

Previous s.16 Application covering the Application Site

Approved Application

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years	13.8.2021 [revoked on 13.11.2023]
2.	A/YL-KTN/959	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Open Storage for a Period of Three Years and Filling of Land	10.11.2023 [revoked on 10.5.2025]

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

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

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

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

2. Drainage

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

- no 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 drainage facilities identified in the drainage proposal for the applied uses to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services:

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

4. 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 was located in an area of rural inland plain landscape character comprising open storage sites, warehouses, village houses/low-

rise residential buildings and tree clusters. The applied temporary uses are considered not incompatible with the landscape setting in the proximity;

- with reference to the above aerial photo and site photos, the Site was formed with several temporary structures/containers on it. No tree was observed within the Site. According to the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the applied uses is not anticipated.

5. **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 and he has no particular comment on the application.

6. **Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- 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 uses at the application site (the Site);
- (b) 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;
- (c) to resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) and/or uses on Lot No. 1373 in D.D. 109 covered by the application which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - (ii) warning letter has been registered in the Land Registry against the lot(s) concerned. If the unauthorized structure(s) was/were removed, the applicant shall take appropriate action deemed necessary, including but not limited to applying to his office for the issuance of a Cancellation Letter; and
 - (iii) 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 uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (e) 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;

- (f) 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 the adjoining section of Kong Po 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;
- (g) 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 proposed works will not obstruct the overland flow nor cause any adverse drainage impacts to the adjacent areas;
 - (ii) the applicant shall be liable for any adverse drainage impact due to the applied uses; 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 by her office;
- (h) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure that no vehicle dismantling activities are carried out at the Site and a boundary wall of 2.5m height is erected along the boundary of the Site;
 - (ii) the applicant shall pave the area within the Site where vehicle activities would take place with concrete;
 - (iii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (iv) 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';
 - (v) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses; and
 - (vi) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and

- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that 14 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 uses 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; and
 - (vii) 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12日星期五 15:46
收件者: tpbpd/PLAND
主旨: 強烈反對規劃申請編號 A/YL-KTN/1243 —— 擬議臨時汽車修理工場和鄉郊工場作維修貨車尾板及電腳連附屬設施及相關填土工程（為期3年）
類別: Internet Email

致城市規劃委員會：

我是大江埔村的基層村民及附近受影響居民。現就上述位於 新界元朗錦田大江埔丈量約份第 109 約地段第 1373 號（部分）、第 1376 號 C 分段（部分）及第 1376 號 D 分段（江埔路）的規劃申請（編號：A/YL-KTN/1243），表示最強烈的反對與譴責！該擬議用途及填土工程將對大江埔村民的日常生活、交通安全及生命財產安全帶來災難性的負面影響。

以下為我們強烈反對的四大核心理據：

一、剝奪村民唯一主要通道，引發嚴重交通擠塞與安全隱患

申請地點緊貼的江埔路，是我們大江埔村民每天進出居住環境、通往錦田公路及外界的「唯一主要通道」。

- 交通全面癱瘓：申請人雖聲稱每日只有 5-10 部貨車出入，但現實中該處屬於安裝及維修貨車尾板的重型工業用途，出入的均是大型商業及物流貨車。江埔路路面極其狹窄，大批重型車輛在狹窄的單線村路上落客貨、掉頭或排隊等候進場維修，將徹底堵塞村路，令村民的私家車、接駁小巴及日常出入完全癱瘓。

- 危及緊急救援：一旦村路被重型貨車堵塞，若村內發生火警或村民有緊急醫療需要，消防車和救護車將根本無法駛入，直接危及全村數百名居民的生命安全！

二、違規填土工程破壞自然排水，引發嚴重淹水（浸水）危機

申請涉及高達 1250 平方米的土地填土工程，物料為混凝土，厚度達 0.1 米。

- 斷絕雨水排放：申請地點鄰近大型排洪渠（Nullah）及多個天然排水口（Outfall）。申請人企圖在原有土地上加鋪混凝土，將徹底破壞該處原有的自然泥土吸水功能與地表逕流。

- 加劇周邊浸水：錦田大江埔一帶每逢暴雨本已屬於水浸高危區。一旦該處改為石屎填土面，雨水將無法滲透，大雨時洪水必將宣洩至旁邊的江埔路及周邊村民的低窪居所，造成不可逆轉的嚴重「浸水」災情，嚴重威脅村民的財產與人身安全。

三、破壞「農業」地帶規劃原意，造成嚴重的環境及噪音污染

- 違反規劃原意：根據法定圖則（編號 S/YL-KTN/11），該地段的法定規劃用途為「農業（Agriculture）」地帶。批准此項帶有強烈工業性質的重型汽車維修工場及填土申請，完全違反了保護鄉郊自然生態和農業土地的規劃原意。

- 日常滋擾忍無可忍：工場營運時間為星期一至六上午 9:00 至下午 6:30，正值村民出入的高峰期。其維修、敲擊、燒焊所產生的巨大工業噪音，以及化學廢油、廢電池等有毒物質的潛在洩漏風險，將徹底摧毀原本寧靜、和諧的鄉郊居住環境，令居民精神受盡折磨。

