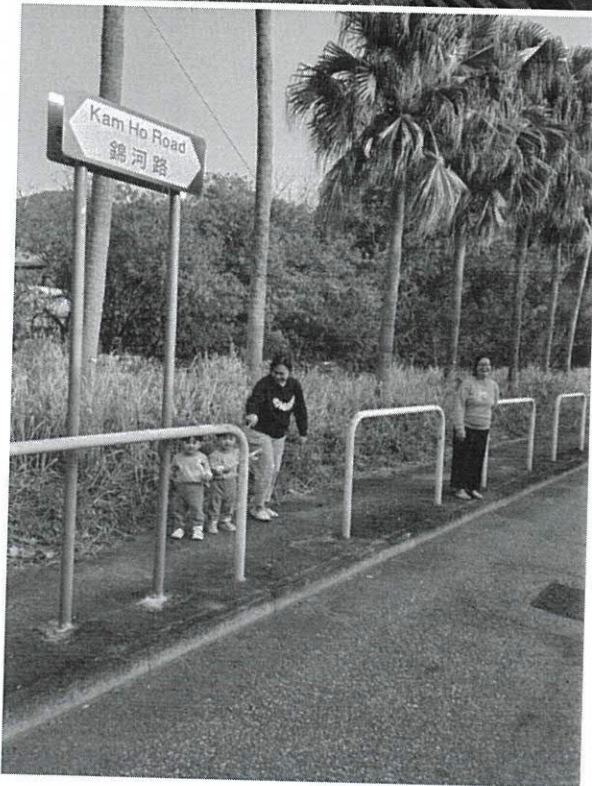
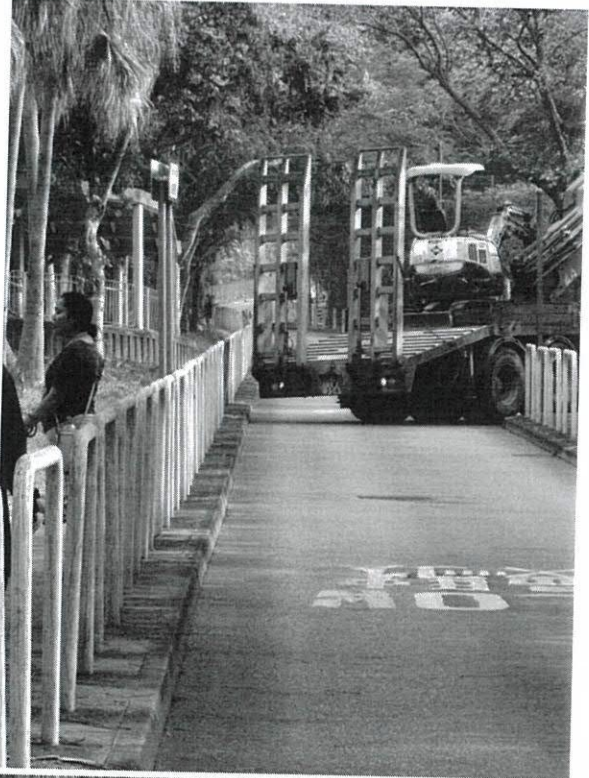
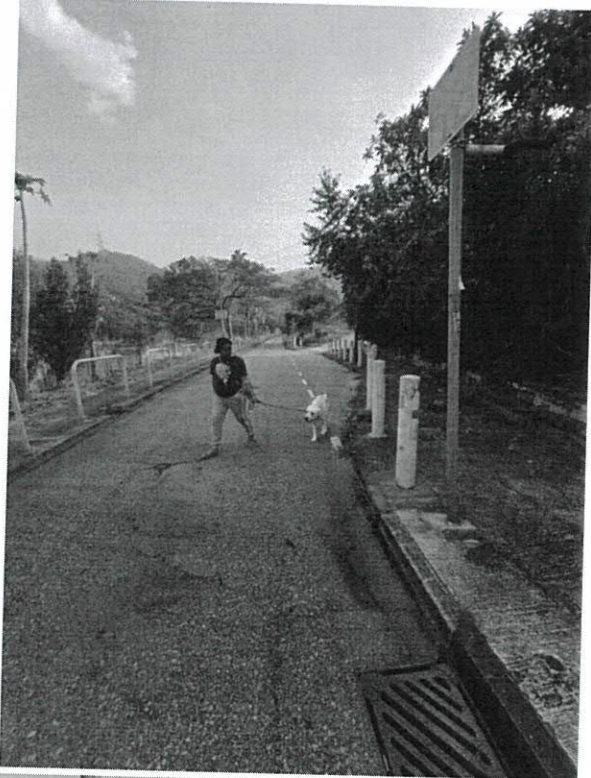
SIGNATURE :



Date:

3/5/2026

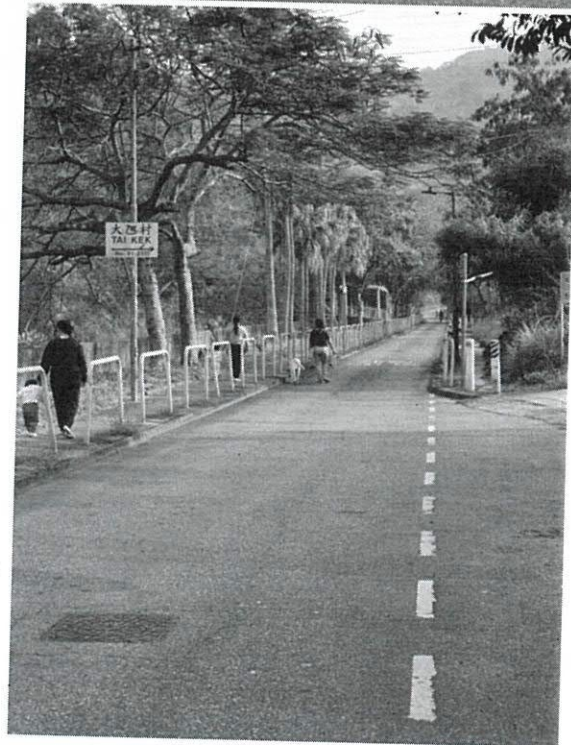
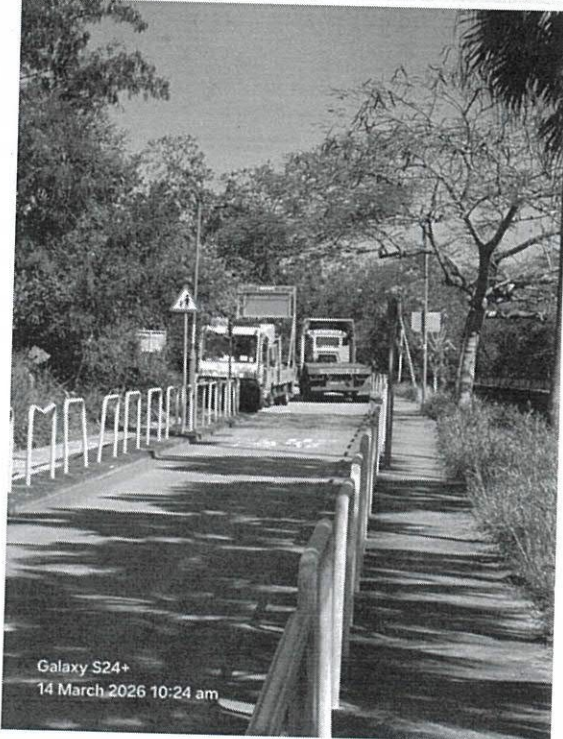
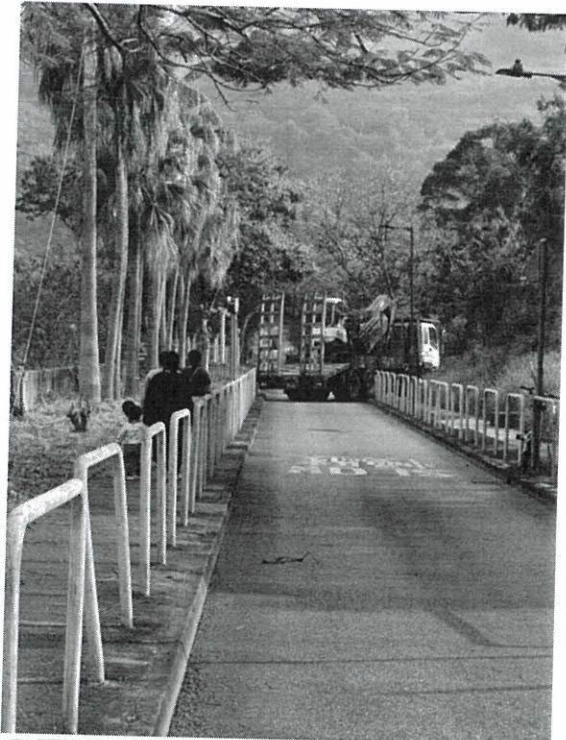
Application No.: A/YL-KTS/1125



Kam Ho Road

Kordyan

Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in blue ink, appearing to read "Kandun".

Delivered by Hand.

Date: 01/05/2026

54

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

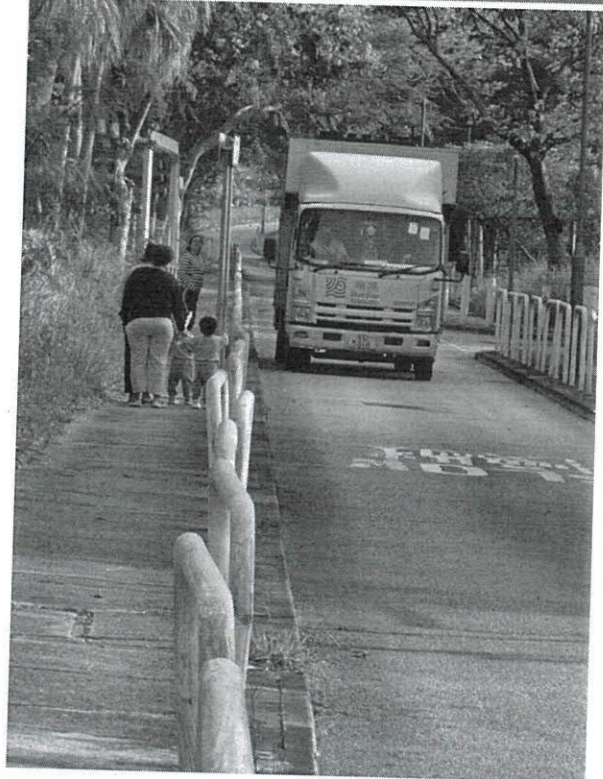
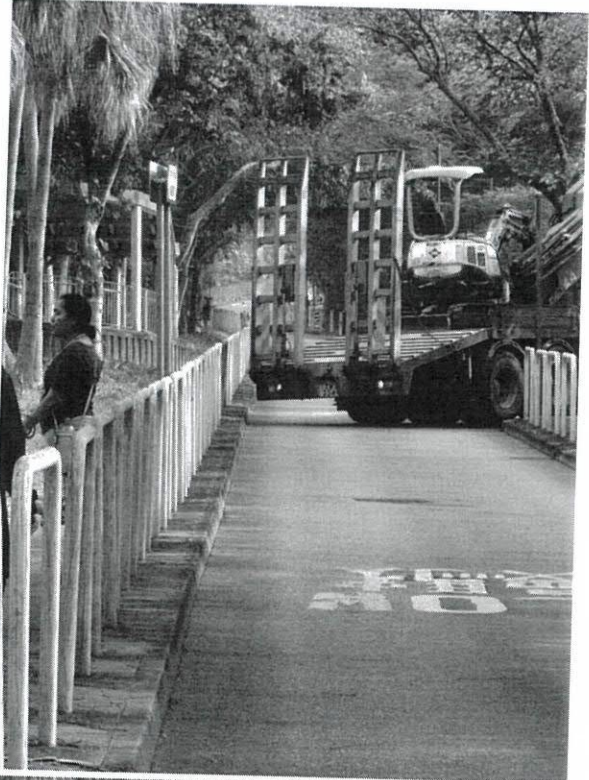
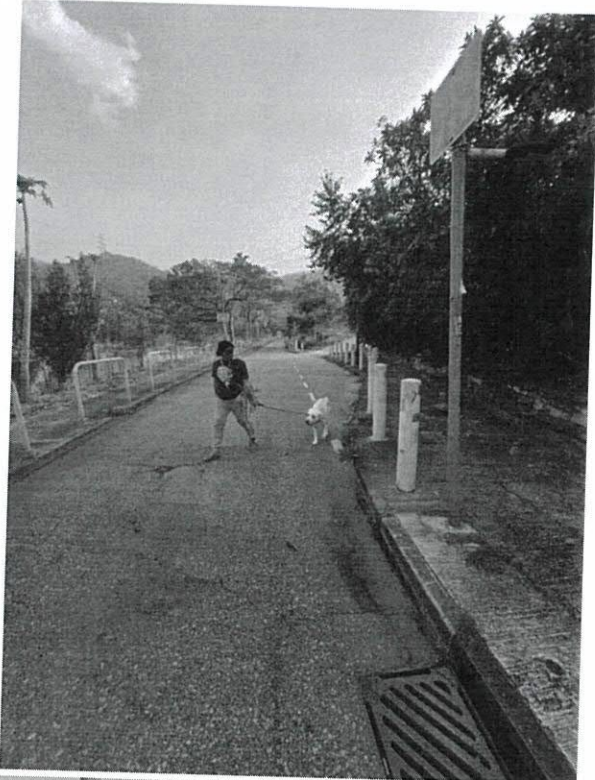
SIGNATURE :



Date:

