

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

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

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Applications

Approved Application

	Application No.	Uses/ Development	Date of Consideration
1.	A/DPA/NE-MUP/14	Storage/Open Storage of Construction Machinery and Materials and Open Storage of Containers	11.11.1994 (on review)

Rejected Applications

	Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
1.	A/NE-MUP/24	Open storage for construction machinery and materials and open storage of containers for a temporary period of 12 months	19.12.1997	R1, R2
2.	A/NE-MUP/28	Open Storage of Bamboo, Nylon Safety Nets and Steel Accessories for a Temporary Period of 12 Months	3.9.1999 (on review)	R1 – R3
3.	A/NE-MUP/86	Temporary Open Storage of Recycled Materials (Plastic) for a Period of 1 Year	16.8.2013	R1, R2, R4
4.	A/NE-MUP/135	Proposed Temporary Vehicle Park for Container Trailers for a Period of 3 Years	22.2.2019	R1, R2, R4

Rejection Reasons

- R1** The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was 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 and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2** Approval of the application would set an undesirable precedent for other similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R3** The subject open storage use was incompatible with the surrounding land uses which were predominantly agricultural and rural in character.

R4 The application did not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there was no previous planning approval granted at the site; there were adverse comments from the relevant Government departments and local objections against the application; and there was no information in the application to demonstrate that the proposed development would have no adverse traffic, environmental and/or landscape impact on the surrounding areas.

**Similar S.16 Applications for Temporary Open Storage
within “Agriculture” Zone in the Vicinity of the Application Site in the Past Five Years**

Approved Applications

	Application No.	Uses/Development	Date of Consideration
1	A/NE-MUP/192 [@]	Proposed Temporary Open Storage of Planters and Landscaping Materials and Site Office for a period of 3 years	22.12.2023 (Revoked on 22.9.2025)
2	A/NE-MUP/207	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
3	A/NE-MUP/215 [@]	Proposed Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office and Associated Filling of Land for a Period of 3 Years	20.6.2025
4	A/NE-MUP/216	Temporary Open Storage of Construction Machinery, Tools and Materials and Associated Filling of Land for a Period of 3 Years	1.8.2025

Remarks

[@] Applications No. A/NE-MUP/192 and A/NE-MUP/215 largely involve the same site.

Government Departments' General Comments

1. Traffic

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

- no comment on the application from highways maintenance point of view;
- the proposed access road connecting the application site (the Site) to Sha Tau Kok Road – Wo Hang is not under the maintenance of HyD; and
- his advisory comments are at **Appendix VI**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is available; and
- her advisory comments are at **Appendix VI**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicles or dusty operation is involved;
- regarding the proposed regularisation of filling of land, since no further filling of land will be carried out, he has no comments from the environmental planning perspective;
- no environmental complaint against the Site was received in the past three years; and
- her advisory comments are at **Appendix VI**.

4. Fire Safety

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

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

5. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix VI**.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that nine structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix VI**.

7. **Other Departments**

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

- (a) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Project Manager (North), CEDD (PM(N), CEDD); and
- (c) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at 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 District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
 - (ii) Lot 172 in D.D. 38 is covered by a Short Term Wavier (STW) No. 1157 for the purpose of “workshop and storage of metal ware”. Although no structure is proposed for the portion of Lot 172 within the Site, the proposed use of the application does not tally with the permitted use under the STW;
 - (iii) the following irregularity covered by the subject planning application has been detected by his office:

unauthorized structures within Lots 171 RP and 174 S.B RP both in D.D. 38 covered by the planning application

