

Relevant Extracts of 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)

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, 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 application, 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. 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, 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 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;
 - (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; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous s.16 Application covering the Application Site

Rejected Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/1201	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of Three Years	27.2.2026

Rejection Reasons:

- (1) the proposed use with associated filling of land was not in line with the planning intention of the “Agriculture” zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (2) the proposed use with associated filling of land was not compatible with the surrounding land uses.

Government Bureau/Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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 V**.

3. Railway Development

Comments of the Secretary for Transport and Logistics:

- no comment on the application from the perspective of railway development policy.

Comments of the Chief Engineer/Railway Development 1-1, HyD:

- no comment on the application from railway development viewpoint.

Comments of the Chief Estate Surveyor/Railway Development, LandsD:

- the affected site in Fung Kat Heung falls within the gazetted scheme boundary of the Northern Link (NOL) Main Line. The resumption of land under the Railways Ordinance (Cap. 519) for NOL Main Line (including part of the affected site) had been published in the G.N. 4698 and 4699 on 31.7.2025 with resumption notice posted, and the land and underground strata of land were reverted to the Government

on 1.11.2025. The affected site shall be handed over under Short Term Tenancy to MTR Corporation Limited for the NOL Main Line project.

4. **Drainage**

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the proposed drainage facilities to the Director of Drainage Services' or the Town Planning Board's satisfaction; and
- advisory comments are at **Appendix V**.

5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied use would not cause traffic of heavy vehicle and dusty operation. In particular, the applicant indicates that materials to be stored at the Site will be in packaged form. According to his review, there is residential structure within 100m from the boundary of the Site;
- there was no substantiated environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

6. **Fire Safety**

Comments of the Director of Fire Services:

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

7. **Landscape Aspect**

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, the Site is located in an area of rural inland plain landscape character comprising farmland, vacant land, open storage, temporary structures and a woodland (Kong A Leng) to the northwest of the Site. The applied use is not incompatible with the landscape setting in the proximity;

- according to the site photos, the Site is formed and some overgrown is observed. According to the applicant's submission, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the applied use is not anticipated.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

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

9. **District Officer's Comments**

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

- his office has not received any comment from the locals on the application.

10. **Other Departments**

The following government departments have no objection to or no comment on the application and their advisory comments, if any, are at **Appendix V**:

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (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 resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lots covered by the application. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied 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 the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (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 Chi Ho Road, including any local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant shall demonstrate in the drainage proposal that the applied use will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas;
 - (ii) the applicant shall be liable for any adverse drainage impact due to the applied use; and
 - (iii) to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant shall complete the checklist previously provided in preparing the drainage proposal and include the checklist in the submission. Otherwise, a longer processing time may be required;
- (i) 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 applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) 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 unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed

building works in accordance with BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
- (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied use under the captioned application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R;
- (vii) the 7.5m-high structures are considered excessive. It shall be justified upon formal plan submission to BD; and
- (viii) detailed checking under BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月13日星期六 19:28
收件者: tpbpd/PLAND
主旨: 反對規劃申請編號 A/YL-KTN/1238 擬議臨時露天存放建築機械、建築材料連附屬設施及相關的填土工程 (為期3年)
附件: Application_Form_1.pdf; A_YL-KTN_1238_Cover Letter.pdf; Planning_Statement_1.pdf
類別: Internet Email

城規會主席及全體委員：

我們是一群居住於上述申請地段周邊的錦田大江埔及附近村落的在地居民。就宏基測量師行（Lanbase Surveyors Limited）代表諾迪建築材料有限公司（Lotti Construction Materials Limited）向貴會遞交的第 S16 條規劃申請（編號：A/YL-KTN/1238），擬將上述「農業」地帶土地改作臨時露天存放建築機械及材料並進行填土工程，全體受影響居民在此表示最強烈的反對與譴責。我們懇請貴會體恤民情，否決此項嚴重破壞居民生活與環境安全的城規申請。

此項申請一旦獲得批准，將對我們的日常生活環境、交通安全及生命財產帶來不可逆轉的災難性影響。以下為我們強烈反對的核心理由：

一、堵塞村民唯一出行命脈，引發致命交通癱瘓與安全隱患

該申請地盤直接緊貼治河路（Chi Ho Road）。必須強調的是，治河路是我們全體村民每天出入、通往居住環境的唯一主要通道。該路段路面極其狹窄，平日兩輛私家車交匯已顯捉襟見肘。擬議項目涉及高頻率的大型重型貨車、貨櫃車及工程機械出入，必然導致嚴重的交通擠塞。更致命的是，一旦狹窄的村道被大型貨車堵死，全村將陷入交通癱瘓，倘若村內發生緊急事故，消防車、救護車等救援車輛將完全無法駛入，嚴重危及數百名村民的生命財產安全！