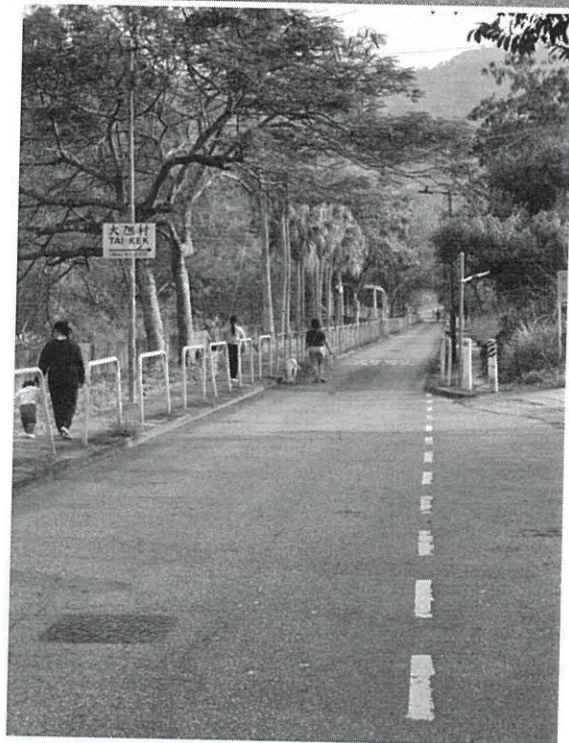
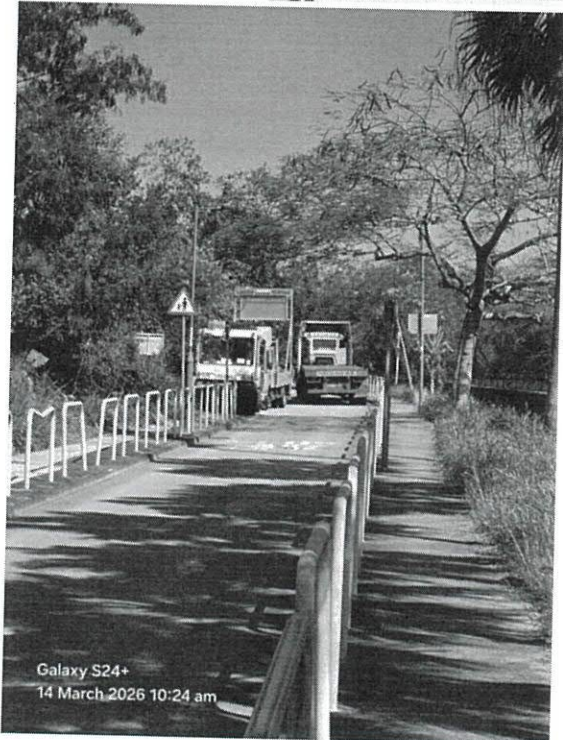
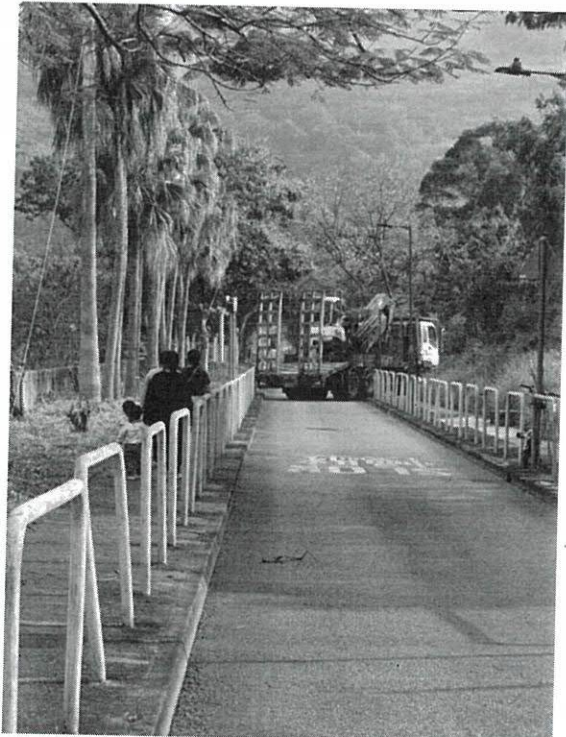
3-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

55

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

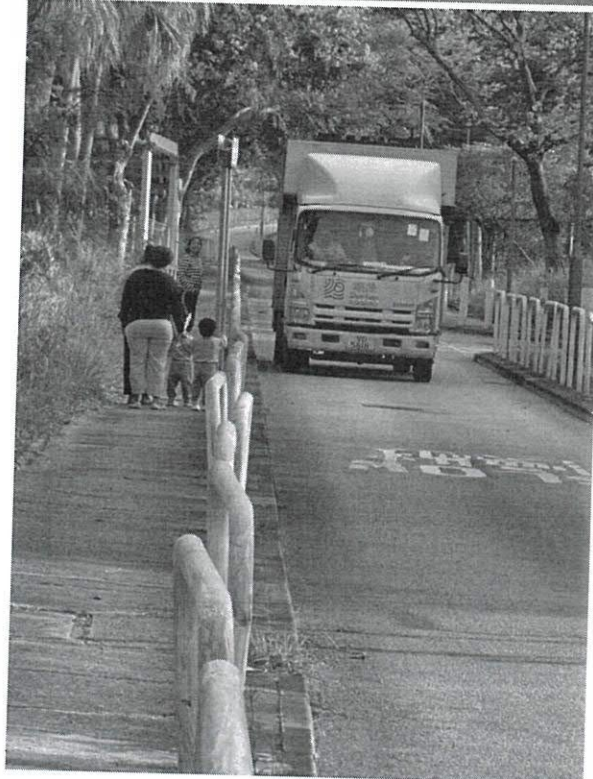
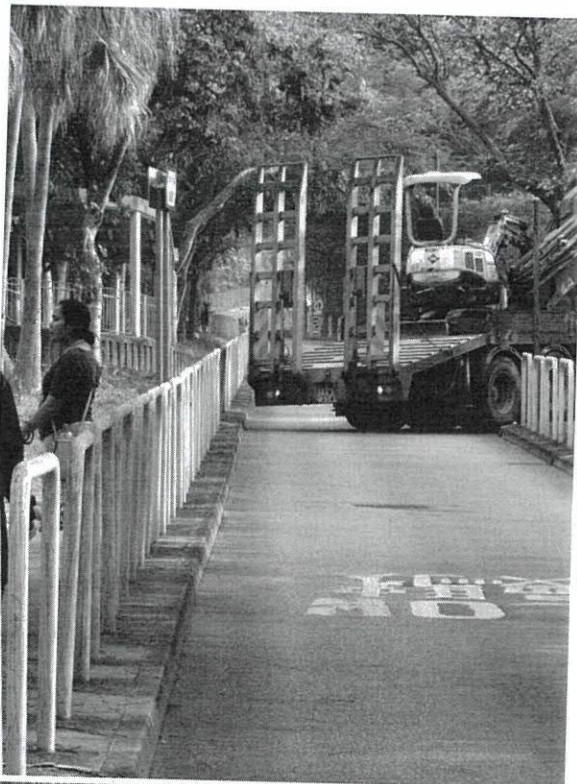
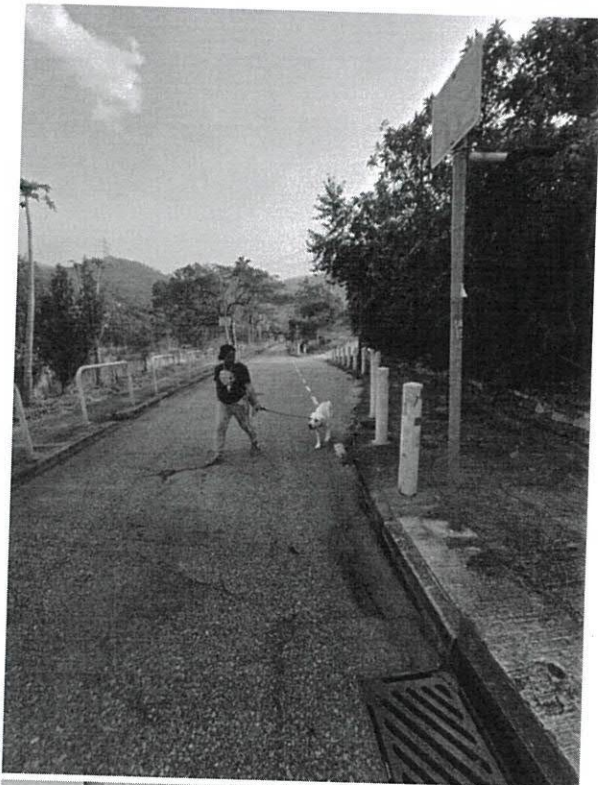
SIGNATURE : _____



Date: _____

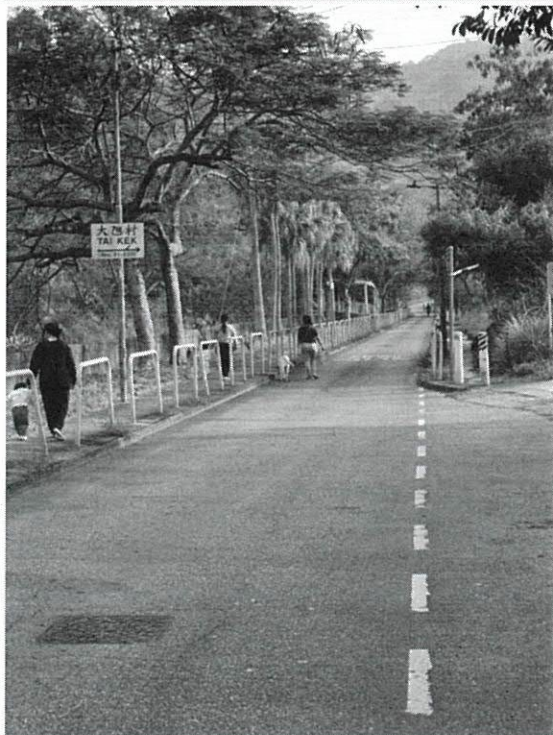
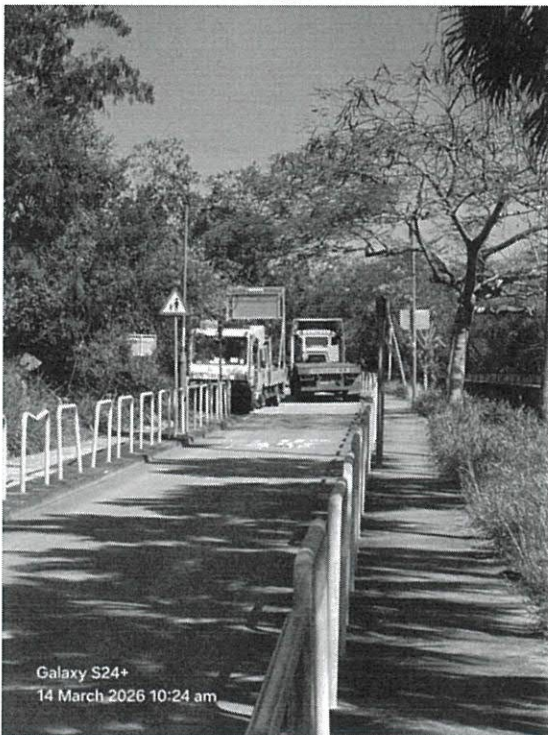
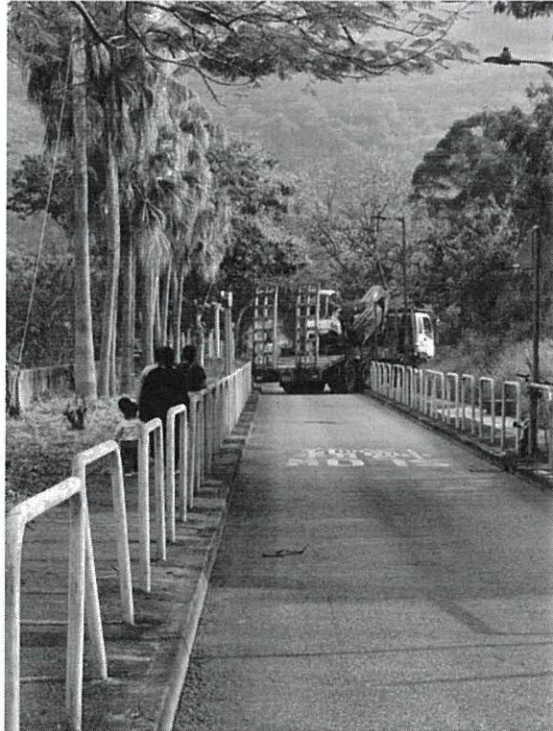
3. 5. 2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

56

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

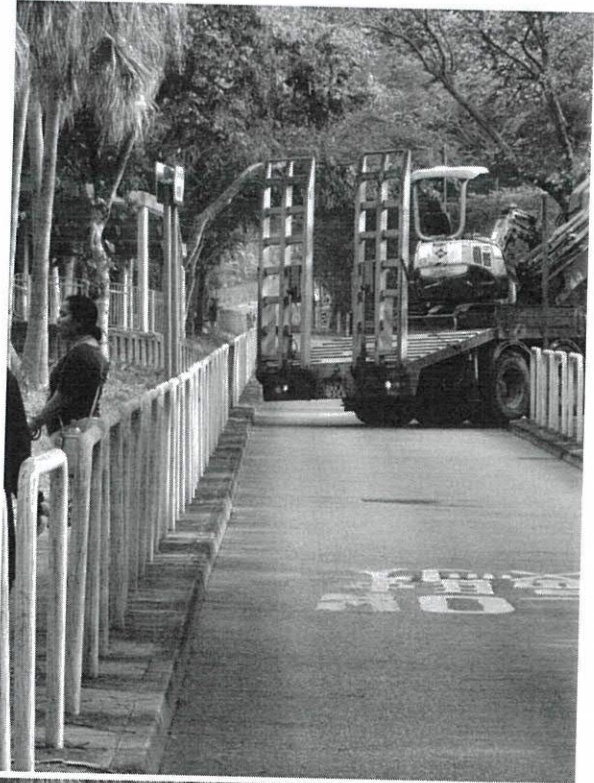
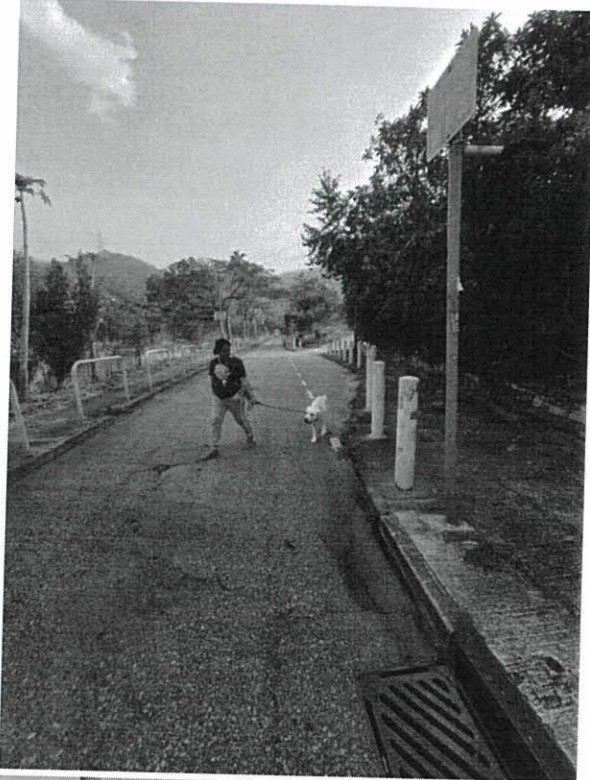
SIGNATURE :



