

**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 Application

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/763	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	4.10.2024 (Revoked on 4.7.2026)

**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/Developments	Date of Consideration
1.	A/NE-TKL/671 [!]	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	9.7.2021
2.	A/NE-TKL/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022 (Revoked on 18.9.2023)
3.	A/NE-TKL/707 ^{\$}	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	23.9.2022
4.	A/NE-TKL/724 [^]	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	11.9.2023 (Revoked on 4.12.2023)
5.	A/NE-TKL/734	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	11.8.2023
6.	A/NE-TKL/743 [@]	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024 (Revoked on 19.1.2026)
7.	A/NE-TKL/745 [^]	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	15.3.2024 (Revoked on 15.9.2025)
8.	A/NE-TKL/746	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	15.3.2024 (Revoked on 15.12.2025)
9.	A/NE-TKL/758 [!]	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of 3 Years	5.7.2024
10.	A/NE-TKL/761	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	22.11.2024
11.	A/NE-TKL/786 [*]	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	24.1.2025 (Revoked on 24.1.2026)

12.	A/NE-TKL/806	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	19.9.2025
13.	A/NE-TKL/807	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	10.10.2025
14.	A/NE-TKL/815	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	14.10.2025
15.	A/NE-TKL/821 ^{\$}	Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles and Associated Filling of Land for a Period of 3 Years	5.12.2025
16.	A/NE-TKL/833	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	17.4.2026
17.	A/NE-TKL/836 [*]	Proposed Temporary Open Storage of Timber and Ancillary Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	22.5.2026
18.	A/NE-TKL/838	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	5.6.2026

Remarks

- ! : Applications No. A/NE-TKL/671 and A/NE-TKL/758 involve the same site.
- @ : Applications No. A/NE-TKL/690 and A/NE-TKL/743 involve the same site.
- \$: Applications No. A/NE-TKL/707 and A/NE-TKL/821 involve the same site.
- ^ : Applications No. A/NE-TKL/724 and A/NE-TKL/745 involve the same site.
- * : Applications No. A/NE-TKL/786 and A/NE-TKL/836 involve the same site.

Rejected Application

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/NE-TKL/690 [@]	Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years	14.1.2022	R1 & R2

Rejection Reasons

- R1 The proposed use was not in line with the planning intention of the “Agriculture” 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 The applicant failed to demonstrate that the proposed use would not cause adverse traffic impact on the surrounding areas.

Remarks

[@] : Applications No. A/NE-TKL/690 and A/NE-TKL/743 involve the same site.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain 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 other private lot, the applicant shall make his own arrangement;
- if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure to be erected within the private lot concerned. 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 on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
- his advisory comments are at **Appendix VI**.

2. 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 Site to Ping Che Road is not under the maintenance of HyD; and
- his advisory comments are at **Appendix VI**.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- no comment on the submitted drainage proposal as it is the same as that accepted under planning application No. A/NE-TKL/763. Hence, approval condition on the submission of drainage proposal is not required;
- should the application be approved, a condition should be included to request the applicant to implement the accepted drainage proposal for the Site to ensure that the applied use 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;

- the Site is in an area where public sewerage connection is not available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use; and
- her advisory comments are at **Appendix VI**.

4. **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**.

5. **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;
- no objection to the submitted FSIs proposal; 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 a structure 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 unauthorised building works under the Buildings Ordinance (BO). An Authorised 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) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (b) Head of the Geotechnical Engineering Office, CEDD (H(GEO), 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) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (d) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (e) to note the 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 contain 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 other private lot, the applicant shall make their own arrangement;
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure to be erected within the private lot concerned. 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 on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) the lot owner(s) should comply with all the land filling requirements imposed by relevant Government departments. Government land should not be disturbed unless with prior approval;
- (f) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access road between Ping Che Road and the Site is not managed by the Transport Department (TD). 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement, traffic impact and swept path analysis should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Ping Che Road; and
 - (iii) adequate drainage measures should 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 (CE/MN, DSD) that:
 - (i) no comment on the submitted drainage proposal as it is the same as that accepted under planning application No. A/NE-TKL/763;
 - (ii) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (iii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his/her own expense; and
 - (iv) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (i) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', and (ii) provide suitable sewage treatment facilities as required under the Professional Persons Environmental Consultative Committee Practice Notes 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations' which are duly certified by Authorised Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the applied use, the applicant may need to extend the inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant should submit a full set of F.S. 251 which should incorporate all fire service installations (FSIs) proposed in the endorsed FSIs proposal dated 6.7.2026 for his further arrangement of FSIs acceptance inspection; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that a structure 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 unauthorised building works (UBW) under the BO. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant's attention is drawn to the following points:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- 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 and 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 Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- detailed checking under the BO will be carried out at building plan submission stage; and

(m) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. The applied use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to land use planning in the P&E Study, the applied use would need to be vacated for the site formation works. The applicant should take account of the above if the applied use is pursued.