二、違規填土工程嚴重破壞自然生態，引發災難性水浸危機

該地段在《錦田北分區計劃大綱核准圖 No. S/YL-KTN/11》中明確劃為「農業」（AGR）地帶。申請人擬進行大規模的「相關填土工程」，這將徹底破壞原本具備天然儲水、滲水功能的農地。大江埔一帶地勢低窪，每逢雨季本已承受沉重的排水壓力。一旦這片土地被水泥或泥沙填高、封固，周邊的天然排水系統將完全被截斷。大雨來臨時，雨水將無法滲透，無處宣洩的洪澇必定會倒灌至周邊位置更低的村屋，引發嚴重的淹水災難，讓村民常年面臨「水浸眼眉」的屋宇安全威脅。

三、嚴重剝奪居民安居權利，徹底摧毀寧靜鄉郊的日常生態

擬議的露天存放用途包含大量的建築機械與材料，其運作時間長（星期一至六早上 9 時至晚上 7 時）。長達十個小時的重型機械運作、車輛引擎轟鳴、以及搬運建築物料時產生的巨大金屬撞擊聲，將帶來長期的、嚴重的噪音污染。此外，露天存放大量砂石、粉料，在重型車輛輾壓下必然會造成漫

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天飛揚的揚塵與空氣污染。這對有老人、小孩及長期病患者的家庭而言，簡直是健康噩夢，徹底剝奪了村民享有的基本居住尊嚴與安寧生活。

四、警惕「先破壞、後發展」惡劣先例，堅守城規規劃意向

「農業」地帶的設立宗旨是為了保護優良農田及維持鄉郊景觀。容許此類重工業式的露天貯物場進駐，與城規會一貫倡導的規劃意向完全背道而馳。如果貴會網開一面批准此申請，將向社會釋放極其錯誤的訊息，等同於鼓勵棕地用途進一步蠶食綠色鄉郊，助長「先破壞、後發展」的風氣，令錦田北的鄉郊風貌蕩然無存。

綜上所述，該規劃申請只顧及個別商業機構的私人利益，卻將沉重的交通癱瘓風險、水浸生命威脅及環境污染代價完全強加於無辜的在地村民身上。

2026年 5月 28日
此文會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

2026-05-28

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a '✓' at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1238
	Date Received 收到日期	2026-05-28

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LOTTI CONSTRUCTION MATERIALS LIMITED (諾迪建材有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LANBASE SURVEYORS LIMITED (宏基測量師行有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,944 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 684.2 sq.m 平方米 ☒ About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 ☐ About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人

☐ is the sole "current land owner"* (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」* (請繼續填寫第 6 部分，並夾附業權證明文件)

☐ is one of the "current land owners"* (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」* (請夾附業權證明文件)

☒ is not a "current land owner".
並不是「現行土地擁有人」*

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (月/日/年)

(Please use separate sheets if the space of any box above is insufficient 如上列任何表格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#].
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 06/05/2026 (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&] (請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 13/05/2026 (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&] (請見夾附由郵局發出的收條)

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	1259.8	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	684.2	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7		
Proposed domestic floor area 擬議住用樓面面積	Nil	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	684.2	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	684.2	sq.m	☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Structures 1-4 : Open sheds for storage (12m (L) x 12m (W) 7.5m (H) each)

Structure 5 : Site office (12.2m (L) x 6m (W) x 2.6m (H)), 1-storey)

Structure 6 : Electricity meter room (4m (L) x 5m (W) x 3.5m (H), 1-storey)

Structure 7 : Toilet (6m (L) x 2.5m (W) x 2.6m (H), 1-storey)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2 (5m (L) x 2.5m (W) each)
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	3 (7m (L) x 3.5m (W) each)
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	Nil

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 (7m (L) x 3.5m (W) each)
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	Nil

Proposed operating hours 擬議營運時間 9am to 7pm from Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Chi Ho Road																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) ☐																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1,944 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																															
On traffic 對交通	Yes 會 ☐	No 不會 ☒																															
On water supply 對供水	Yes 會 ☐	No 不會 ☒																															
On drainage 對排水	Yes 會 ☐	No 不會 ☒																															
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																															
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																															
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																															
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																															
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																															
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Planning Statement.