Date:

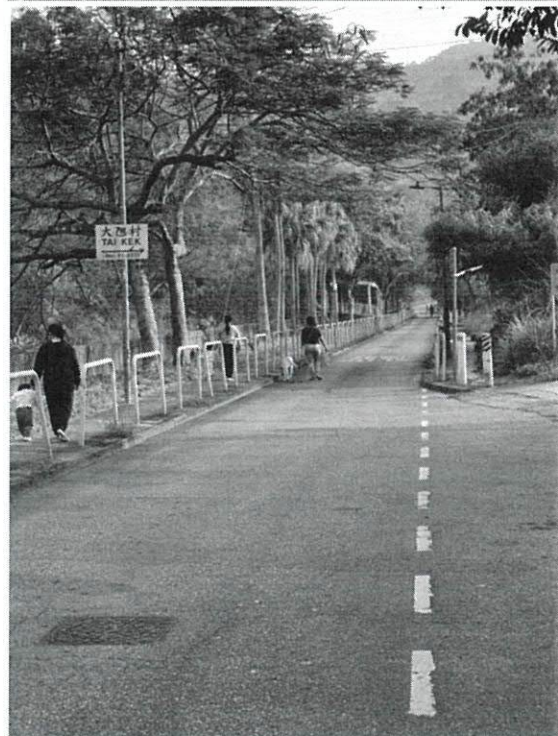
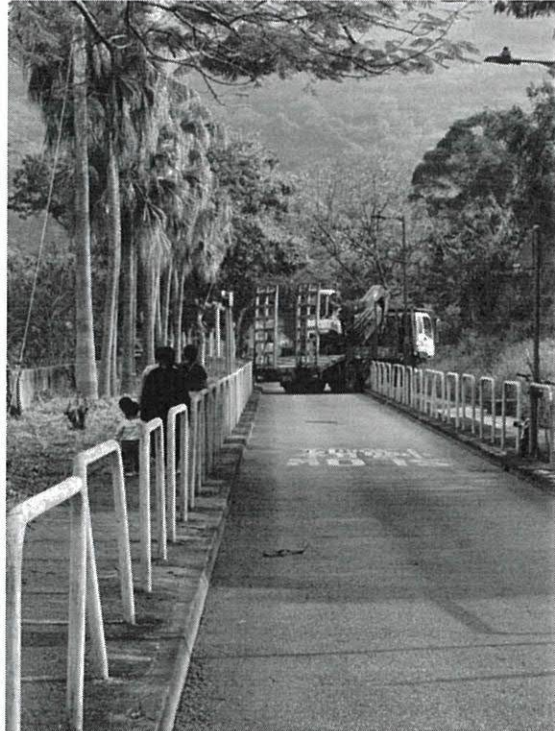
2/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE : _____



Date: _____

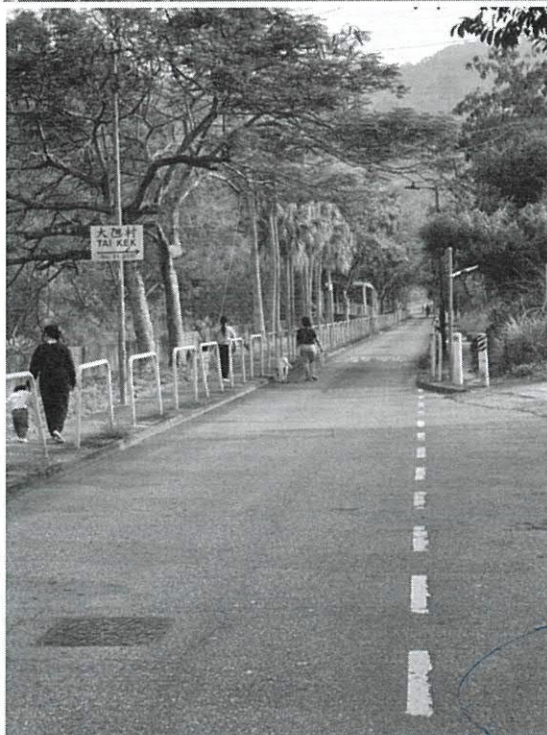
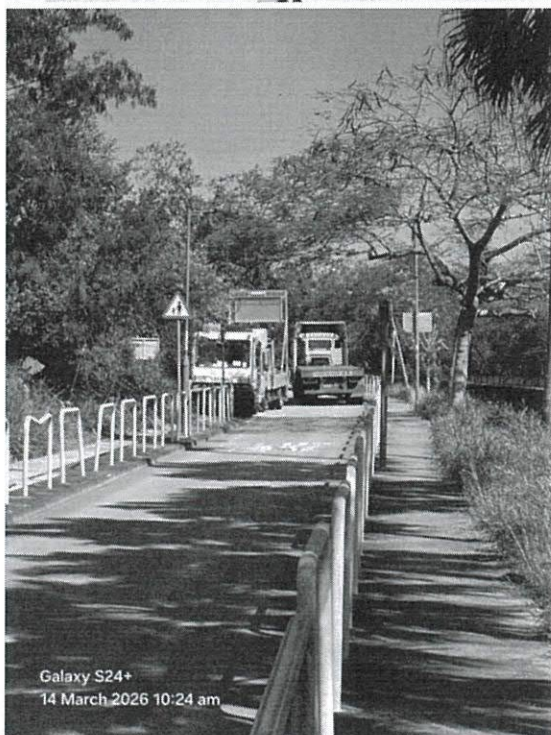
4/5/2025

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

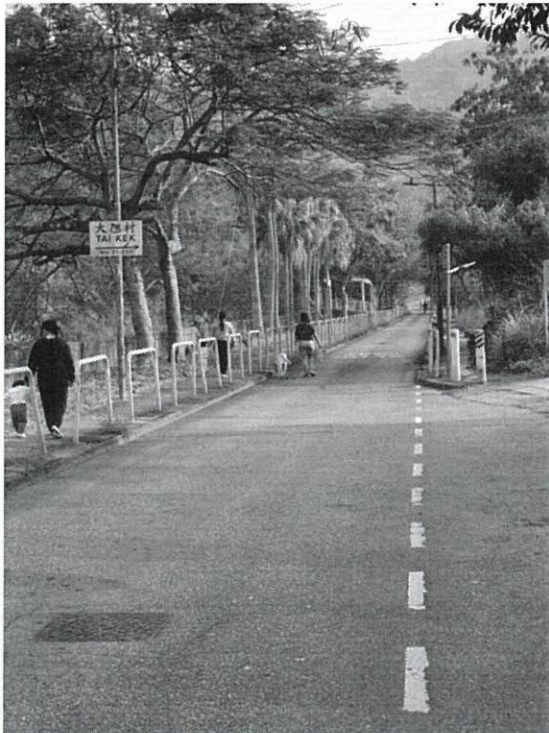
SIGNATURE : _____



Date: _____

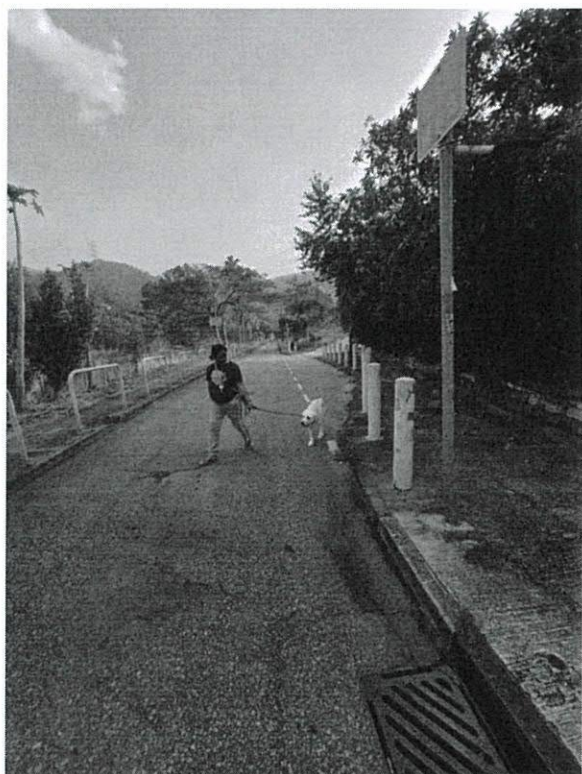
4/8/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

The application no. to which the comments relates to is: A/YL-KTS/1125.



Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

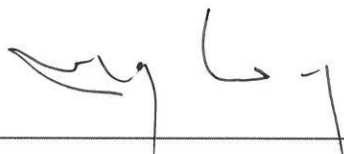
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

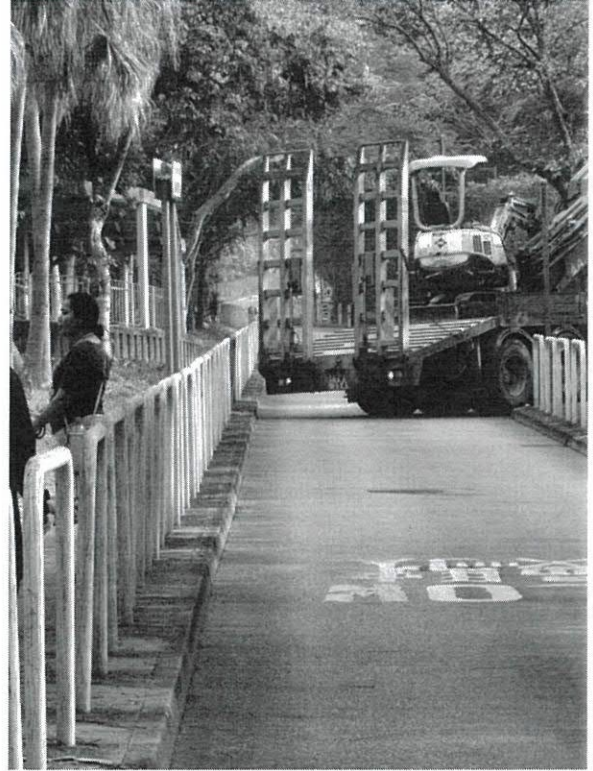
SIGNATURE :



Date:

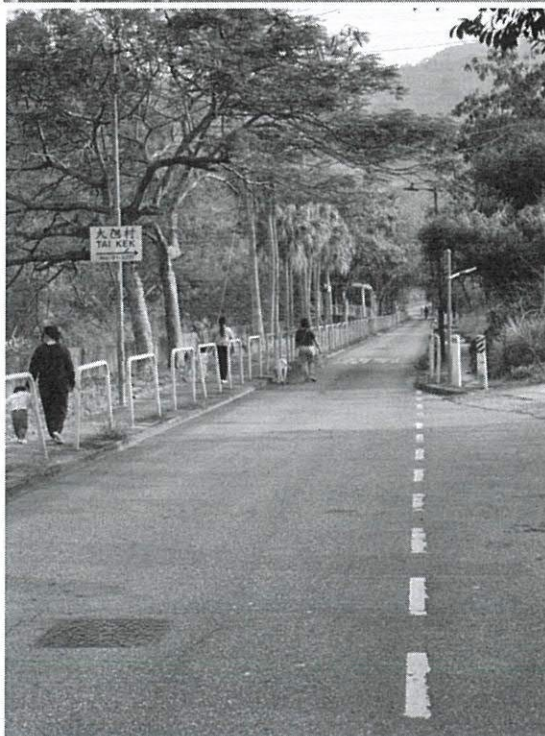
5-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Handwritten signature or mark.

Delivered by Hand.

Date: 01/05/2026



To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

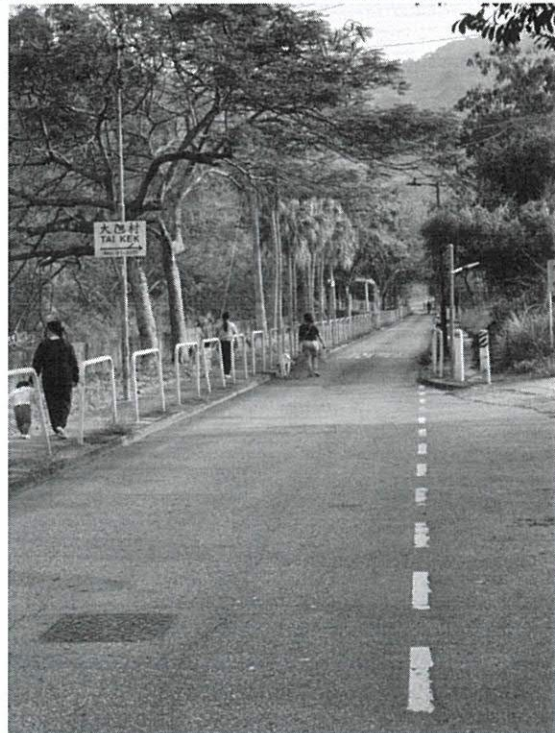
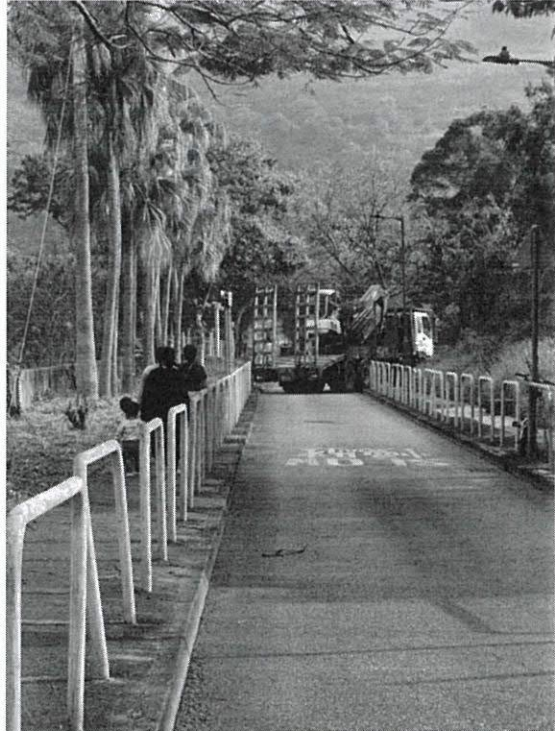
SIGNATURE : _____



Date: _____

4-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

61

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.


Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

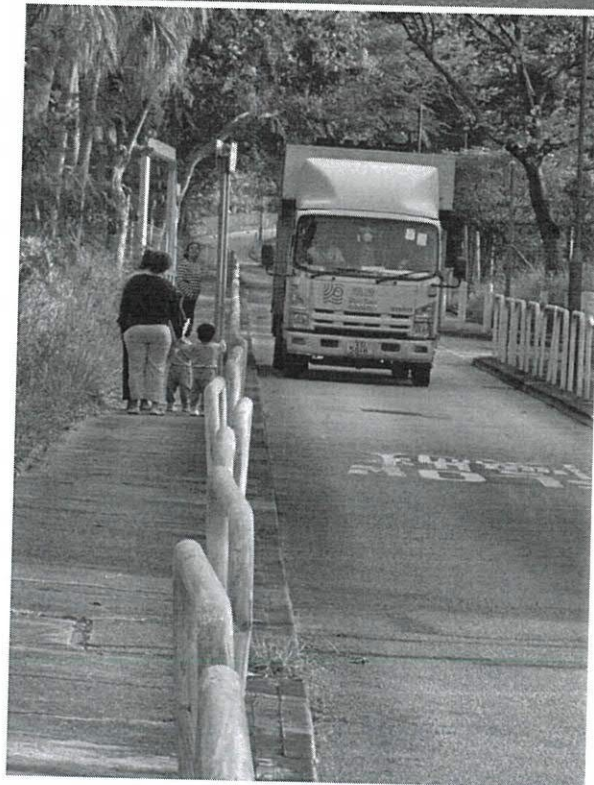
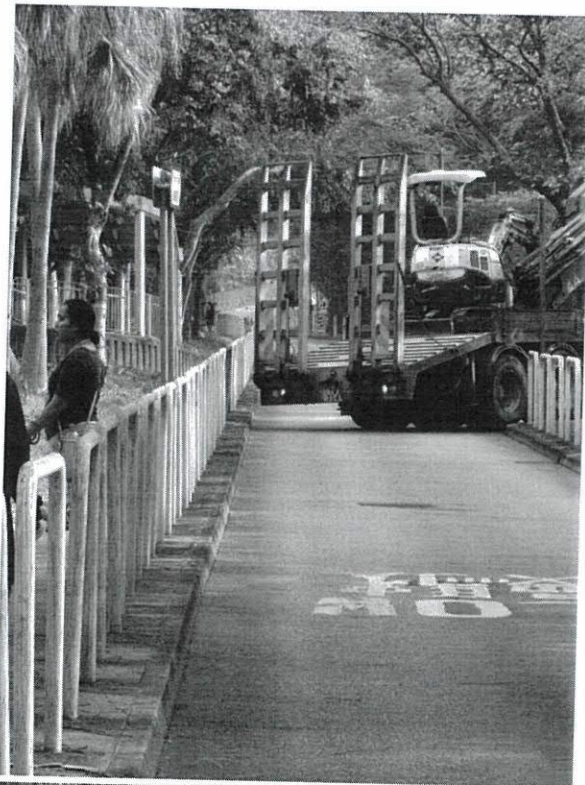
SIGNATURE :



Date:

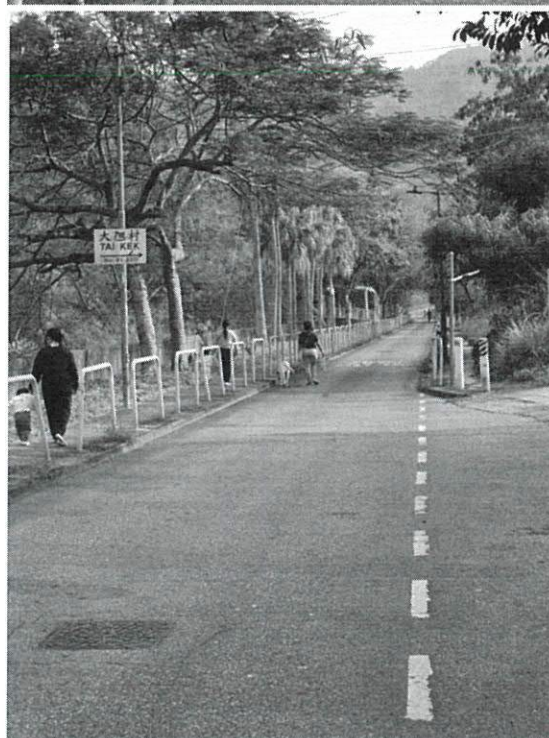
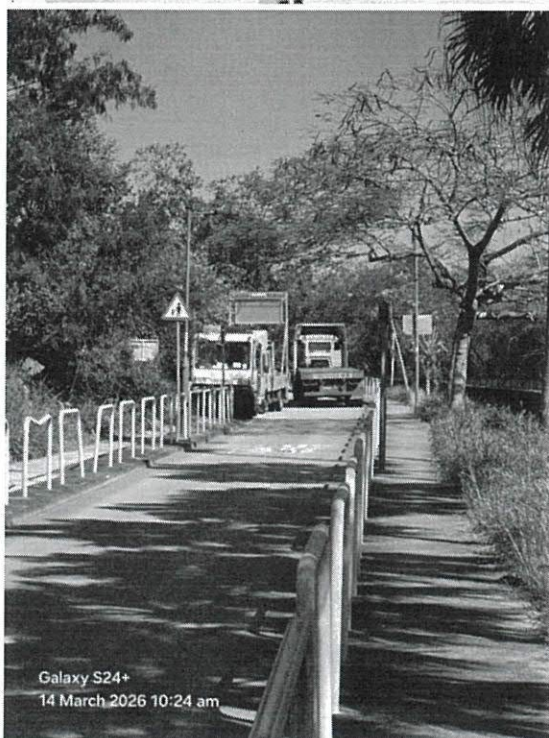
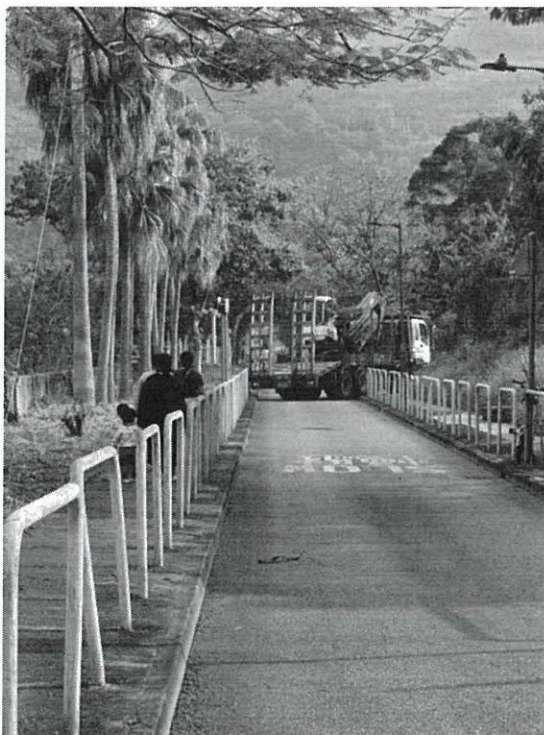
3-5-2016

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

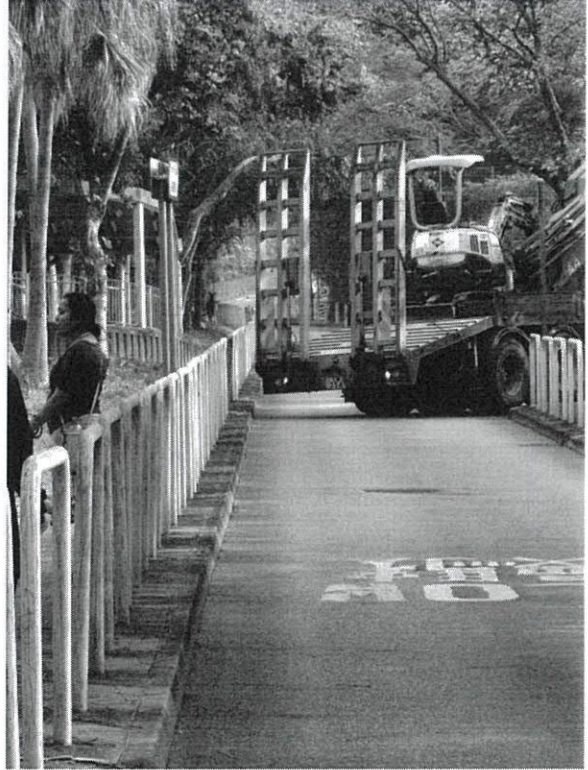
SIGNATURE :

Sp

Date:

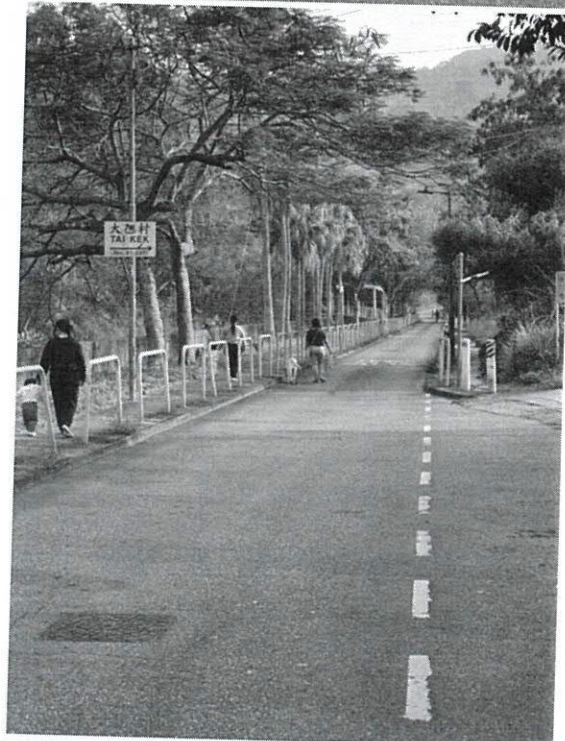
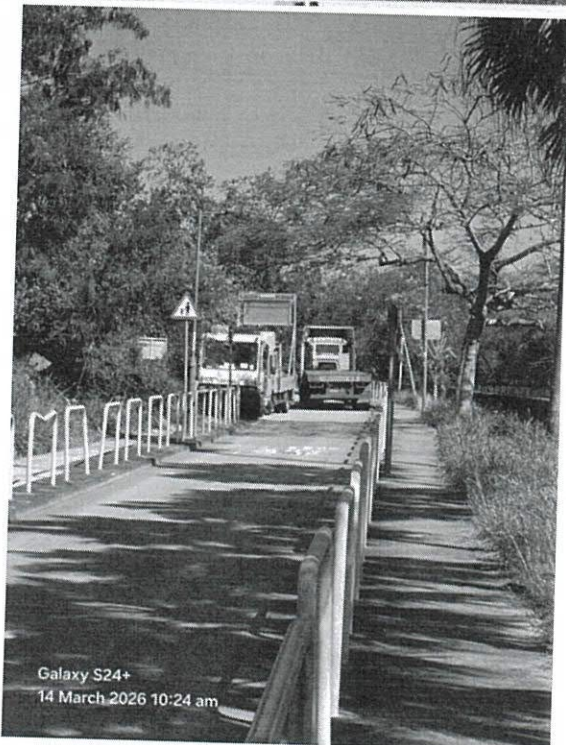
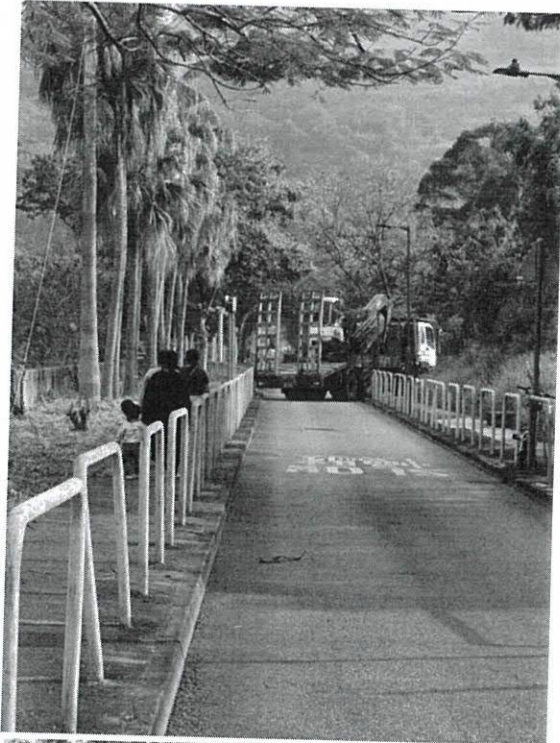
3-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE : _____