四、堅決反對短期盲目批出，三年臨時用途將成永久破壞

城市規劃不應為個別商戶的商業利益，而犧牲一整個社區的福祉。雖然申請人提出為期「短暫」的 3 年臨時用途，但一旦破壞了大江埔的交通與排水系統，其惡果在第一天就會浮現，且填土對土地的破壞是不可逆轉的！我們絕不接受任何以「臨時」為名、行「破壞」之實的規劃申請。

我們強烈要求城市規劃委員會及規劃署部門，必須秉持保障市民生命財產的職責，順應民意，否決編號 A/YL-KTN/1243 的規劃申請，還村民一個安全、暢通、免受水浸威脅的居住環境。



Application_Form_1.pdf

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

參考編號
Reference Number: 260615-134458-05864

提交限期
Deadline for submission: 30/06/2026

提交日期及時間
Date and time of submission: 15/06/2026 13:44:58

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1243

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Mr Chui

意見詳情 Details of the Comment :

致城市規劃委員會：

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

參考編號

260623-171123-93322

Reference Number:

提交限期

30/06/2026

Deadline for submission:

提交日期及時間

23/06/2026 17:11:23

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1243

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Tong

Name of person making this comment:

意見詳情

Details of the Comment :

作為大江埔區的居民，我極力反對將江埔路農地改建為汽車維修工場。這裡長久以來是寧靜的鄉郊，我們搬到這裡就是為了遠離工業滋擾。現在卻要面對修車產生的噪音、燒焊的刺鼻氣味和頻繁的貨車出入，這徹底毀掉了我們的生活環境。這種工業活動與該區的農業規劃完全格格不入，懇請城規會否決此申請，還我們寧靜居住空間。

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

參考編號
Reference Number: 260623-171405-79169

提交限期
Deadline for submission: 30/06/2026

提交日期及時間
Date and time of submission: 23/06/2026 17:14:05

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1243

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Poon

意見詳情
Details of the Comment :

本人強烈反對此申請。申請地點極度靠近錦田河，該河流的生態健康對整個區域至關重要。將農地改為工業用途，加上維修車輛時產生的廢機油、化學品，在沒有完善的工業排污處理系統下，這些污染物極易流入河道。加上該地段已進行非法填土及鋪設混凝土，這對土壤結構和水源造成的破壞是不可逆轉的。城規會必須嚴格保護我們的自然資源，拒絕此破壞環境的發展。

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

260623-171716-40252

Reference Number:**提交限期**

30/06/2026

Deadline for submission:**提交日期及時間**

23/06/2026 17:17:16

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

A/YL-KTN/1243

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

先生 Mr. Vincent

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

本人同樣經營生意，我一直尊重並遵守各項規劃條例。申請方在未獲得城規會批准前，已進行填土和搭建工場，這種先斬後奏、無視法律的行為絕對不能被寬容。如果城規會批准這種違規發展，將向社會傳遞極壞的訊息，令其他守法經營者感到不公，更會鼓勵違法開墾農地的風氣。為了公平原則，必須否決此申請。

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

260623-172405-16896

Reference Number:**提交限期**

30/06/2026

Deadline for submission:**提交日期及時間**

23/06/2026 17:24:05

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

A/YL-KTN/1243

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

小姐 Miss Cheung

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

此申請的地段明確劃為農業用途，其規劃意向是用作耕作。申請工業用途不僅無法為農業發展作出貢獻，反而透過大規模填土和鋪設石屎，變相令農地永久喪失其生產力。這種將農地工業化的趨勢，直接違反了規劃圖則的原意。城規會作為土地規劃的守門人，必須恪守農業地帶的規劃意向，拒絕將農地淪為工業棕地的申請。

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

260623-172818-98656

提交限期**Deadline for submission:**

30/06/2026

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

23/06/2026 17:28:18

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

A/YL-KTN/1243

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

先生 Mr. Leung

意見詳情**Details of the Comment :**

江埔路的部分路段不僅是居民的進出路，更是關鍵的緊急車輛通道。該工場的運作涉及大量中型及重型貨車頻繁出入，這勢必導致該狹窄道路擠塞。萬一附近發生火警或醫療緊急事故，救援車輛將無法及時到達，這將嚴重威脅所有村民的生命安全。城規會不能為了個別商業利益，而犧牲整個社區的緊急應變能力。

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

tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年06月28日星期日 22:38
 收件者: tpbpd/PLAND
 主旨: A/YL-KTN/1243 DD 109 opp Seasons Monarch, Yuen Long
 類別: Internet Email

A/YL-KTN/1243

Lots 1373 (Part), 1376 S.C and 1376 S.D in D.D. 109, Yuen Long

Site area: About 1,250sq.m

Zoning: "Agriculture"

Applied use: Vehicle Repair Workshop / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

1194 withdrawn, now its vehicle repair on an extended footprint.