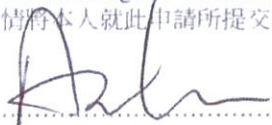
8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Anson Lee

Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員
專業資格
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他 PIA

on behalf of 代表 LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

06 MAY 2026

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1 The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2 The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人土披露，以作上述第 1 段提及的用途。

3 An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1,944 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture"
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil ☐ About 約 ☐ Not more than 不多於	Nil ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	684.2 ☒ About 約 ☐ Not more than 不多於	0.35 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil m 米 ☐ (Not more than 不多於)	
		Nil Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	7.5 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	35.2 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 Nil 3 Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		Nil Nil 1 Nil Nil Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan, Site Plan (Lot Index Plan), Land Filling Plan, Swept Path Analysis and Extract of Approved Kam Tin North OZP		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Our Ref.: YL/TPN/2697A/L01

06 MAY 2026

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

By Hand

Dear Sir/Madam,

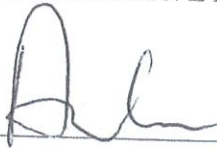
**Planning Application for
Proposed Temporary Open Storage of Construction Machinery,
Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years
at Lot Nos. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part)
in D.D. 109, Kam Tin, Yuen Long, New Territories**

We act on behalf of Lotti Construction Materials Limited to submit a planning application under Section 16 of the Town Planning Ordinance for the captioned use.

A signed original copy of the application form S16-III, together with 4 copies of the Planning Statement and an authorisation letter, are enclosed herewith for your consideration.

Should you have any queries, please feel free to contact the undersigned or our Ms. Nora Choi at [REDACTED] Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL/NC



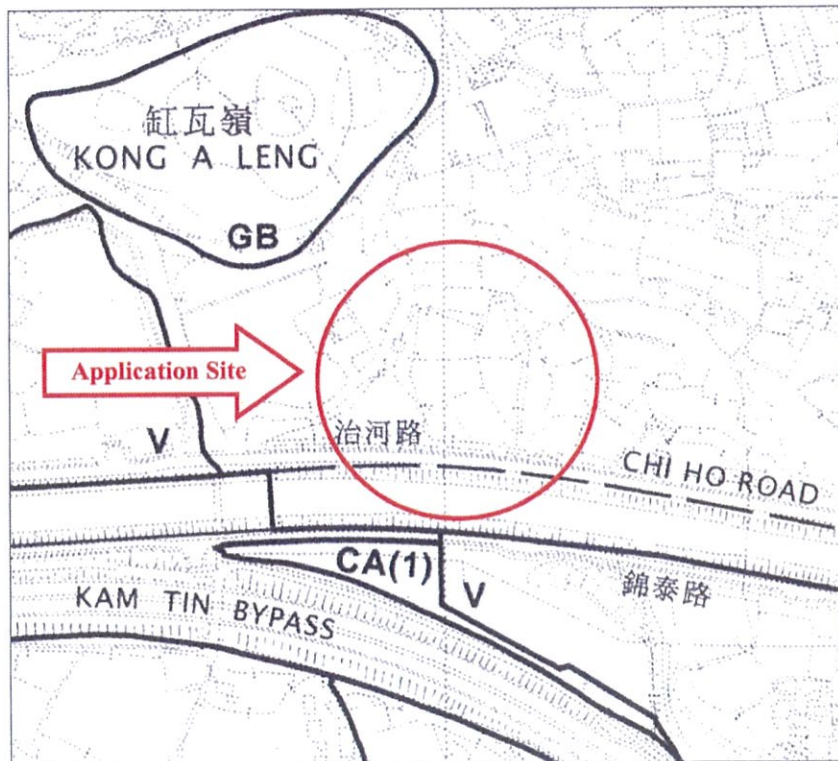
ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Planning Application
under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Proposed Temporary Open Storage of Construction Machinery,
Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years
at Lot Nos. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part)
in D.D. 109, Kam Tin, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

May 2026

EXECUTIVE SUMMARY

The Application Site (the Site) comprises 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories. It directly abuts Chi Ho Road at its northwest. The Site occupies a site area of about 1,944m². According to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023, the Site falls within an area zoned “Agriculture” (“AGR”).

A planning permission is sought to use the Site as ‘Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ to facilitate relocation of the Applicant’s open storage operation at Fung Kat Heung, Yuen Long, which would be affected by the government project of Northern Link Main Line upon land resumption. Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) Facilitating relocation of a storage operation affected by land resumption; 2) Would not frustrate the long-term planning intention of the “AGR” zone; 3) Generally in line with TPB PG-No. 13G; 4) Existence of planning permission granted for similar uses near the Site; 5) No interface problems with the surrounding uses; 6) No adverse drainage and environmental impacts; and 7) No adverse traffic impact.

With regard to the above planning justifications, the Town Planning Board is recommended to approve the planning application.