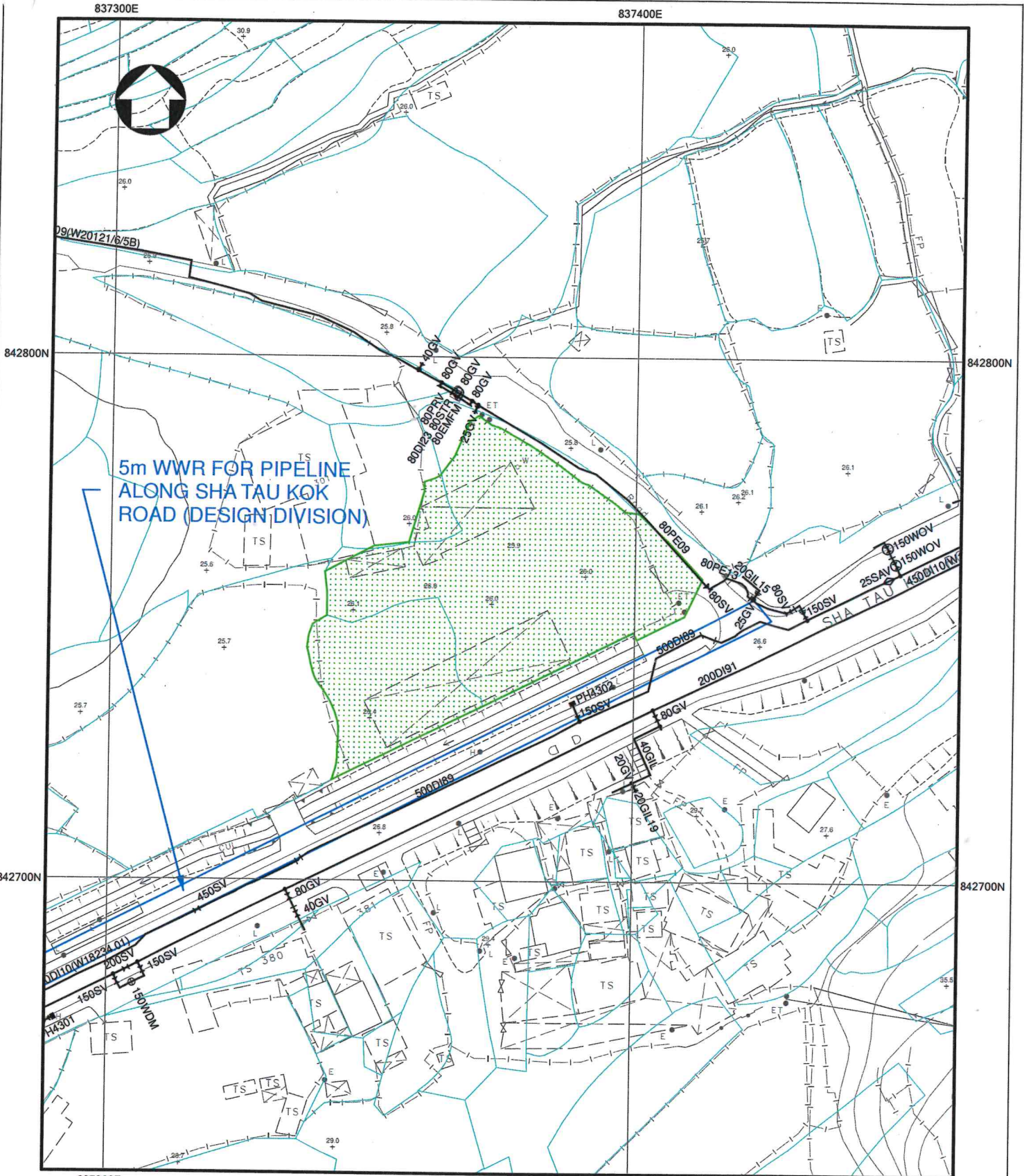
there are unauthorized structures within the said private lots. The lot owner should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice.
 - (iv) the lot owner shall apply to his office for a STW (on whole lot basis) to permit the structures erected and/to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (v) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (e) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Sha Tau Kok Road (Wo Hang) via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space within the Site shall be provided. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement, swept path analysis and traffic impact should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok – Wo Hang; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant is reminded to follow the requirements of the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’; and
 - (ii) if toilets are proposed, the applicant should provide suitable sewage treatment facilities as required under Professional Persons Environmental Consultative Committee Practice Notes 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’ and are duly certified by an Authorized Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should be advised as follows:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposal FSI to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site as shown on **Attachment** may be affected. The applicant is required to either divert or protect the water mains found on the Site;



- (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
- (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on **Attachment** and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on **Attachment**. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on **Attachment**. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
 - (i) it is noted that nine structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the applicant's attention is drawn to the following points:
 - the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW

as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- 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;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
- the 5m high open-sided metal structures for open storage are considered excessive. It should be justified upon formal plan submission to BD; and
- detailed checking under the BO will be carried out at building plan submission stage.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

 PRIVATE LOT BOUNDARY (FOR REF. ONLY)


PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-25B

FILE REF: (49) IN WSD/M/SP 3051/450/16S/97 PT.1

REF. CODE: 19W26M	SHEET 1 OF 1	SCALE 1:1000
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1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

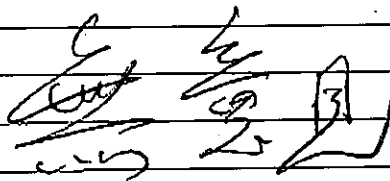
By e-mail : tpbpd@pland.gov.hk

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


A/NE-MUP/232

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature  日期 Date 2026.5.7

Urgent Return receipt Expand Group Restricted Prevent Copy

2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月15日星期五 16:19
收件者: tpbpd/PLAND
主旨: s16_A_NE-MUP_232 WWF 20260515
附件: s16_A_NE-MUP_232 20260513 WWF.pdf
類別: Internet Email

Dear Sir/Madame,

Attached please find our submission regarding the planning application A/NE-MUP/232.