Date: _____

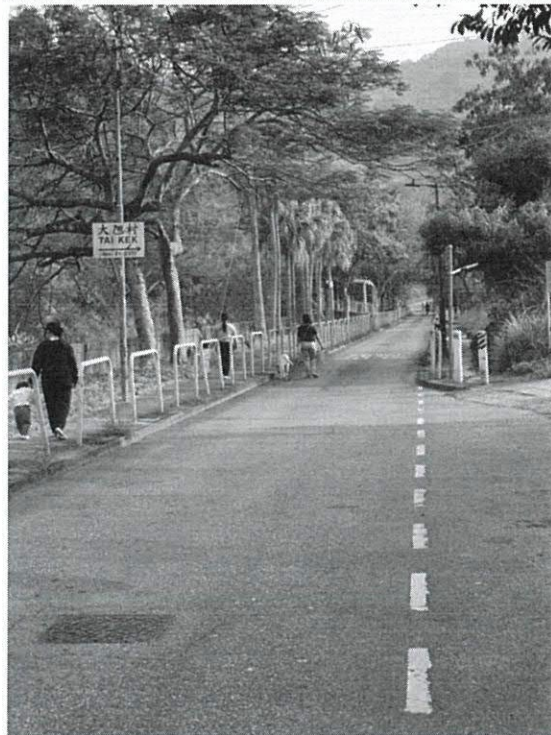
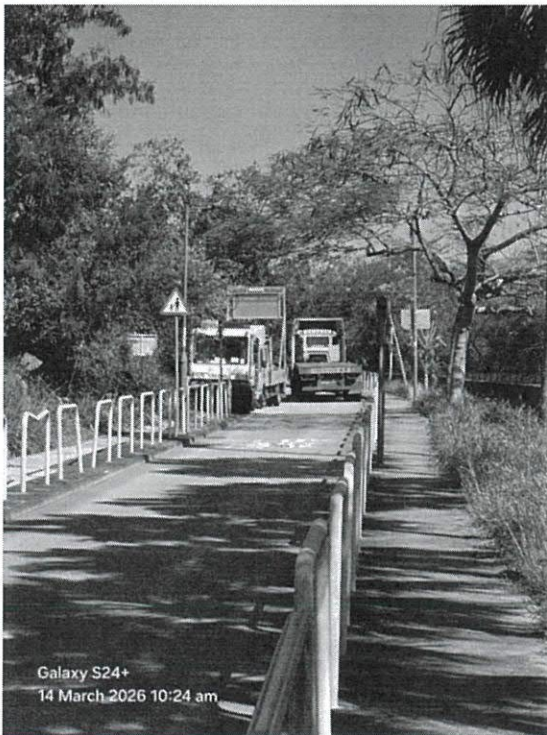
3/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

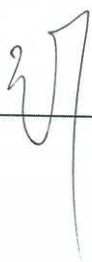
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

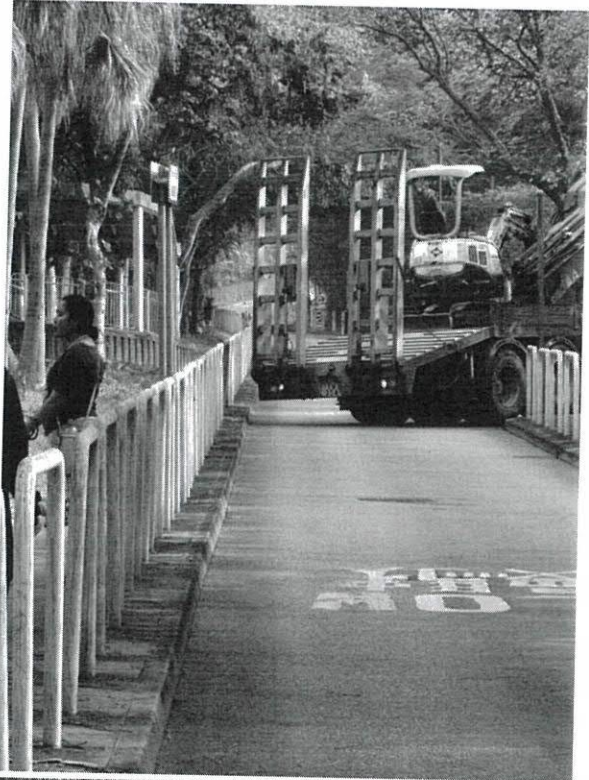
SIGNATURE :



Date:

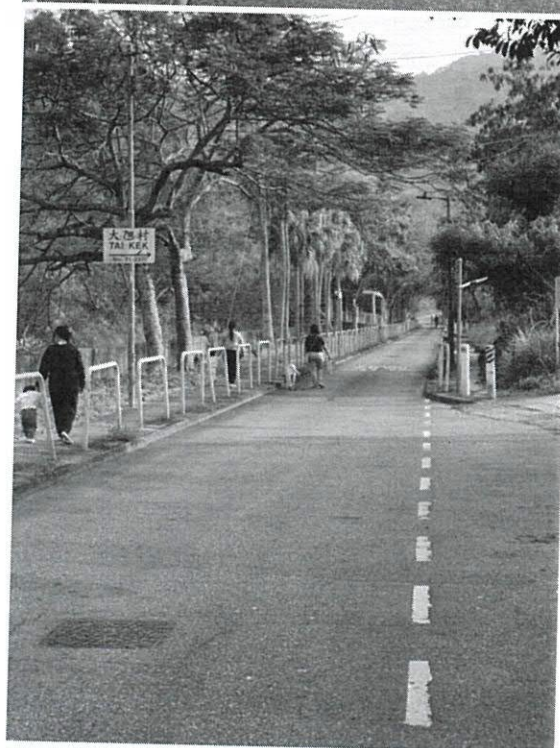
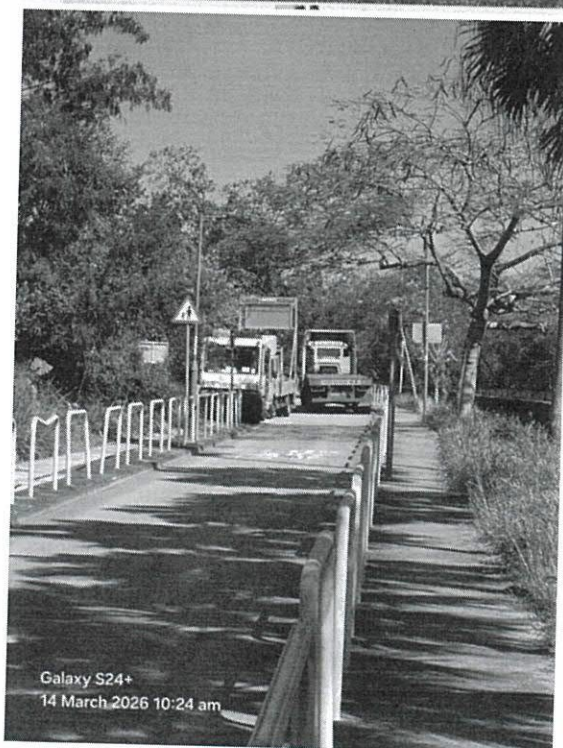
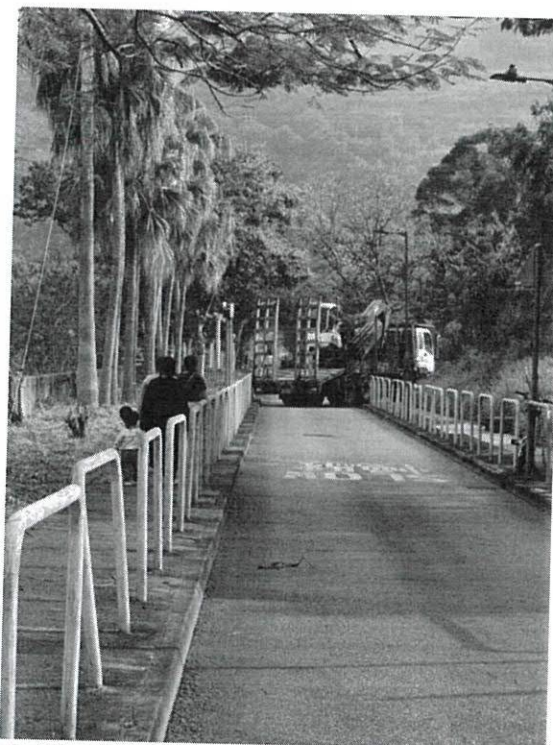
3 May 2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

65

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

RECEIVED

- 6 MAY 2026

Town Planning
Board

The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :



Date:

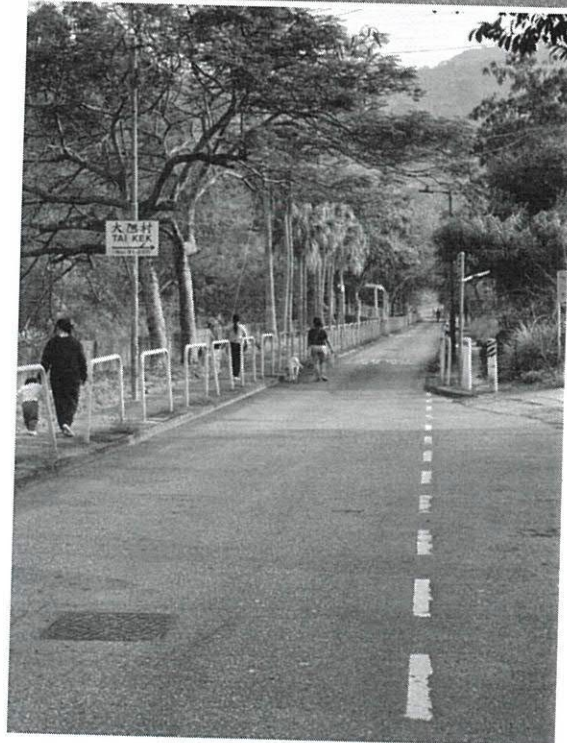
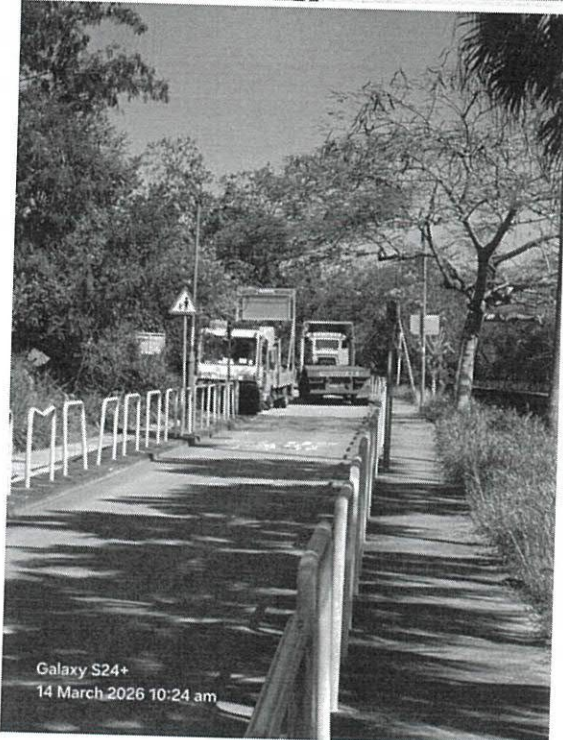
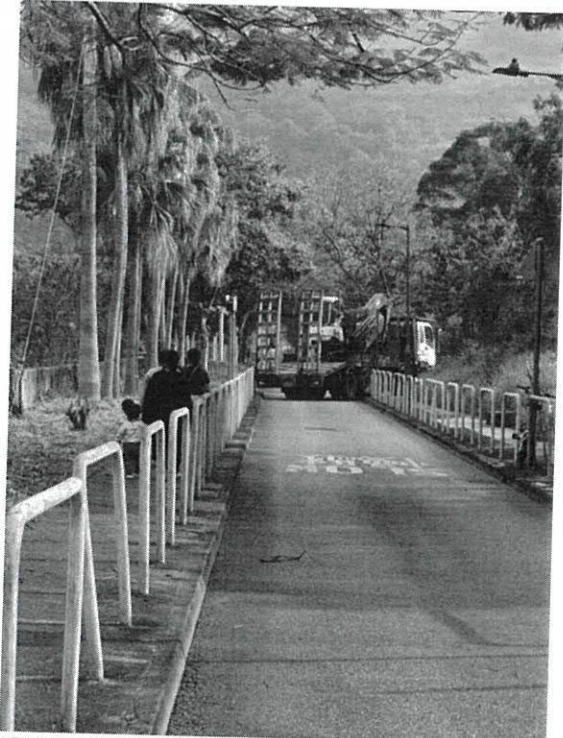
4/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

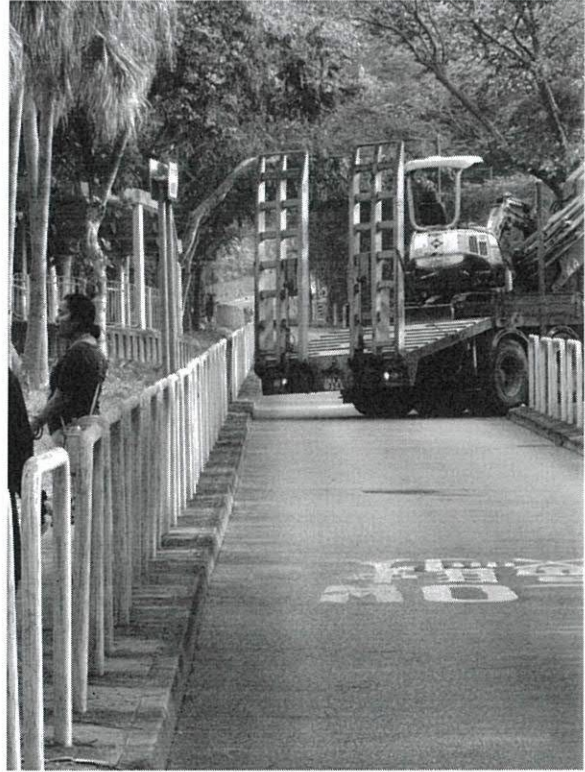
SIGNATURE :



Date:

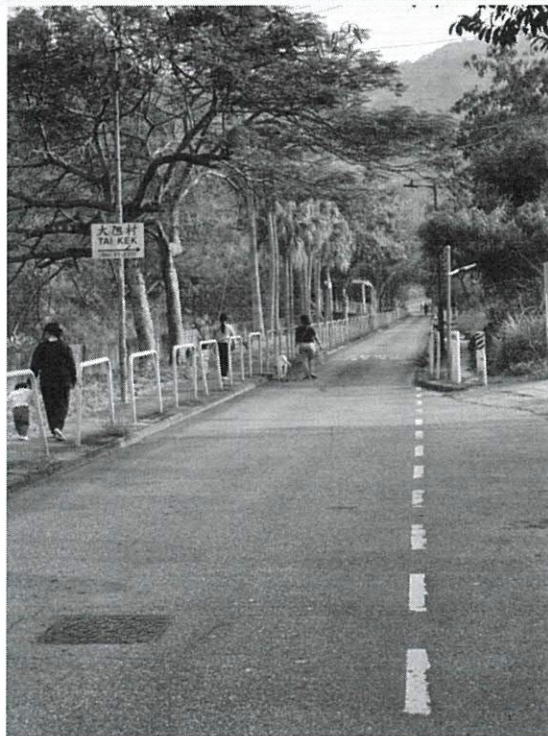
2/5/2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

2

Delivered by Hand.

Date: 01/05/2026

67

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.