行政摘要

申請地點為新界元朗錦田丈量約份第109約地段第1160號(部份)、第1174號餘段(部份)、第1175號餘段(部份)及第1176號餘段(部份)。申請地點於其西北面前臨治河路。申請地點佔地約1,944平方米。根據錦田北分區計劃大綱核准圖編號S/YL-KTN/11(於2023年12月15日獲核准)，申請地點被劃為「農業」地帶。

現申請規劃許可將該場地用作「擬議臨時露天存放建築機械及建築材料連附屬設施及相關的填土工程(為期3年)」用途，以促成申請人因政府興建北線幹線工程而遭收地影響的露天貯物存放作業的搬遷。由於場地規模細小，預計不會引致不良的交通、渠務及環境影響。

是次申請的規劃理據如下： 1) 促成受收地影響的現有存放作業的搬遷； 2) 不會影響「農業」地帶的長遠規劃意向； 3) 大致符合城市規劃委員會規劃指引編號13G； 4) 在附近已有相類似用途的規劃許可； 5) 與周邊用途上沒有銜接問題； 6) 不會對渠務及環境方面構成不良影響；及 7) 不會對交通方面構成不良影響。

基於以上各項規劃理據，希望是次規劃申請能獲城市規劃委員會批准。

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Appendices

LIST OF APPENDICES

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Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Land Resumption Notice
Appendix 5	Site Photos
Appendix 6	Comparison Table of Development Parameters between the Proposed Scheme and the Approved Scheme under Application No. A/YL-KTN/848
Appendix 7	Land Filling Plan
Appendix 8	Proposed Layout Plan
Appendix 9	Swept Path Analysis

1. INTRODUCTION

- 1.1 The Application Site (the Site) comprises Lot Nos. 1160 (Part), 1174RP (Part), 1175RP and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories. It directly abuts Chi Ho Road at its northwest. According to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023, the Site falls within an area zoned “Agriculture” (“AGR”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.
- 1.2 The current application seeks planning permission from the Town Planning Board (the Board) for the use of ‘Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ (the proposed development). This application is made to facilitate relocation of an existing open storage operation at Lots 431 (Part), 432 (Part), 433S.B (Part) and 1739RP (Part) in D.D. 107 and adjoining government land, Fung Kat Heung, Yuen Long (the affected premises) under Planning Application No. A/YL-KTN/848, which would be affected by the government project of railway development – Northern Link Main Line (see land resumption notice at **Appendix 4**). Land resumption and clearance works have yet to be completed by the Government.
- 1.3 Lotti Construction Materials Limited (the Applicant) has commissioned Lanbase Surveyors Limited, on his behalf, to submit a planning application for the proposed development under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Site comprises Lot Nos. 1160 (Part), 1174 (Part), 1175 and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (the Lots). The Site occupies an area of about 1,944m², which is of the same scale of the affected premises (i.e. 1,944m²) pending relocation. Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site is currently vacant and hard-paved. Please refer to site photos at **Appendix 5**.

2.2 Lease Particulars

The Lots are held under Block Crown Lease and demised as agricultural land.

2.3 Surrounding Land Uses

2.3.1 The Site directly abuts Chi Ho Road to the south.

2.3.2 The surrounding area is predominantly characterised by vacant/unused land interspersed with temporary structures, as well as areas designated for open storage/storage uses.

2.3.3 To the immediate north and west of the Site are vacant, hard-paved land. An open storage yard is located immediately to the east of the Site.

2.4 Accessibility

The Site is accessible from Chi Ho Road.

3. PLANNING CONTEXT

- 3.1 The Site falls within an area zoned “AGR” on the Approved Kam Tin North OZP No. S/YL-KTN/11 dated 15.12.2023. An extract of the OZP is available at **Appendix 1**.
- 3.2 According to the Notes of the OZP, the planning intention of “AGR” zone is “intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”.
- 3.3 As stipulated in the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Board.
- 3.4 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’, the Site falls within Category 3 areas, which 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.

4. PROPOSED DEVELOPMENT

4.1 Proposed Use/Development

- 4.2.1 The Applicant intends to use the Site for 'Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years' (the proposed development) to facilitate relocation of a storage operation at the affected premises at Fung Kat Heung, Yuen Long under Planning Application No. A/YL-KTN/848, which would soon be displaced by the government land resumption and clearance works for Northern Link Main Line. Details of the development parameters are shown at **Table 1** below.

Table 1 - Development parameters

Site area	1,944m ² (about)
Uncovered area	1259.8m ² (about)
Covered area	684.2m ² (about)
Plot ratio (PR)	0.35 (about)
Site coverage	35.2% (about)
Gross floor area (GFA) (non-domestic)	684.2m ² (about)
No. of structure(s)	7
Building height (non-domestic)	Not more than 7.5m
No. of storey(s) (non-domestic)	Not more than 1

A detailed comparison of development parameters between the proposed scheme and the approved scheme under Planning Application No. A/YL-KTN/848 is at **Appendix 6**.