Thank you for your attention.

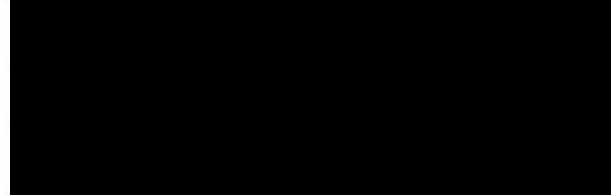
Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



世界自然基金會
香港分會

WWF-Hong Kong



15 May 2026

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

By E-mail ONLY

Dear Chair and Board Members,

RE: Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in an "AGR" zonation in Man Uk Bin (A/NE-MUP/232)

We would like to show concern to the captioned.

Suspected unlawful development within the application site

Based on the site photo provided by the Applicant in the planning statement, the application site had been formed with construction materials in place at the application site. large wooden boxes in place (Fig 1). While we do not have updated land use status nor whether suspected unlawful change of land use is underway at the application site, it would be grateful if the Town Planning Board request relevant government departments to investigate any illegal land use/development occurred in relation with the application site. If that were the case, we would like to ask the Town Planning Board to reject the application so as not to legitimate such unlawful habitat destruction and change of land use ahead of town planning approval granted.

We would be grateful if our comment could be considered by the Town Planning Board.

Kind regards,

Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生，大紫荊勳章，SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

核數師：富睿瑪澤會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Auditors: Forvis Mazars CPA Limited
Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

Figure 1. Photo indicates that the Application Site has likely been used as an open storage area, with PVC pipes observed on-site.

Site Photo

Application Site



Photo source:

https://www.tpb.gov.hk/en/plan_application/A_NE-MUP_232/Planning_Statement_1.pdf

Accessed on 15MAY2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月19日星期二 15:00
收件者: tpbpd/PLAND
主旨: KFBG's comments on five planning applications
附件: 260519 s16 KTS 1108.pdf; 260519 s16 KTN 1167.pdf; 260519 s16 KTN 1181.pdf; 260519 s16 MUP 232.pdf; 260519 s16 MUP 231.pdf

類別: csmng, Internet Email

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

19th May, 2026.

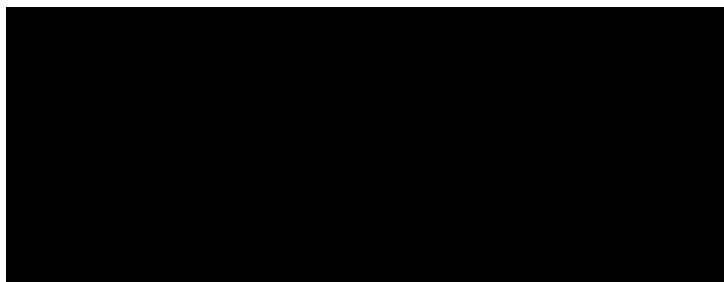
By email only

Dear Sir/ Madam,

**Temporary Open Storage of Construction Materials with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years
(A/NE-MUP/232)**

1. We refer to the captioned.
2. We urge the Board to first consult the relevant authorities to verify the current status of the site, including whether there are any ongoing unauthorised activities, uses, or enforcement cases associated with the application site. If any such issues are identified, we recommend that the Board carefully consider whether it is appropriate to approve the application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月20日星期三 16:36
收件者: tpbpd/PLAND
主旨: [Confidential] Objection to Planning Application A/NE-MUP/232- Temporarily Open Storage of Construction Materials on Agricultural Land
附件: IMG_20260510_152714.jpg
類別: Internet Email

To Whom it may Concern,

We are objecting to the above application on the following grounds:

1. Blatantly against the Government's launching of the North District Major Eco Programme for Sha Tau Kok. Under this programme, any new applications and existing contracts applying for renewal should be rejected !
2. Storage of construction materials and landfills would cause serious pollutions and damages to the land in question, future restoration of land back to agricultural use would be costly and difficult.
3. Through rainwater and air, the construction materials and landfills would cause pollution to the agricultural farms and residential lodgers in the area, bringing health hazards.
4. Construction trucks and heavy vehicles going in and out of the sites, and parking therein, would cause air and noise pollution to the residents living in the MUP village.
5. The main entrance to the sites in question locates at the very entrance of the only access village road into the MUP Village, it could be a hazard to local residents walking and driving in and out of the access road.
6. Th access village road surface and drainage system there are not built for use by heavy, construction vehicles. The wear and tear by such could be a concern.