These vehicle repair workshops cause considerable damage to the land re the leakage of toxins into the soil. There is also a greater danger of fire because of the presence of combustible batteries, etc. They should be accommodated in specially equipped nodes.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 28 June 2026 10:31 PM HKT
Subject: Re: A/YL-KTN/1194 DD 109 opp Seasons Monarch, Yuen Long

A/YL-KTN/1243

Lots 1373 (Part), 1376 S.C and 1376 S.D in D.D. 109, Yuen Long

Site area: About 1,250sq.m

Zoning: "Agriculture"

Applied use: Vehicle Repair Workshop / 3 Vehicle Parking / **Filling of Land**

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

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Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 January 2026 2:59 AM HKT
Subject: A/YL-KTN/1194 DD 109 opp Seasons Monarch, Yuen Long

A/YL-KTN/1194

Lots 1376 S.C and 1376 S.D in D.D. 109, Yuen Long

Site area: About 979sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The lots are part of 959 streamlined 10 Nov 2023 with no questions asked despite the questionable history of the site. Not surprisingly revoked on 10 May 2025 for failure to fulfil a number of conditions.

Solution, divide the site into smaller bites and good to go for another 3 years.

Members should check the plans, this does not appear to be a warehouse. In addition there is substantial vehicle parking while **Director of Environment had concerns with regard to 959 with only one parking space because of the impact of heavy vehicle movement so close to residences.**

In view of the past history members have a duty to 'inquire into matters' as the courts have mandated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 17 October 2023 2:33 AM HKT
Subject: A/YL-KTN/959 DD 109 opp Seasons Monarch, Yuen Long

A/YL-KTN/959

Lots 1367 RP, 1368 S.A, 1368 RP, 1372 S.A, 1372 RP, 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long

Site area: About 3,732sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Despite clear evidence that of Destroy to Build, 799 was approved 13 Aug 2021. And as with the majority of ABE applications, conditions were not fulfilled, the latest extension dated 12 Sept 2023.

THIS IS MORE THAN TWO YEARS ON AND A CLEAR VIOLATION OF THE GUIDELINE WITH REGARD TO FULFILLMENT OF CONDITIONS

But then PlanD knows that there was never any intention to provide ABE. Are members that **DIM** that they do not recognize the pattern, or are they complicit in the unannounced policy **TO FACILITATE THE CONVERSION OF FARMLAND TO BROWNFIELD?**

And indeed now the true intention is demonstrated with the site extended to include further lots that have previously had no approval. Full on brownfield operation with the entire site filled in.

It will be interesting to read how PlanD can justify this use as concrete causes damage to the most fertile layer of the earth, the topsoil . Concrete is used to create hard surfaces which contribute to surface runoff that cause soil erosion , land and water pollution and flooding.

There is absolutely no way that filled in soil, particularly when used to store hazardous materials could ever be described as **"would not jeopardize the long-term planning intention of the "AGR" zone."**

So members go ahead and approve this application and demonstrate that you are effectively colluding with operators and govt departments to promote the formation of additional brownfield in contradiction to state government policy to the contrary.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, July 23, 2021 3:45:59 AM
Subject: A/YL-KTN/779 DD 109 opp Seasons Monarch, Yuen Long

A/YL-KTN/779

Lots 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, opp Seasons Monarch

Site area : About 1,017sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

Strong objections. The site is part of what is clearly a Destroy to Build extensive excavation of land even though there is no history of approval.

Nearby there is a very orderly farming operation, indicating that the land has agricultural potential.

Is it animal boarding or animal breeding? The number of applications for animal boarding going through the system is disproportionate to the market for such facilities, but it is common knowledge that the easiest way to get approval for brownfields is via animal boarding or hobby farm as both invariably supported by PlanD. So the charade is repeated again and again.

I never see a condition attached that the lots be used for the approved purpose.

What credentials does the applicant have? How many similar operations nearby?

There are many media reports on animal cruelty and puppy farms. Members must ask questions.

Mary Mulvihill

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

260629-183827-85676

Reference Number:**提交限期**

30/06/2026

Deadline for submission:**提交日期及時間**

29/06/2026 18:38:27

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

A/YL-KTN/1243

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

小姐 Miss Nga Chau

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

越來越多這些用途，令車變多了附近環境隨之變惡劣，影響附近變得道路灰塵多，經過時附近的道路，有車經過時塵埃四起，偶然有石油或漆味不知在做什麼，因住在這裏附近，擔心影響健康，並且有些地方因填土領排水困難，往往用簡陋的排水系統做不了什麼，有些時候比之前更加難排水，希望你們能解決這個問題作出改善，並且在一個地區規劃好之前再作出用途，不然很難完善地區設備。

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月30日星期二 14:43
收件者: tpbpd/PLAND
主旨: KFBG's comments on one planning application
附件: 260630 s16 KTN 1243.pdf

類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

30th June, 2026.

By email only

Dear Sir/ Madam,

Temporary Vehicle Repair Workshop and Rural Workshop with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1243)

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities the current site status and to also verify with them whether there are any ongoing unauthorised activities, uses, or enforcement cases associated with the application site. If any such issues are identified, we recommend that the Board carefully consider whether it is appropriate to approve the application.
3. If the Board decides to approve the application, we would 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