- 4.2.2 No repairing, recycling, cleansing, dismantling or other workshop activities would be carried out within the Site.
- 4.2.3 As the Site has already been paved with concrete of not more than 0.2m in depth, no further land filling works would be necessary for the proposed development. In association with the proposed temporary use, the current application seeks planning permission for regularisation of the land filling works on the entire Site. Please refer to Land Filling Plan at **Appendix 7**.

4.2 Site Layout

4.2.1 Identical to Planning Application No. A/YL-KTN/848, 7 temporary structures of 1 to 2 storeys with building height ranging from about 3.5m to 7.5m will be erected to support the daily operation of the Site. There will be a GFA of about 684.2m² for storage of construction materials under open sheds (576m²), site office (73.2m²), electricity meter room (20m²) and toilet (15m²).

4.2.2 5 vehicle parking spaces and 1 loading/unloading area will be provided within the Site. Please refer to the Proposed Layout Plan at **Appendix 8**.

4.3 Types of Construction Machinery and Materials to be Stored

Machinery such as forklifts and wrapping machines, as well as materials like mortar will be stored on the Site. No dangerous goods will be stored.

4.4 Operation Hours

Identical to Planning Application No. A/YL-KTN/848, the proposed development would be operated from 9:00a.m. to 7:00p.m on Mondays to Saturdays, with no operation on Sundays and public holidays.

4.5 Traffic

4.5.1 A total of 5 parking spaces and 1 L/UL area will be provided at the Site (see **Appendix 8**). Details of the parking and L/UL provision are shown at **Table 2** below.

Table 2 – Provision of parking and L/UL spaces

Total no. of vehicle parking space(s)	5
- Private car (5m x 2.5m)	2
- Light goods vehicle (7m x 3.5m)	3
Total no. of loading/unloading bay(s)/lay-by(s)	1
- Light goods vehicle (7m x 3.5m)	1

4.5.2 The proposed private car parking spaces are for the staff use that would generate or

attract 8 trips a day during the morning peak hours, lunch time and evening peak hours respectively. There are also only 16 LGV trips per day for loading/unloading activities in the morning and afternoon respectively.

4.5.3 The width of the vehicular access leading to the Site is 6m at minimum, as shown on the Proposed Layout Plan at **Appendix 8**.

4.5.4 Adequate space for maneuvering of the vehicles entering and exiting the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces will be provided. The Swept Path Analysis is available at **Appendix 9**.

4.5.5 Due to small scale of the Site with on-site provision of loading/unloading area, no heavy traffic flow would be generated.

4.6 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable, so as to mitigate any potential adverse impacts arising from the proposed development.

4.7 Landscape

As there is no existing tree on the Site, no trees will be felled for the proposed development. Also, no tree preservation and planting will be required.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

5. JUSTIFICATIONS

5.1 Facilitating Relocation of a Storage Operation Affected by Land Resumption

5.1.1 The Applicant has been using Lots 431 (Part), 432 (Part), 433S.B (Part) and 1739RP (Part) in D.D. 107 and adjoining government land, Fung Kat Heung, Yuen Long under the approved Planning Application No. A/YL-KTN/848 for storing construction machinery and construction materials for many years. Due to land resumption for the Northern Link Main Line railway development, the Applicant is required to relocate the existing storage to make way for the Northern Metropolis development.

5.1.2 The Applicant, as a tenant of the affected premises, has conducted a comprehensive site search to identify alternative locations within the New Territories to continue its business operation. However, these sites were deemed unsuitable due to reasons such as land use incompatibility, environmental concerns and poor accessibility. For example, relocation to either Lot 82RP of D.D. 129 (zoned “Green Belt” (“GB”) on the Approved Lau Fau Shan & Tsim Bei Tsui OZP No/ S/YL-LFS/11) or Lot 784 of D.D. 9 (zoned “GB” on the Approved Kau Lung Hang OZP No. S/NE-KLH/11) was considered impracticable owing to the sensitive “GB” zoning, which features rich vegetation cover both on the site itself and its vicinity, making the proposed development potentially incompatible with the surrounding environment. The Site was chosen for relocation because it is relatively flat, already paved, easily accessible and in close proximity to the affected premises.

5.1.3 The site area is about 1,944m², which is identical to the area of the affected premises under Planning Application No. A/YL-KTN/848 (i.e. 1,944m²). The Site is therefore considered a suitable replacement location for the existing storage in Fung Kat Heung, Yuen Long to continue business at a similar scale. The proposed development has a lower development intensity (i.e. a GFA of about 684.2m² and a PR of 0.35) than the approved scheme under Planning Application No. A/YL-KTN/848 (i.e. a GFA of about 824m² and a PR of about 0.424).