The application no. to which the comments relates to is: A/YL-KTS/1125 - 6 MAY 2026



Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

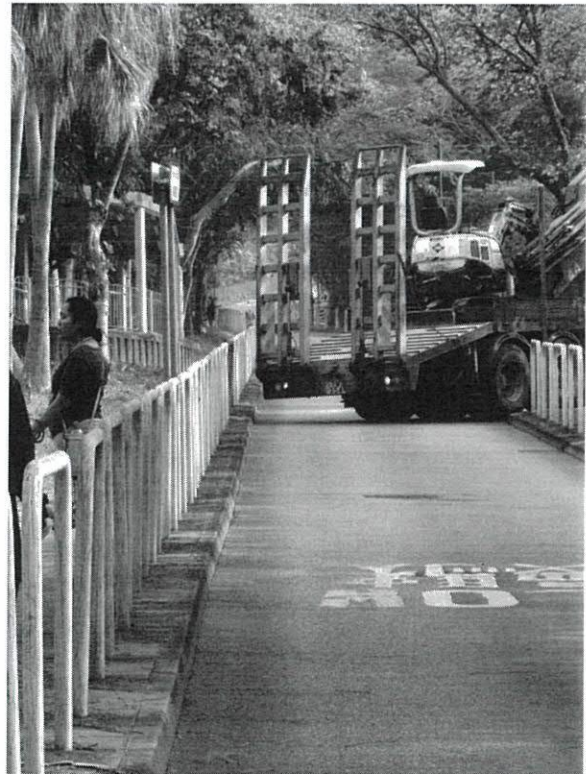
SIGNATURE :



Date:

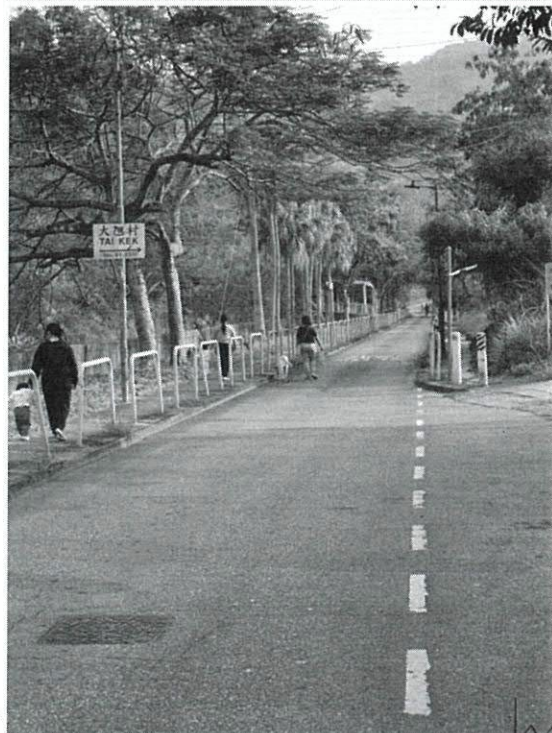
2-5-2026

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

68

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

I do not want to be run over by a lorry / truck on this road. Its not my destiny. Lorry drivers are dangerous on straight single track roads. They speed & cant stop quickly. Don't wish vs death!!

Conclusion:-

As a resident living in TAI KEK VILLAGE, near "KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.



SIGNATURE : _____

Date: _____

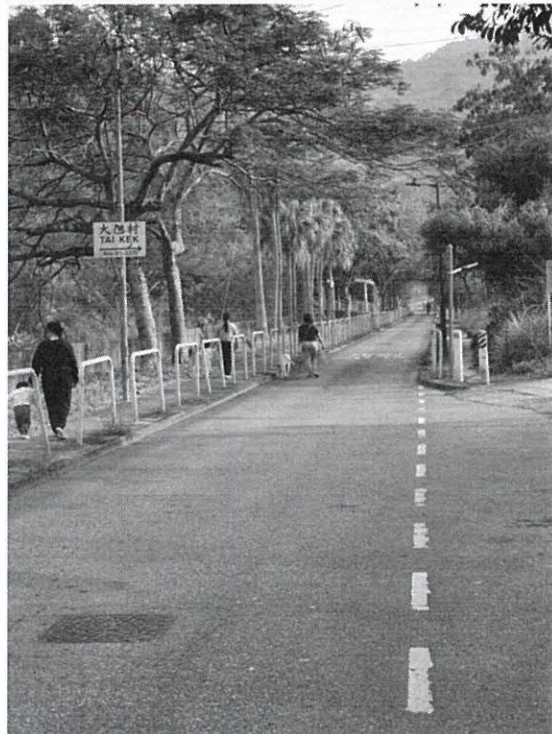
3rd May 26

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :

W. T. Tsang

Date:

3/5/2026

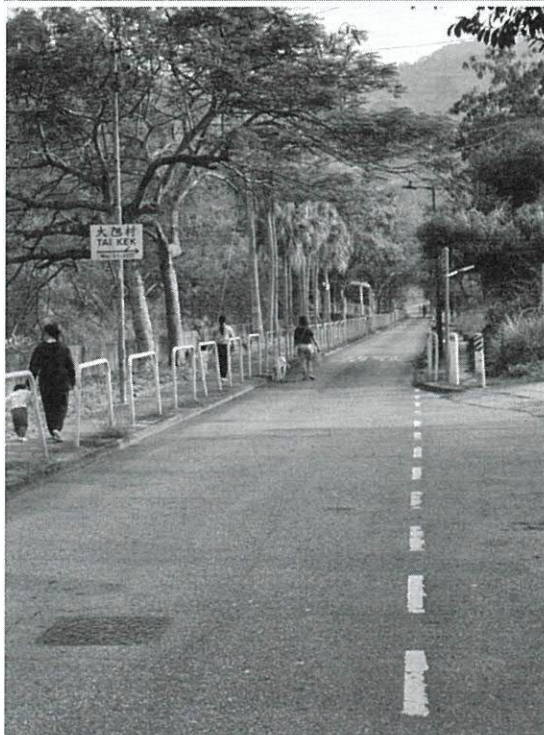
Application No.: A/YL-KTS/1125



W. H.

Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

W. T. Ho

Delivered by Hand.

Date: 01/05/2026

70

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

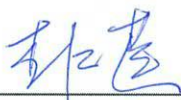
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

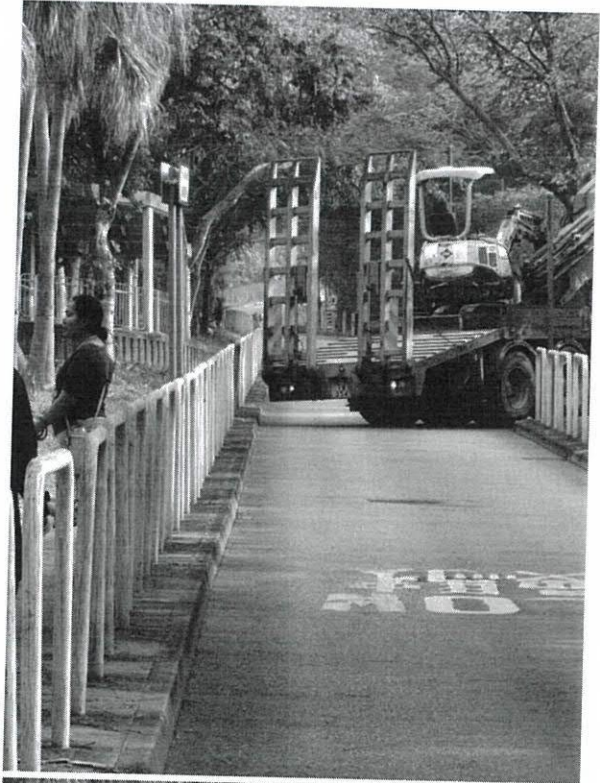
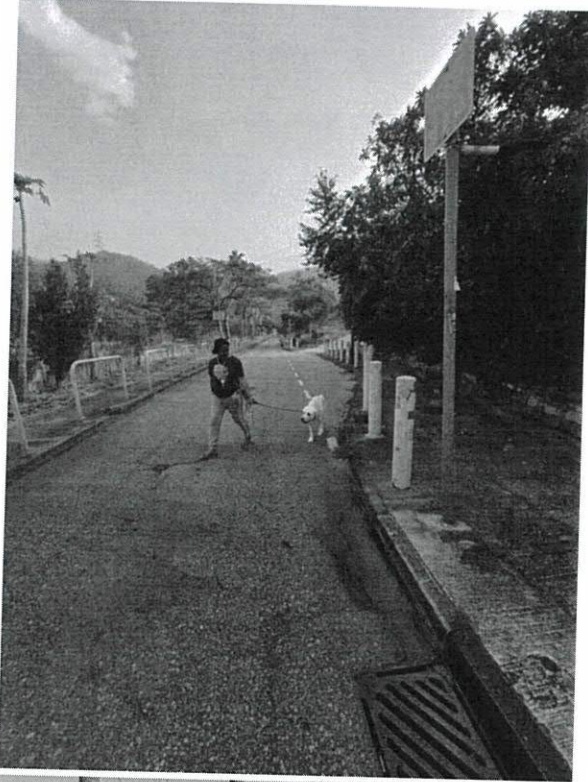
SIGNATURE :



Date:

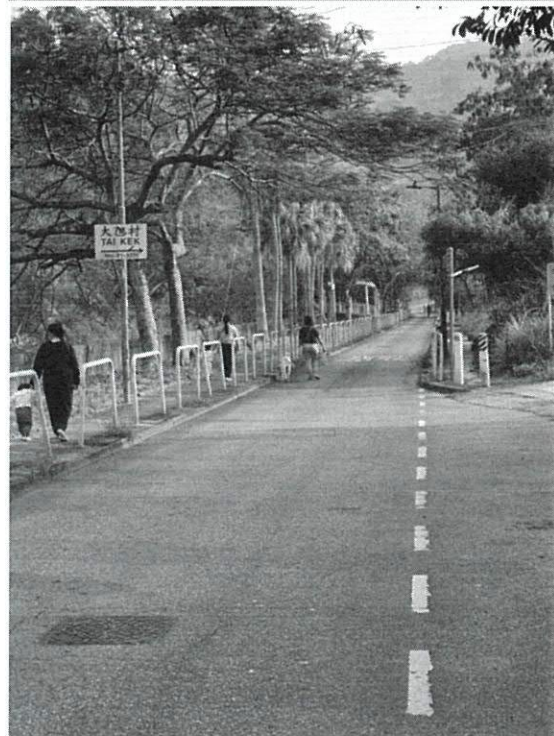
3-5-26.

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

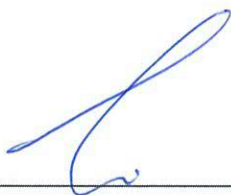
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

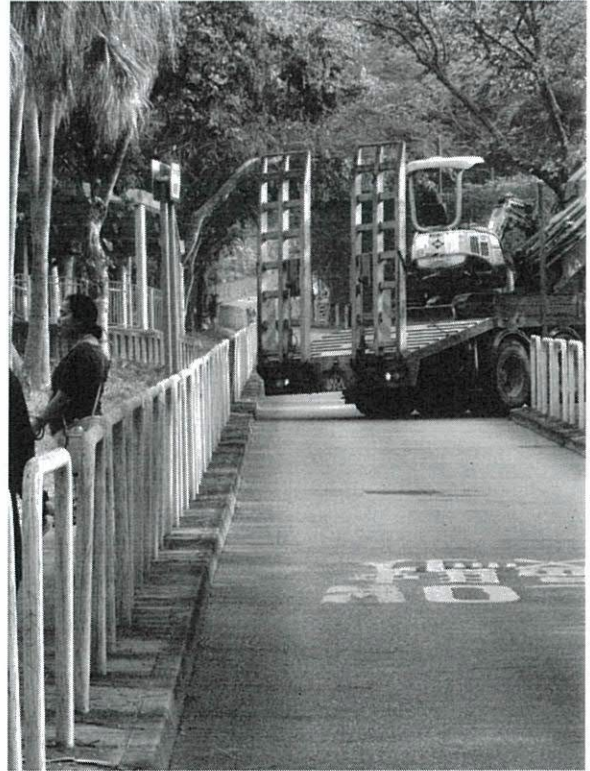
SIGNATURE : _____



Date: _____

3.5.2026

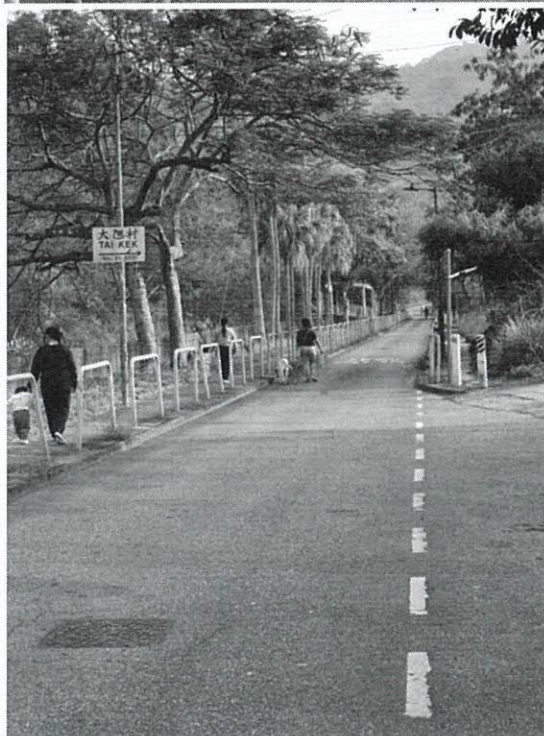
Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in blue ink, consisting of a stylized, cursive script.

