

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

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

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

**Similar Applications for Temporary Warehouse, Open Storage and/or Shop and Services
within/partly within the same “Agriculture” zone in the vicinity of the Application Site**

Approved Applications

	Application No.	Uses / Developments	Date of Consideration
1	A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	20.9.2024 (revoked on 20.9.2025)
2	A/NE-MKT/35 ⁵	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of Three Years and Associated Filling of Land	19.7.2024 (revoked on 19.4.2026)
3	A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of Three Years and Associated Filling of Land	10.1.2025
4	A/NE-MKT/39	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	24.1.2025
5	A/NE-MKT/40 ⁴	Proposed Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of Three Years and Associated Filling of Land	2.5.2025 (revoked on 2.5.2026)
6	A/NE-MKT/46	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	18.7.2025
7	A/NE-MKT/47	Proposed Temporary Shop and Services (Convenient Store) and Associated Filling of Land for a Period of Three Years	18.7.2025
8	A/NE-MKT/49 ²	Temporary Vehicle Repair Workshop and Open Storage of Vehicles (Coaches Only) for a Period of Three Years and Associated Filling of Land	12.12.2025 (on review)
9	A/NE-MKT/55	Proposed Temporary Warehouse (Cold Store for Iced Poultry) and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of Three Years	8.5.2026
10	A/NE-MKT/56 ¹	Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of Three Years	6.2.2026
11	A/NE-MKT/57 ⁴	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	26.6.2026
12	A/NE-MKT/59	Proposed Shop and Services and Associated Filling of Land for a Period of Three Years	8.5.2026
13	A/NE-MKT/61	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of Three Years	8.5.2026
14	A/NE-MKT/62 ³	Proposed Temporary Warehouse (Storage of Construction Materials) for a Period of Three Years	5.6.2026

	Application No.	Uses / Developments	Date of Consideration
15	A/NE-MKT/66	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of Three Years	24.7.2026
16	A/NE-MKT/67 ⁵	Temporary Warehouse (Timber and Other Associated Materials) and Associated Filling of Land for a Period of Three Years	28.8.2026

Rejected Applications

	Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
1	A/NE-MKT/25 ¹	Temporary Open Storage and Warehouse for Construction Materials for a Period of Three Years and Filling of Land	11.9.2023	R1-R3
2	A/NE-MKT/26 ²	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of Three Years and Associated Filling of Land	1.12.2023 (on review)	R1-R2
3	A/NE-MKT/29 ³	Proposed Temporary Warehouse for Storage of Engineering Tools and Equipment for a Period of Three Years	10.11.2023	R1-R2
4	A/NE-MKT/31	Proposed Temporary Logistics Warehouse (Excluding Dangerous Goods) and Ancillary Office for a Period of Three Years and Filling of Land	27.10.2023	R1-R3
5	A/NE-MKT/36 ²	Temporary Vehicle Repair Workshop and Open Storage of Vehicles (Coaches Only) for a Period of Three Years and Associated Filling of Land	20.9.2024	R1-R3

Rejection Reasons

- R1 The proposed/applied use was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the proposed/applied use would not cause adverse traffic, environmental, drainage, landscape and/or slope safety impacts on the surrounding areas.
- R3 The proposed/applied use did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that no previous approval had been granted to the site and there were adverse

departmental comments and local objections.

Remarks

- ¹ Application Nos. A/NE-MKT/25 and A/NE-MKT/56 largely involved the same site.
- ² Application Nos. A/NE-MKT/26, A/NE-MKT/36 and A/NE-MKT/49 largely involved the same site.
- ³ Application Nos. A/NE-MKT/29 and A/NE-MKT/62 largely involved the same site.
- ⁴ Application Nos. A/NE-MKT/40 and A/NE-MKT/57 largely involved the same site.
- ⁵ Application Nos. A/NE-MKT/35 and A/NE-MKT/67 involved the same site.

Government Departments' General Comments

1. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, conditions should be included to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments on the application are at **Appendix V**.

2. Fire Safety

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no dusty operation nor heavy vehicle is involved;
- no comment on the proposed filling of land from environmental planning perspective subject to implementation of the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during filling of land to avoid causing nuisance to the nearby sensitive receivers;
- part of the Site (i.e. Lot 367 RP in D.D. 90) was the subject of an environmental complaint in July 2023 involving open burning. Site inspections revealed that no ongoing fly-tipping nor land filling at the Site was observed. As no violation of the environmental legislation has been identified, no enforcement action is deemed necessary; and
- his advisory comments on the application are at **Appendix V**.

4. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on its suitability for the use proposed in the application; and
- his advisory comments on the application are at **Appendix V**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2024 (**Plan A-3a**), the Site was located in an area of rural inland plain landscape character comprising village houses, temporary structures, vegetated areas and tree clusters. The proposed uses are considered not entirely incompatible with the surrounding environment;
- according to recent site visit, the Site was largely covered with wild plants and common tree species. Some scattered common tree species and one distinctive landscape resources (i.e. *Celtis sinensis* (朴樹) with diameter at breast height of more than 1m) were observed within the Site and at southern periphery of the Site respectively (**Plans A-2 and A-3c**). The applicant has stated that the aforesaid tree will be protected and will not be affected by the proposed uses;
- with reference to **Drawing A-2**, 20 *Bauhinia x blakeana* (洋紫荊) and greenery areas will be proposed within the Site. In view of the above, significant adverse landscape impact arising from the proposed use is not anticipated; and
- her advisory comments on the application are at **Appendix V**.