5.2 Would Not Frustrate the Long-Term Planning Intention of the “AGR” zone

The planning intention of the “AGR” zone is “intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.” There is currently no known long-term development proposal for the Site, given that the proposed development is temporary in nature, approval of the proposed use on a temporary basis that would not frustrate the long-term planning intention of the subject “AGR” zone.

5.3 Generally in Line with TPB PG-No. 13G

The Site falls within Category 3 areas under TPB PG-No. 13G, which 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. Therefore, the current application is considered generally in line with TPB PG-No.13G.

5.4 Existence of Planning Permission Granted for Similar Uses near the Site

There is similar application for similar open storage uses with filling of land within the same “AGR” zone in the vicinity of the Site in the past 5 years, including Planning Application No. A/YL-KTN/959 for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land’ which was approved on 10.11.2023. Therefore, approval of the current application is in line with the Board’s previous decision.

5.5 No Interface Problems with the Surrounding Uses

The Site is surrounded by vacant/vegetated areas, which would act as an environmental buffer between the proposed development and potential sensitive receivers (if any). The nearest active/fallow agricultural land is situated about 70m

to the northeast of the Site. With a sufficient buffer distance in between, the proposed development would not give rise to any potential interface problems arising from incompatible land-uses.

5.6 No Adverse Drainage and Environmental Impacts

5.6.1 The stored materials are non-flammable, non-toxic and non-corrosive. They would be stored in containers or in bags. No adverse odour impact is anticipated. No workshop activities would be carried out as well.

5.6.2 There are only 7 temporary structures with a GFA of about 684.2m², which is less than that of Planning Application No. A/YL-KTN/848 (i.e. 7 temporary structures and a GFA of about 824m²).

5.6.3 Therefore, no adverse drainage and environmental impacts are anticipated.

5.7 No Adverse Traffic Impact

5.7.1 The current application is only for the small-scaled proposed development with low traffic demand. The proposed 5 vehicle parking spaces and 1 vehicle loading/unloading space are considered adequate for the proposed development. There would be no containers / heavy goods vehicles entering the Site.

5.7.2 Adequate space for maneuvering of the vehicles entering and exiting the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces will be provided.

5.7.3 With only 2 times loading/unloading activities per day, no queuing issue is anticipated. Nevertheless, as shown on the Proposed Layout Plan at **Appendix 8**, there is enough vacant area being a waiting area for avoiding queuing up on the public road.

5.7.4 Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission to approve this planning application for operating 'Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities' and regularising 'Associated Filling of Land' for a period of 3 years on the Site under Section 16 of the Town Planning Ordinance.

6.2 With regard to the following:

- facilitating relocation of a storage operation affected by land resumption;
- would not frustrate the long-term planning intention of the "AGR" zone;
- generally in line with TPB PG-No. 13G;
- existence of planning permission granted for similar uses near the Site;
- no interface problems with the surrounding uses;
- no adverse drainage and environmental impacts; and
- no adverse traffic impact,

the Board is recommended to approve the planning application for the use of 'Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years' on the Site.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260615-132958-72096

提交限期**Deadline for submission:**

26/06/2026

提交日期及時間**Date and time of submission:**

15/06/2026 13:29:58

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

A/YL-KTN/1238

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

先生 Mr. 周生

意見詳情**Details of the Comment :**

城規會主席及全體委員：

我們是一群居住於上述申請地段周邊的錦田大江埔及附近村落的在地居民。就宏基測量師行 (Lanbase Surveyors Limited) 代表諾迪建築材料有限公司 (Lotti Construction Materials Limited) 向 貴會遞交的第S16條規劃申請 (編號：A/YL-KTN/1238)，擬將上述「農業」地帶土地改作臨時露天存放建築機械及材料並進行填土工程，全體受影響居民在此表示最強烈的反對與譴責。我們懇請 貴會體恤民情，否決此項嚴重破壞居民生活與環境安全的城規申請。

此項申請一旦獲得批准，將對我們的日常生活環境、交通安全及生命財產帶來不可逆轉的災難性影響。以下為我們強烈反對的核心理由：

一、堵塞村民唯一出行命脈，引發致命交通癱瘓與安全隱患

該申請地盤直接緊貼治河路 (Chi Ho Road)。必須強調的是，治河路是我們全體村民每天出入、通往居住環境的唯一主要通道。該路段路面極其狹窄，平日兩輛私家車交匯已顯捉襟見肘。擬議項目涉及高頻率的大型重型貨車、貨櫃車及工程機械出入，必然導致嚴重的交通擠塞。更致命的是，一旦狹窄的村道被大型貨車堵死，全村將陷入交通癱瘓，倘若村內發生緊急事故，消防車、救護車等救援車輛將完全無法駛入，嚴重危及數百名村民的生命財產安全！