We would be grateful if you could take the above into serious consideration, and let us know the result of the application in due course.

Yours sincerely,

Mrs Helen Kwong Thain & Residents
of Man Uk Pin Village

Urgent Return receipt Expand Group Restricted Prevent Copy
Sha Tau Kok, NT.

Yahoo Mail: Search, organise, conquer

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/NE-MUP/232
地點 Location (見下圖 See Plan Below)	萬屋邊丈量約份第38約多個地段 Various Lots in D.D. 38, Man Uk Pin
地帶及圖則 Zoning and Plan	「農業」 "Agriculture" 萬屋邊分區計劃大綱核准編號S/NE-MUP/11 Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
建議 Proposal	臨時露天存放建築材料連附屬設施及相關填土工程(為期3年) Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2026年5月26日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 26 May 2026.

詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前，登入委員會的網頁(https://www.tpb.gov.hk/tc/plan_application/A_NE-MUP_232.html)或掃描本通告的二維碼)及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.tpb.gov.hk/en/plan_application/A_NE-MUP_232.html) or scanning the QR code in this Notice) and at the following locations.

規劃資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5000)
香港北角渣華道333號北角政府合署17樓
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輋路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城規條例委員會規例指引的規定作以下用途：
(a) 處理這宗申請，包括公佈有關意見供公眾查閱，同時公佈提出意見人士(下稱「提意見人」)的姓名供公眾查閱；以及
(b) 方便提意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments
in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes:

- 委員會考慮申請的暫定會議日期已上載於委員會的網頁(www.tpb.gov.hk/)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.tpb.gov.hk/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會在考慮申請時參閱的文件，會在發給給委員會秘書後存放於規劃資料查詢處(查詢熱線：2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2026年5月5日
Town Planning Board
5 May 2026

(任何人在未經委員會許可而塗改、更改、毀壞或移除本通告，均可構成刑事罪行。)
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/232

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

因互換過於繁忙反對

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

簽署 Signature

Joseph Wong

日期 Date

20-5-2026

6

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/232

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反对上述申請，因會影响沙頭角
 公路交通流量。

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

謝齊和

簽署 Signature

[Handwritten Signature]

日期 Date

21-5-2026

7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/232

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

因交通繁忙，所以反對。

Multiple horizontal lines for writing details of the comment.

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

簽署 Signature Jack

日期 Date 20-5-2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月25日星期一 16:34
收件者: tpbpd/PLAND
副本: Enquiry/BD; landsd@lands.gov.hk; _DEP_public/EPD; enquiry@police.gov.hk
主旨: 反對規劃許可申請A/NE-MUP/231及A/NEMUP/232
附件: 貨車進出貨倉阻塞道路.jpg; 車輛違泊1.jpg; 車輛違泊2.jpg
類別: Internet Email

致: 城市規劃委員會

就有關規劃許可申請, 申請編號A/NE-MUP/231, 擬議臨時露天存放建築材料及機械及相關填土工程(為期3年)位於沙頭角丈量約份第38約多個地段及A/NEMUP/232, 臨時露天存放建築材料連附設施及相關填土工程(為期3年)位於萬屋邊丈量約份第38約多個地段, 本人現提出強烈反對, 理由如下:

1. 交通負荷及道路安全

現時在該段短短約400米的道路兩旁, 已累積了10多間大型物流中心/貨倉。當中至少有7宗已獲城規會批出規劃許可, (包括申請編號A/NE-MUP/205、A/NE-MUP/207、A/NE-MUP/211、A/NE-MUP/214、A/NE-MUP/215、A/NE-MUP/218及A/NE-MUP/220。)其中亦有違法構築物作貨倉用途。每次, 每當有重型貨車、貨櫃車進出裝卸貨物(見夾附照片), 經常導致該處交通擠塞。另外, 違例泊車輛亦非常嚴重(見夾附2張照片), 加重對周邊村民及其他道路使用人士構成不必要的危險。交通流量已遠超該路段的承載能力。

2. 大型物流中心/貨倉結構及消防安全

該路段現存及擬建的多個大型面積物流中心/貨倉, 其建築結構安全令人十分擔憂。此類臨時或臨時搭建的巨型構築物, 並沒有結構安全認證, 容易在颱風或惡劣天氣下發生危險。此外, 密集且大面積的物流貨倉存放大量貨物, 一旦發生火警, 該處的消防設施及緊急車輛通道未必能應付, 對周邊村民及涉事員工的生命財產安全構成極大威脅。