6. Other Departments

The following Government departments have no objection to/no comment on the application:

- (a) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Commissioner of Police (C of P);
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Project Manager (North), CEDD (PM(N), CEDD); and

(g) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of 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 note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) no consent is given for inclusion of Government Land (GL) (about 1,635m²) in the Site;
 - (ii) the following irregularities covered by the application have been detected by his office:

Unauthorised structures within Lot 20 S.A RP in D.D. 86 covered by the application

there is/are unauthorised structure(s) on the said private lot. The lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

Unlawful occupation of GL adjoining Lots 17 S.A RP and 20 S.A RP in D.D. 96 and Lot 367 RP in D.D. 90 covered by the planning application

the GL within the Site (about 1,635m²) has been fenced off/illegally occupied without any permission. Any occupation of GL without the Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL and remove the unauthorised structure(s) as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iii) the following irregularities not covered by the application have been detected by his office:

Unauthorised structures within Lot 17 S.A RP (Part) in D.D. 86 not covered by the application

there are unauthorised structures within the portion of Lot 17 S.A RP in D.D. 86 which is not covered by the subject planning application. The lot owner(s) should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

Unlawful occupation of GL adjoining Lot 17 S.A RP in D.D. 86 and Lot 367 RP in D.D. 90 not covered by the planning application

the GL adjoining the said private lots has been fenced off/illegally occupied with unauthorised structure(s) without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without the Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iv) subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owners shall apply to his office for Short Term Waiver (STW) to permit the proposed structure(s). The application for

STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of waiver fees and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered; and

- (v) the applicant should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should be reminded to retain trees within the Site as far as practicable;
- (e) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access road between Lin Ma Hang Road and the Site is not managed by the Transport Department. The land status of the access road should be checked with DLO/N, LandsD. Moreover, the management and maintenance responsibilities of the access road should be clarified with the relevant lands and maintenance authorities. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reserve onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is an existing U-channel in the close vicinity of the Site. All proposed works in the vicinity of the U-channel should not create any adverse drainage impacts, both during and after construction;
 - (ii) the Site is located in an area where no public sewerage connection is available; and
 - (iii) the applicant should be reminded of the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He/she should also

ensure that the flow from the Site will not overload the existing drainage system;

- where walls are erected or kerbs are laid along the site boundary, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should note that:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should observe the requirements of the 'Code of Practice on Handling the Environmental Aspects

of Temporary Uses and Open Storage Sites’; implement the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling; and to provide suitable sewage treatment facilities as required under Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’ and are duly certified by an Authorised Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) four structures and land filling are proposed at the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the BO. An AP should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (ii) the applicant’s attention is drawn to the following points:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structure is erected on leased land without approval of the BA, they are UBW under the BO and should not be designated for any approved use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - in general, there is no requirement under the BO in respect of provision of car parking spaces for proposed uses. However, the applicant’s attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;

- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
 - the 8m high warehouse are considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that adequate planting area and tree protection zone should be provided for the newly planted trees and retained tree to avoid adverse impact to tree health arising by the land filling and proposed use. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (k) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on the existing geotechnical features in the vicinity of the Site, to BD for approval as required by the provision of BO if found applicable;
- (l) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
- (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site to Lin Ma Hang Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed uses, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (n) to note the comments of the Project Manager (North), CEDD (PM(N), CEDD) that the proposed uses are located within the proposed New Territories North (NTN) New Town under the Planning & Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed uses may need to be vacated for the site formation works.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月28日星期四 20:56
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 260528 s16 MKT 64.pdf; 260528 s16 HLH 90.pdf; 260528 s16 FTA 276.pdf
類別: Internet Email

A/NE-MKT/64

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

28th May, 2026.

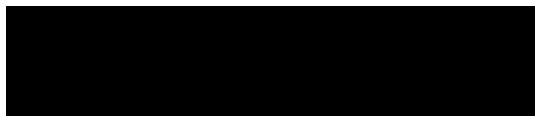
By email only

Dear Sir/ Madam,

Proposed Temporary Warehouse, Open Storage and Shop and Services
(Construction Machinery) with Ancillary Facilities and Associated Filling of Land
for a Period of 3 Years
(A/NE-MKT/64)

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 the site is still largely suitable for cultivation.
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



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

2

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-MKT/64

意見詳情 (如有需要，請另頁說明)

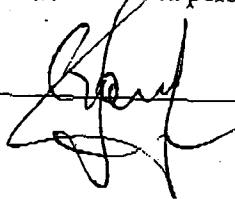
Details of the Comment (use separate sheet if necessary)

無意見

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

侯志強議員

簽署 Signature



日期 Date

2026.5.13

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

3

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月02日星期二 1:00
收件者: tpbpd/PLAND
主旨: A/NE-MKT/64 DD 90 Muk Wu Nga Tsuen, Man Kam To
類別: Internet Email

A/NE-MKT/64

Various Lots in D.D. 86 and Lot 367 RP in D.D. 90 and Adjoining Government Land, Muk Wu Nga Tsuen, Man Kam To

Site area: About 5,540sq. (Includes Government Land of about 1,635sq.m)

Zoning: "Agriculture"

Applied use: Warehouse / Open Storage / Shop and Services / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Another relocation sob story. Cannot find dimensions of the site to be vacated for comparison.

There is no justification to destroy the land between the village of Muk Wu Nga and the road running alongside the Shenzhen River. This is not an area that has been opened to brownfield and should be preserved. Approval of this application would encourage further incursion of brownfield into the district.

Hong Kong boasts of attracting international talent. It is totally irresponsible that the administration would support applications that wipe out the few remaining green nodes along Lin Ma Hang Road. What will the 'talent' do on a weekend if all parts of the territory with attractive and interesting scenery are wiped out?

No mention of trees felling. Filling of land between the village and the river is inappropriate.

Sufficient land has been allocated under Cat 2 to cater for relocations.

The application should be rejected.

Mary Mulvihill