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

72

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

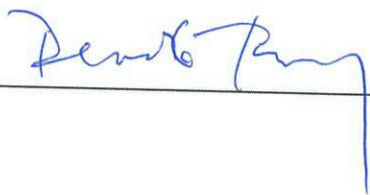
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

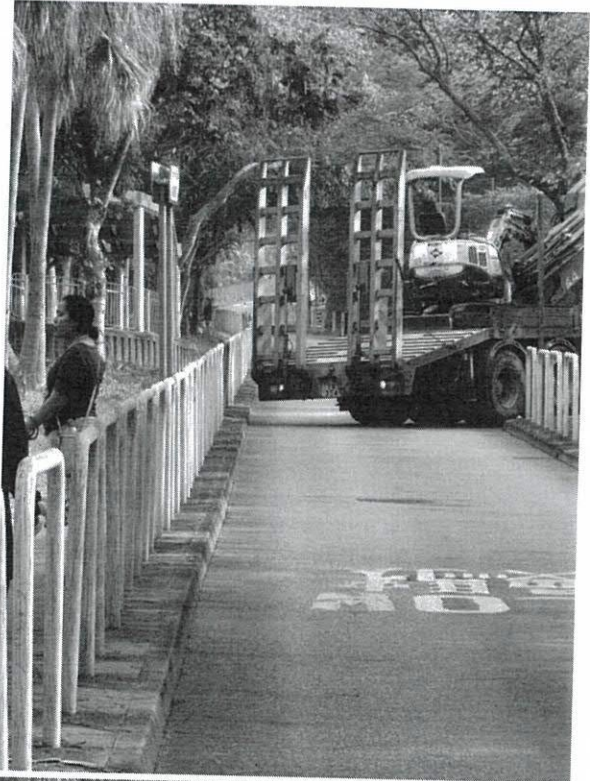
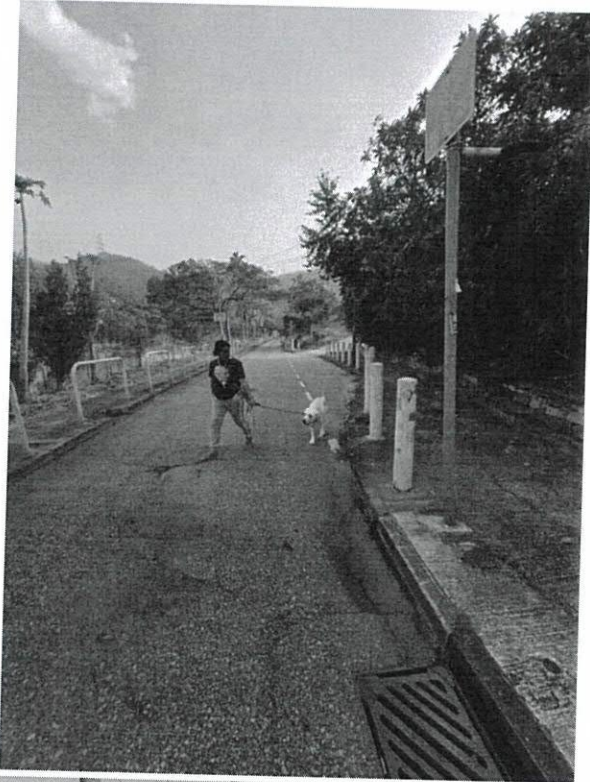
SIGNATURE :



Date:

2/5/2026

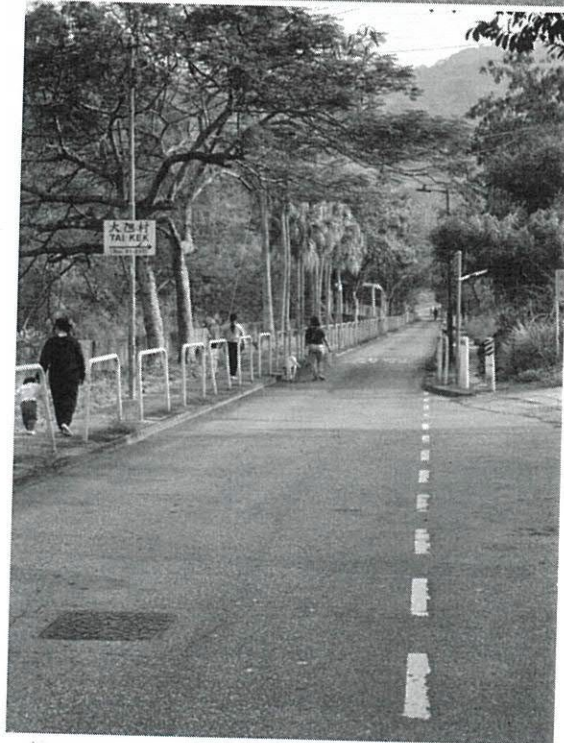
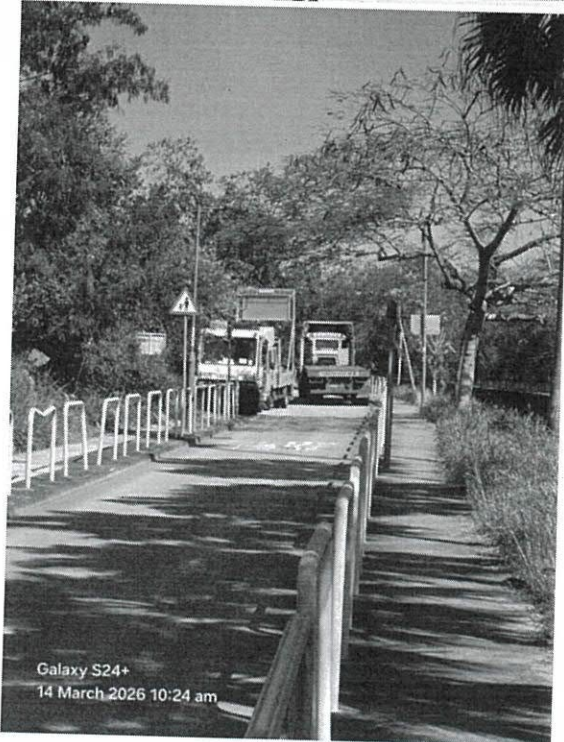
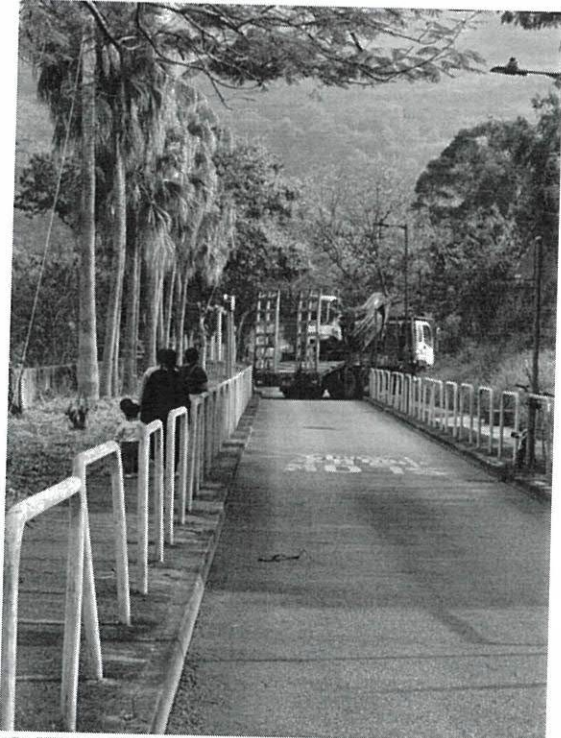
Application No.: A/YL-KTS/1125



Kam Ho Road

Devi KTS

Application No.: A/YL-KTS/1125



Kam Ho Road

Dante Rong

Delivered by Hand.

Date: 01/05/2026

73

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

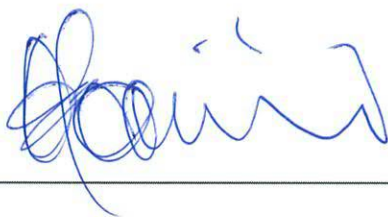
Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

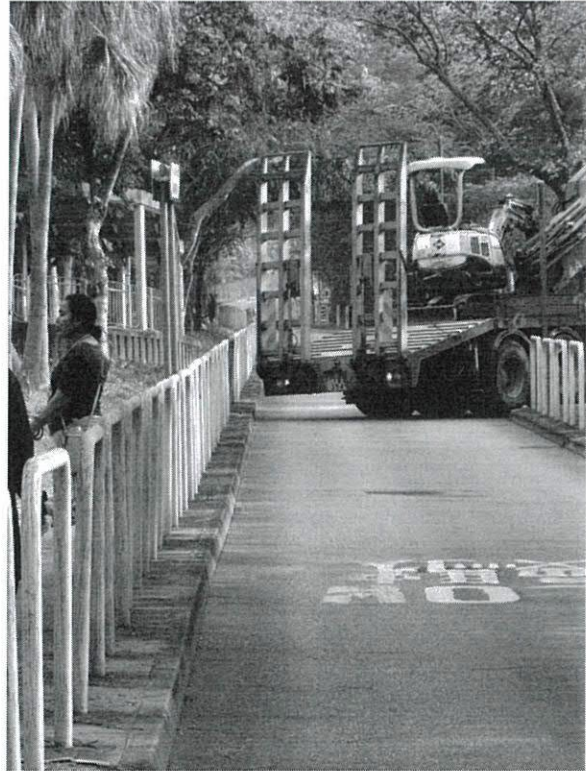
SIGNATURE : _____



Date: _____

3/5/2026

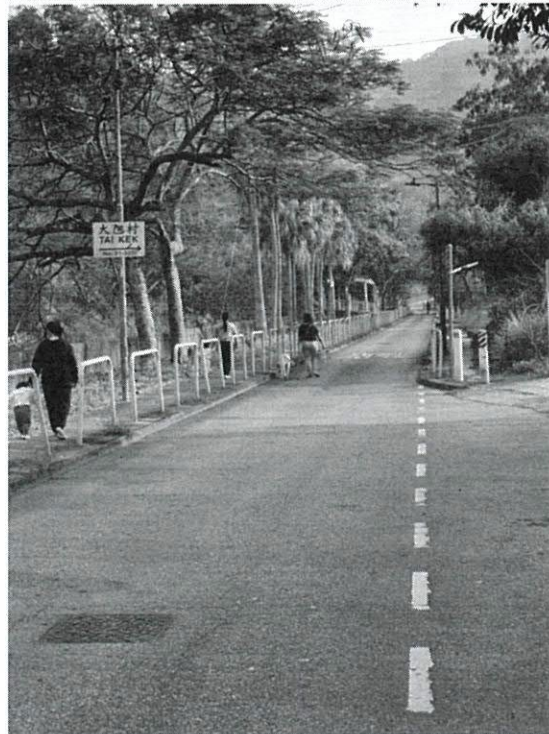
Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in blue ink, appearing to be "Hoi".

Application No.: A/YL-KTS/1125



Kam Ho Road

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

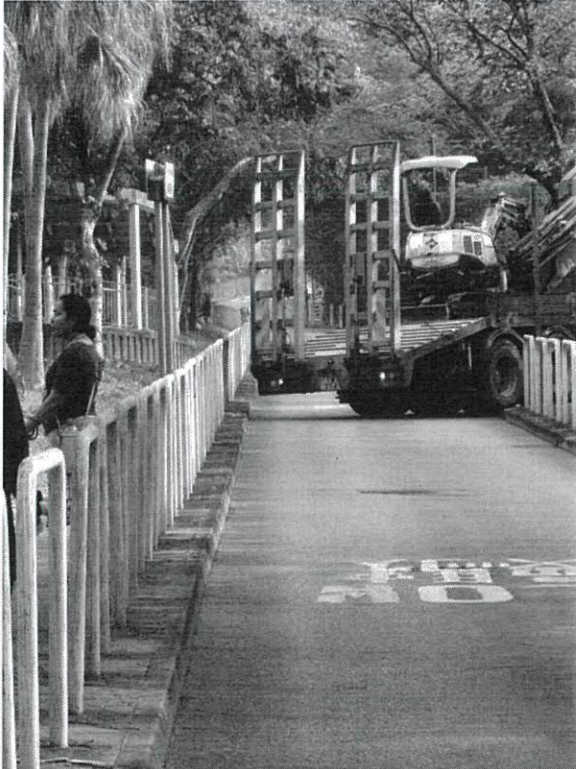
As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE :  Date: 3 MAY 2026

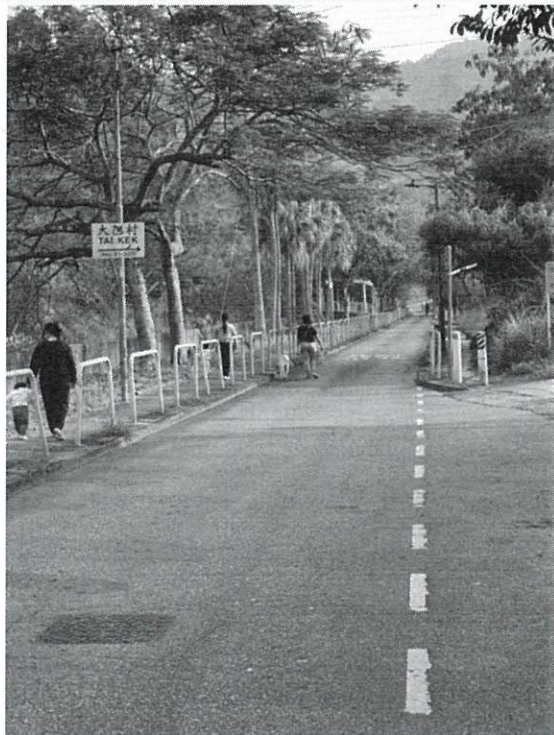
Application No.: A/YL-KTS/1125



Kam Ho Road

3 MAY 2026

Application No.: A/YL-KTS/1125



Kam Ho Road

3 MAY 2026

Delivered by Hand.

Date: 01/05/2026

75

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.
- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE : _____



Date: _____

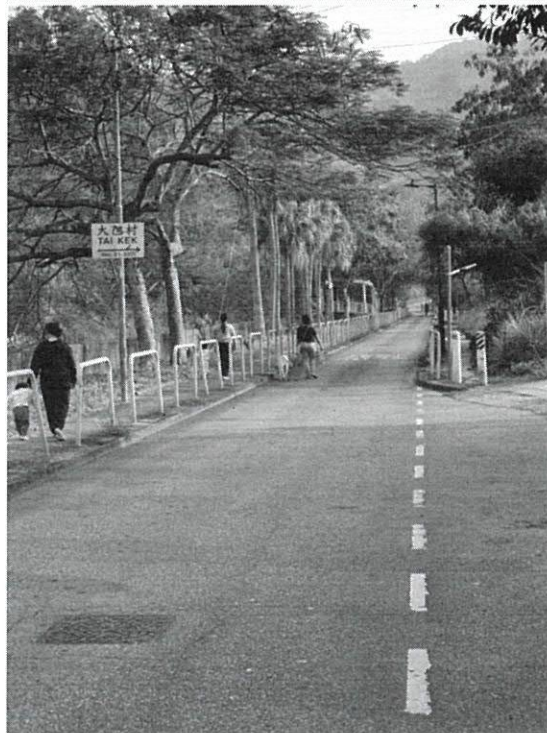
02/05/2026.