3. 破壞鄉郊環境及土地用途不符

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除申請地點為「農業」地帶並不符合鹿頸及禾坑地區的規劃意向。再者，密集式的露天存放和貨倉活動伴隨的大量填土工程，已嚴重破壞禾坑一帶原有的鄉郊景觀及自然生態。所謂臨時許可，實質上已變成了永久性的物流用途，完全違反了該區原本的規劃意向。

基於上述在交通負荷、道路安全、消防隱患、物流中心/貨倉結構安全及環境破壞等方面的強烈負面影響。本人促請城市規劃委員會各委員秉持專業，全面嚴謹審視所述問題，拒絕批出該兩項規劃許可申請，以保障周邊居民的生命安全。

祝工作愉快。

陳傑
25/5/2026

副本抄送：

屋宇署（關注貨倉結構安全）
地政總署（關注土地用途與違例填土）
環境保護署（關注環境破壞與污染）
香港警務處（北區警區 - 關注違泊及執法）







tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月25日星期一 0:16
收件者: tpbpd/PLAND
主旨: A/NE-MUP/232 DD 38 Man Uk Pin
類別: Internet Email

A/NE-MUP/232

Lot Nos. 171RP(Part), 172(Part) and 174s.BRP in D.D. 38, Man Uk Pin, Sha Tau Kok

Site area: About 2,660m²

Zoning: "Agriculture"

Applied Use: Open Storage Construction Materials / 3 Vehicle Parking / Filling of Land

Dear TPB Members,

135 was rejected Feb 22 2019. No subsequent application on record BUT

2.1.2 The Site is now paved and used as open storage.

So the operator gave the finger to the board and there appears to have been no action taken with regard to the illegal OS activities pre the 2019 application.

So now the operator wants to be rewarded for ignoring the rules and regulations for a decade or more. Note the paper states that there is no need for any Drainage installation while the issue of Fire installations has been completely ignored.

While the area has now been designated Ca 2, this is no justification to ignore the fundamental issues.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 1 February 2019 2:47 AM HKT
Subject: Re: A/NE-MUP/135 DD 38 Man Uk Pin

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Dear TPB Members,

Some green wash tree preservation is not going to convince anyone.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, June 8, 2018 2:55:55 AM
Subject: A/NE-MUP/135 DD 38 Man Uk Pin

A/NE-MUP/135
Lots 171 RP and 174 S.B RP in D.D. 38, Man Uk Pin, Sha Tau Kok
Site area : About 2,790m²
Zoning : "Agriculture"
Applied Use : 9 Container Trailer Parking

Dear TPB Members,

It appears that this site has been operating as an unapproved brownfield since the last application 86 was rejected 16 Aug 2013.

DEP : Most of the open storage uses were suspected unauthorized developments. The proposed open storage was not compatible with the landscape character of the surrounding environment. The existing trees along the southern boundary and in the middle part of the site had been removed. Disturbance to existing landscape resources and character had taken place.

The reasons for rejection are equally valid to this application:

- (a) the application was not in line with the planning intention of the "Agriculture" ("AGR") zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
- (b) the application did not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there was no previous planning approval granted at the site; there were adverse comments from the relevant Government departments and local objections against the application; and there was no information in the application to demonstrate that the proposed development would have no adverse traffic, environmental and landscape impact on the surrounding areas; and
- (c) approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential
Mary Mulvihill

From: [REDACTED]
Sent: Monday, May 25, 2026 4:39 PM
To: e-Enquiry Counter/LAO/LANDSD <landsd@landsd.gov.hk>
Subject: Fw: 反對規劃許可申請A/NE-MUP/231及A/NEMUP/232

10

----- 轉寄的郵件 -----

寄件人: no_reply@epd.gov.hk <no_reply@epd.gov.hk>
收件人: [REDACTED]
傳送日期: 2026年5月25日星期一 下午04:33:57 [GMT+8]
主旨: Re: 反對規劃許可申請A/NE-MUP/231及A/NEMUP/232

This is an auto-email for acknowledgement, please do NOT reply.
Thank you for your email dated 2026/05/25. We shall process it, where appropriate, as soon as possible. For further enquiry, please address to enquiry@epd.gov.hk
(This is a computer generated auto-reply)

這是一封用於確認的自動電子郵件，請不要回覆。
謝謝你 2026/05/25 的電郵。我們會盡快處理。如有其他查詢，請電郵 enquiry@epd.gov.hk
〔這是由電腦系統發出的覆函〕

Environmental Protection Department
環境保護署