二、違規填土工程嚴重破壞自然生態，引發災難性水浸危機

該地段在《錦田北分區計劃大綱核准圖 No. S/YL-KTN/11》中明確劃為「農業」(AG R) 地帶。申請人擬進行大規模的「相關填土工程」，這將徹底破壞原本具備天然儲水、滲水功能的農地。大江埔一帶地勢低窪，每逢雨季本已承受沉重的排水壓力。一旦這片土地被水泥或泥沙填高、封固，周邊的天然排水系統將完全被截斷。大雨來臨時，雨水

將無法滲透，無處宣洩的洪澇必定會倒灌至周邊位置更低的村屋，引發嚴重的淹水災難，讓村民常年面臨「水浸眼眉」的屋宇安全威脅。

三、嚴重剝奪居民安居權利，徹底摧毀寧靜鄉郊的日常生態

擬議的露天存放用途包含大量的建築機械與材料，其運作時間長（星期一至六早上9時至晚上7時）。長達十個小時的重型機械運作、車輛引擎轟鳴、以及搬運建築物料時產生的巨大金屬撞擊聲，將帶來長期的、嚴重的噪音污染。此外，露天存放大量砂石、粉料，在重型車輛輾壓下必然會造成漫天飛揚的揚塵與空氣污染。這對有老人、小孩及長期病患者的家庭而言，簡直是健康噩夢，徹底剝奪了村民享有的基本居住尊嚴與安寧生活。

四、警惕「先破壞、後發展」惡劣先例，堅守城規規劃意向

「農業」地帶的設立宗旨是為了保護優良農田及維持鄉郊景觀。容許此類重工業式的露天貯物場進駐，與城規會一貫倡導的規劃意向完全背道而馳。如果貴會網開一面批准此申請，將向社會釋放極其錯誤的訊息，等同於鼓勵棕地用途進一步蠶食綠色鄉郊，助長「先破壞、後發展」的風氣，令錦田北的鄉郊風貌蕩然無存。

綜上所述，該規劃申請只顧及個別商業機構的私人利益，卻將沉重的交通癱瘓風險、水浸生命威脅及環境污染代價完全強加於無辜的在地村民身上。

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



15th June, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Machineries and Materials with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1238)**

1. We refer to the captioned.
2. There is a recently rejected application covering the application site and the reasons for rejection of this application (A/YL-KTN/1201; Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years) are shown below.

(a) the proposed use with associated filling of land is not in line with the planning intention of the "Agriculture" zone which is 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 is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

(b) the proposed use with associated filling of land is not compatible with the surrounding land uses.

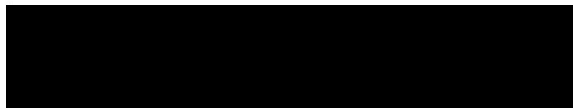
3. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone. If the Board decides to approve the application, we would also like the Board to consider whether the site needs to be reinstated after the planning permission



expires and, if so, whether this should be set as an approval condition.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

參考編號

260623-162923-29193

Reference Number:

提交限期

26/06/2026

Deadline for submission:

提交日期及時間

23/06/2026 16:29:23

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1238

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 黃先生

Name of person making this comment:

意見詳情

Details of the Comment :

作為一個關心香港環境的普通市民，我最近得知有人申請將大江埔特殊保育區的部分土地，改劃成露天儲存用地，心裡真的很不安。這片位於錦田北的土地，本來就被劃為特殊保育區，就是為了保護這裡豐富的生態和自然景觀。我們不能讓它一步步變成另一片棕地。

大江埔有濕地、魚塘、林地，是很多鳥類、昆蟲和野生動物的家園。它像新界西北的一塊綠色肺部，幫助調節水文、維持生物多樣性，也讓附近居民能享受寧靜的鄉郊生活。如果批准改劃成露天儲存用地，就會有大量車輛進出、貨物堆放、噪音和污染。土壤會被壓實、水質受影響，動物失去棲息地，這些破壞一旦發生，很難再恢復。

更讓人擔心的是，這會開一個很壞的先例。香港棕地問題已經很嚴重，很多原本的農地和綠化區，都因為類似「臨時」申請而慢慢變成倉庫和廢料場。如果大江埔的特殊保育區被打開缺口，其他地方的土地擁有人就會跟進，爭相申請改劃。結果就是鄉郊綠地被一塊塊蠶食，生態廊道斷裂，整個北部都會區的環境都會受影響。這跟政府一直強調的「棕地優先」和可持續發展，完全背道而馳。