Application No.: A/YL-KTS/1125



Kam Ho Road

Application No.: A/YL-KTS/1125



Kam Ho Road

Byler

Delivered by Hand.

Date: 01/05/2026

To: Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong.



The application no. to which the comments relates to is: A/YL-KTS/1125.

Application No.: A/YL-KTS/1125

Applicant: New Success International Investment Limited.

Site: Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Kam Tin South, Yuen Long, New Territories

Proposal: Proposed Seven Temporary Warehouses (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years.

Dear Sirs,

I wish to object to the above planning application for the following reasons:-

1. Inappropriate Change of Use Under Statutory Planning Controls.

The use of agricultural land for a temporary warehouse constitutes a material change of use that requires prior approval under the Town Planning Ordinance and the relevant OZP for rural areas. Without proper justification demonstrating compatibility with permitted land uses and no adverse impact on the surrounding environment or community, the application should not be approved.

2. Failure to Address Traffic Safety.

Planning guidelines emphasize the need to consider impacts on local traffic and pedestrian safety, particularly with frequent heavy goods vehicle (HGV) movements.

For this case:

- The only way in/out of the proposed warehouses is through "Kam Ho Road". It is a single-track road, it CAN NOT safely accommodate high volume of heavy goods vehicles (HGV). Any damages/repairs to this road due to high usages by heavy goods vehicles would bring so much inconvenience to the local residents and local traffic.
- Pedestrians, cyclists, including children and the elderly, would face serious risks along public footpaths near the site due to high volume of heavy goods vehicles' movements.

- Photographic evidences are enclosed with this objection letter. As can be seen, it's obvious that it's NOT safe to walk along this narrow "Kam Ho Road" especially with heavy goods vehicles going pass.

- Residents living close to "Kam Ho Road" will be exposed to persistent high traffic noise levels, which will severely disrupt daily life and make it difficult to rest and relax in their own homes.

3. Precedent and Enforcement Risks.

Allowing unauthorized land-use changes risks undermining statutory planning enforcement, encouraging similar developments elsewhere in rural areas, and weakening the integrity of the planning system.

4. If this is Accepted, It Will Never Return to Agriculture – Be Honest and Make it Permanent

The Applicant is seeking a "temporary" 3-year permission. This is disingenuous for three reasons:

First, once land filling and warehouse hardstanding are in place, no developer will voluntarily spend hundreds of thousands of dollars to excavate fill, remove hardstanding, restore topsoil, and re-establish drainage for farming. It simply will not happen.

Second, after 3 years, the Applicant will almost certainly apply for renewal. The Board will then face pressure to grant a further temporary permission, and then another, and then another. What starts as "temporary" becomes de facto permanent.

Third, the Applicant has provided no legally binding restoration plan, no costed restoration bond, and no independent monitoring mechanism. Without these, the "temporary" label is meaningless.

If the Applicant genuinely believes this land should be a warehouse, they should apply for permanent rezoning – not hide behind a temporary application that misleads the Board and the public.

5. Community Right to Safe Environments.

The planning system exists to protect health, safety, and community welfare. This proposal would significantly compromise these objectives, making the local area more dangerous and less accessible to residents.

6. Requests for Safety Measures.

Should approval be given despite these serious concerns and our strong objections.

- We must demand Safety measures to protect our local residents, whether they are walking to/from work, cycling to the bus stop, walking with thier children or simply walking thier dogs in the evening.
- We must have enforceable speed limits by laws along the whole of "KAM HO ROAD".
- We must have Guarantees and enforceable by laws that all Heavy Goods Vehicles must stop using " KAM HO ROAD" after 7pm, and no Heavy Goods Vehicles on Sundays.
- We must have Multiple speed humps and traffic-calming features to protect our local residents, pedestrians and cyclists.

Conclusion:-

As a resident living in TAI KEK VILLAGE, near " KAM HO ROAD".

For the reasons outlined above, We strongly urge the Planning Department and Town Planning Board to REJECT this Planning Application A/YL-KTS/1125.

This proposed development is unsuitable for this Area, it's poses serious safety risks, and undermines statutory planning principles and community welfare.

SIGNATURE: 

Date: 13 May 2025

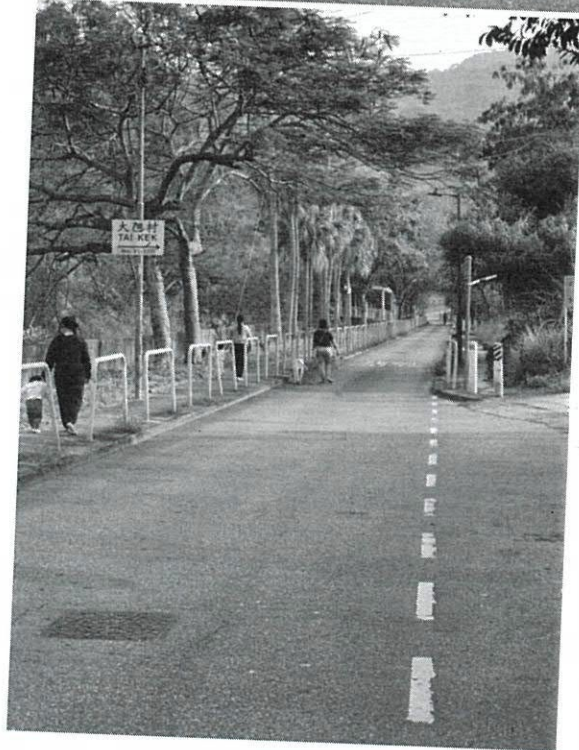
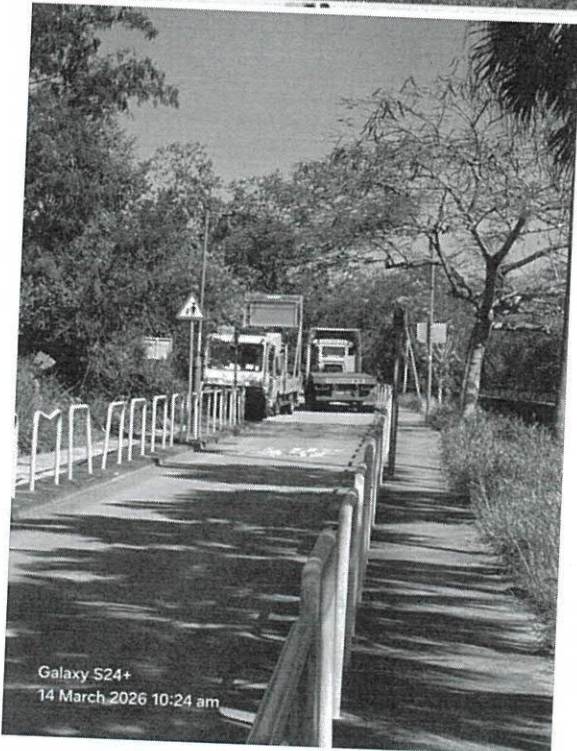
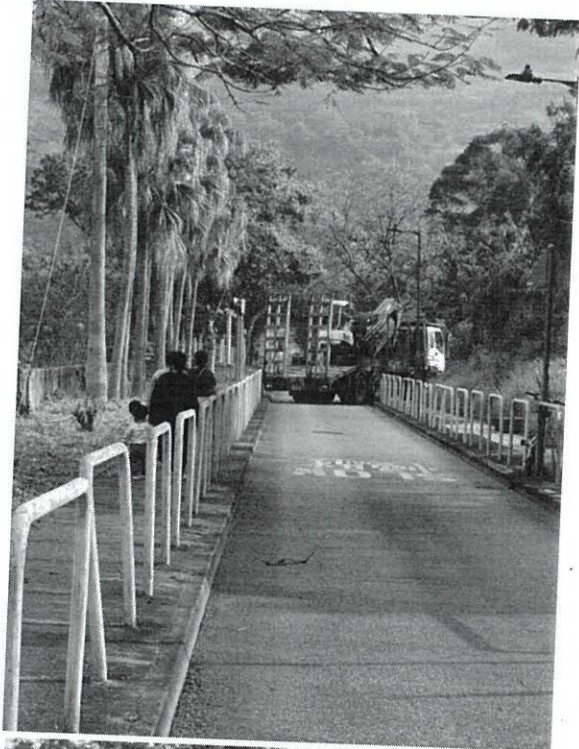
Application No.: A/YL-KTS/1125



Kam Ho Road

A handwritten signature in blue ink, appearing to be 'A. H. Lee'.

Application No.: A/YL-KTS/1125



Kam Ho Road

[Handwritten signature]

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月07日星期四 0:46
收件者: tpbpd/PLAND
主旨: A/YL-KTS/1125 DD 113 Ho Pui Village, Kam Tin South BBQ
類別: Internet Email

Dear TPB Members,

1084 withdrawn. Previous objections revelant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 7 August 2025 10:53 PM HKT
Subject: A/YL-KTS/1084 DD 113 Ho Pui Village, Kam Tin South BBQ

A/YL-KTS/1084

Lots 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.113, Ho Pui Village, Kam Tin

Site area: About 6,197sq.m

Zoning: " Agriculture"

Applied use: Warehouse / 10 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Despite the history of failure to fulfil conditions and the strong possibility of abuse of the planning intention, 1011 was approved 28 Feb.

In that application the operator proposed fill in 1,545sq.m. Now it has come forward with the real intention, warehouses and filling in the entire and enlarged site.

This on the justification that there is strong demand for warehousing. Really, with the worldwide reduction in trade. There will be a further decline once the impact of the US tariffs kicks in.

"After obtaining the planning approval, the Applicant found it difficult to operate the hobby farm and barbecue business due to the lack of customers"

Urgent Return receipt Expand Group Restricted Prevent Copy

Really, as the original recreational operation dates back to 2022, one has to question the validity of this statement.

Rather it has come to the attention of the applicant THAT EVERY APPLICATION FOR THE FILLING IN OF FARM LAND FOR BROWNFIELD USE WILL NOW BE APPROVED REGARDLESS OF THE STATUS OF THE SITE. THIS IS NOT CAT 2 AND THE OPERATOR IS NOT UNDER PRESSURE TO RELOCATE.

In view of the of the recent heavy rainfalls, flooding, landslides, roads blocked, etc., there has to be an investigation into how much the excessive filling in of land has contributed to the devastation.

Neither PlanD nor TPB is fulfilling its duty in considering the impact of filling in large amounts of land:

According to the Explanatory Statement of the OZP for "AGR" zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

Both parties therefore cannot continue with the current expediting of applications regardless of the consequences.

Under the Recreational proposal at least 50% of the site was to be retained for farming and fishing activities. This indicates that the site has indeed potential for genuine Agricultural use.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 15 August 2024 2:39 AM HKT
Subject: A/YL-KTS/1011 DD 113 Ho Pui Village, Kam Tin South BBQ

Dear TPB Members,

921 was withdrawn and subsequently approved under 928.

Conditions have not been fulfilled.

As the facility is a gathering place for recreational use, it is essential that conditions be fully complied with in order to ensure the safety of visitors.

Members have a duty to reject the application if the operation is not in compliance with measures put in place to ENSURE THE SECURITY OF THE COMMUNITY.

Mary Mulvihill

From: [REDACTED]

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

Date: Wednesday, 11 May 2022 2:36 AM HKT

Subject: A/YL-KTS/921 DD 113 Ho Pui Village, Kam Tin South BBQ

A/YL-KTS/921

Lots 1013, 1014 RP (Part), 1015 S.A, 1015 S.B, 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D.113, Ho Pui Village, Kam Tin

Site area : About 5,381sq.m

Zoning : " Agriculture"

Applied use : Fishing Ground / Indoor Recreation Centre / BBQ / Canteen / 13 Vehicle Parking /
Land Filling 1,801m2

Dear TPB Members,

Although application 720 was withdrawn, it is clear from images that the open storage activities continued unabated and without approval.

Why was no enforcement action taken?

Now it's the recreation card on the table.

No information provided as to what type of indoor recreational facilities are to be provided

No hobby farm use included

Storage of tools. What for, there is no farming activity involved

Canteen but no indication as to drainage, hand washing, food preparation arrangements. This is POST COVID, hygiene should be of paramount importance going forward

No mention of toilets, perhaps that's what the pond is for?

There is farming activity in the district and in view of the large amount of agricultural land that will be expunged when the Northern Metropolis is developed farm land that can be devoted to producing food should be retained for this purpose.

The application appears to be more about finding a route to secure approval for non agricultural use than a legitimate proposal.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 11 October 2016 2:33 AM CST
Subject: A/YL-KTS/720 DD 113 Kam Tin South

A/YL-KTS/720

Lots in D.D.113 and Adjoining Government Land, Kam Tin South, Yuen Long (Lots 1008 RP (Part), 1011 (Part), 1012 (Part), 1013, 1014 (Part), 1015 S.A, 1015 S.B (Part), 1015 RP (Part), 1016 (Part), 1017 (Part), 1018 (Part), 1029 (Part), 1030 (Part), 1031 (Part), 1032 (Part), 1033, 1034 (Part), 1035 (Part))

Site area : 9,659 m² Includes Government Land of about 212 m²

Zoning : "Agriculture" and "VTD"

Applied Use: Open Storage

Dear TPB Members,

The previous application was rejected on review on 27 May 2011 for the following reasons. No justification has been provided to reverse the decision. Moreover the site has a history of illegal activities. In view of the current public sentiment with regard to abuse of such sites for brownfield activities TPB must again reject the application.

33. The reasons for rejection for application No. A/YL-KTS/523 were:

- (a) the development was not in line with the planning intention of the "Agriculture" ("AGR") zone which was to retain and safeguard good agricultural land for agricultural purposes. This zone was also intended to retain fallow arable land with good potential for rehabilitation. It was also not in line with the planning intention of the "Village Type Development" ("V") zone which was to reflect the existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. No strong planning justification had been given in the submission for a departure from the planning intentions, even on a temporary basis;
- (b) the application did not comply with the Town Planning Board Guidelines No. 13E (TPB PG-No. 13E) in that the development was not compatible with the surrounding land uses which were predominantly rural in character, there was no previous approval granted at the site and there were adverse departmental comments and public objections against the application;
- (c) the applicant failed to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas; and
- (d) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" and "V" zones. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Mary Mulvihill