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類別:

Internet Email

Dear Sir/Madame,

Attached please find our submission regarding the planning application A/NE-TKL/840.

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

29 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 and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in an "AGR" zone in Shui Hau, Ta Kwu Ling (A/NE-TKL/840)

We would like to lodge objection to the captioned.

Suspected unlawful development within the Application Site

Compared with Google's aerial image from January 2026, the Application Site appears to have been cleared, with the land formed and currently used for open storage, where stacks of materials or containers are visible (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 ahead of town planning approval granted.

Not in line with the planning intention

According to Google Earth imagery, the Application Site, even on a temporary basis, retains potential for restoration to agricultural use, including cultivation, as one irrigation pond is located within the site and the other is situated within 50 metres of the site boundary (Figure 2). Notably, a substantial area of actively managed and well-maintained farmland is present to the northeast and south of the Application Site (Fig 3). Approval of

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、大紫荊勳賢, SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

核數師：富賽瑪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)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

the current Application may further incentivise the conversion of high-quality agricultural land to other incompatible use.

We would be grateful if our comments could be considered by the Town Planning Board and to reject the Application.

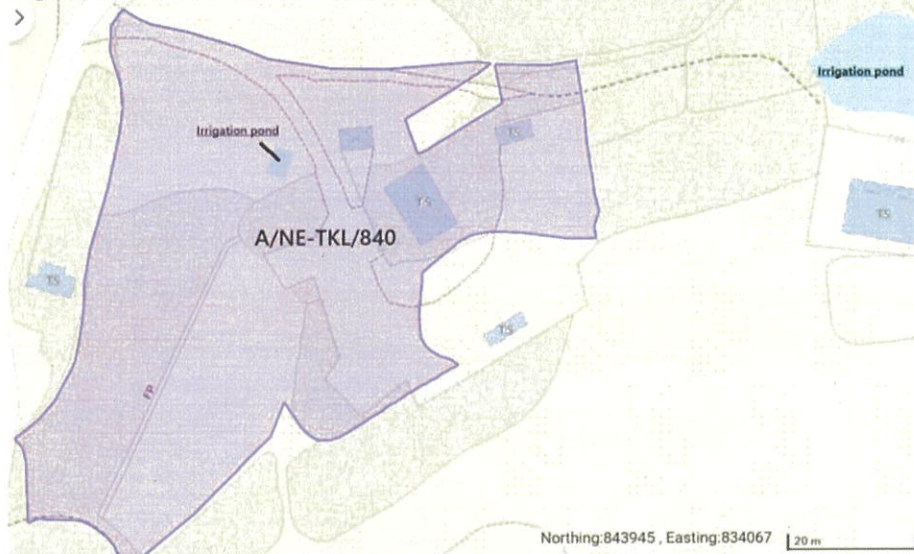
Kind regards,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong
[REDACTED]

Figure 1. Aerial view of the Application Site, captured on 13 Jan 2026, when the land appeared to be used as an open storage



Image source: Google Earth (Accessed on 29 May 2026)

Figure 2. Locaions of the irrigation ponds inside and outside the Application Site



Map source: *Geoinfo*, Lands Department, HKSAR Government. (Accessed on 29 May 2026))