我們不是反對所有發展，但特殊保育區應該以生態為先。露天儲存這種低增值用途，不應該放在這麼敏感的地方。希望城市規劃委員會能聽到市民的聲音，否決這項申請，也對同類申請嚴格把關。

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

260623-163443-01363

Reference Number:**提交限期**

26/06/2026

Deadline for submission:**提交日期及時間**

23/06/2026 16:34:43

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1238

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. 蔡先生

Name of person making this comment:**意見詳情****Details of the Comment :**

2026年已被城規會拒絕同類申請A/YL-KTN/1201，如今另一家公司換湯不換藥，以縮細範圍的方式再次提出，令人憂慮。

這片位於錦田北的土地擁有濕地、魚塘和豐富生態，是野生動物的重要棲息地。一旦改為露天儲存用地，車輛、噪音和污染將嚴重破壞環境，後果難以逆轉。更可怕的是，這會開壞先例，讓其他保育或農地相繼變成棕地，加速鄉郊生態惡化。

希望規劃署和城規會堅守底線，繼續否決這項申請，保護香港僅餘的自然綠洲。

5
☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月25日星期四 0:18
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1238 DD 109 Tai Kong Po Tsuen
類別: Internet Email

A/YL-KTN/1238

Lot Nos. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Tai Kong Po Tsuen, Kam Tin

Site area: 1,944m²

Zoning: "Agriculture"

Applied Use: Open Storage / 6 Vehicle Parking / **Filling of Land**

Dear TPB Members,

1201rejected 27 Feb so now it s 'Divide and Conquer" approach by splitting the site.

Was any enforcement action taken? It is clear from the images that the lots have not been restored.

In view of the irregularities already manifested, the absence of any prior approvals and the Cat 3 designation, there is no justification to approve this application. Relocation cannot overrule the TPB Guidelines.

Mary Mulvihill

From: tpbpd <tpbpd@pland.gov.hk>
To [REDACTED]
Date: Wednesday, 18 March 2026 2:31 PM HKT
Subject: Re: A/YL-KTN/1201 DD 109 Tai Kong Po Tsuen

Dear Sir/ Madam,

I refer to your email dated 28.2.2026.

Your enquiry has been referred to the Central Enforcement and Prosecution Section of the Planning Department for their investigation if the concerned location involves any unauthorized development under the Town Planning Ordinance.

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Thank you for your attention in this matter.

Town Planning Board Secretariat

From: [REDACTED]

Sent: Saturday, February 28, 2026 3:09 AM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject: Fwd: A/YL-KTN/1201 DD 109 Tai Kong Po Tsuen

Dear Secretariat,

Rejected 27 Feb

Whilst the applicant claims that the application is to facilitate relocation of the brownfield operation affected by NOL Main Line implementation, there is no strong justification for relocating the operation at the affected site with an area of about

1,944m² to the current Site with a significantly larger area of about 4,600m²

Besides, there is neither strong justification for proposing majority of the Site (3,370m² /73.3%) as open area, which will be filled with concrete, mainly for L/UL area and vehicular manoeuvring space for the proposed warehouse use (Drawing A-1). Taking into account the above and the assessments below, it is considered that no strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

The proposed use with associated filling of land is considered not compatible with the active farmland clusters in the surrounding areas

No support from DevB

The site is currently cleared of vegetation and formed, fenced-off, and partly used for open storage of construction materials **without valid planning permission;**

BUT no mention in the paper that enforcement action has been taken????

Please clarify.

Regards

Mary

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Date: Tuesday, 27 January 2026 2:59 AM HKT

Subject: A/YL-KTN/1201 DD 109 Tai Kong Po Tsuen

A/YL-KTN/1201

Lots 1160, 1173, RP 1174 RP, 1175 RP and 1176 RP in D.D. 109, Tai Kong Po Tsuen, Kam Tin

Site area: 4,600²

Zoning: "Agriculture"

Applied Use: Warehouse / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

643 was withdrawn. Part of an enlarged site with lots with no history of approval.

Strong Objections. The district is Cat 3. While the Applicant trots out the relocation sob story, no indication as to the size of its current premises.

Note the justification of "due to location and **rent issues**, it has been unable to find a more suitable location".

That translates to there is sufficient land available in Cat 2 designation but operator does not want to pay the market rate.

This is not an acceptable reason to approve extension of brownfield use to areas not included in the generous number of sites listed under Cat 2.

The application should be rejected.

Mary Mulvihill