Figure 3. The agricultural landscape adjoining the Application Site

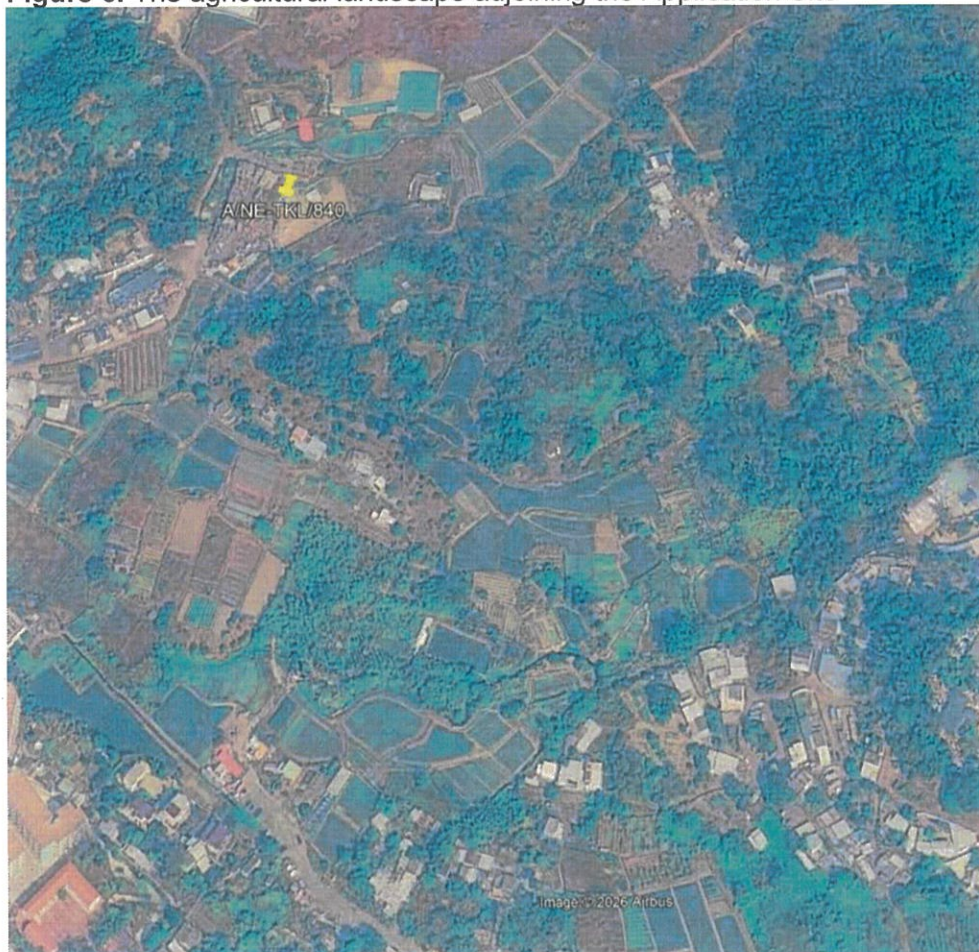


Image source: Google Earth (Accessed on 29 May 2026)

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月16日星期二 0:36
收件者: tpbpd/PLAND
主旨: A/NE-TKL/840 DD 82 Shui Ha, Ta Kwu Ling
類別: Internet Email

A/NE-TKL/840

Lots 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Shui Ha, Ta Kwu Ling

Site area: About 4,177sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Material and Machinery / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

763 approved 4 Oct 2024. Conditions not fulfilled. Solution, remove the small separate lots from the equation.

(b) The provision of drainage facilities Not complied with

(f) The implementation of the FSIs proposal Not complied with

(g) The implementation of the traffic management measures Not complied with

The application should not be approved as the operator has clearly no intention of complying.

After the revelations during the Tai Po Fire inquiry, the community is very concerned that TPB members are taking the same lax attitude towards public safety as that displayed by numerous depts that led to the disaster.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 6 September 2024 2:38 AM HKT
Subject: Re: A/NE-TKL/763 DD 82 Shui Ha, Ta Kwu Ling

Dear TPB Members,

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The site has significant drainage issues. In view of climate change and increasing report on flood damage, including many disasterous scenarios just over the boarder in Guangdong Provence, members have a duty to properly consider the application.

Streamling applications like this is n=an abrogation of the duty to ensure that while these operations do not benefit the community, they should certainly not create negative impacts.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 11 July 2024 3:10 AM HKT
Subject: A/NE-TKL/763 DD 82 Shui Ha, Ta Kwu Ling

A/NE-TKL/763

Lots 1151, 1152, 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Shui Ha, Ta Kwu Ling

Site area: About 4,970sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Material and Machinery / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No history of previous applications. Open Storage is not permitted under "Agriculture" zoning.

The area around Shui Hau is home to extensive cultivation, both regular farming and greenhouse cultivation.

Approval of this application would set a precedent that would inevitably lead to further brownfield operations in the district.

Hong Kong has an obligation to ensure a minimum level of local food production to ensure a supply for during the increasing number of occasions that farmland on the mainland is inundated by flooding.

Members have a duty to resist the extension of brownfield into zones like this. Expediency on the part of government depts and operators must not be allowed to triumph over the interests of the community.

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Mary Mulvihill